

RIVER WATERS

KNOW ALL PERSONS BY THESE PRESENTS: That Delano 648-1 Land, LLC, a Minnesota limited liability company, owner of the following described property situated in the County of Wright, State of Minnesota, to wit:

That part of the Southwest Quarter and that part of the Southwest Quarter of the Southeast Quarter, all in Section 2, Township 118, Range 25, Wright County, Minnesota, described as follows:

Beginning at the Northeast corner of AULT ADDITION in said Southwest Quarter; thence South 0 degrees 0 minutes 45 seconds East on an assumed bearing along the east line of said AULT ADDITION a distance of 404.62 feet to the north line of that certain tract described in Document Number 1066523 and of record in the Office of the County Recorder, thence along last said line South 89 degrees 40 minutes 20 seconds East, 111.11 feet; thence along last said line South 33 degrees 46 minutes 53 seconds East 150.97 feet to the North line of the South 259.88 feet of said Southwest Quarter; thence South 89 degrees 40 minutes 20 seconds East along last said line a distance of 657.27 feet to the West line of the East 24 acres of the Southwest Quarter of the Southeast Quarter; thence North 00 degrees 19 minutes 58 seconds West along last said line 1061.74 feet to the North line of said Southwest Quarter of the Southeast Quarter; thence along last said line North 89 degrees 48 minutes 27 seconds West 508.06 feet to the east line of said Southwest Quarter; thence along last said line North 00 degrees 21 minutes 39 seconds West 1151.44 feet to a point 169.00 feet South of the Northeast corner of said Southwest Quarter; thence North 89 degrees 29 minutes 02 seconds West, parallel with the North line of said Southwest Quarter a distance of 349.87 feet, more or less, to the centerline of Ebersole Avenue; thence southerly along said centerline to the point of beginning.

AND

The West one-half of the Northwest Quarter of the Southeast Quarter, Section 2, Township 118, Range 25, Wright County, Minnesota.

Has caused the same to be surveyed and platted as RIVER WATERS and does hereby dedicate to the public for public use the public ways and the drainage and utility easements as created by this plat.

In witness whereof said Delano 648-1 Land, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this _____ day of _____, 20_____.

Delano 648-1 Land, LLC

Signature

Printed Name

as _____
Title

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me this _____ day of _____, 20_____, by _____ as _____ of Delano 648-1 Land, LLC, a Minnesota limited liability company, on behalf of the company.

Signature

Printed Name

Notary Public, _____ County, Minnesota

My Commission Expires _____

SURVEYOR'S CERTIFICATE

I Peter J. Hawkinson do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this _____ day of _____, 20_____.

Peter J. Hawkinson, Licensed Land Surveyor
Minnesota License No. 42299

STATE OF MINNESOTA
COUNTY OF _____

The foregoing Surveyor's Certificate was acknowledged before me this _____ day of _____, 20_____, by Peter J. Hawkinson, Licensed Land Surveyor, Minnesota License No. 42299.

Signature

Printed Name

Notary Public, _____ County, Minnesota

My Commission Expires _____

CITY OF DELANO PLANNING COMMISSION

Be it known that at a meeting held on this _____ day of _____, 20_____, the Planning Commission of the City of Delano, Minnesota, did hereby review and approve this plat of RIVER WATERS.

Chairperson

CITY COUNCIL, CITY OF DELANO, MINNESOTA

This plat of RIVER WATERS was approved and accepted by the City Council of the City of Delano, Minnesota at a regular meeting thereof held this _____ day of _____, 20_____, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subdivision 2.

Mayor

Clerk

WRIGHT COUNTY SURVEYOR

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this _____ day of _____, 20_____.

Wright County Surveyor

WRIGHT COUNTY LAND RECORDS

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable for the year 20____ on the land hereinbefore described have been paid. Also, pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer entered this _____ day of _____, 20_____.

Wright County Land Records Administrator

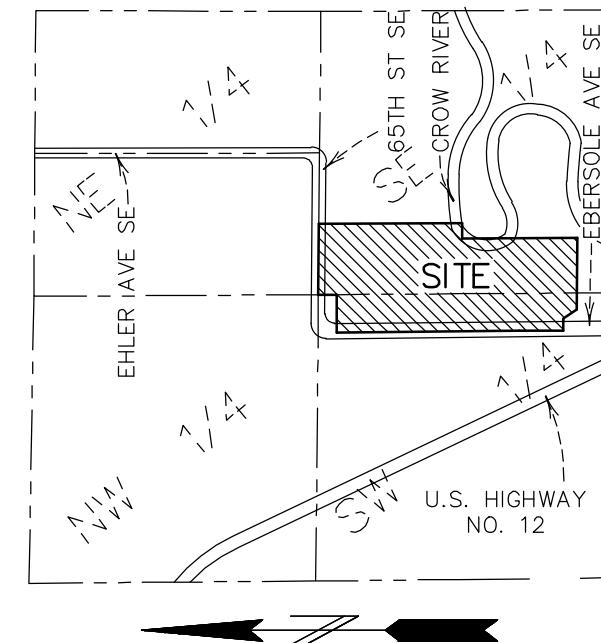
WRIGHT COUNTY RECORDER

I hereby certify that this instrument was filed in the office of the County Recorder for record on this _____ day of _____, 20_____, at _____ o'clock _____ A.M. and was duly recorded in Cabinet No. _____, Sleeve _____, as Document No. _____.

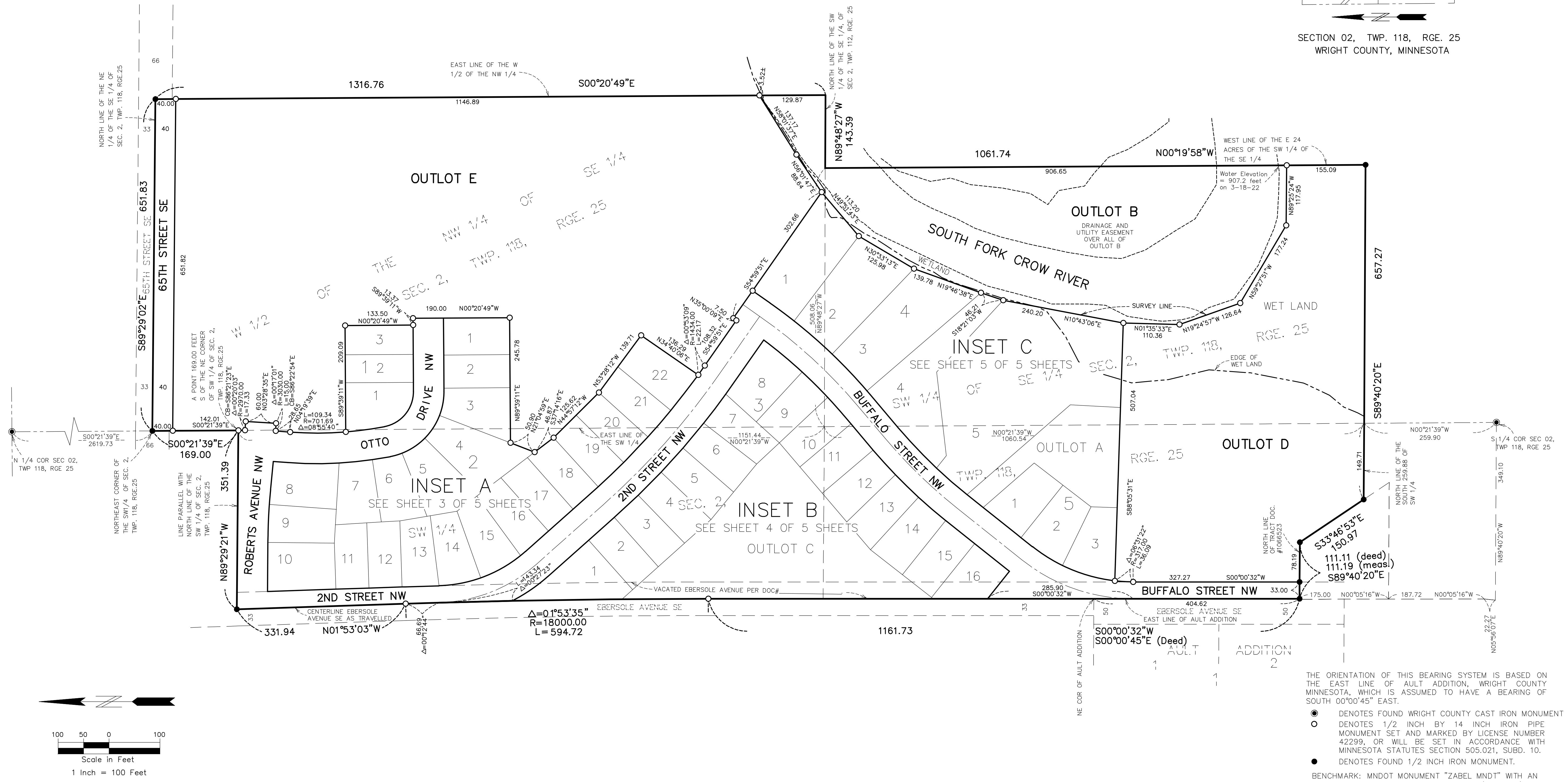
Wright County Recorder

RIVER WATERS

VICINITY MAP
NO SCALE



SECTION 02, TWP. 118, RGE. 25
WRIGHT COUNTY, MINNESOTA



THE ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE EAST LINE OF AULT ADDITION, WRIGHT COUNTY MINNESOTA, WHICH IS ASSUMED TO HAVE A BEARING OF SOUTH 00°00'45" EAST.

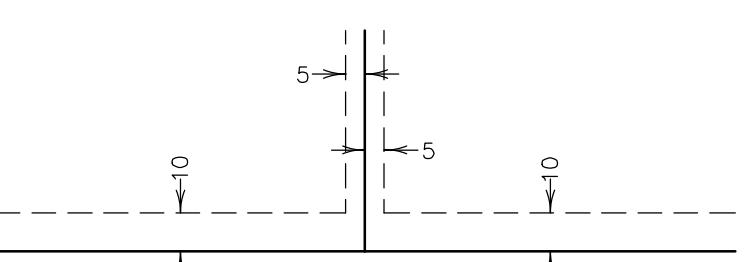
- DENOTES FOUND WRIGHT COUNTY CAST IRON MONUMENT
- DENOTES 1/2 INCH BY 14 INCH IRON PIPE MONUMENT SET AND MARKED BY LICENSE NUMBER 42299, OR WILL BE SET IN ACCORDANCE WITH MINNESOTA STATUTES SECTION 505.861, SUBD. 16.

● DENOTES FOUND 1/2 INCH IRON MONUMENT.
BENCHMARK: MNDOT MONUMENT "ZABEL MN DT" WITH AN
ELEVATION OF 957.46 FEET (NAVD 88)

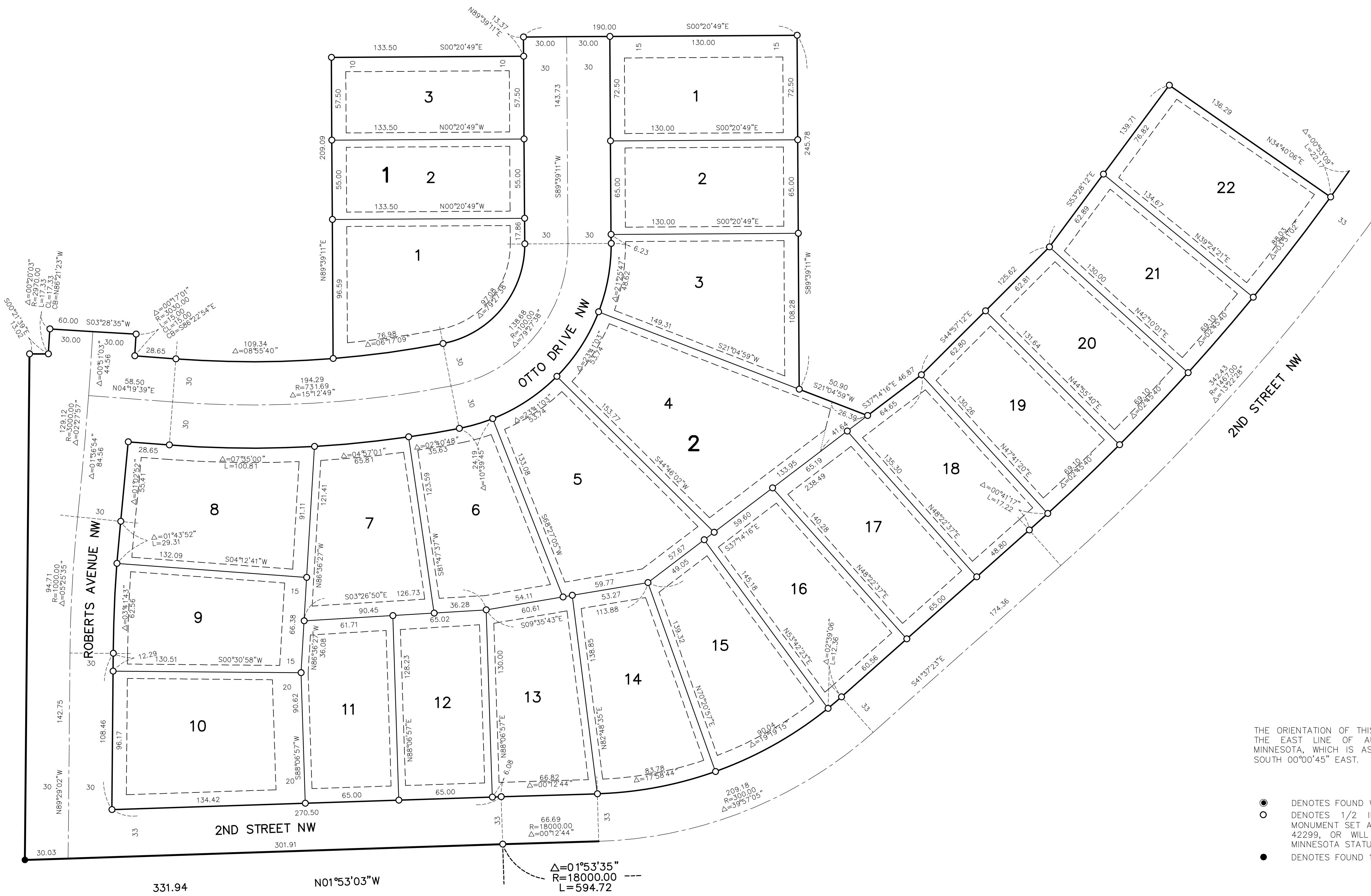
RIVER WATERS

INSET A

DRAINAGE AND UTILITY
EASEMENTS ARE SHOWN THUS:



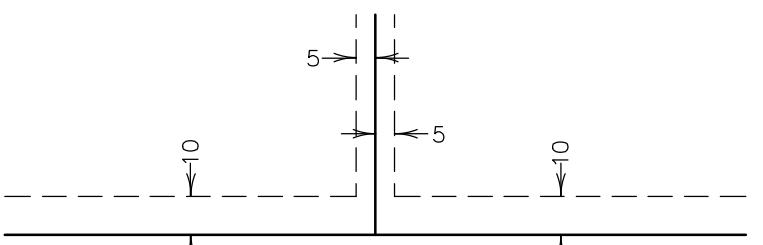
Being 5 feet in width, and adjoining lot lines unless otherwise indicated, and 10 feet in width and adjoining right of way and rear lot lines unless otherwise indicated on the plat.



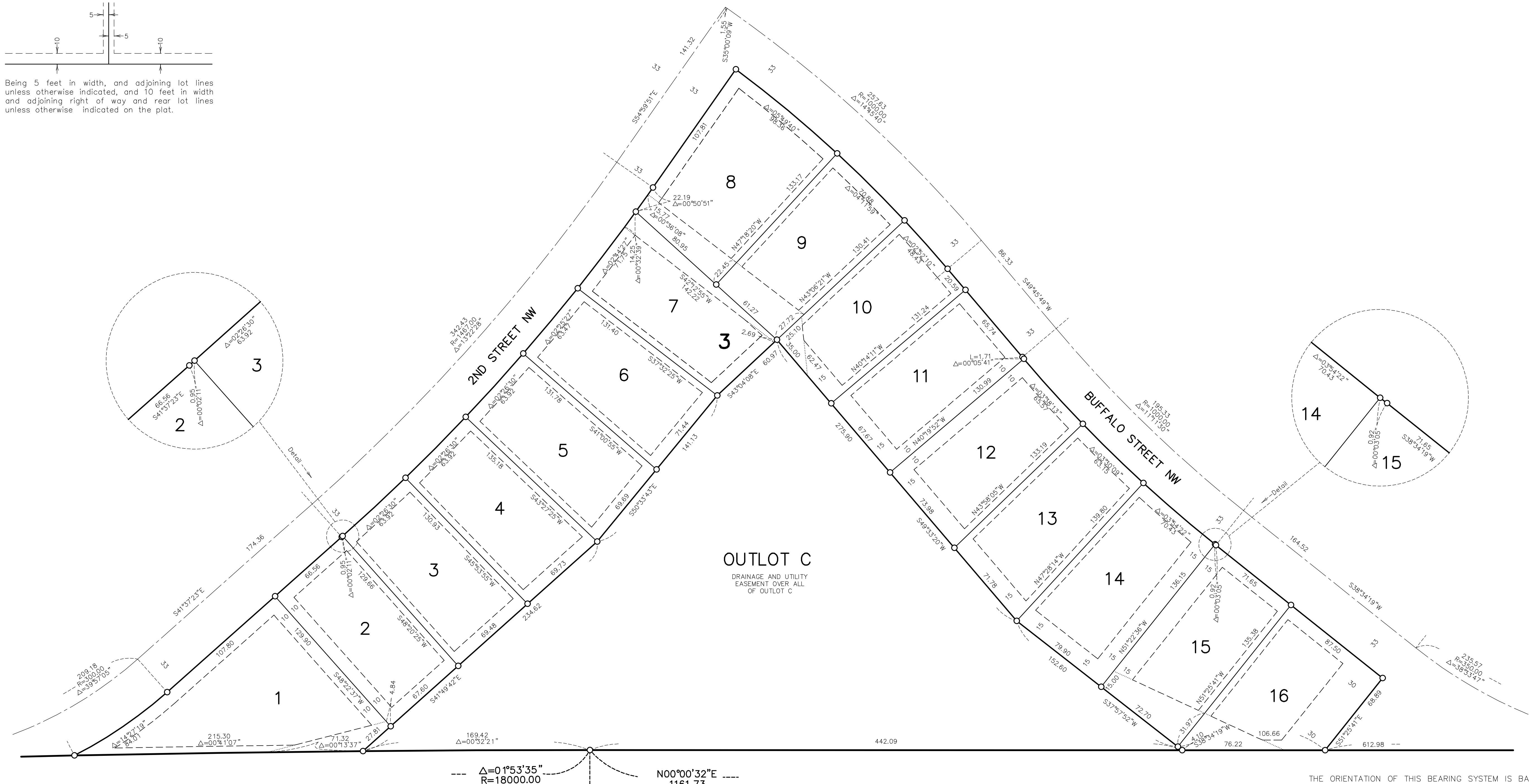
RIVER WATERS

INSET

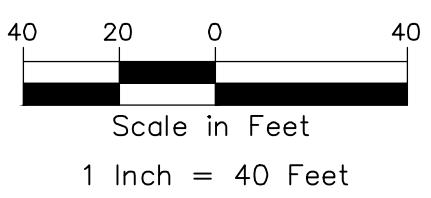
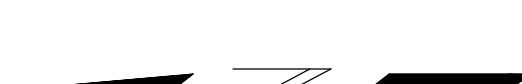
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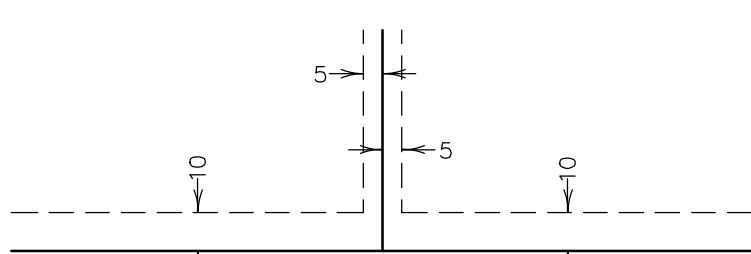


- DENOTES FOUND WRIGHT COUNTY CAST IRON MONUMENT
- DENOTES 1/2 INCH BY 14 INCH IRON PIPE MONUMENT SET AND MARKED BY LICENSE NUMBER 42299, OR WILL BE SET IN ACCORDANCE WITH MS SECTION 505.021, SUBD. 10.
- DENOTES FOUND 1/2 INCH IRON MONUMENT.

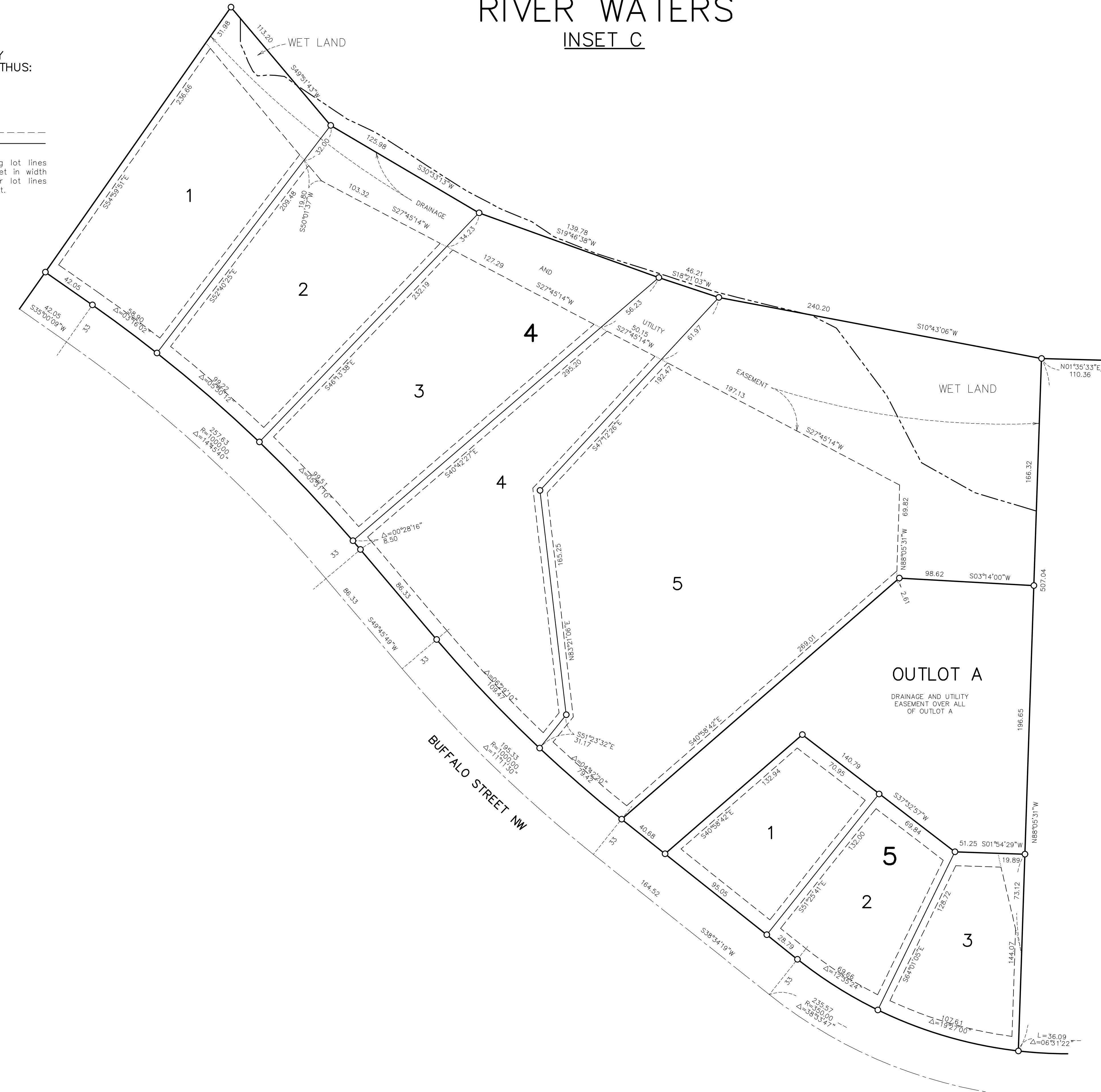
RIVER WATERS

INSET C

DRAINAGE AND UTILITY
EASEMENTS ARE SHOWN THUS:

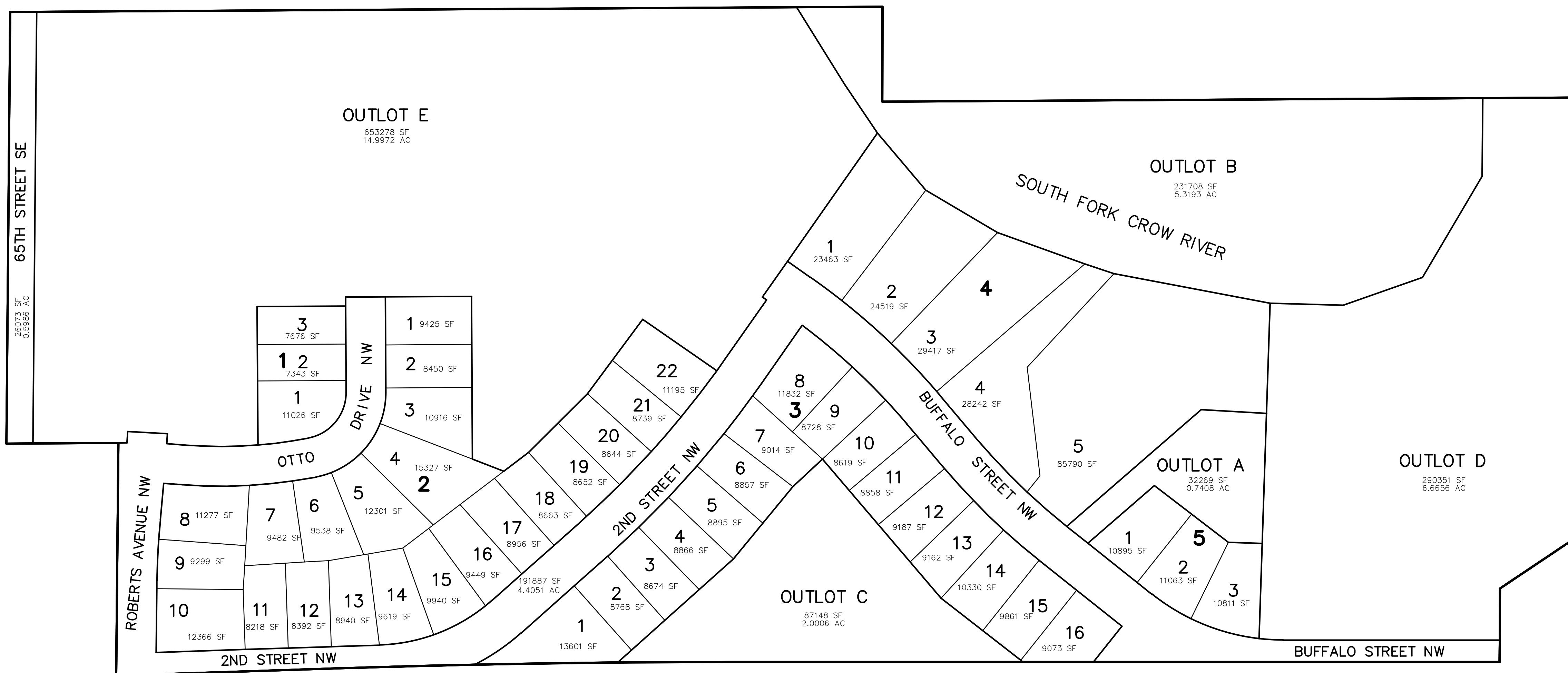


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RIVER WATERS

AREA SKETCH



AREA SUMMARY

BLOCK 1 =	26,044	SF.	0.5979	AC.
BLOCK 2 =	217,788	SF.	4.9997	AC.
BLOCK 3 =	152,323	SF.	3.4969	AC.
BLOCK 4 =	191,430	SF.	4.3946	AC.
BLOCK 5 =	32,769	SF.	0.7523	AC.
TOTAL LOT AREA =	620,354	SF.	14.2414	AC.
TOTAL OUTLOT AREA =	1,294,754	SF.	29.7235	AC.
TOTAL R/W AREA =	217,960	SF.	5.0036	AC.
TOTAL AREA =	2,133,070	SF.	48.9685	AC.

