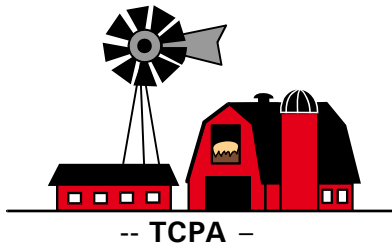


# TOWNSHIP COOPERATIVE PLANNING ASSOCIATION

4111 11<sup>th</sup> Avenue SW Room 10  
Rochester, MN 55902

Phone: (507) 529-0774



Ethan Kaske, Administrator  
Janelle Finck, Administrator

ethan@tcpamn.org  
janelle@tcpamn.org

Date: 06/03/2026

To: Oronoco Township Planning Commission  
Applicant  
William Tointon WSE-Massey

Re: Updated Staff Report for a Preliminary and Final Plat, River Ridge Fifth Subdivision, in Sections 26 and 35 of Oronoco Township

Public Meeting: The Oronoco Township Planning Commission will hold a public hearing at the Oronoco Town Hall, 115 2<sup>nd</sup> St NE, Oronoco, MN 55960 on June 15<sup>th</sup>, 2026, after 6:00 pm to:

Request: Consider the application of the Preliminary and Final Plat of River Ridge Fifth Subdivision that was tabled at the April 20<sup>th</sup> Oronoco Planning Commission meeting.

Owner Applicant: River Ridge Properties LLC / WSE Engineering

Current Zoning: R-1 for Parcel # 842634057846, 843521084293  
A-3 for Parcel # 842634057824

Attachments:

1. Applicants Additional Submission Documents
  - a. Additional Applicant Narrative
  - b. Letter from Ohly Law
  - c. Applicant Maps
  - d. LLC Standing
  - e. Driveway Plan
2. Olmsted County Letter
3. GDP Maps
4. Preliminary Plat
5. Final Plat
6. Property Exhibits

## **Background**

The preliminary and final plat for River Ridge Fifth Subdivision was tabled by the Planning Commission on April 20<sup>th</sup>, 2026. At that time, the Commission requested that several outstanding issues identified in the staff report be addressed before the Planning Commission would take any action. The application has been re-advertised, and the applicant has submitted additional materials.

## **Status of Previously Identified Issues**

*Staff comments are shown in italics*

1. Consistency with the General Development Plan<sup>1</sup>

*The maps from the 1998 GDP do designate Outlot B as open space. However, in a letter from Olmsted County dated February 2021, it appears that there was no requirement for open space under the Olmsted County subdivision ordinance in 1998 or in 2021 when the letter was written. It will be up to the Planning Commission to determine if this application is consistent with the GDP*

2. Applicant's Business Standing

*This issue has been resolved. The applicant submitted documentation establishing that River Ridge Properties, LLC, is in good standing.*

3. Delinquent Property Taxes

*The owner has submitted payment receipts. Olmsted County property records have not updated to show that taxes are no longer delinquent. This could be a delay in updating on the assessor's side. Regardless, Minnesota State Statute 505.04 requires that all taxes be current on parcels within a plat before it can be recorded. This is a condition that will be required for recording and not Planning Commission approval.*

4. Zoning Inconsistency

*A plat does not rezone land, and the A-3 zoning does not revert through platting. The A-3 acreage lies within proposed Outlot A, which is not proposed as a buildable lot. Staff recommends that the A-3 portion be rezoned to R-1 for zoning consistency. A rezone is a separate action and cannot be granted at a plat public hearing. However, the Planning Commission may determine that the plat can proceed with split zoning given that Outlot A is non-buildable.*

5. Township Engineering Review

*The Township Engineer started their review, but stopped reviewing due to issues with determining the access. The Oronoco Township Subdivision Ordinance requires that the preliminary plat be reviewed by the Township Engineer prior to Planning Commission approval. The engineer will need to evaluate drainage, stormwater, erosion control, and emergency access, which protects the township and adjacent owners. Staff recommends that the township engineer review this proposal.*

6. Access and Road Improvement

*The applicant has presented a driveway plan that shows a turnaround serving Lot 1. The adequacy of the access and turnaround should be reviewed by the township engineer.*

## **Section 4.2 – Preliminary Plat Requirements**

7. Zoning Classification of land to be subdivided and all adjacent lands – Partially Met.

*Adjacent parcels are labeled R-1. The parcels being platted are not labeled with their zoning. Staff recommends the plat be revised to show the zoning classification of the land being subdivided.*

17. Percolation test results and soil borings – Met.

*The revised plat identifies three soil boring locations and proposed septic locations for Lot 1, and the applicant has submitted the percolation test results. Staff has forwarded these results to the township septic official for review.*

## **Conclusion and Recommendation**

The application is advertised for both preliminary and final plat approval. The Commission should be aware that, while it may act on the preliminary plat, there are still needed steps prior to final plat approval. Staff recommends the following:

**Planning Commission:**

The Planning Commission should make a determination as to whether the proposed preliminary and final plats are consistent with the GDP, as well as determine whether split zoning of the R-1 and A-3 zones is acceptable for this plat, or whether a rezone application is needed.

**Planning Commission Action:**

The Planning Commission can either:

- a) Grant preliminary plat approval. If granted, staff recommends making the approval conditional upon completion of the Township Engineer review, incorporation of any required revisions resulting from that review, and resolution of any necessary rezoning actions.
- b) Table the application for Township Engineer review, potential rezoning application, and any additional reviews that might be needed prior to approval.

## Responses to the outstanding issues in the TCPA staff report and any other concerns

### #1 Consistency with the general development plan.

In 1999 there was no open space requirement in the R-1 zoning. I was trying to put something together that had never been done before which was to take a combination of new rules in the Special District that were just adopted to include open space and apply it to a hybrid R-1 with trails and open space. The problem is this was my first subdivision, and as I sold lots to other people, I lost control of the rights to the land and therefore was unable to fulfill the goal of having trails and open space interconnect between multiple phases of the development. It's not like it's something I was required to do and it's not like it's something I didn't try to follow through with. I simply lost control before I could implement it. (See Jim Ohly letter) When The Geerdes' purchased their lot there was no plated open space behind them. When they signed the covenants that make no mention of open space, they didn't raise any concerns. The name of my subdivision is River Ridge for a reason. It is a ridge that looks over the river valley and the Angst and Geerdes houses are on the highest point of the entire ridge. My 3.33-acre parcel is in the bottom of the valley and is 30 to 50 feet below their finish floor elevations. The building site for my entire 7-acre parcel is located near the fence line on higher ground, so combining all my land into one lot will not affect how close a house is to neighboring lots, which are already deeper than standard 2-acre suburban properties. Not to mention, I could create a Special District, just like I just did in 2019 for River Ridge Four and put at least four lots back there. But I'm trying to work with the neighbors by simply doing some housekeeping by combining three straggler remnant parcels into one cohesive lot. Finally, when I was asked about tree planting I told them to keep their tree planting 10 feet inside of their property lines and I never gave anybody the authority to put any trees on my land.

### #2 Applicant business standing

active attached

### #3 Delinquent property taxes

paid attached

### #4 Zoning inconsistency

Typically, when a parcel is created, and it is split-zoned, the entire property defers to the majority of the zoning, which is R-1.

#5 Township engineering review

This is a unique situation because we are taking three separate parcels and just making one buildable lot and an outlot. There is no grading, drainage, stormwater or road design to deal with because none of that is required to be done. We have had extensive conversations between my attorney and the Township attorney and with Ken Mergan since last fall and how best to address this. (see Jim Ohly letter)

#6 Access and road improvement

See above and Jim Ohly letter

**OHLY LAW OFFICE, LTD**  
**1850 NORTH BROADWAY**  
**ROCHESTER, MINNESOTA 55906**

LOUIS M. OHLY (retired)  
PAUL M. OHLY (retired)  
JAMES C. OHLY  
TRAVIS M. OHLY

TELEPHONE  
(507) 289-4529  
FAX (507) 289-0987  
E-MAIL [jim@ohlylaw.com](mailto:jim@ohlylaw.com)

April 27, 2026

Mr. Daniel Fitzpatrick

Via email: Dan Fitzpatrick <[dan@premiereartisan.com](mailto:dan@premiereartisan.com)>

**RE: Plat of River Ridge Fifth**

Dear Dan:

I received your messages regarding River Ridge Fifth. Please let me answer your questions separately:

1. **Use of the Outlot as park land.** I am sorry to say that I do not currently retain files from 27 years ago. I can tell you a couple of things. Setting aside the statute of limitations issue, you should be aware that any real estate agreements, in order to be enforceable, must be in writing. The writing which would have been used would have been in the form of a dedication in the plat, or in a covenant. I have reviewed the covenants for River Ridge First (attached) and the plat. There is no dedication or reference to the use of the common land as park land.

I can tell you that I do recall, in later phases, you offered to turn over some common land to the owners of River Ridge lots. In fact, I recall a meeting in your basement where this was discussed. I recall this because this was one of the couple of times that I was in your home. There was quite the crown in your home. I do recall that the effort was unsuccessful, as your neighbors were not interested or able to take responsibility for the outlots. Instead, for the last 27 years, you have been responsible for the upkeep of the lot (maintenance, insurance, taxes, etc.).


2. **Access:** I did speak to Mr. Ruppe, the attorney for the township regarding access. He advised that the access has been dedicated. He further suggested that you should not seek vacation of the dedication. He indicated that, from his perspective, your lot would have access across the dedicated right of way. There would be no need to have a separate driveway easement as your lot has this access.

3. **Conveyance to the Specks.** 27 years ago, you granted an option to Margaret and Ulrich Specks. In that agreement, you indicated that if you ever were to “develop” the land that you are now platting, that you would convey certain land to them. That land is the land that is designated as Outlot A in your proposed plat. Because a home may be built on the remaining property, it could be argued that you are “developing” this parcel. Based on this, you notified the Specks of your intent. You further provided a copy of the proposed Preliminary Plat. In response this, I was contacted by the Specks’ attorney. The Specks attorney sent to me a “Notice of Intent to Exercise Option” to purchase Outlot A. We are just waiting for final approval of the new plat. I shared this with the Specks’ attorney, and he agreed.

Please let me know if you have other concerns.

Thank you.

Sincerely



James C. Ohly

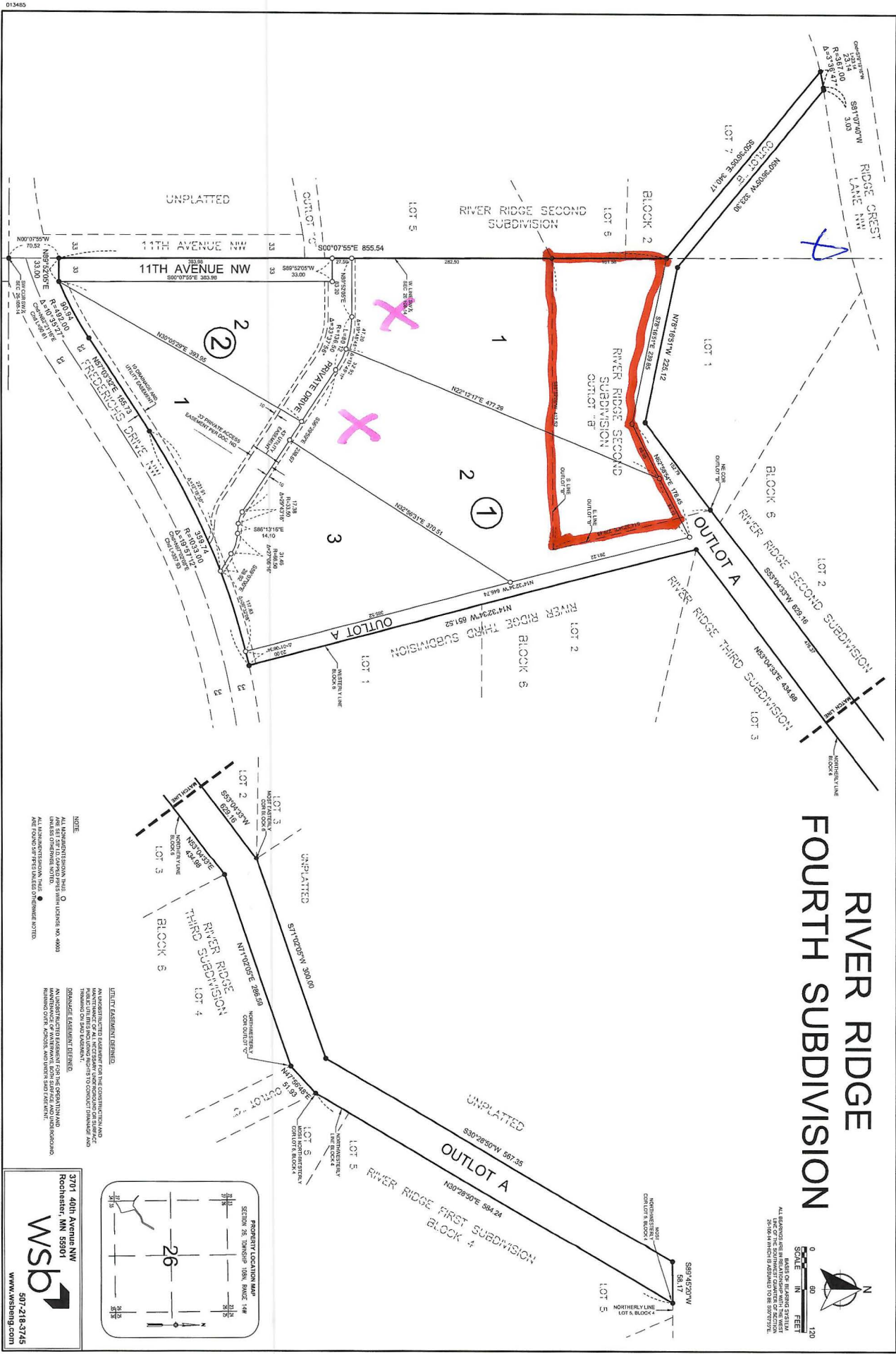
X Dunford  
X New Houses

7

# RIVER RIDGE FOURTH SUBDIVISION

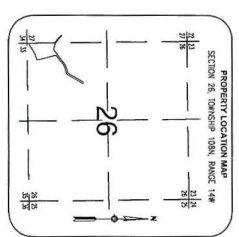


ALL BEARINGS AND DISTANCES ARE BASED ON THE HIGHEST AVAILABLE SURVEY DATA. THE LINE OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 18N, RANGE 14E, IS SHOWN FOR REFERENCE ONLY. SEE SHEET 2 OF 2.



NOTE:  
ALL DIMENSIONS SHALL BE AS SHOWN ON THIS PLAN. DIMENSIONS SHALL BE TO THE CENTER OF THE LINE UNLESS OTHERWISE NOTED.  
ALL DIMENSIONS SHALL BE TO THE CENTER OF THE LINE UNLESS OTHERWISE NOTED.

UTILITY EASEMENT TERMINES:  
AN INSTRUMENTED EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES AND FOR THE CONDUCT OF BUSINESS AND TRADE SHALL BE DEEMED TO EXIST UNLESS OTHERWISE NOTED ON THIS DOCUMENT.  
AN INSTRUMENTED EASEMENT FOR THE OPERATION AND MAINTENANCE OF UTILITIES SHALL BE DEEMED TO EXIST UNLESS OTHERWISE NOTED ON THIS DOCUMENT.



3701 40th Avenue NW  
Fitchburg, MN 55021  
**wsb**  
507-218-3745  
www.wsbinc.com

# RIVER RIDGE FIRST SUBDIVISION



AND KNOW ALL MEN BY THESE PRESENTS, that Gregg P. Geerdas and Pamela W. Geerdas, husband and wife, owners and proprietors of the following described property situated in the County of Olmsted, State of Minnesota, to wit:

That part of the Southwest Quarter of Section 26, Township 108 North, Range 14 West, Olmsted County, Minnesota described as follows:

Commencing at the southeast corner of said Southwest Quarter, thence northerly on an assumed azimuth from north of 339 degrees 46 minutes 34 seconds along the east line of said Southwest Quarter 27.56 feet to the centerline of County Road No. 121 and the point of beginning, thence northerly southerly 179 degrees 46 minutes 34 seconds azimuth along said east line 147.21 feet, thence northwesterly 59 degrees 59 minutes 31 seconds azimuth 122.05 feet, thence southerly 292 degrees 17 minutes 28 seconds azimuth 178.02 feet, thence southeasterly 131 degrees 03 minutes 37 seconds azimuth 155.12 feet, thence southwesterly 229 degrees 03 minutes 37 seconds azimuth 66.09 feet, thence southerly 153 degrees 53 minutes 17 seconds azimuth 067.63 feet to the south line of said Southwest Quarter, thence northwesterly 316 degrees 40 minutes 26 seconds azimuth 415.15 feet, thence southwesterly 239 degrees 52 minutes 05 seconds azimuth 369.57 feet, thence northwesterly 323 degrees 27 minutes 10 seconds azimuth 288.32 feet, thence southwesterly 88.65 feet along a noncircular curve concave northwesterly having a radius of 501.97 feet, a central angle of 11 degrees 03 minutes 27 seconds, thence southeasterly 145 degrees 27 minutes 10 seconds azimuth 393.21 feet to the south line of said Southwest Quarter, thence westerly 270 degrees 18 minutes 36 seconds azimuth along said south line 1769.36 feet to the southwest corner of said Southwest Quarter, thence northerly 00 degrees 00 minutes 00 seconds azimuth along the east line of said Southwest Quarter 70.52 feet, thence easterly 90 degrees 00 minutes 00 seconds azimuth 33.02 feet, thence northwesterly 50 degrees 51 minutes 10 seconds azimuth 452.00 feet, a central angle of 10 degrees 35 minutes 27 seconds and a chord azimuth of 82 degrees 29 minutes 10 seconds, thence northwesterly 87 degrees 11 minutes 27 seconds azimuth 155.72 feet, thence easterly 597.11 feet along a tangent curve concave southerly having a radius of 1033.00 feet and a central angle of 13 degrees 07 minutes 08 seconds, thence easterly 90 degrees 18 minutes 36 seconds azimuth 518.43 feet, thence northwesterly 165.80 feet along a noncircular curve concave southwesterly having a radius of 202.80 feet, a central angle of 25 degrees 33 minutes 18 seconds and a chord azimuth of 133 degrees 20 minutes 49 seconds, thence northwesterly 311 degrees 42 minutes 58 seconds azimuth 140.76 feet, thence northerly 222.71 feet along a tangent curve concave easterly having a radius of 177.36 feet, a central angle of 55 degrees 43 minutes 50 seconds and a chord azimuth of 245 degrees 34 minutes 53 seconds, thence northerly 131.56 feet on a tangential curve concave southerly having a radius of 425.00 feet, a central angle of 34 degrees 42 minutes 12 seconds and a chord azimuth of 356 degrees 05 minutes 42 seconds, thence northwesterly 113 degrees 44 minutes 36 seconds azimuth 271.40 feet, thence northwesterly 30 degrees 36 minutes 45 seconds azimuth 584.23 feet, thence easterly 59 degrees 53 minutes 15 seconds azimuth 421.52 feet, thence northerly 353 degrees 53 minutes 15 seconds azimuth 688.27 feet to the centerline of said County Road No. 121, thence easterly 118.19 feet along said centerline or a noncircular curve concave southerly having a radius of 570.84 feet, a central angle of 13 degrees 00 minutes 03 seconds and a chord azimuth of 81 degrees 59 minutes 42 seconds, thence easterly 56 degrees 29 minutes 44 seconds azimuth along said centerline 409.76 feet to the point of beginning.

Said tract contains 2.81 acres, more or less.

AND KNOW ALL MEN BY THESE PRESENTS, that Steven C. Severson and Mechella Severson, husband and wife, owners and proprietors of the following described property situated in the County of Olmsted, State of Minnesota, to wit:

That part of the Southwest Quarter of the Southwest Quarter of Section 26, Township 108 North, Range 14 West, Olmsted County, Minnesota, described as follows:

Beginning at the southwest corner of said Southwest Quarter, thence northerly 00 degrees 00 minutes 00 seconds azimuth along the west line of said Southwest Quarter 33.00 feet, thence easterly 90 degrees 18 minutes 36 seconds azimuth 107.73 feet, thence northwesterly 48.73 feet along a noncircular curve concave northerly having a radius of 558.00 feet, a central angle of 53 degrees 00 minutes 13 seconds and a chord azimuth of 59 degrees 41 minutes 31 seconds, thence northwesterly 57 degrees 11 minutes 27 seconds azimuth 155.73 feet, thence northwesterly 358.96 feet along a tangential curve concave southerly having a radius of 467.00 feet and a central angle of 33 degrees 07 minutes 09 seconds, thence easterly 90 degrees 18 minutes 36 seconds azimuth 608.65 feet, thence southerly 180 degrees 00 minutes 00 seconds azimuth 382.00 feet to the southerly line of said Southwest Quarter, thence westerly 270 degrees 18 minutes 36 seconds azimuth along said south line 270.52 feet to the point of beginning.

Said tract contains 1.26 acres, more or less, including 0.03 acres, more or less of Township Road right of way.

Said tract is subject to a Township Road right of way easement over the westerly 33.00 feet.

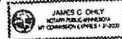
Have caused the same to be surveyed and plotted as RIVER RIDGE FIRST SUBDIVISION, and do hereby donate and dedicate to the public for public use forever, the thoroughfare, and grant the easements as shown on this plat.

In witness whereof said Daniel A. Fitzpatrick, John E. Fredericks and Donna L. Fredericks have hereunto set their hands this 21st day of January, 1999.

*Daniel A. Fitzpatrick*  
Daniel A. Fitzpatrick  
*John E. Fredericks*  
John E. Fredericks  
*Donna L. Fredericks*  
Donna L. Fredericks

STATE OF MINNESOTA  
COUNTY OF OLMSTED

The foregoing instrument was acknowledged before me this 31st day of January, 1999, by Daniel A. Fitzpatrick, John E. Fredericks, and Donna L. Fredericks.

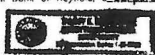


*James C. Oddy*  
Notary Public, Olmsted County, MN  
My Commission Expires 1-31-2000

In witness whereof, said Citizens State Bank of Hayfield, A MINN. CORPORATION has caused these presents to be signed by its proper officers this 25th day of February, 1999.

*James M. DeWanna, M.P.*  
James M. DeWanna, M.P.  
*St. J. M. ...*  
St. J. M. ...  
STATE OF MINNESOTA  
COUNTY OF DODGE

The foregoing instrument was acknowledged before me this 3rd day of February, 1999, by James M. DeWanna and St. J. M. ... who are the President and Treasurer, respectively, of Citizens State Bank of Hayfield, a Corporation.



*James K. Bennett*  
Notary Public, Dodge County, MN  
My Commission Expires 1-31-2000

### INSTRUMENT OF DECLARATION

KNOW ALL MEN BY THESE PRESENTS, that Fredericks and Fitzpatrick, LLP, a limited liability partnership, mortgagee, and Citizens State Bank of Hayfield, mortgagee, owners and proprietors of the following described property situated in the County of Olmsted, State of Minnesota, to wit:

That part of the Southwest Quarter Section 26, Township 108 North, Range 14 West, Olmsted County, Minnesota, described as follows:

Commencing at the northeast corner of said Southwest Quarter, thence southerly on an assumed azimuth from north of 179 degrees 46 minutes 34 seconds along the east line of said Southwest Quarter 27.56 feet to the centerline of County Road No. 121 and the point of beginning, thence northerly southerly 179 degrees 46 minutes 34 seconds azimuth along said east line 147.21 feet, thence northwesterly 59 degrees 59 minutes 31 seconds azimuth 122.05 feet, thence southerly 292 degrees 17 minutes 28 seconds azimuth 178.02 feet, thence southeasterly 131 degrees 03 minutes 37 seconds azimuth 155.12 feet, thence southwesterly 229 degrees 03 minutes 37 seconds azimuth 66.09 feet, thence southerly 153 degrees 53 minutes 17 seconds azimuth 067.63 feet to the south line of said Southwest Quarter, thence northwesterly 316 degrees 40 minutes 26 seconds azimuth 415.15 feet, thence southwesterly 239 degrees 52 minutes 05 seconds azimuth 369.57 feet, thence northwesterly 323 degrees 27 minutes 10 seconds azimuth 288.32 feet, thence southwesterly 88.65 feet along a noncircular curve concave northwesterly having a radius of 501.97 feet, a central angle of 11 degrees 03 minutes 27 seconds, thence southeasterly 145 degrees 27 minutes 10 seconds azimuth 393.21 feet to the south line of said Southwest Quarter, thence westerly 270 degrees 18 minutes 36 seconds azimuth along said south line 1769.36 feet to the southwest corner of said Southwest Quarter, thence northerly 00 degrees 00 minutes 00 seconds azimuth along the east line of said Southwest Quarter 70.52 feet, thence easterly 90 degrees 00 minutes 00 seconds azimuth 33.02 feet, thence northwesterly 50 degrees 51 minutes 10 seconds azimuth 452.00 feet, a central angle of 10 degrees 35 minutes 27 seconds and a chord azimuth of 82 degrees 29 minutes 10 seconds, thence northwesterly 87 degrees 11 minutes 27 seconds azimuth 155.72 feet, thence easterly 597.11 feet along a tangent curve concave southerly having a radius of 1033.00 feet and a central angle of 13 degrees 07 minutes 08 seconds, thence easterly 90 degrees 18 minutes 36 seconds azimuth 518.43 feet, thence northwesterly 165.80 feet along a noncircular curve concave southwesterly having a radius of 202.80 feet, a central angle of 25 degrees 33 minutes 18 seconds and a chord azimuth of 133 degrees 20 minutes 49 seconds, thence northwesterly 311 degrees 42 minutes 58 seconds azimuth 140.76 feet, thence northerly 222.71 feet along a tangent curve concave easterly having a radius of 177.36 feet, a central angle of 55 degrees 43 minutes 50 seconds and a chord azimuth of 245 degrees 34 minutes 53 seconds, thence northerly 131.56 feet on a tangential curve concave southerly having a radius of 425.00 feet, a central angle of 34 degrees 42 minutes 12 seconds and a chord azimuth of 356 degrees 05 minutes 42 seconds, thence northwesterly 113 degrees 44 minutes 36 seconds azimuth 271.40 feet, thence northwesterly 30 degrees 36 minutes 45 seconds azimuth 584.23 feet, thence easterly 59 degrees 53 minutes 15 seconds azimuth 421.52 feet, thence northerly 353 degrees 53 minutes 15 seconds azimuth 688.27 feet to the centerline of said County Road No. 121, thence easterly 118.19 feet along said centerline or a noncircular curve concave southerly having a radius of 570.84 feet, a central angle of 13 degrees 00 minutes 03 seconds and a chord azimuth of 81 degrees 59 minutes 42 seconds, thence easterly 56 degrees 29 minutes 44 seconds azimuth along said centerline 409.76 feet to the point of beginning.

Which includes the after following described parcels, which will be known as Lot 1, Block 1, (Land), Lot 3, Block 2, (Cemeter), and Lot 1, Block 1, (Severson), River Ridge First Subdivision.

Said tract contains 7.36 acres, more or less.

AND KNOW ALL MEN BY THESE PRESENTS, that Michael Lund, a single person, owner and proprietor of the following described property situated in County of Olmsted, State of Minnesota, to wit:

That part of the Northeast Quarter of the Southwest Quarter of Section 26, Township 108 North, Range 14 West, Olmsted County, Minnesota, described as follows:

Commencing at the northeast corner of said Southwest Quarter, thence southerly 179 degrees 46 minutes 34 seconds along the east line of said Southwest Quarter 27.56 feet to the centerline of County Road No. 121; thence westerly 288 degrees 29 minutes 44 seconds azimuth 292.22 feet to the point of beginning, thence southerly 179 degrees 29 minutes 44 seconds azimuth 80.02 feet, thence southerly 180 degrees 31 minutes 27 seconds azimuth 644.02 feet, thence southwesterly 88.22 feet along a noncircular curve concave southerly having a radius of 60.00 feet, a central angle of 85 degrees 11 minutes 40 seconds and a chord azimuth of 217 degrees 55 minutes 34 seconds, thence westerly 273 degrees 19 minutes 42 seconds azimuth 462.45 feet, thence northerly 359 degrees 53 minutes 15 seconds azimuth 688.27 feet to the centerline of said County Road No. 121; thence easterly 118.12 feet along said centerline on a noncircular curve concave southerly having a radius of 570.84 feet, a central angle of 13 degrees 00 minutes 03 seconds and a chord azimuth of 81 degrees 59 minutes 42 seconds, thence easterly 56 degrees 29 minutes 44 seconds azimuth along said centerline 409.76 feet to the point of beginning.

Said tract contains 8.75 acres, more or less, including 1.03 acres County Road No. 121 right of way.

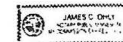
Said tract subject to a County Road No. 121 right of way easement

In witness whereof said Michael Lund has hereunto set his hand this 21st day of February, 1999.

*Michael Lund*  
Michael Lund

STATE OF MINNESOTA  
COUNTY OF OLMSTED

The foregoing instrument was acknowledged before me this 2nd day of February, 1999, by Michael Lund.



*James C. Oddy*  
Notary Public, Olmsted County, MN  
My Commission Expires 1-31-2000

In witness whereof said Gregg P. Geerdas and Pamela W. Geerdas, have hereunto set their hands this 21st day of January, 1999.

*Gregg P. Geerdas*  
Gregg P. Geerdas  
*Pamela W. Geerdas*  
Pamela W. Geerdas

STATE OF MINNESOTA  
COUNTY OF OLMSTED

The foregoing instrument was acknowledged before me this 31st day of January, 1999, by Gregg P. Geerdas and Pamela W. Geerdas.



*James C. Oddy*  
Notary Public, Olmsted County, MN  
My Commission Expires 1-31-2000

## Business Record Details »

Minnesota Business Name

**RIVER RIDGE PROPERTIES LLC**

**Business Type**

Limited Liability Company (Domestic)

**MN Statute**

322C

**File Number**

[898868300021](#)

**Home Jurisdiction**

Minnesota

**Filing Date**

8/17/2016

**Status**

Active / In Good Standing

**Renewal Due Date**

12/31/2027

**Registered Office Address**

8560 11TH AVENUE NW  
ROCHESTER, MN 55901  
USA

**Registered Agent(s)**

(Optional) Currently No Agent

**Principal Executive Office Address**

8560 11th Ave NW  
Rochester, MN 55901  
USA

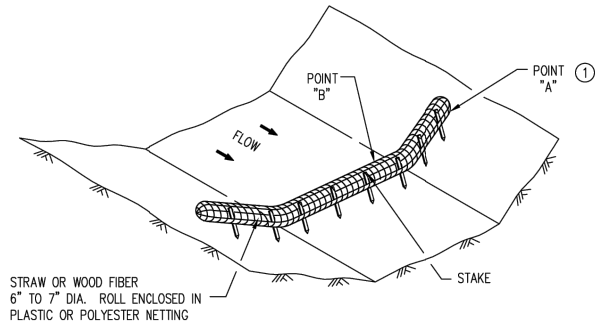
**Manager**

Daniel Fitzpatrick  
8560 11th Ave NW  
Rochester, MN 55901  
USA

[Filing History](#)

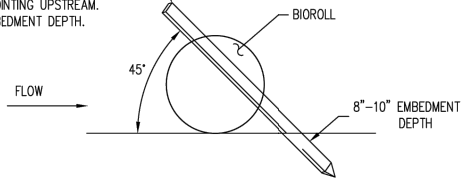
## Filing History

052-213605 2D BASE.dwg



**TYPE 2: BIOROLL DITCH CHECK**  
USE ON ROUGH GRADED AREAS

1" X 2" X 18" LONG WOODEN STAKES AT 1' 0" SPACING MAXIMUM. STAKES SHALL BE DRIVEN THROUGH THE BACK HALF OF THE BIOROLL AT AN ANGLE OF 45 DEGREES WITH THE TOP OF THE STAKE POINTING UPSTREAM. PROVIDE 8" TO 10" OF EMBEDMENT DEPTH.

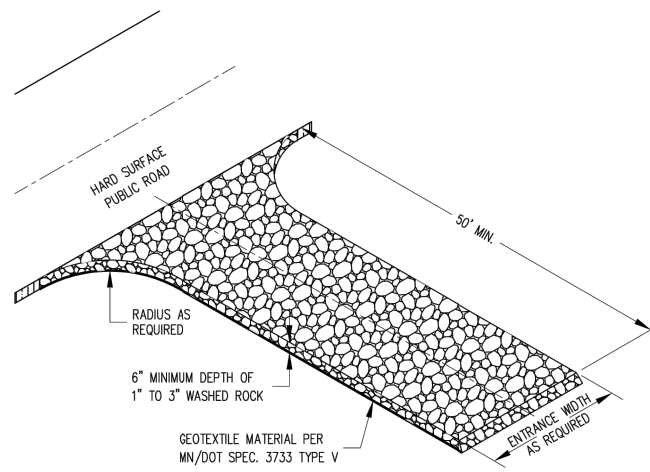


**BIOROLL STAKING DETAIL**

**NOTES:**  
SEE SPECS. 2573, 3889.  
SEE SHEET 1 FOR DITCH CHECK SPACING.

① POINT "A" MUST BE A MINIMUM OF 6 INCHES HIGHER THAN POINT "B" TO ENSURE THAT WATER FLOWS OVER THE DIKE AND NOT AROUND THE ENDS.

WSE MASSEY ENGINEERING & SURVEYING KASSON, MN 55944		
TEMP. SEDIMENT CONTROL TYPE 2 DITCH CHECKS		
SHT 3 OF 6 SHTS	DATE REVISED 06/21/07	PLATE NO. 7.03
		REV. A



**MAINTENANCE (INCIDENTAL)**

THE ROCK PAD SHALL BE MAINTAINED TO PREVENT THE TRACKING OF MUD ONTO PAVED ROADS, INCLUDING PERIODIC TOP DRESSING WITH ADDITIONAL ROCK OR REMOVAL AND REINSTALLATION OF THE PAD AS NECESSARY.

WSE MASSEY ENGINEERING & SURVEYING KASSON, MN 55944		
TEMPORARY ROCK CONSTRUCTION ENTRANCE		
SHT 1 OF 1 SHTS	DATE REVISED 06/21/07	PLATE NO. 7.06
		REV. D

**EROSION PREVENTION PRACTICES:**

**SOD/SEED MIX:**  
MNDOT SEED MIX AND/OR SOD WITH APPROPRIATE MNDOT FERTILIZER WILL BE USED AS PERMANENT COVER FOR ALL EXPOSED GROUND AREAS PER MANUFACTURERS SPECIFICATIONS.

**EROSION CONTROL BLANKET:**  
AREAS OF EXPOSED SOILS THAT ARE NOT COMPLETED BEFORE THE WINTER WILL BE STABILIZED WITH TYPE #3MULCH(CERTIFIED AS WEED FREE) ADJACENT TO WETLAND OR STORMWATER PONDS. ALL OTHER DISTURBED AREAS SHALL BE STABILIZED WITH TYPE #1 MULCH. ALL EXPOSED SOILS SHALL BE STABILIZED BEFORE CONSTRUCTION IS COMPLETED FOR THE SEASON.

**TEMPORARY WINTER COVER:**  
AREAS OF EXPOSED SOILS THAT ARE NOT COMPLETED BEFORE THE WINTER WILL BE STABILIZED WITH TYPE #3MULCH(CERTIFIED AS WEED FREE) ADJACENT TO WETLAND OR STORMWATER PONDS. ALL OTHER DISTURBED AREAS SHALL BE STABILIZED WITH TYPE #1 MULCH. ALL EXPOSED SOILS SHALL BE STABILIZED BEFORE CONSTRUCTION IS COMPLETED FOR THE SEASON.

**EROSION PREVENTION:**

CONSTRUCTION OF SILT FENCE AND ALL OTHER EROSION CONTROL MEASURES SHALL BE COMPLETE BEFORE OTHER CONSTRUCTION ACTIVITY OCCURS.

USE PHASED CONSTRUCTION WHENEVER PRACTICAL AND ESTABLISH TURF AS SOON AS POSSIBLE TO MINIMIZE SEDIMENT TRANSPORT.

THE CONTRACTOR SHALL INSPECT THE CONSTRUCTION SITE ONCE EVERY SEVEN DAYS AND WITHIN 24 HOURS AFTER RAIN EVENTS FOR DAMAGE TO EROSION CONTROL DEVICES. IF DAMAGED OR INEFFECTIVE EROSION CONTROL DEVICES ARE DISCOVERED, THEY SHALL BE REPAIRED OR REPLACED. THE CONTRACTOR SHALL MAINTAIN INSPECTION RECORDS, WHICH INCLUDE DATE AND TIME OF INSPECTIONS, DATES OF RAINFALL EVENTS, RAINFALL AMOUNT, FINDINGS OF INSPECTIONS, CORRECTIVE ACTIONS TAKEN (INCLUDING DATES AND TIMES), AND DOCUMENTATION OF ANY CHANGES TO THE TEMPORARY OR PERMANENT EROSION CONTROL PLANS MADE DURING CONSTRUCTION.

TEMPORARY STOCKPILES REQUIRE ADDITIONAL SEDIMENT CONTROL AND TEMPORARY COVER AFTER 7 DAYS.

TURF ESTABLISHMENT OR TEMPORARY SEEDING OF ALL EXPOSED SOIL NOT BEING ACTIVELY WORKED SHALL BE STABILIZED.

EROSION AND SEDIMENT CONTROL MEASURES SHOWN ARE MINIMUM, AND ADDITIONAL MEASURES MUST BE INSTALLED AS NEEDED TO CONTROL EROSION AND SEDIMENT.

EFFECTIVE CONTAINMENT IS REQUIRED FOR ALL LIQUID AND SOLID WASTE GENERATED BY WASHOUT OPERATIONS (E.G., CONCRETE, STUCCO, PAINT, FORM RELEASE OILS, CURING COMPOUNDS AND OTHER CONSTRUCTION MATERIALS) RELATED TO THE CONSTRUCTION ACTIVITY.

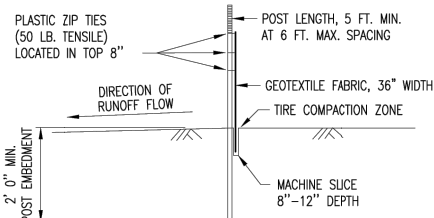
TURBID OR SEDIMENT-LADEN WATERS RELATED TO DEWATERING OR BASIN DRAINAGE (E.G., PUMPED DISCHARGES, TRENCH/DITCH CUTS FOR DRAINAGE) MUST DISCHARGE TO A TEMPORARY OR PERMANENT SEDIMENT BASIN ON THE PROJECT SITE UNLESS INFEASIBLE. PERMITTEES MAY DEWATER TO SURFACE WATERS IF THEY VISUALLY CHECK TO ENSURE ADEQUATE TREATMENT HAS BEEN OBTAINED AND NUISANCE CONDITIONS (SEE MINN. R. 7050.0210, SUBP. 2) WILL NOT RESULT FROM THE DISCHARGE.

**GRADING NOTES:**

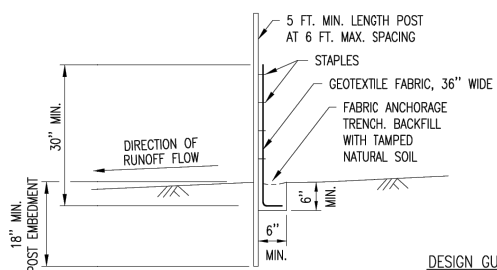
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT SEDIMENT DOES NOT LEAVE THIS SITE. IT IS RECOMMENDED (NOT REQUIRED) THAT THE CONTRACTOR INSTALL A STABILIZED VEHICLE EXIT TO KEEP SEDIMENT TRACKING TO A MINIMUM.
- ALL PROPOSED ELEVATIONS ARE TOP OF PAVING OR FINISHED GRADE, UNLESS NOTED OTHERWISE. PROPOSED ELEVATIONS ARE INTENDED TO PROVIDE POSITIVE DRAINAGE TOWARDS CATCH BASINS AND/OR OUTLETS. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE THE REQUIRED ELEVATIONS, WHICH WILL PROMOTE POSITIVE DRAINAGE THROUGHOUT THE PROJECT SITE.
- SPOT ELEVATIONS ARE FLOW LINE AND/OR FINISHED GRADES, UNLESS OTHERWISE INDICATED BY THE LOCATION OF THE SPOT. ADD 6" TO FLOW LINE ELEVATIONS TO OBTAIN THE TOP OF CURB ELEVATIONS, UNLESS NOTED OTHERWISE.
- EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES (BMP) SHALL BE INSTALLED BEFORE LAND DISTURBING OPERATIONS BEGIN AND SHALL REMAIN IN PLACE UNTIL FINAL STABILIZATION HAS BEEN ESTABLISHED.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION AND ELEVATION OF ALL UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION.
- THE CONTRACTOR SHALL NOTIFY ALL APPROPRIATE ENGINEERING DEPARTMENTS AND UTILITY COMPANIES 72 HOURS PRIOR TO CONSTRUCTION. ALL NECESSARY PRECAUTIONS SHALL BE TAKEN TO AVOID DAMAGE TO EXISTING UTILITIES.
- THE SITE HAS NOT NECESSARILY BEEN DESIGNED TO BALANCE THE ON-SITE MATERIALS. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EARTHWORK QUANTITY ON THIS SITE. EXCESS MATERIAL, IF ANY SHALL BE DISPOSED OF OFF-SITE. THE CONTRACTOR SHALL IMPORT SUITABLE MATERIAL AS NEEDED.
- CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED ELEVATIONS PRIOR TO START OF CONSTRUCTION. VERIFY CRITICAL ELEVATIONS TO ENSURE CONFORMANCE WITH GRADING PLAN, PARTICULARLY WITH WALK AND/OR PAVEMENTS TO REMAIN. MEET EXISTING GRADES ALONG STREETS, PROPERTY LINES AND DRIVEWAY ENTRANCES. RESTORE ALL EXISTING PAVEMENTS TO THEIR ORIGINAL, IF NOT BETTER CONDITION. NOTIFY OWNER OF ANY CONFLICTS.
- IF THERE ARE OPTIONS FOR HOME TYPE, NO MATTER WHICH IS CHOSEN, THE GRADES AND SPOT ELEVATIONS MUST BE IN COMPLIANCE WITH FREEBOARD REQUIREMENTS FROM THE LOW OPENING.
- CONTRACTOR IS RESPONSIBLE TO NOTIFY THE CITY AND THE OWNER IMMEDIATELY IF UNSUITABLE SOILS ARE ENCOUNTERED.

**EXISTING UTILITY NOTES:**

THE LOCATION OF UNDERGROUND AND OVERHEAD FACILITIES OR STRUCTURES AS SHOWN ON THE PLANS ARE BASED ON AVAILABLE RECORDS AT THE TIME THE PLANS WERE PREPARED AND ARE NOT GUARANTEED TO BE COMPLETE OR CORRECT. THERE MAY BE ADDITIONAL UNDERGROUND AND OVERHEAD UTILITIES NOT SHOWN ON THE PLAN THAT MAY BE REQUIRE RELOCATION OR REMOVAL. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REQUEST A GOPHER STATE ONE CALL PRIOR TO THE START OF ANY CONSTRUCTION TO DETERMINE THE EXACT LOCATION OF ALL FACILITIES AND TO PROVIDE ADEQUATE PROTECTION OF SAID UTILITIES DURING THE COURSE OF WORK.

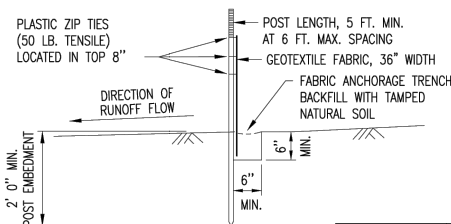


**STANDARD MACHINE SLICED**



**PREASSEMBLED**

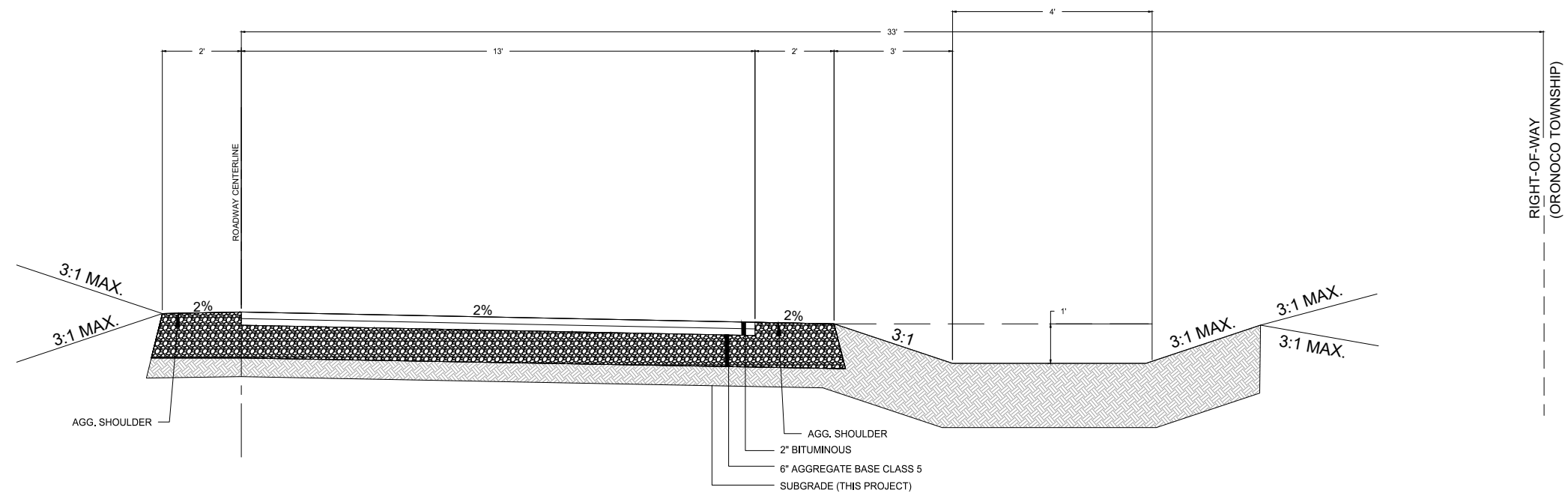
**DESIGN GUIDELINES:**  
TO PROTECT AREAS FROM SHEET FLOW. MAXIMUM CONTRIBUTING AREA: 1 ACRE



**HEAVY DUTY (HAND INSTALLED)**

WSE MASSEY ENGINEERING & SURVEYING KASSON, MN 55944		
SILT FENCE DETAILS		
SHT 1 OF 2 SHTS	DATE REVISED 06/21/07	PLATE NO. 7.01
		REV. B

REFERENCE: MN/DOT SPEC. 3886



**DRIVEWAY**

**TYPICAL SECTION STA. 12+25 - 15+45**

5/8/2026 11:34:25 AM



PH. NO. 507-634-4505  
PLANS@WSE.ENGINEERING  
www.wse.engineering

KASSON OFFICE  
P.O. BOX 100  
33 B E VETERANS  
MEMORIAL HIGHWAY  
KASSON, MN 55944

PLAINVIEW OFFICE  
320 WEST BROADWAY  
SUITE 3  
PLAINVIEW, MN 55964

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

*Daniel J. Zenke*  
Daniel Zenke  
25008 05/06/2026  
Number Date

DESCRIPTION:	
DATE:	
REV:	

**RIVER RIDGE FIFTH  
ORONOCO TOWNSHIP, MINNESOTA  
TYPICAL SECTION & DETAILS**

THIS DOCUMENT WAS PREPARED FOR BIDDING PURPOSES ONLY AND NOT TO BE USED FOR CONSTRUCTION

SCALE: AS SHOWN  
DATE: 05/06/2026  
DRAWN BY: CLK  
JOB NUMBER: 052-213605  
DWG. FILE:

052-213605 2D BASE.dwg

5/8/2026 11:35:04 AM

- LEGEND**
- - - 1080 EXISTING CONTOUR
  - - - 1080 PROPOSED CONTOUR
  - - - GRADING LIMIT
  - - - SILT FENCE - SDP 7-01
  - - - DITCH CHECK - SDP 7-03



0 20 40  
SCALE IN FEET

**BLOCK 3**  
**LOT 1**

**LOT 3**  
**BLOCK 2**  
**DRIVEWAY**

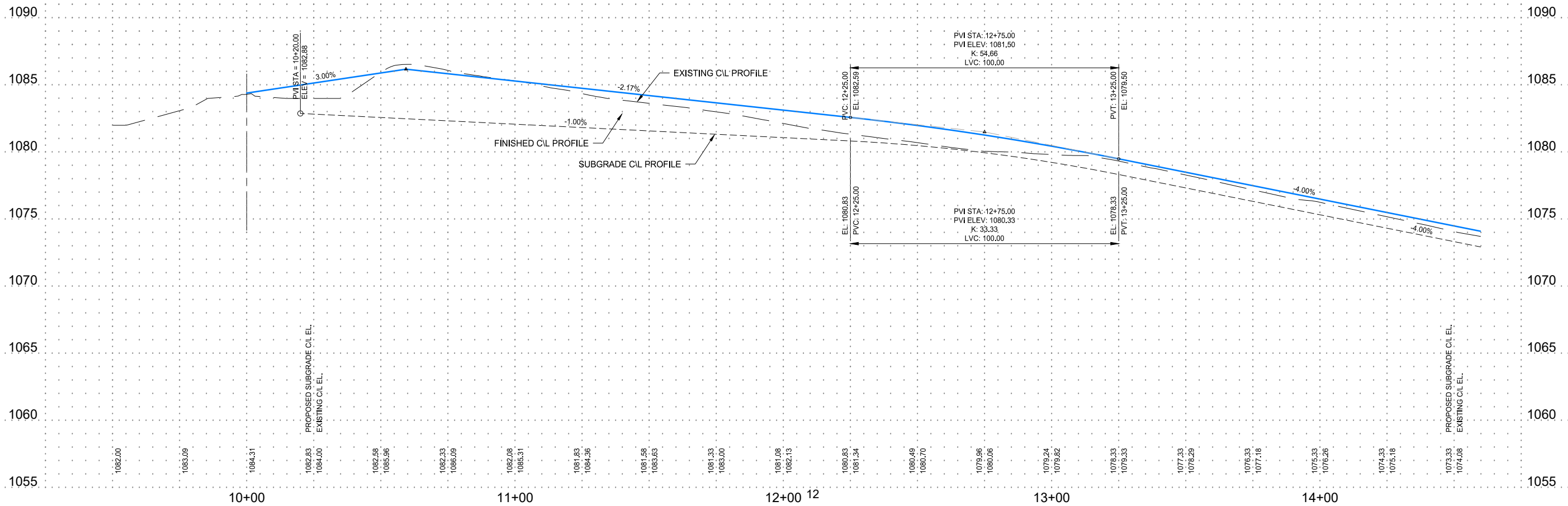
LEAVE ROCK CONSTRUCTION ENTRANCE IN PLACE AND PLACE AGGREGATE AT 4" MAX. FROM EDGE OF EXISTING ROAD TO FINISHED SUBGRADE OF FUTURE ROAD

DITCH TO BE REGRADED AT 1%

TEMPORARY ROCK CONSTRUCTION ENTRANCE (SEE DETAIL 7-06)

PVI STA: 12+75.00  
PVI ELEV: 1081.50  
K: 54.66  
LVC: 100.00

PVI STA: 12+75.00  
PVI ELEV: 1080.33  
K: 33.33  
LVC: 100.00



**WSE+MASSEY**  
Engineering & Surveying

PH. NO. 507-634-4505  
PLANS@WSE.ENGINEERING  
www.wse.engineering

**KASSON OFFICE**  
P.O. BOX 100  
33 B E VETERANS  
MEMORIAL HIGHWAY  
KASSON, MN 55944

**PLAINVIEW OFFICE**  
320 WEST BROADWAY  
SUITE 3  
PLAINVIEW, MN 55964

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

*Daniel J. Zenke*  
**Daniel Zenke**  
25008 05/06/2026  
Number Date

REV.	DATE	DESCRIPTION

**RIVER RIDGE FIFTH**  
**ORONOCO TOWNSHIP, MINNESOTA**  
**PLAN AND PROFILE**

THIS DOCUMENT WAS PREPARED FOR BIDDING PURPOSES ONLY AND NOT TO BE USED FOR CONSTRUCTION

SCALE: AS SHOWN  
DATE: 05/06/2026  
DRAWN BY: CJK  
JOB NUMBER: 052-213605  
DWG. FILE:

052-213605 2D BASE.dwg

BLOCK 3

LOT 1

LOT 3

BLOCK 2

DRIVEWAY

LEGEND

- 1080 EXISTING CONTOUR
- 1080 PROPOSED CONTOUR
- GRADING LIMIT
- SILT FENCE - SDP 7-01
- DITCH CHECK - SDP 7-03



0 20 40  
SCALE IN FEET

**WSE+MASSEY**  
Engineering & Surveying  
PH. NO. 507-634-4505  
PLANS@WSE.ENGINEERING  
www.wse.engineering

KASSON OFFICE  
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33 B E VETERANS  
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KASSON, MN 55944

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320 WEST BROADWAY  
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PLAINVIEW, MN 55964

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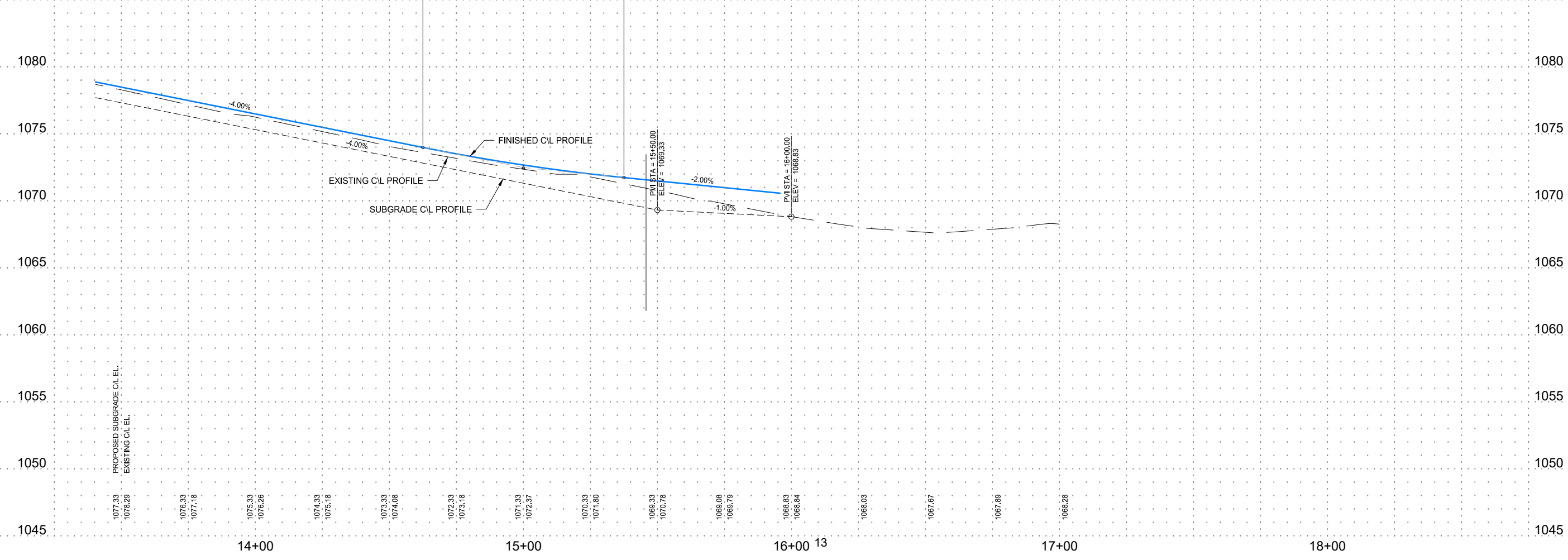
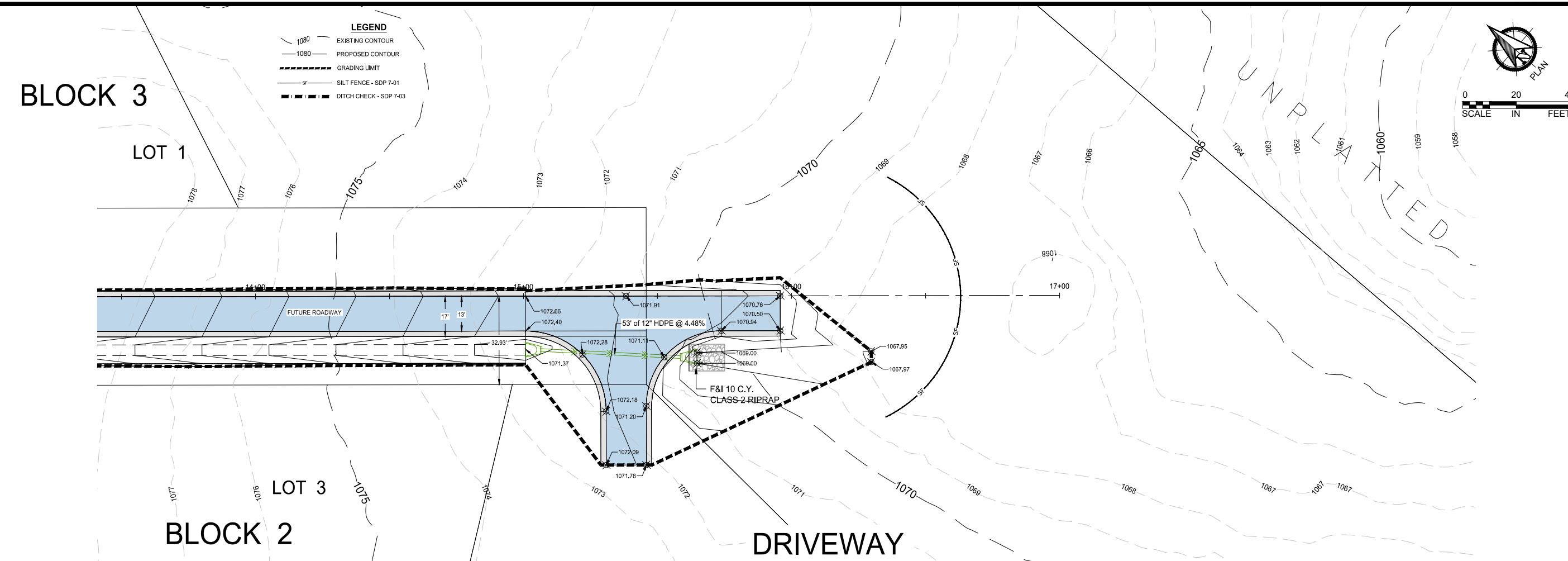
*Daniel J. Zemke*  
Daniel Zemke  
25008 05/06/2026  
Number Date

REV.	DATE	DESCRIPTION

RIVER RIDGE FIFTH  
ORONOCO TOWNSHIP, MINNESOTA  
PLAN AND PROFILE

THIS DOCUMENT WAS PREPARED FOR BIDDING PURPOSES ONLY AND NOT TO BE USED FOR CONSTRUCTION

SCALE: AS SHOWN  
DATE: 05/06/2026  
DRAWN BY: CJK  
JOB NUMBER: 052-213605  
DWG. FILE:



5/8/2026 11:35:54 AM



See GDP  
File 99-1

JAS

Gregg P. Geerdes  
590 Frederichs DR NW  
Rochester, MN 55901  
RE: River Ridge First Subdivision – Outlot B  
February 2, 2021

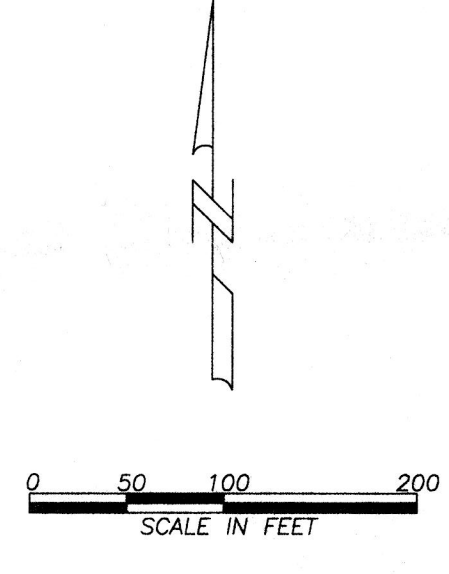
Dear Mr. Geerdes,

You contacted me and we spoke last Friday afternoon. You were referred to me because I worked at the planning department at the time the River Ridge First Subdivision was approved in the late 1990's. I was unfamiliar with the topic you had questions about – specifically the status and history of an outlot located along the back of your lot (Lot 3. Block 2, River Ridge 1<sup>st</sup> Subdivision). I told you I'd check our files and get back to you with what I found out.

I researched our files and found four land subdivision actions applicable to your property and the outlot in question. I have enclosed copies of the four actions taken and identified the order of the action from first to fourth in a pink numeral in the upper right corner. Each stapled packet is in reverse chronological order from action to initial review. The order of applications was first a General Development Plan approved in December 1998; second the preliminary plat of River Ridge First Subdivision in December 1998; third the Final Plat of River Ridge First Subdivision in February of 1999 and the last action a "revised" GDP approved (post River Ridge First Subdivision approval) in April of 1999. With this information you now have as much as the public knew about the intent and use of "Outlot B".

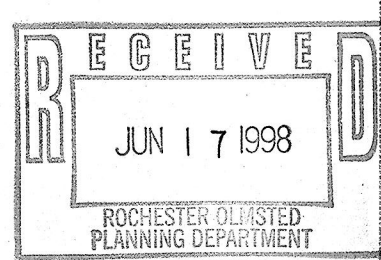
The land that was eventually platted as "Outlot B" in River Ridge First Subdivision, was identified as "Open Space" on both versions of General Development Plans. There was never any discussion before the County Planning Commission or the County Board as to why it was so identified by the developers of the subdivision(s) as "open space". The Olmsted County Subdivision Ordinance in 1998 and up to today, has no requirement

# GENERAL DEVELOPMENT PLAN RIVER RIDGE SECTION 26 & 27 ORONOCO TOWNSHIP



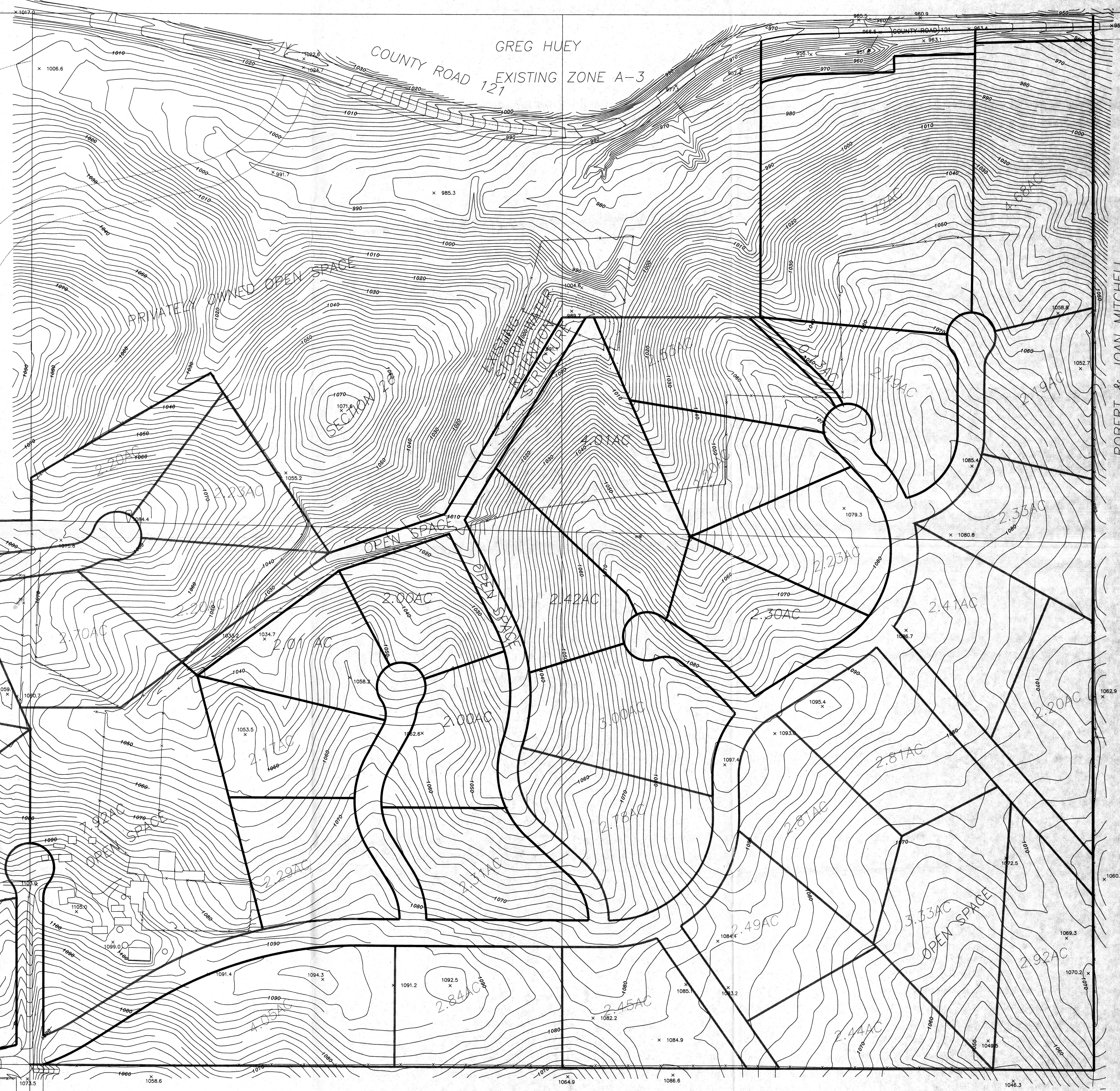
**MCA**  
LAND SURVEYORS  
4900 HIGHWAY 63 S  
ROCHESTER, MN 55904  
(507) 281-5700  
FAX (507) 280-4558

PROPOSED DENSITY  
3.9 AC PER LOT



CHARLES & GLORY HARWOOD  
EXISTING ZONE A-3

SECTION 27



J & C KOENIGS

D & C KAPLER

ROBERT & JOAN MITCHELL  
EXISTING ZONE A3

ERLAND BOELTER  
TOWNSHIP ROAD  
EXISTING ZONE A-3

STEVE ALLEN

EXISTING ZONE A-3



# RIVER RIDGE FIFTH SUBDIVISION

INSTRUMENT OF DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS: That RIVER RIDGE PROPERTIES LLC, a Minnesota limited liability company, owner and proprietor of the following described property situated in the City of Rochester, State of Minnesota, to wit:

OUTLOT B, RIVER RIDGE FIRST SUBDIVISION, Olmsted County, Minnesota

AND

OUTLOT A, PROVIDENTIA HILLS, Olmsted County, Minnesota.

AND

That part of the Southwest Quarter of Section 26, Township 108 North, Range 14 West, Olmsted County, Minnesota, lying southerly of the centerline of State Aid Highway No. 121, except the following parcels:

1. The real property platted as River Ridge First Subdivision, Olmsted County, Minnesota
2. The real property platted as River Ridge Second Subdivision, Olmsted County, Minnesota
3. The real property platted as River Ridge Third Subdivision, Olmsted County, Minnesota
4. That part of the Southwest Quarter of Section 26, Township 108 North, Range 14 West, Olmsted County, Minnesota, described as follows:

Beginning at the northwest corner of said Southwest Quarter; thence southerly on an assumed azimuth from north of 180°00'00" along the west line of said Southwest Quarter 1.85 feet to the centerline of County Road No. 121 and the point of beginning; thence continue southerly 180°00'00" azimuth along said west line 1152.19 feet; thence northeasterly 59°29'30" azimuth 512.93 feet; thence southeasterly 146°34'07" azimuth 535.39 feet; thence easterly 71°10'00" azimuth 300.00 feet; thence northeasterly 30°36'45" azimuth 567.35 feet; thence easterly 89°53'15" azimuth 489.68 feet; thence northerly 359°53'15" azimuth 688.27 feet to the centerline of said County Road No. 121; thence southwesterly 207.97 feet along said centerline on a nontangential curve concave southeasterly having a radius of 520.87 feet, a central angle of 22°52'38", and a chord azimuth of 244°03'22"; thence southwesterly 232°37'02" azimuth along said centerline 123.32 feet; thence westerly 206.61 feet along said centerline on a nontangential curve concave northerly having a radius of 300.00 feet and a central angle of 39°27'38"; thence westerly 272°04'40" azimuth along said centerline 23.39 feet; thence westerly 369.65 feet along said centerline on a tangential curve concave northerly having a radius of 1250.00 feet and a central angle of 16°56'37"; thence westerly 289°01'17" azimuth along said centerline 223.12 feet; thence westerly 275.43 feet along said centerline on a tangential curve concave southerly having a radius of 2000.00 feet and a central angle of 07°53'26"; thence westerly 281°07'51" azimuth along said centerline 175.63 feet; thence westerly 279°31'49" azimuth along said centerline 156.71 feet; thence westerly 277°57'20" azimuth along said centerline 133.57 feet to the point of beginning.

Has caused the same to be surveyed and platted as RIVER RIDGE FIFTH SUBDIVISION. In witness whereof, RIVER RIDGE PROPERTIES LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

XXXXXXXXXXXXXXXXXX, Vice President

SIGNED: RIVER RIDGE PROPERTIES LLC

STATE OF MINNESOTA  
COUNTY OF OLMSTED

This instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ by XXXXXXXXXXXXXXXXXXXX, Vice President of RIVER RIDGE PROPERTIES LLC, a Minnesota limited liability company.

Notary Printed Name \_\_\_\_\_ Notary Public, Olmsted County, MN  
My Commission Expires \_\_\_\_\_

SURVEYOR'S CERTIFICATE

I Reinhold W. Ziemann 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\_\_\_\_.

Reinhold W. Ziemann, Licensed Land Surveyor  
Minnesota License No. 59823

STATE OF MINNESOTA  
COUNTY OF DODGE

This instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ by Reinhold W. Ziemann.

Notary Printed Name \_\_\_\_\_ Notary Public, Dodge County, MN  
My Commission Expires \_\_\_\_\_

PROPERTY RECORDS AND LICENSING

Taxes payable in the year 20\_\_\_\_ on the land herein described have been paid, there are no delinquent taxes and transfer entered this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

DOCUMENT NUMBER \_\_\_\_\_

I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and was duly recorded in the Olmsted County Records.

Director of Property Records & Licensing

Deputy

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\_\_\_\_.

Olmsted County Surveyor

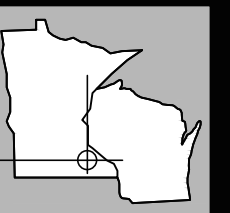
CITY APPROVAL  
CITY OF ROCHESTER  
COUNTY OF OLMSTED  
STATE OF MINNESOTA

This plat of CREEKVIEW MEADOWS SECOND was approved by the Community Development Department of Rochester, Minnesota on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, and hereby certifies compliance with all requirements as set forth in Minnesota Statutes, Section 505.03, Subd.1.

Community Development Director

PROJECT NUMBER: 4526\5089 COMPUTER FILE: 5089SF05.DWG

**WSE MASSEY**  
ENGINEERING & LAND SURVEYING, INC.  
P.O. BOX 100, KASSON, MN 55944  
PH. NO. 507-634-4505, EMAIL SURVEY@WSEENGINEERING



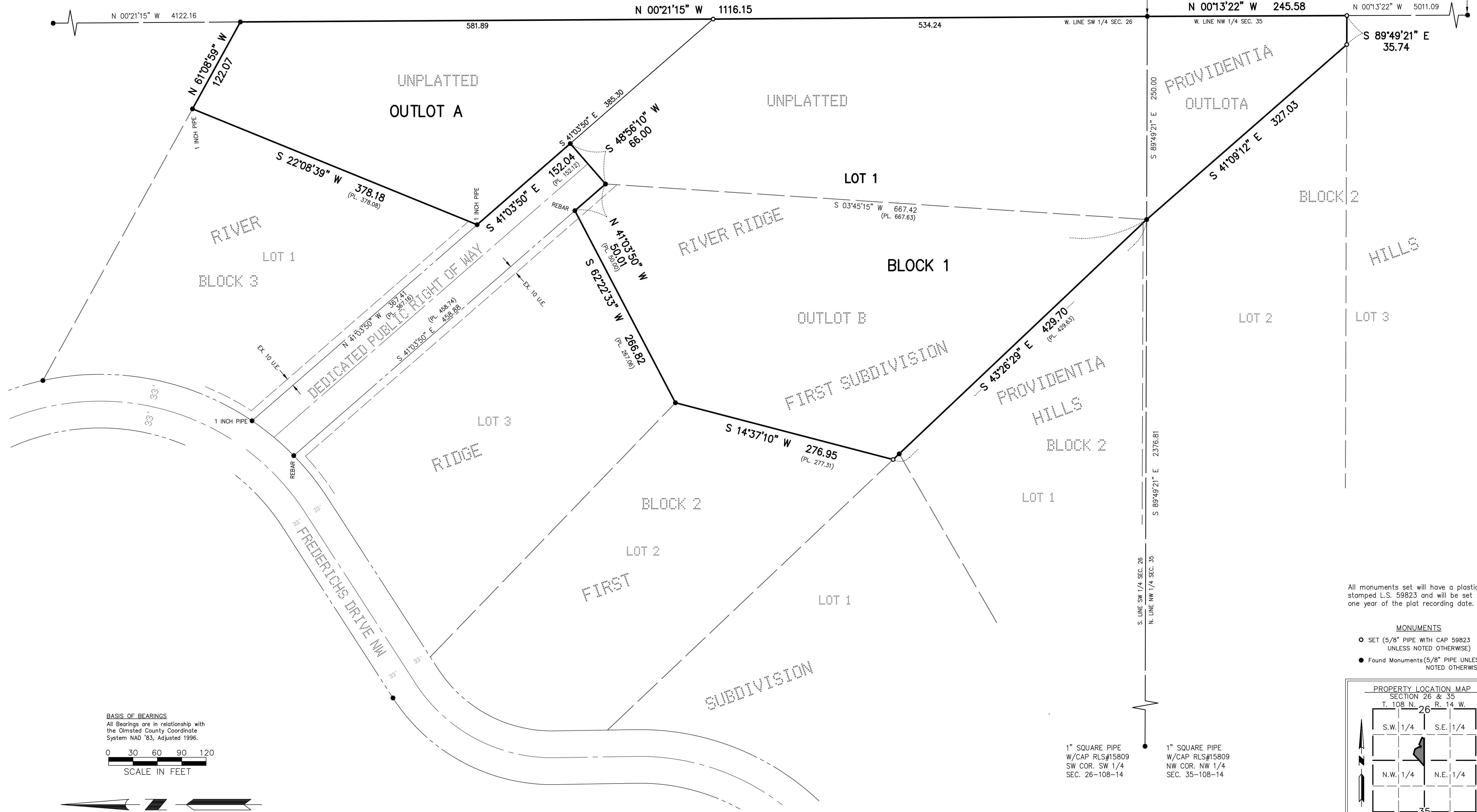
# RIVER RIDGE FIFTH SUBDIVISION

CAST IRON MONUMENT  
SE COR. NW 1/4  
SEC. 26-108-14

CAST IRON MONUMENT  
SE COR. SW 1/4  
SEC. 26-108-14

CAST IRON MONUMENT  
NE COR. NW 1/4  
SEC. 35-108-14

1" SQUARE PIPE  
W/CAP RLS#15809  
SE COR. NW 1/4  
SEC. 35-108-14



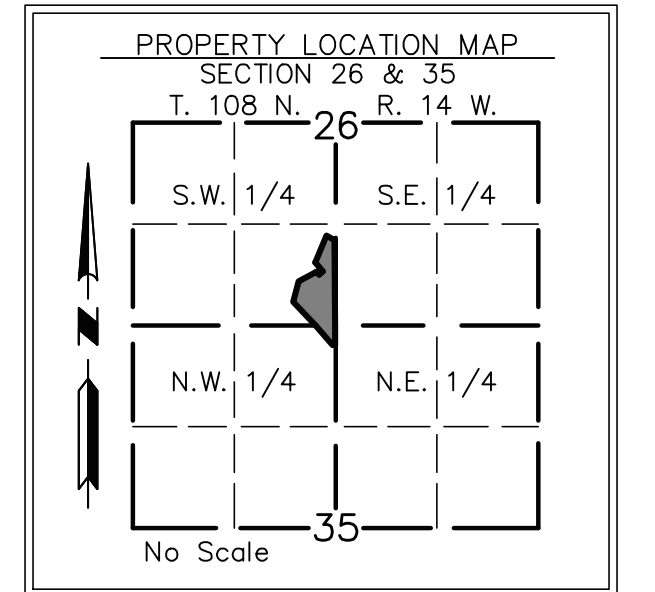
**BASIS OF BEARINGS**  
All Bearings are in relationship with the Olmsted County Coordinate System NAD '83, Adjusted 1996.

0 30 60 90 120  
SCALE IN FEET



All monuments set will have a plastic cap stamped L.S. 59823 and will be set within one year of the plat recording date.

- MONUMENTS**
- SET (5/8" PIPE WITH CAP 59823 UNLESS NOTED OTHERWISE)
  - Found Monuments (5/8" PIPE UNLESS NOTED OTHERWISE)



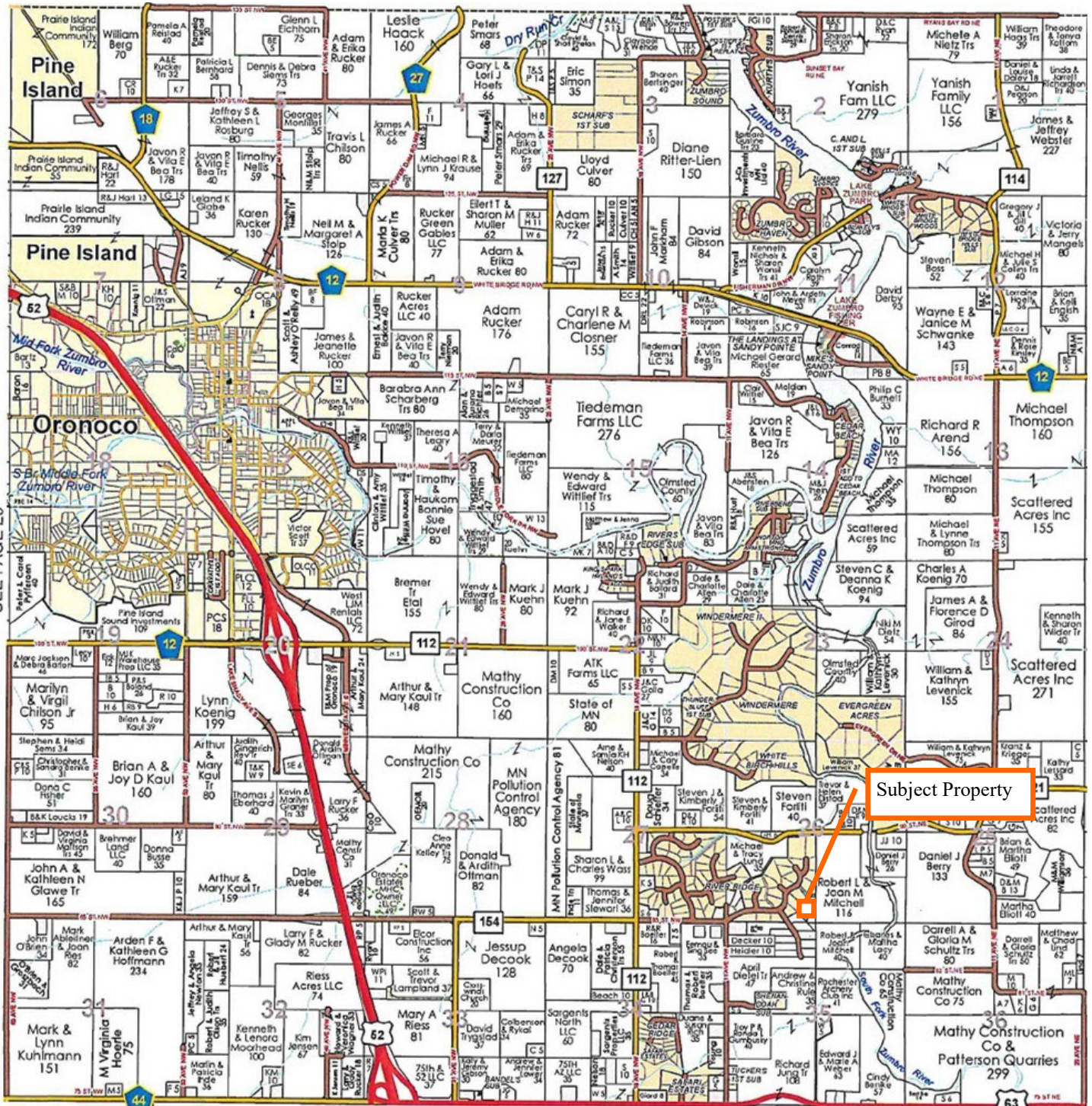
1" SQUARE PIPE  
W/CAP RLS#15809  
SW COR. SW 1/4  
SEC. 26-108-14

1" SQUARE PIPE  
W/CAP RLS#15809  
NW COR. NW 1/4  
SEC. 35-108-14

PROJECT NUMBER: 4526\5089 COMPUTER FILE: 5089SF05.DWG

**WSE MASSEY**  
ENGINEERING & LAND SURVEYING, INC.  
P.O. BOX 100, KASSON, MN 55944  
PH. NO. 507-634-4505, EMAIL SURVEY@WSEENGINEERING

# PLAT MAP



Subject Property

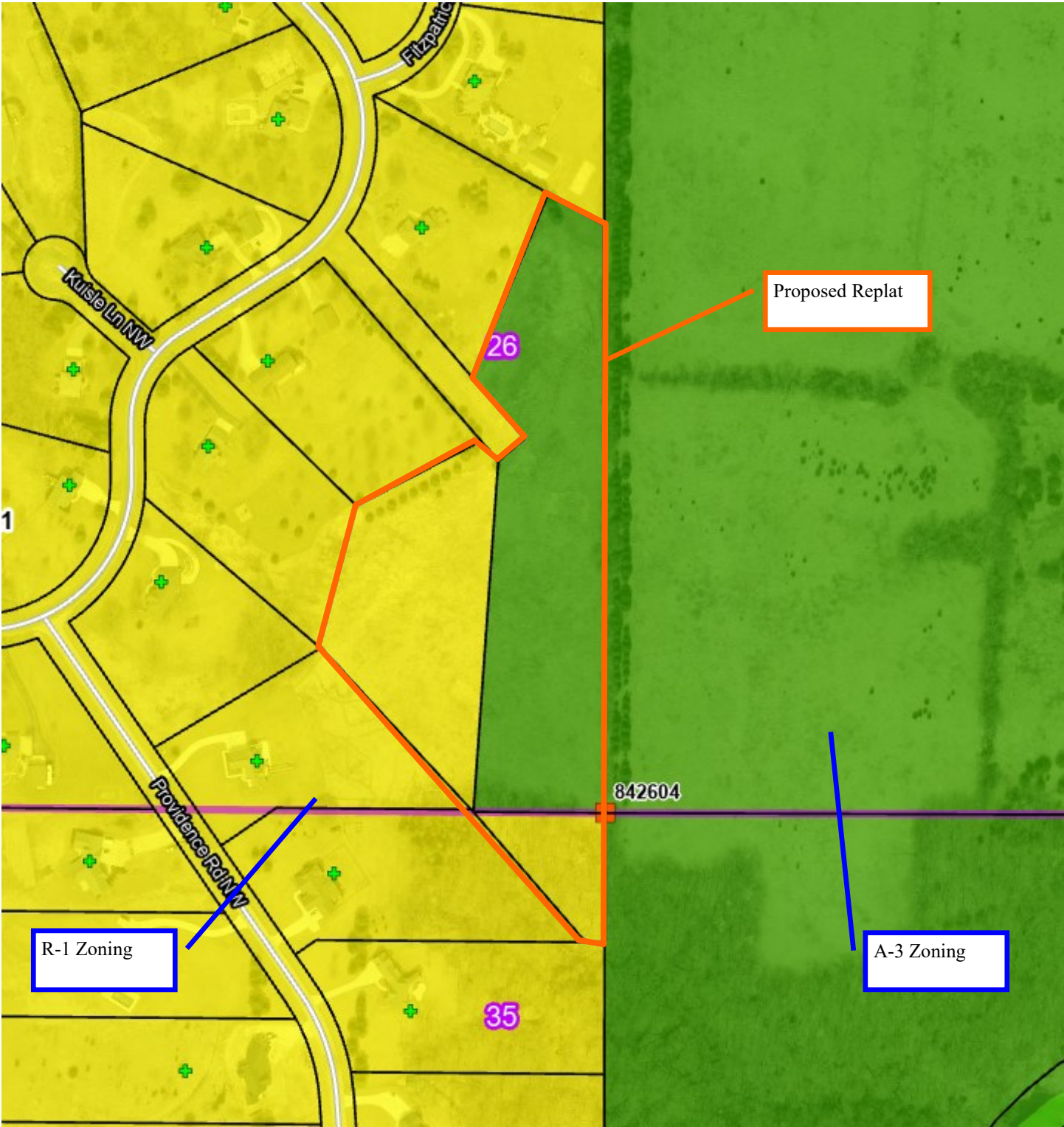
TCPA  
 4111 11th Avenue SW  
 Rochester, MN 55902  
 www.tcpamn.org  
 507-529-0774

# AERIAL MAP



TCPA  
4111 11th Avenue SW  
Rochester, MN 55902  
[www.tcpamn.org](http://www.tcpamn.org)  
507-529-0774

# ZONING MAP



R-1 Zoning

Proposed Replat

A-3 Zoning

TCPA  
4111 11th Avenue SW  
Rochester, MN 55902  
www.tcpamn.org  
507-529-0774