

RIVERVIEW ESTATES

KNOW ALL MEN BY THESE PRESENTS: That S.V.S. Properties, Inc., a Minnesota corporation, owner and proprietor of the following described property situated in the County of Pine, State of Minnesota, to wit:

That portion of the W1/2 NE1/4 of Section 33, Township 39 North, Range 21 West of the 4th Principal Meridian, Pine City, Pine County, Minnesota, more particularly described as follows, to-wit:

Commencing at the intersection of the North line of Second Avenue with the East line of 5th Street, according to the recorded plat of the Original Townsite of Pine City, Minnesota; thence North along said East line of 5th Street 180.0 feet; thence East parallel with the North line of said Second Avenue 158.0 feet; thence Northwesterly deflecting to the left 103 degrees 09 minutes a distance of 66.75 feet to a point 245.0 feet North, as measured at right angles from the north line of said Second Avenue and the True Point of Beginning; thence North parallel with said East line of 5th Street 115.0 feet to the intersection with the Easterly extension of the North line of First Avenue; thence West along said Easterly extension 142.82 feet to the said East line of 5th Street; thence North along said East line of 5th Street to the South bank of the Snake River, thence Easterly along said South bank to the intersection with the Northerly extension of a line drawn parallel with and distant 10.0 feet Westerly, as measured at right angles from the St. Croix Valley Railroad Company's (formerly The Burlington Northern and Santa Fe Railway Company) most Westerly spur track centerline, as now located and constructed; thence Southerly along the last described parallel line to the Northeast corner of Parcel 3 of three parcels of land described in Quitclaim Deed from Burlington Northern Railroad Company to Glacier Park Company filed for record June 14, 1989 as Microfilm No. 310052 in the Office of County Recorder in and for said County; thence West along a line drawn parallel with and distant 245.0 feet North, as measured at right angles from the North line of said Second Avenue a distance of 84.43 feet to the True Point of Beginning

AND

That portion of the W1/2 NE1/4 of Section 33, Township 39 North, Range 21 West of the 4th Principal Meridian, Pine City, Pine County, Minnesota, more particularly described as follows, to-wit:

Beginning at a point on the East line of 5th Street distant 180.0 feet North of the North line of Second Avenue, according to the recorded plat of the Original Townsite of Pine City, Minnesota, said point being the Northwest corner of that certain parcel of land described in Quitclaim Deed from Burlington Northern Railroad Company to Abandoned Land Corporation dated July 23, 1992 (microfilm No. 329437); thence East parallel with the North line of Second Avenue 158.0 feet; thence Northwesterly, deflecting to the left 103 degrees 09 minutes a distance of 66.75 feet to a point 245.0 feet North, as measured at right angles from the North line of said Second Avenue; thence North parallel with the East line of 5th Street 115.0 feet to the intersection with the Easterly extension of the North line of First Avenue; thence West along said Easterly extension 142.81 feet to the East line of 5th Street; thence South along said East line 180.0 feet to the Point of Beginning.

Has caused the same to be surveyed and platted as RIVERVIEW ESTATES, and does hereby and dedicate to the public for public use forever the drive and also dedicate the easements as shown on this plat for drainage and utility purposes only.

In witness whereof said S.V.S. Properties, Inc., a Minnesota corporation, has caused these presents to be signed by its proper officers this 14th day of November, 2001.
By: S.V.S. Properties, Inc.

STATE OF MINNESOTA) COUNTY OF Washington

The foregoing instrument was acknowledged before me this 14th day of November, 2001 by Ronald M. Vanelli President and by Suzanne A. Strand Secretary of S.V.S. Properties, Inc., a Minnesota corporation, on behalf of the corporation.

CYNTHIA T. STRAND
NOTARY PUBLIC - MINNESOTA
My Commission Expires 1-31-2005

Notary Public, Washington County, Minnesota
My Commission Expires

CYNTHIA T. STRAND
NOTARY PUBLIC - MINNESOTA
My Commission Expires 1-31-2005

I hereby certify that I have surveyed and platted the property described on this plat as RIVERVIEW ESTATES, that this plat is a correct representation of the survey; that all distances are correctly shown on the plat in feet and hundredths of a foot; that all monuments will be correctly placed in the ground within one year of recording, that the outside boundary lines are correctly designated on the plat and that there are no wet lands as defined by Minnesota Statutes Section 505.02, Subd. 1, or public highways to be designated other than as shown.

John A. Renko
John A. Renko, Land Surveyor
Minnesota License No. 25344

STATE OF MINNESOTA)
COUNTY OF RAMSEY

The foregoing Surveyor's Certificate was acknowledged before me this 17th day of October, 2001 by John A. Renko, Land Surveyor, Minnesota License No. 25344.

Alan Irwin
Notary Public, Anoka County, Minnesota
My Commission Expires Jan. 31, 2005

ALAN IRWIN
NOTARY PUBLIC - MINNESOTA
ANOKA COUNTY
My Comm. Expires Jan. 31, 2005

CITY OF PINE CITY, MINNESOTA

Approved by the City Council of Pine City, Minnesota, this 1st day of August, 2001, and is in compliance with the provision of Chapter 505.03, Subdivision 2 of the Minnesota Statutes.

CITY ATTORNEY

This plat was approved as to form and execution this 14th day of November, 2001.

COUNTY AUDITOR

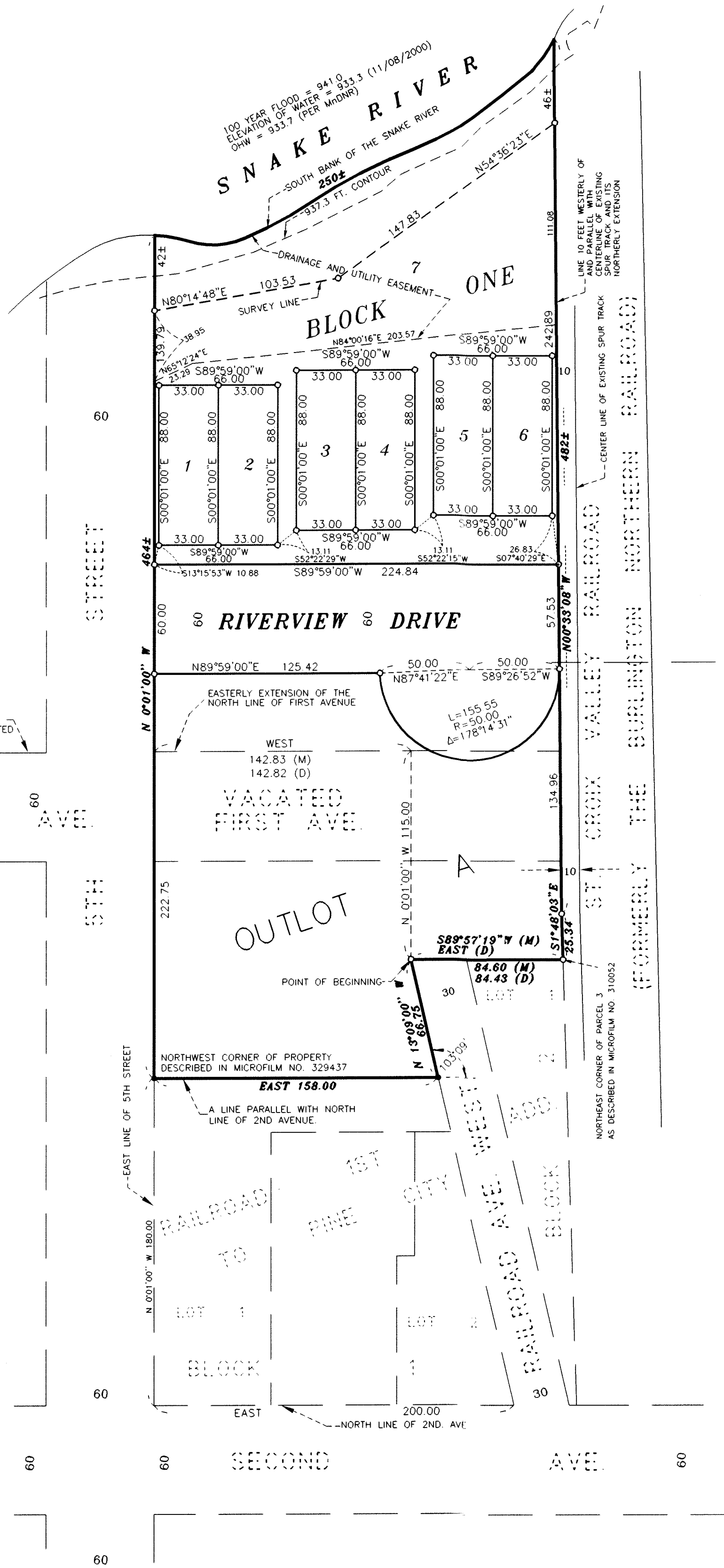
No delinquent taxes and transfer entered this 15th day of September, 2001.

COUNTY TREASURER

I hereby certify that the taxes for the year 2001 on the property described herein are paid this 15th day of November, 2001.

COUNTY RECORDER

Document No. 403468
I hereby certify that this instrument was filed in the Office of the County Recorder for record on this 15th day of November, 2001 at 1 o'clock P M and was duly recorded in Pine County Records.



NOTES:

THE ORIENTATION OF THE BEARING SYSTEM IS BASED ON THE EAST LINE OF FIFTH STREET BEING ASSIGNED A BEARING OF N 0°01'00" W.
LAND BELOW 937.3 CONTOUR IS CONTAINED WITHIN FLOWAGE EASEMENT PER BOOK 142 OF DEEDS, PG. 339 AND OFFICE MEMORANDUM ISSUED BY STATE OF MINNESOTA, DNR DATED 12/16/1994.

BENCHMARK:

MNDOT BRASS DISC (STAMPED 5805 H RESET 1978) ON TOP OF SOUTHEAST WING WALL OF PINE COUNTY BRIDGE NO. 58510 LOCATED ON COUNTY ROAD 61 OVER SNAKE RIVER. ELEVATION = 945.34

LEGEND

- DENOTES IRON MONUMENT FOUND
- DENOTES 1/2 INCH IRON PIPE MONUMENT SET WITH PLASTIC CAP MARKED 25344
- (M) DENOTES MEASURED
- (D) DENOTES DEED

