

MURPHY'S RIVER BEND

CHENGWATANA TOWNSHIP, PINE COUNTY

KNOW ALL PERSONS BY THESE PRESENTS that the Estate of Helen G. Patton, Deceased, fee owner, and Ronald P. Murphy and Elvira Joyce Murphy, husband and wife, contract purchasers of the following described property situated in the County of Pine and the State of Minnesota:

That part of the Northeast Quarter of the Southeast Quarter, lying northerly and easterly of the Snake River, of Section 28, Township 39, Range 20, and also that part of the North Half of the Southwest Quarter, lying northerly and easterly of the Snake River, of Section 27, Township 39, Range 20, all in Pine County, Minnesota, more particularly described as follows:

Beginning at the quarter corner common to said Sections 27 and 28; thence North 89 degrees 47 minutes 48 seconds East on an assumed bearing along the north line of said North Half of said Southeast Quarter a distance of 1367.00 feet; thence South 01 degrees 26 minutes 16 seconds East a distance of 763.59 feet; thence South 88 degrees 33 minutes 44 seconds West a distance of 66.00 feet; thence South 1 degree 26 minutes 16 seconds East a distance of 104 feet, more or less, to the center of Bass Creek; thence in a generally southwest direction along the centerline of Bass Creek and its extension southwesterly to the thread or main channel of the Snake River; thence westerly and northwesterly along said thread or main channel of the Snake River to the north line of said Northeast Quarter of the Southeast Quarter of Section 28; thence North 89 degrees 32 minutes 29 seconds West along said north line of said Northeast Quarter a distance of 175 feet, more or less, to an iron pipe monument on the east bank of the river; thence continuing North 89 degrees 32 minutes 29 seconds West along said north line of said Northeast Quarter a distance of 1060.44 feet to the point of beginning.

Have caused the same to be surveyed and platted as MURPHY'S RIVER BEND and do hereby donate and dedicate to the public for the public use forever the Township Road and Patton's River Lane and utility and drainage easements as shown on the plat.

In witness whereof said Estate of Helen G. Patton, Deceased, has caused these presents to be signed this 27TH day of SEPTEMBER, 1984. In witness whereof said Ronald P. Murphy and Elvira Joyce Murphy, husband and wife, have caused these presents to be signed this 27TH day of SEPTEMBER, 1984.

The Estate of Helen G. Patton, Deceased

Maryann E. Croteau
Maryann E. Croteau, Personal Representative
of the Estate of Helen G. Patton, Deceased

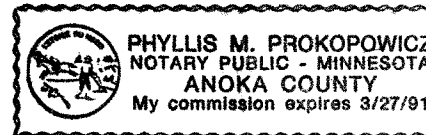
Ronald P. Murphy
Ronald P. Murphy

Elvira Joyce Murphy
Elvira Joyce Murphy

State of Minnesota
County of ANOKA

The foregoing instrument was acknowledged before me this 27TH day of SEPTEMBER, 1984, by Maryann E. Croteau, Personal Representative of the Estate of Helen G. Patton, Deceased.

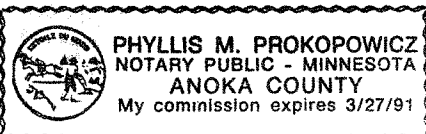
Phyllis M. Prokopowicz
Notary Public, Anoka County, Minnesota
My Commission Expires March 27, 1991



State of Minnesota
County of ANOKA

The foregoing instrument was acknowledged before me this 27TH day of SEPTEMBER, 1984, by Ronald P. Murphy and Elvira Joyce Murphy, husband and wife.

Phyllis M. Prokopowicz
Notary Public, Anoka County, Minnesota
My Commission Expires March 27, 1991



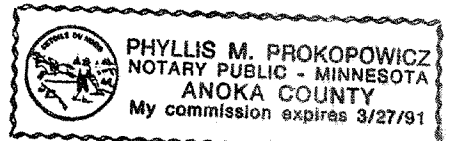
I, Ron Murphy, hereby certify that I have surveyed and platted the property described in the dedication of this plat as MURPHY'S RIVER BEND, that this plat is a correct representation of the survey; that the distances are correctly shown on the plat; that all monuments have been correctly placed in the ground as shown; that the outside boundary lines are correctly designated on the plat; and that there are no wetlands, easements or public highways to be designated on said plat other than as shown thereon.

Ron Murphy
Ron Murphy, Minnesota Registered Land Surveyor
License No. 10832

State of Minnesota
County of ANOKA

The foregoing instrument was acknowledged before me this 27th day of SEPTEMBER, 1984, by Ron Murphy, Land Surveyor Number 10832.

Phyllis M. Prokopowicz
Notary Public, Anoka County, Minnesota
My Commission Expires March 27, 1991



I hereby certify that the taxes for the year 1983 and all prior years on the property described herein are paid.

Lawrence D. Berreault
County Auditor, Pine County, Minnesota

I hereby certify that the taxes for the year 1984 on the property described herein are paid.

Paul A. Blahnik
County Treasurer, Pine County, Minnesota

The plat of MURPHY'S RIVER BEND was accepted and approved by the County Board of Pine County, Minnesota, at a regular meeting thereof held this 3 day of October, 1984.

Chester Amundson Chairman
Lawrence D. Berreault Auditor

This plat was approved as to form and execution on this 11 day of October, 1984.

John K. Carlson
County Attorney, Pine County, Minnesota

I hereby certify that the plat of MURPHY'S RIVER BEND was filed in this office on this 11 day of October, 1984, at 10 o'clock A.M., Micro. Number 284444.

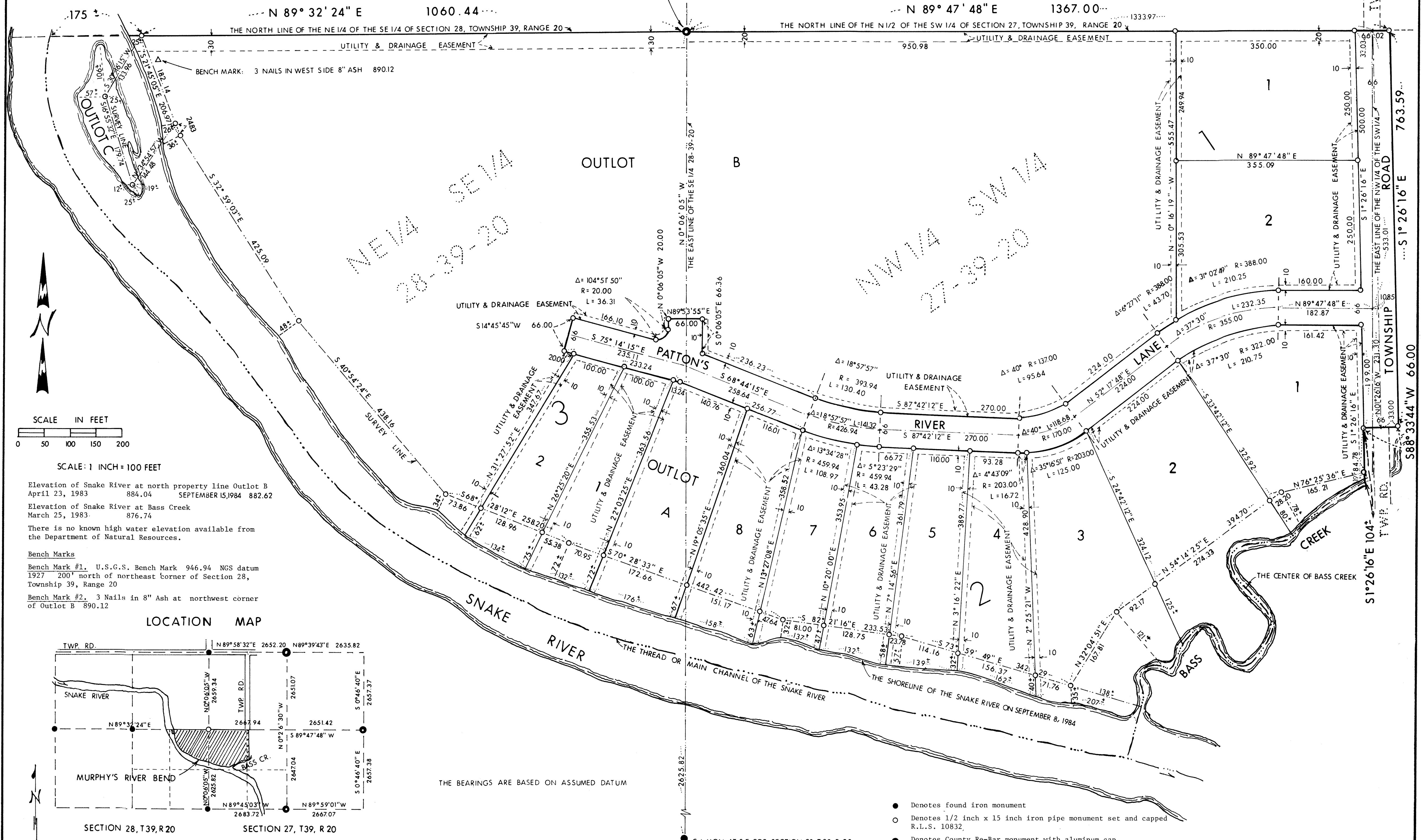
Frances Southwick
County Recorder, Pine County, Minnesota

MURPHY'S RIVER BEND

CHENGWATANA TOWNSHIP, PINE COUNTY

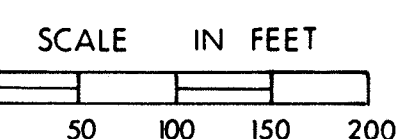
1 1/4" IRON PIPE AT N.E. COR. SECTION 28, T39, R20

THE QUARTER CORNER COMMON TO SECTIONS 27 AND 28, T 39, R 20



NE 1/4 SE 1/4 28-39-20

NW 1/4 SW 1/4 27-39-20



SCALE: 1 INCH = 100 FEET

Elevation of Snake River at north property line Outlot B
 April 23, 1983 884.04 SEPTEMBER 15, 1984 882.62
 Elevation of Snake River at Bass Creek
 March 25, 1983 876.74

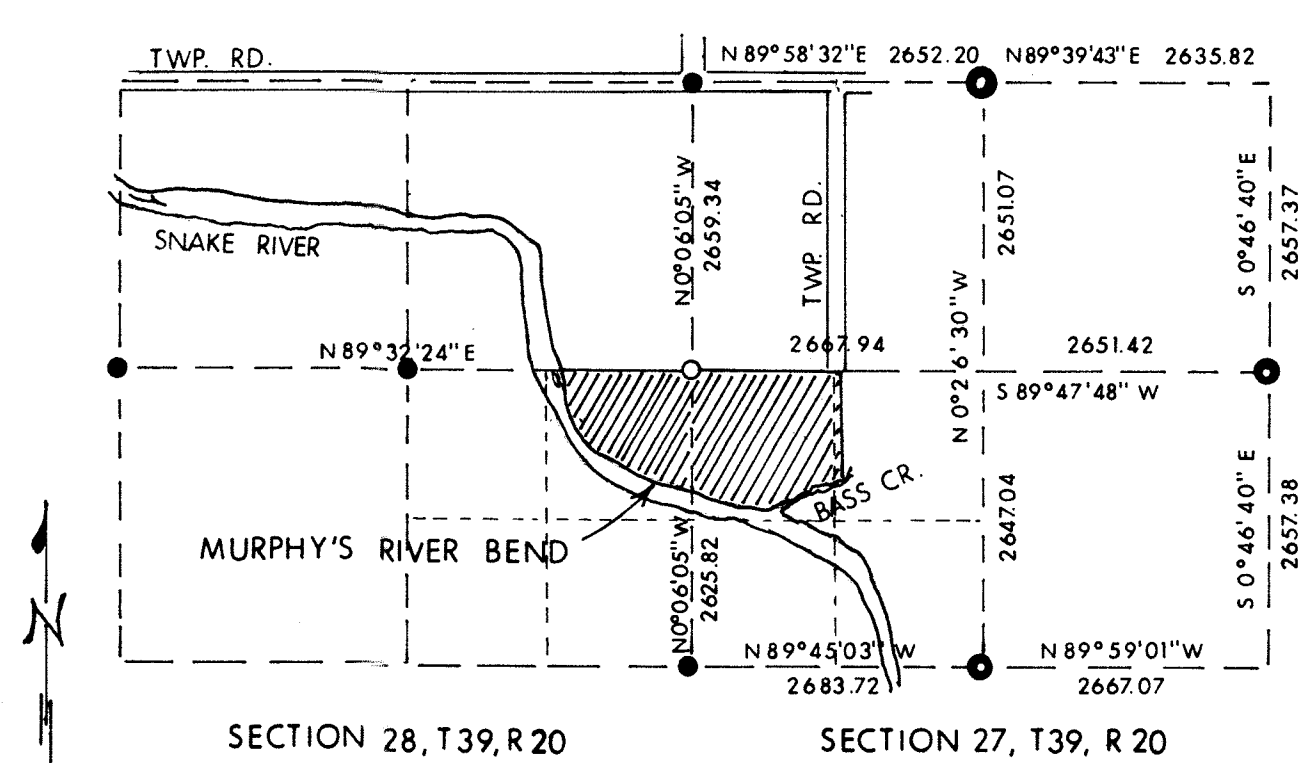
There is no known high water elevation available from the Department of Natural Resources.

Bench Marks

Bench Mark #1. U.S.G.S. Bench Mark 946.94 NGS datum 1927 200' north of northeast corner of Section 28, Township 39, Range 20

Bench Mark #2. 3 Nails in 8" Ash at northwest corner of Outlot B 890.12

LOCATION MAP



SECTION 28, T39, R20 SECTION 27, T39, R20

NOT TO SCALE

THE BEARINGS ARE BASED ON ASSUMED DATUM

- Denotes found iron monument
- Denotes 1/2 inch x 15 inch iron pipe monument set and capped R.L.S. 10832
- Denotes County Re-Bar monument with aluminum cap

● C.I. MON. AT S.E. COR. SECTION 28, T39, R20