

HOLLERS POINT ON CROSS LAKE

PART OF SECTIONS 27 & 34, TOWNSHIP 39 NORTH, RANGE 21 WEST,
4TH PRINCIPAL MERIDIAN, PINE COUNTY, MINNESOTA

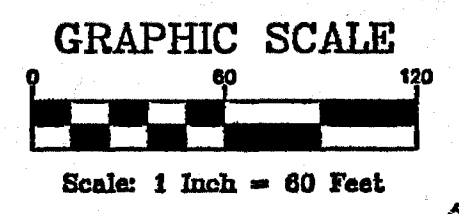
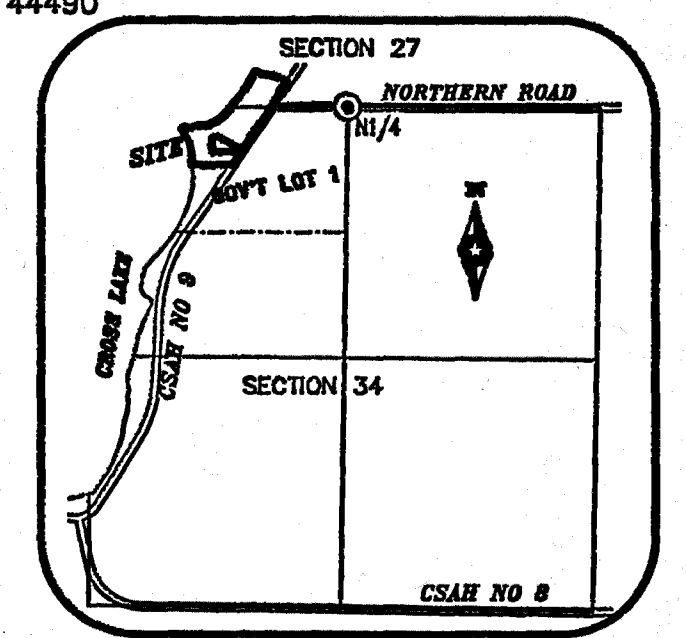
PINE CITY TOWNSHIP
PINE COUNTY, MN

- LEGEND**
- DENOTES RECORDED PINE COUNTY LAND SURVEY MONUMENT
 - ⊗ DENOTES MAG NAIL FOUND
 - ⊙ DENOTES 1/2" IRON PIPE FOUND MARKED RUDE 8195, UNLESS NOTED
 - ⊙ DENOTES 1/2" X 14" REBAR SET, MARKED KROSCHEL 44490
 - ⊙ DENOTES MAG NAIL SET
 - DENOTES DELINEATED WET LAND
 - - - DENOTES WATER'S EDGE

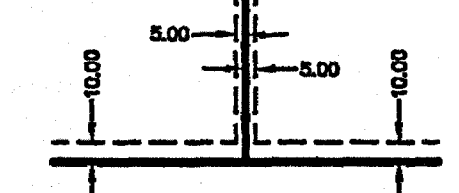
Benchmark
Top Nut of Fire Hydrant on north side of 2nd Avenue NE in Pine City, approx 200 feet west of shoreline of Cross Lake. Elevation: 944.40 feet (NAVD 88)



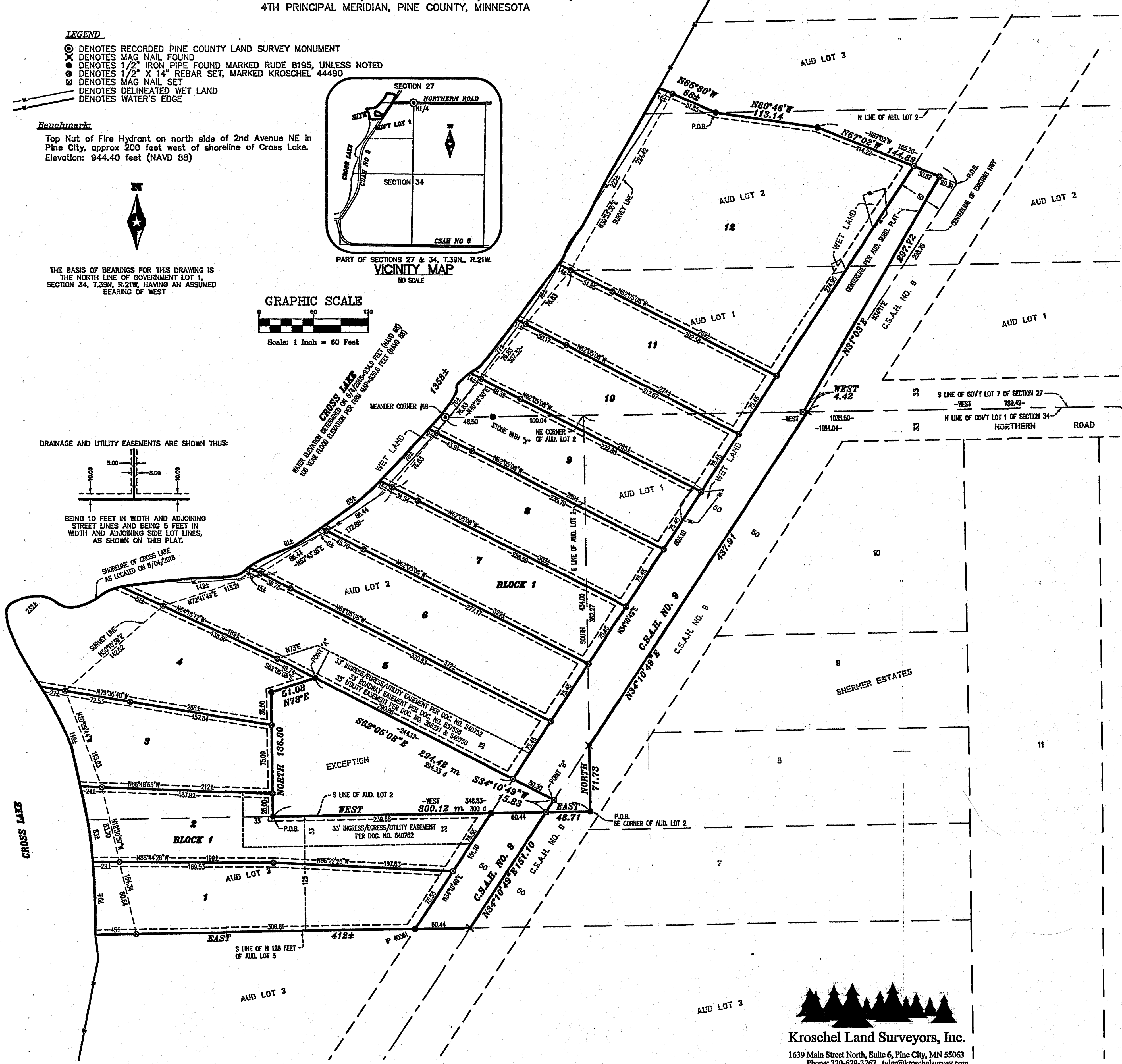
THE BASIS OF BEARINGS FOR THIS DRAWING IS THE NORTH LINE OF GOVERNMENT LOT 1, SECTION 34, T.39N, R.21W, HAVING AN ASSUMED BEARING OF WEST



DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



BEING 10 FEET IN WIDTH AND ADJOINING STREET LINES AND BEING 5 FEET IN WIDTH AND ADJOINING SIDE LOT LINES, AS SHOWN ON THIS PLAT.



KNOW ALL MEN BY THESE PRESENTS: That T L Foster Investments LLC, a Limited Liability Company, fee owner of the following described property situated in the County of Pine, State of Minnesota, to wit:

Part of Lot One (1) North of Lot Three (3) and West of center line of County State Aid Highway No. 9, subject to highway easement, Auditor's Subdivision of Government Lot One (1), Section Thirty-four (34), Township Thirty-nine (39), Range Twenty-one (21), Pine County, Minnesota.

AND

Lot Two (2) of Auditor's Subdivision of Government Lot One (1), Section Thirty-four (34), Township Thirty-nine (39), Range Twenty-one (21), Pine County, Minnesota.

Subject to a 33 foot roadway easement over and across that part of Lot 2 which lies within a distance of 33 feet to the left of the line from Point "A" to Point "B" described below.

EXCEPT the following described parcel:

That Part of Lot 2, Auditor's Subdivision of Government Lot 1, Section 34, Township 39, Range 21, described as follows:

Commencing at the North quarter corner of said Section 34; thence on an assumed bearing of west, along the north line of said Government Lot 1, a distance of 1035.5 feet to the northeast corner of said Lot 2; thence on a bearing of South, along the east line of said Lot 2, a distance of 434 feet to the southeast corner of said Lot 2; thence on a bearing of South, along the south line of said Lot 2, a distance of 348.83 feet to the point of beginning of the property to be described; thence on a bearing of North 130 degrees East 73 degrees East 61.09 feet to Point "A"; thence South 62 degrees 05 minutes 03 seconds East 294.93 feet, more or less, to the center line of County Highway No. 9, this being Point "B"; thence southwesterly, along said center line, 15.69 feet, more or less, to the south line of said Lot 2; thence west, along said south line, 300 feet, more or less, to the point of beginning.

AND

The north 125 feet of Lot Three (3) of Auditor's Subdivision of Government Lot One (1), Section Thirty-four (34), Township Thirty-nine (39), Range Twenty-one (21), Pine County, Minnesota, LESS All that part of the North 125 feet of Lot 3 lying East of center line of County State Aid Highway No. 9, Auditor's Subdivision of Government Lot 1, Section 34, Township 39, Range 21.

AND

That part of Lots 1 and 2 lying west of State Aid Road Number Two of the Second Rearrangement of Auditor's Subdivision of Government Lots 5,6,7 & SE 1/4 of SE 1/4, Section 27, Township 39, Range 21, Pine County, Minnesota, LESS THE FOLLOWING PARCELS:

That part of Lots 1 and 2 lying west of State Aid Road Number Two of the Second Rearrangement of Auditor's Subdivision of Government Lots 5,6,7 & SE 1/4 of SE 1/4, Section 27, Township 39 North of Range 21 West, according to the recorded plat thereof which lies northerly of the following described line:

Commencing at the South quarter corner of Section 27, Township 39, Range 21, Pine County, Minnesota; thence on an assumed bearing of West along the South line of Government Lot 7 of said Section 27, a distance of 769.49 feet; thence North 34 degrees 11 minutes East 298.78 feet to the point of beginning of the line to be described; thence North 67 degrees 02 minutes West 165.2 feet; thence North 80 degrees 48 minutes West 113.14 feet, more or less, to the North line of said Lot 2 of said Auditor's Subdivision and said line there terminating.

AND

That part of Lot 3 of the Second Rearrangement of Auditor's Subdivision of Government Lots 5,6,7 & SE 1/4 of SE 1/4, Section 27, Township 39, Range 21, Pine County, Minnesota, which lies southerly of the following described line:

Commencing at the South quarter corner of Section 27, Township 39, Range 21, Pine County, Minnesota; thence on an assumed bearing of West along the South line of Government Lot 7 of said Section 27, a distance of 769.49 feet; thence North 34 degrees 11 minutes East 298.78 feet; thence North 67 degrees 02 minutes West 165.2 feet; thence North 80 degrees 48 minutes West 113.14 feet, more or less, to the North line of said Lot 2 of said Auditor's Subdivision and the point of beginning of the line to be described; thence North 65 degrees 30 minutes West 67 feet, more or less, to the shore of Cross Lake and said line there terminating.

have caused the same to be surveyed and platted as HOLLERS POINT ON CROSS LAKE and do hereby dedicate to the public for public use forever C.S.A.H. No. 9 as shown on this plat. Also dedicating to the public for public use forever the easements as shown on this plat for drainage & utility purposes only.

In witness whereof said T L Foster Investments LLC, a Limited Liability Company, has caused the same to be signed by its proper officer this 27th day of September 2018.

Thomas L. Foster, Managing Member

STATE OF MINNESOTA)
COUNTY OF PINE)

The foregoing instrument by Thomas L. Foster, Managing Member of T L Foster Investments LLC, a Limited Liability Company, on behalf of the Company was acknowledged before me this 27th day of September 2018.

Cary R. Winner
Notary Public, Pine County, Minnesota
My Commission Expires January 31, 2021

I, Tyler J. Kroschel, do hereby certify: that this plat was prepared by me or under my direct supervision; and that I am a duly licensed land surveyor in the State of Minnesota; and that I have surveyed and platted the land described on this plat as HOLLERS POINT ON CROSS LAKE and that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on the plat; that all monuments of the plat have been correctly set; that as of the date of this certificate, all water boundaries and wet lands, as defined in Minnesota Statutes Section 505.01, Subd. 3, are shown and labeled on the plat; and that all public ways are shown and labeled on the plat.

Tyler J. Kroschel, Land Surveyor
Minnesota License No. 44490

Dated this 6th day of July 2018.

STATE OF MINNESOTA)
COUNTY OF PINE)

The foregoing Surveyor's Certificate was acknowledged before me this 6th day of July 2018, by Tyler J. Kroschel, Land Surveyor, Minnesota License No. 44490.

Cary R. Winner
Notary Public, Pine County, Minnesota
My Commission Expires January 31, 2021

Pursuant to MN Statutes, Section 505.021 Subd. 9(b), approved by the Board of Supervisors of the Township of Pine City, Pine County, Minnesota, this 10th day of November 2018 and is in compliance with the provisions of Section 505.03, Subd. 2.

Stephan Hall
Board Chairman

Pursuant to MN Statutes, Section 505.021 Subd. 9(b), approved by the Board of County Commissioners, Pine County, Minnesota this 3rd day of July 2018 and is in compliance with the provisions of Section 505.03, Subdivision 2, Minnesota Statutes.

Stephan Hall
Board Chairman

This plat was approved as to form and execution this 24th day of October 2018.

County Attorney

Pursuant to Minnesota Statutes, Section 572.12 and Section 505.021, Subd. 9(d), no delinquent taxes for the land described on this plat and transfer entered this 14th day of May 2018.

Cathy Clemmer (MCA)
County Auditor

Pursuant to Minnesota Statutes, Section 505.021 Subd. 9(d), I hereby certify that the taxes for the year 2018 on the property described herein are paid this 14th day of November 2018.

Cathy Clemmer
County Treasurer

Pursuant to MN Statutes, Section 505.021 Subd. 9(c) and Section 505.021 Subd. 11, I hereby certify that this plat has been reviewed and approved by the Pine County Surveyor, Pine County, Minnesota, this 24th day of October 2018.

County Surveyor

Kroschel Land Surveyors, Inc.
1639 Main Street North, Suite 6, Pine City, MN 55063
Phone: 320-629-3267 taylor@kroschelsurvey.com

Document No. 543557

Pursuant to Minnesota Statutes, Section 505.04 and Section 505.021 Subd. 9(c), I hereby certify that this instrument was filed for record in the Office of the County Recorder for record on this 14th day of November 2018, at 2:20 o'clock P.M. and was duly recorded in Pine County Records.

County Recorder