

PINE RIVER HEIGHTS 1ST ADD

KNOW ALL MEN BY THESE PRESENTS: That Dennis Frandsen and Company, Inc. a Minnesota Corporation, owner and proprietor of the following described property situate in the County of Pine, State of Minnesota, to-wit:

The Northwest Quarter of the Southwest Quarter of Section 24, Township 44, Range 21, Pine County, Minnesota.

And

The Northeast Quarter of the Southwest Quarter of Section 24, Township 44, Range 21, Pine County, Minnesota, except the South Half of the South Half of the South Half thereof.

And

That part of the Southwest Quarter of the Northeast Quarter of Section 24, Township 44, Range 21, Pine County, Minnesota, which lies southerly and westerly of Pine River.

And

That part of the Southeast Quarter of Section 24, Township 44, Range 21, Pine County, Minnesota, which lies northerly of the following described line:

Commencing at the northeast corner of the Southeast Quarter of said Section 24; Thence on an assumed bearing of South 0° 01' 39" West along the east line of said Southeast Quarter a distance of 1244.12 feet to the point of beginning of the line to be described; Thence on a bearing of West 100.0 feet; Thence South 0° 01' 39" West 29.84 feet; Thence on a bearing of West 966.60 feet; Thence North 6° West 223.06 feet; Thence northwesterly 155.72 feet along a tangential curve concave to the southwest having a radius of 113.38 feet and a central angle of 78° 41' 25"; Thence North 84° 41' 25" West tangent to said curve 693.77 feet; Thence westerly 209.77 feet along a tangential curve concave to the northeast having a radius of 578.79 feet and a central angle of 20° 45' 55"; Thence North 63° 55' 30" West tangent to said curve 220.46 feet; Thence South 38° 52' West 590.70 feet to the northeast corner of the South Half of the South Half of the Northeast Quarter of the Southwest Quarter of said Section 24 and said line there terminating.

Have caused the same to be surveyed and platted as PINE RIVER HEIGHTS 1ST ADDITION and do hereby donate and dedicate to the public for public use forever the roads and the drainage and utility easements as shown on this plat.

In witness whereof, Dennis Frandsen and Company, Inc., a Minnesota Corporation, has caused these presents to be signed by its proper officers and its corporate seal to be hereunto affixed this 19th day of August A.D., 19 82.

S I G N E D

DENNIS FRANDSEN AND COMPANY, INC.

Dennis Frandsen its President and Debra A. Jacobson its Secretary

State of Minnesota
County of Chisago

The foregoing instrument was acknowledged before me this 19th day of August A.D., 19 82, by Dennis Frandsen and Debra A. Jacobson of the Dennis Frandsen and Company, Inc., a Minnesota Corporation, on behalf of the corporation.

Jack J. Paulson
Notary Public, _____ County, _____
My Commission Expires _____

I hereby certify that I have surveyed the property described on this plat as PINE RIVER HEIGHTS 1ST ADDITION; That this plat is a correct representation of said survey; That all distances are correctly shown in feet and decimals of a foot; That all monuments have been correctly placed in the ground as shown; That the outside boundary lines are correctly designated; That there are no wet lands or public highways to be designated on the plat other than as shown thereon.

Morrell B. Rude
Morrell B. Rude
Land Surveyor Minnesota Registration No. 8195

State of Minnesota
County of Pine

This Surveyors Certificate was subscribed and sworn to before me, a Notary Public, this Thirtieth day of August A.D., 19 82, by Morrell B. Rude, Land Surveyor.

Rosemarie Rude
Notary Public, Pine County, Minnesota
My Commission Expires September 22, 1986

Approved by the Planning Commission of the Township of Bremen, Pine County, Minnesota, this 16th day of Aug A.D., 19 82.

Donald Hoffmann
Chairman

I hereby certify that the taxes for the year 1982 on the property described herein are paid.

Raymond Ludwig
County Treasurer, Pine County, Minnesota

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

Lawrence D. Jernant
County Auditor, Pine County, Minnesota

The plat was approved as to form and execution on this 8 day of September A.D. 19 82.

John K. Carlson
County Attorney, Pine County, Minnesota

The plat of PINE RIVER HEIGHTS 1ST ADDITION was accepted and approved by the County Board of Pine County, Minnesota, at a regular meeting thereof, held this 8 day of September A.D., 19 82.

COUNTY BOARD OF PINE COUNTY
By: Donald B. Ludwig Chairman By: Lawrence D. Jernant Auditor

I hereby certify that the plat of PINE RIVER HEIGHTS 1ST ADDITION was filed in this office on the 9 day of September A.D., 19 82, at 9 o'clock a. M., Micro Number 274539.

Arin Biele
County Recorder, Pine County, Minnesota

PINE RIVER HEIGHTS 1ST. ADD.

SITE MAP
1" = 1320'
SEC. 24, T. 44, R. 21



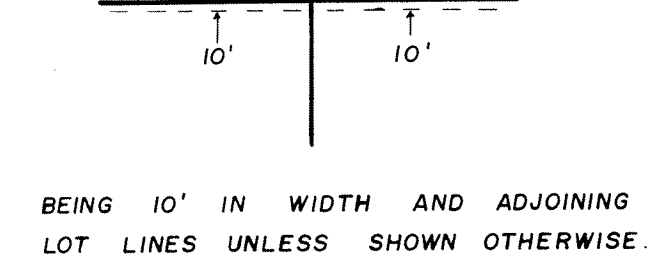
SCALE
1 INCH = 200 FEET

○ DENOTES 1/2 INCH IRON PIPE WITH PLASTIC CAP MARKED R.L.S. NO. 8195
□ DENOTES PINE COUNTY LAND CORNER MONUMENT

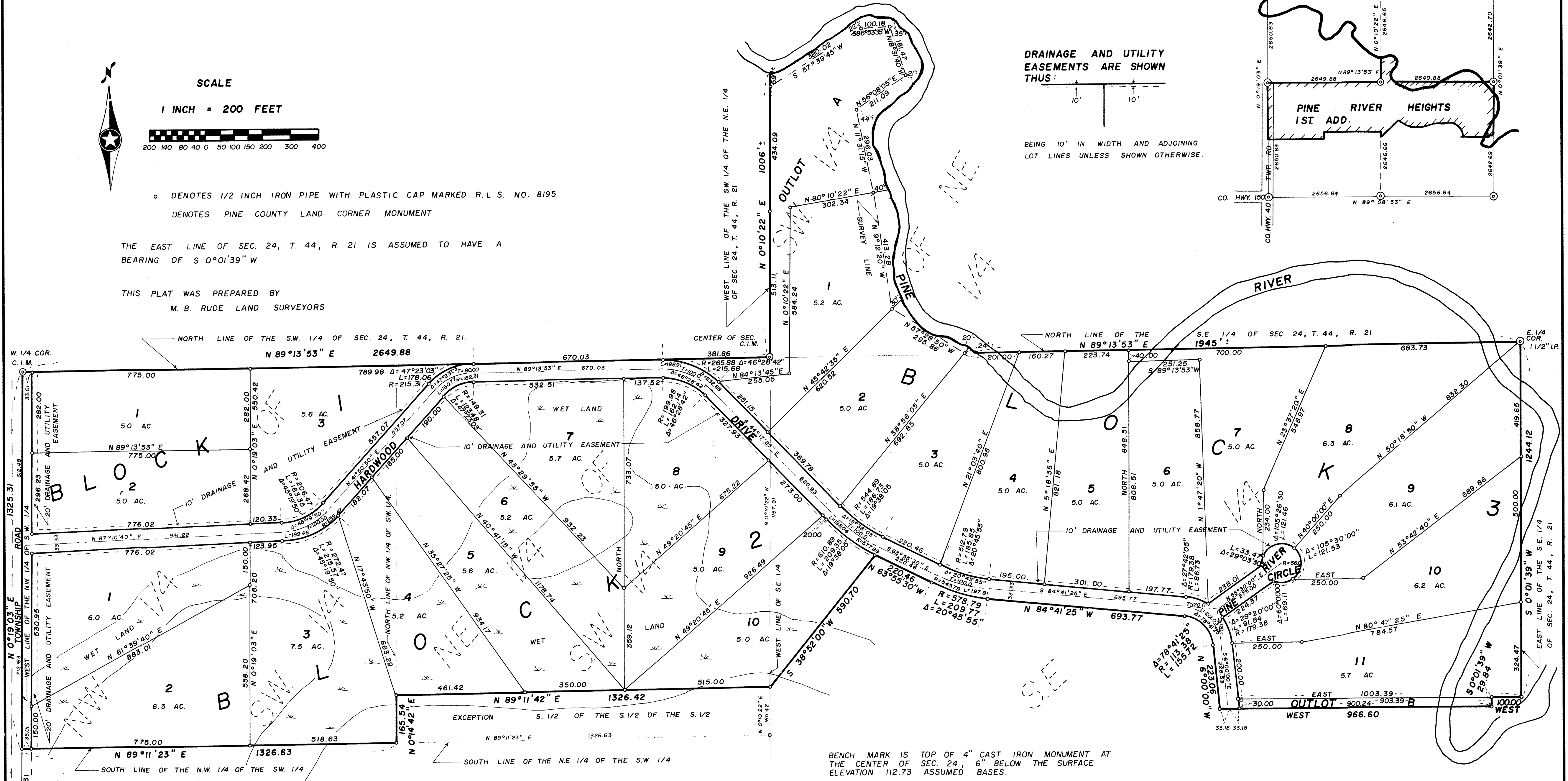
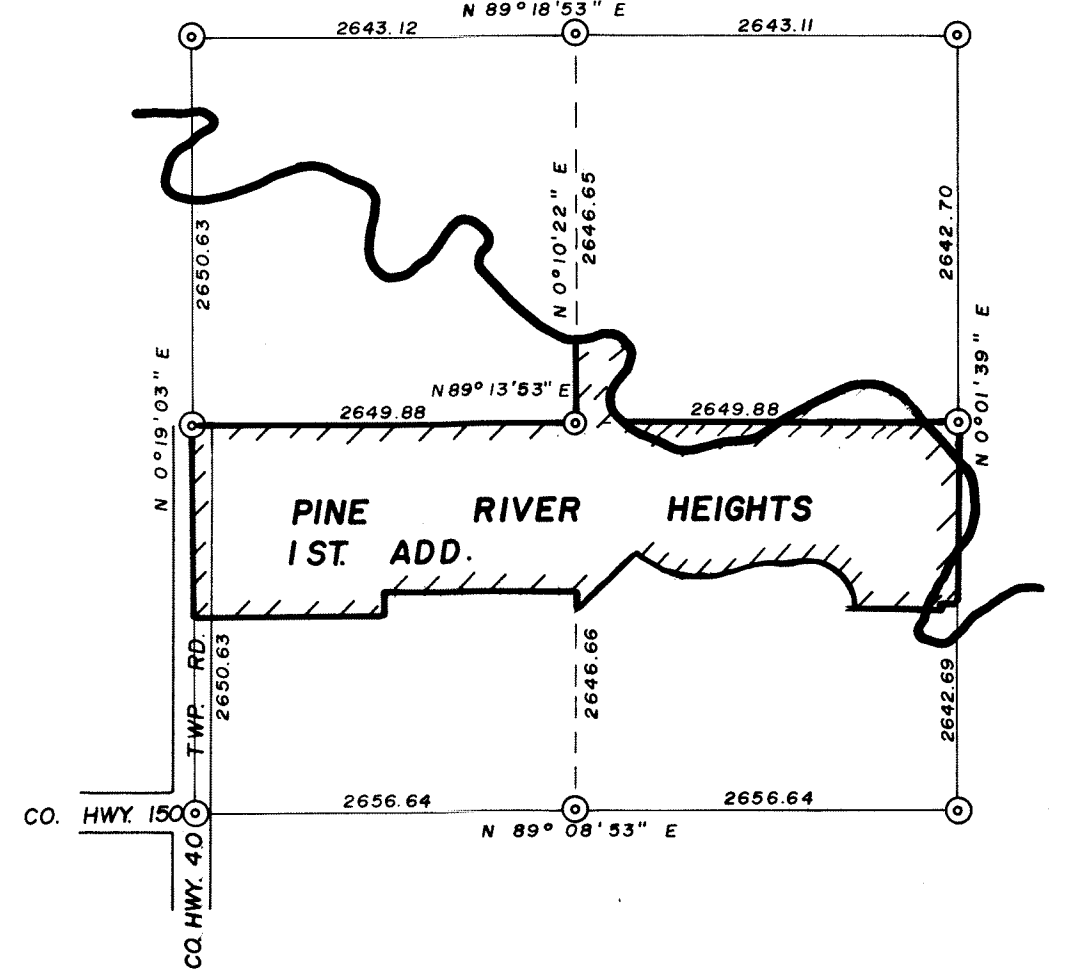
THE EAST LINE OF SEC. 24, T. 44, R. 21 IS ASSUMED TO HAVE A BEARING OF S 0°01'39" W

THIS PLAT WAS PREPARED BY
M. B. RUDE LAND SURVEYORS

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



BEING 10' IN WIDTH AND ADJOINING LOT LINES UNLESS SHOWN OTHERWISE.



BENCH MARK IS TOP OF 4" CAST IRON MONUMENT AT THE CENTER OF SEC. 24, 6" BELOW THE SURFACE ELEVATION 112.73 ASSUMED BASES.

ELEVATION OF PINE RIVER NORTH OF THE CENTER OF SEC. 24, ON JULY 9, 1982. 80.00