

" COPY "

# RAILROAD 1 ST. ADDITION TO PINE CITY

KNOW ALL MEN BY THESE PRESENTS: That Abandoned Land Corporation, a Minnesota corporation, owner and proprietor of the following described property situated in the County of Pine, State of Minnesota:

That part of the West Half of the Northeast Quarter of Section 33, Township 39N, Range 21W, of the 4th Principal Meridian, Pine City, Minnesota, Pine County, Minnesota, described as follows:

Beginning at the intersection of the north right of way line of 2nd Avenue and the east right of way line of 5th Street, according to the recorded plat of the ORIGINAL TOWNSITE OF PINE CITY, Pine County, Minnesota; thence north along the east right of way line of said 5th Street 180 feet; thence east parallel with the north right of way line of said 2nd Avenue 158 feet; thence northwesterly deflecting to the left 103°09' a distance of 66.75 feet to a point 245 feet north of the north right of way line of said 2nd Avenue; thence east, parallel with the north right of way line of said 2nd Avenue, 84.43 feet; thence southerly 245.15 feet to a point on the north right of way line of said 2nd Avenue distant 235.75 feet east of the point of beginning; thence west along said north right of way line 235.75 feet to the point of beginning.

Except the property described in Microfilm No. 323407 and described as follows:

That part of the West Half of the Northeast Quarter of Section 33, Township 39 North, Range 21 West, of the 4th Principal Meridian, Pine City, Pine County, Minnesota, described as follows, to-wit:

Commencing at the intersection of the north right of way line of 2nd Avenue and the east right of way line of 5th Street, according to the recorded plat thereof, of the ORIGINAL TOWNSITE OF PINE CITY, Pine County, Minnesota; thence east along the north right of way line of said 2nd Avenue 65.0 feet to the point of beginning of the property to be described; thence north parallel with the east right of way line of said 5th Street 150.0 feet; thence east parallel with said north right of way line 80.0 feet to Point "A"; thence south parallel with said east right of way line 68.0 feet to Point "B"; thence west parallel with said north right of way line 10.0 feet; thence south parallel with said east right of way line 82.0 feet to the north right of way line of said 2nd Avenue and Point "C"; thence west along said north right of way line 70.0 feet to the point of beginning.

Together with a 20 foot private driveway easement which lies within a distance of 20 feet to the north of Line "A" described below. And a 30 foot private roadway easement which lies within a distance of 30 feet to the northeast of Line "B" described below.

**DESCRIPTION OF LINE "A"**

Beginning at Point "B" described above; thence east parallel with the north right of way line of said 2nd Avenue 36 feet, more or less, to Line "B" described below and Line "A" there terminating.

**DESCRIPTION OF LINE "B"**

Commencing at Point "A" described above; thence east parallel with the north right of way line of said 2nd Avenue 155 feet to the point of beginning of Line "B"; thence southeasterly 125 feet, more or less, to a point in the north right of way line of said 2nd Avenue, 65 feet east of Point "C" described above and Line "B" there terminating.

has caused the same to be surveyed and platted as RAILROAD 1ST ADDITION TO PINE CITY in Pine City, Minnesota, and does hereby donate and dedicate to the public for public use forever Railroad Avenue West as shown on this plat.

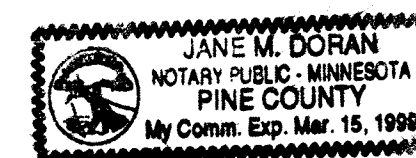
In witness whereof said Abandoned Land Corporation, a Minnesota corporation, has caused these presents to be signed by its proper officer this 22<sup>nd</sup> day of September, 19 93.

By: James H. Gillespie  
James H. Gillespie  
President

STATE OF MINNESOTA )  
COUNTY OF Pine ) SS

The foregoing instrument by James H. Gillespie, President, of Abandoned Land Corporation, a Minnesota corporation, on behalf of the corporation was acknowledged before me this 22<sup>nd</sup> day of September, 19 93.

Jane M. Doran  
Notary Public, Pine County, Minnesota  
My Commission Expires 3-15-99



I, M. B. Rude, hereby certify that I have surveyed and platted the property described on this plat as RAILROAD 1ST ADDITION TO PINE CITY; 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 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 or public highways to be designated other than as shown.

M. B. Rude  
M. B. Rude, Minnesota Licensed Land Surveyor No. 8195

STATE OF MINNESOTA )  
COUNTY OF PINE ) SS

The foregoing Surveyor's Certificate by M. B. Rude, Minnesota License No. 8195, was acknowledged before me this 25<sup>th</sup> day of August, 19 93.

Rosemarie Rude  
Notary Public, Pine County, Minnesota  
My Commission Expires October 6, 1998

Approved by the City Council of Pine City, Minnesota, this 4<sup>th</sup> day of November, 19 92, and is in compliance with the provision of Chapter 505.03, Subdivision 2, Minnesota Statutes.

Jane E. Johnson Mayor  
Richard Z. Voo Administrator

This plat was approved as to form and execution this 1<sup>st</sup> day of September, 19 93.

Ken A. Hjort  
City Attorney

No delinquent taxes and transfer entered this 24<sup>th</sup> day of September, 19 93.

Lawrence D. Desreault  
County Auditor

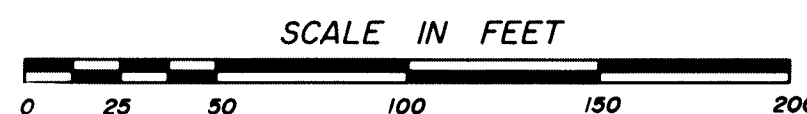
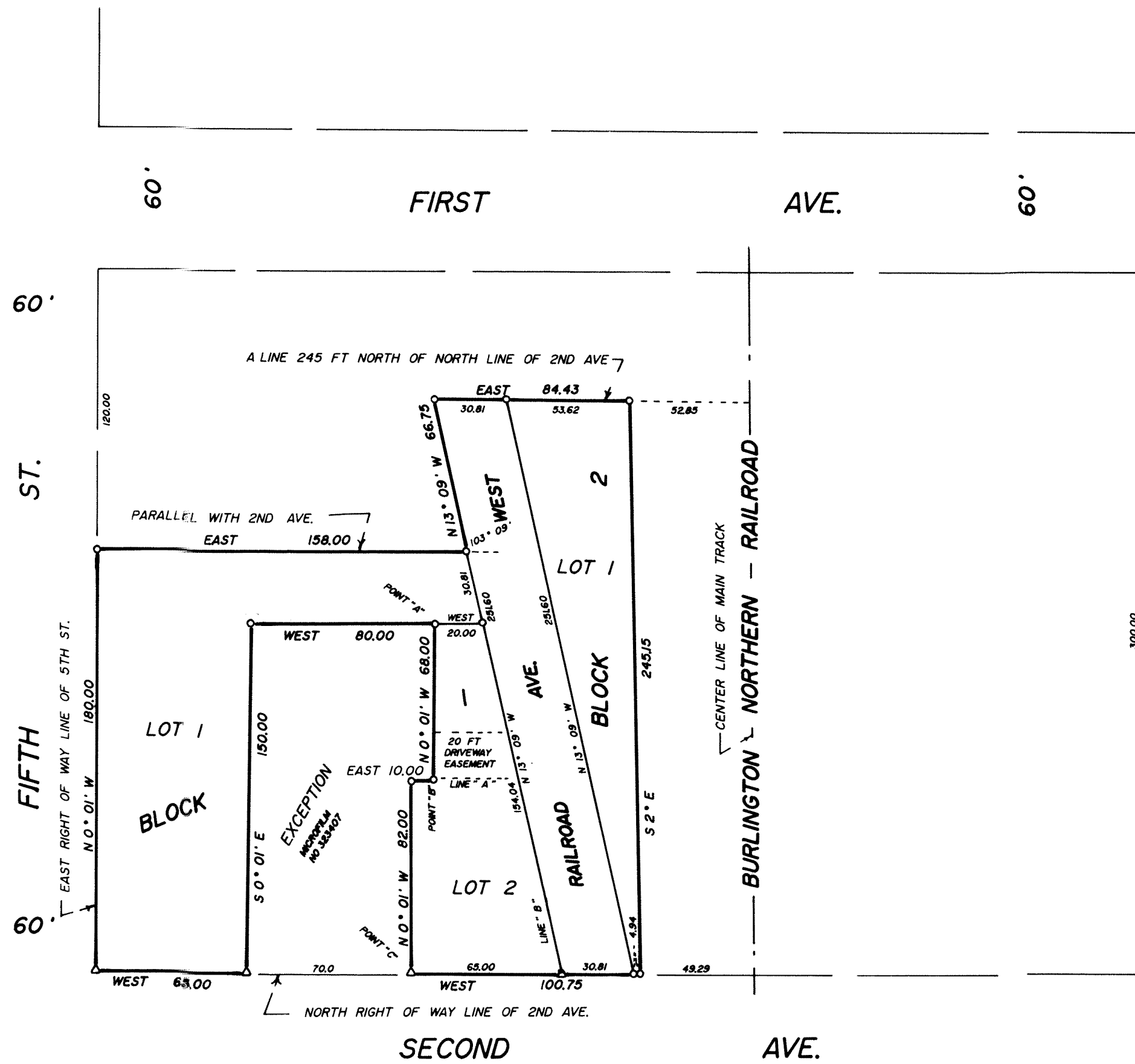
I hereby certify that the taxes for the year 1993 on the property described herein are paid this 2<sup>nd</sup> day of Sept, 19 93.

Beate A. Blahnik  
County Treasurer

Document No. 336983

I hereby certify that this instrument was filed in the Office of the County Recorder for record on this 30<sup>th</sup> day of September, 19 93, at 3:00 o'clock P. M., and was duly recorded in the Pine County Records.

Edie Larson Teich  
County Recorder



○ DENOTES SET 1/2 INCH IRON PIPE WITH PLASTIC CAP MARKED R.L.S. NO. 8195

△ DENOTES A + CHISELED IN CONC.

THE WEST LINE OF LOT 1, BLK. 1 IS ASSUMED A BEARING OF N 0° 01' W