

THORVIGS ADDITION

KNOW ALL PERSONS BY THESE PRESENTS: That X-MAT III, LLC, a Minnesota Limited Liability Company, fee owners of the following described property in the County of Pine, State of Minnesota, to wit:

The South One Hundred Fifty (150) feet of Lots Nine (9) to Twenty-five (25), both inclusive, Block Four (4), Sandstone Townsite Company's Third Addition.

And also:

Lots Ten (10) through Twenty-five (25), both inclusive, less the South One Hundred Fifty (150) feet, Block Four (4), Sandstone Townsite Company's Third Addition.

And also:

Lot Two (2), Auditor's Subdivision of Section Sixteen (16), Township Forty-two (42), Range Twenty (20), less right-of-way of State Trunk Highway Number 123 and LESS all that part of Lot 2, Auditor's Subdivision of Section 16, Township 42, Range 20, that lies westerly of and northerly of right-of-way of Minnesota State Trunk Highway #123.

And also:

That part of the old Kettle River Railroad right-of-way which lies West of the East line of Commercial Avenue extended North and East of the West line of Lot 10, Block 4, Sandstone Company's 3rd Addition extended North.

And also:

That part of Lot 3, Auditor's Subdivision of Section 16, Township 42, Range 20, Pine County, Minnesota which lies Southerly of the North 350.00 feet of said Lot 3 and which lies Westerly and Southwesterly of the following described line:

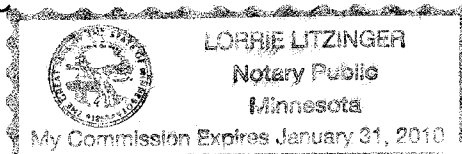
Beginning at the point of intersection of the East line of the West 20.00 feet of said Lot 3 with the South line of the North 350.00 feet of said Lot 3; thence South 01 degrees 03 minutes 04 seconds West, an assumed bearing along said East line of the West 20.00 feet of Lot 3, a distance of 244.40 feet; thence Southerly a distance of 95.78 feet, along a tangential curve concave to the West, having a radius of 330.00 feet and a central angle of 16 degrees 37 minutes 49 seconds; thence South 67 degrees 06 minutes 10 seconds East, not tangent to said last described curve, a distance of 30.04 feet to the intersection with the South line of said Lot 3 and said line there terminating.

Has caused the same to be surveyed and platted as THORVIGS ADDITION, and do hereby dedicate to the public for public use forever the Street and Avenue as shown on the plat. Also dedicating to the public for public use forever the easements as shown on this plat for drainage and utility purposes only.

In witness whereof said X-MAT III, LLC has caused these presents to be signed by its proper officer this 20th day of February, 2007.

X-MAT III, LLC

By: Craig L. Thorvig
Craig L. Thorvig, Manager/Vice President



STATE OF MINNESOTA
COUNTY OF Hennepin

The foregoing instrument was acknowledged before me this 20th day of February, 2007 by Craig L. Thorvig, Manager/Vice President of X-MAT III, LLC, a Minnesota Limited Liability Company, on behalf of said company.

By: Lorie Litzinger
Lorie Litzinger, Notary Public
My Commission Expires 1-31-10

I hereby certify that I have surveyed and platted the property described on this plat as THORVIGS ADDITION, 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 or will be correctly placed in the ground as designated on the plat; and that the outside boundary lines are correctly designated on the plat, and that there are no wet lands or public highways to be designated other than as shown on the plat as defined in Minnesota Statutes 505.02, Subd. 1.

By: Frank S. Kriz
Frank S. Kriz, Land Surveyor
Minnesota License No. 13293

STATE OF MINNESOTA
COUNTY OF Mille Lacs

The foregoing Surveyor's Certificate was acknowledged before me this 19th day of February, 2007 by Frank S. Kriz, Land Surveyor, Minnesota License No. 13293.

By: Seth M. Monroe
Seth M. Monroe, Notary Public
My Commission expires Jan. 31, 2008



CITY OF SANDSTONE, PINE COUNTY, MINNESOTA

Approved by the City Council of the City of Sandstone, Pine County, Minnesota, this 20th day of February, 2007 and is in compliance with the provisions of Minnesota Statutes Section 505.03, Subdivision 2.

By: Andy J. Ottoburn
Andy J. Ottoburn, Mayor

By: Sam Lippert
Sam Lippert, Clerk

CITY ATTORNEY

This plat was approved as to form and execution this 21st day of February, 2007.

By: Scott J. Rossella
Scott J. Rossella, City Attorney

PINE COUNTY AUDITOR

No delinquent taxes and transfer entered this 23 day of February, 2007.

By: Cathy Johnson
Cathy Johnson, County Auditor

PINE COUNTY TREASURER

I hereby certify that the taxes for the year 2007 on the property described herein are paid this 23 day of February, 2007.

By: Shirley Martfeld
Shirley Martfeld, Deputy
County Treasurer

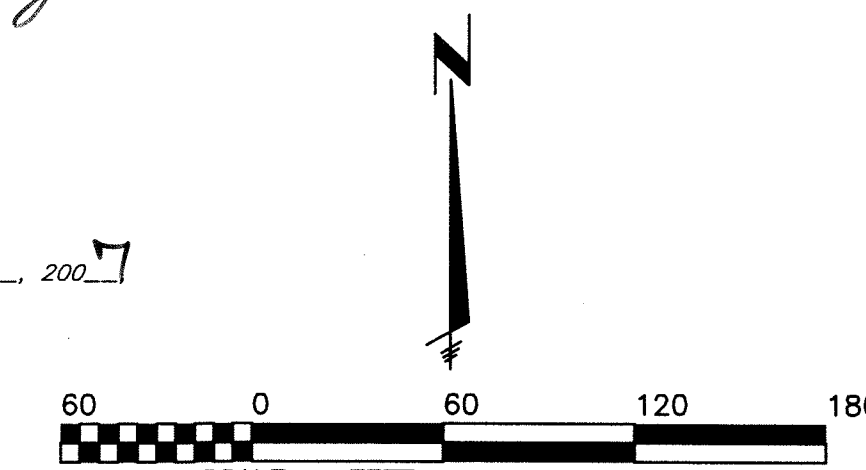
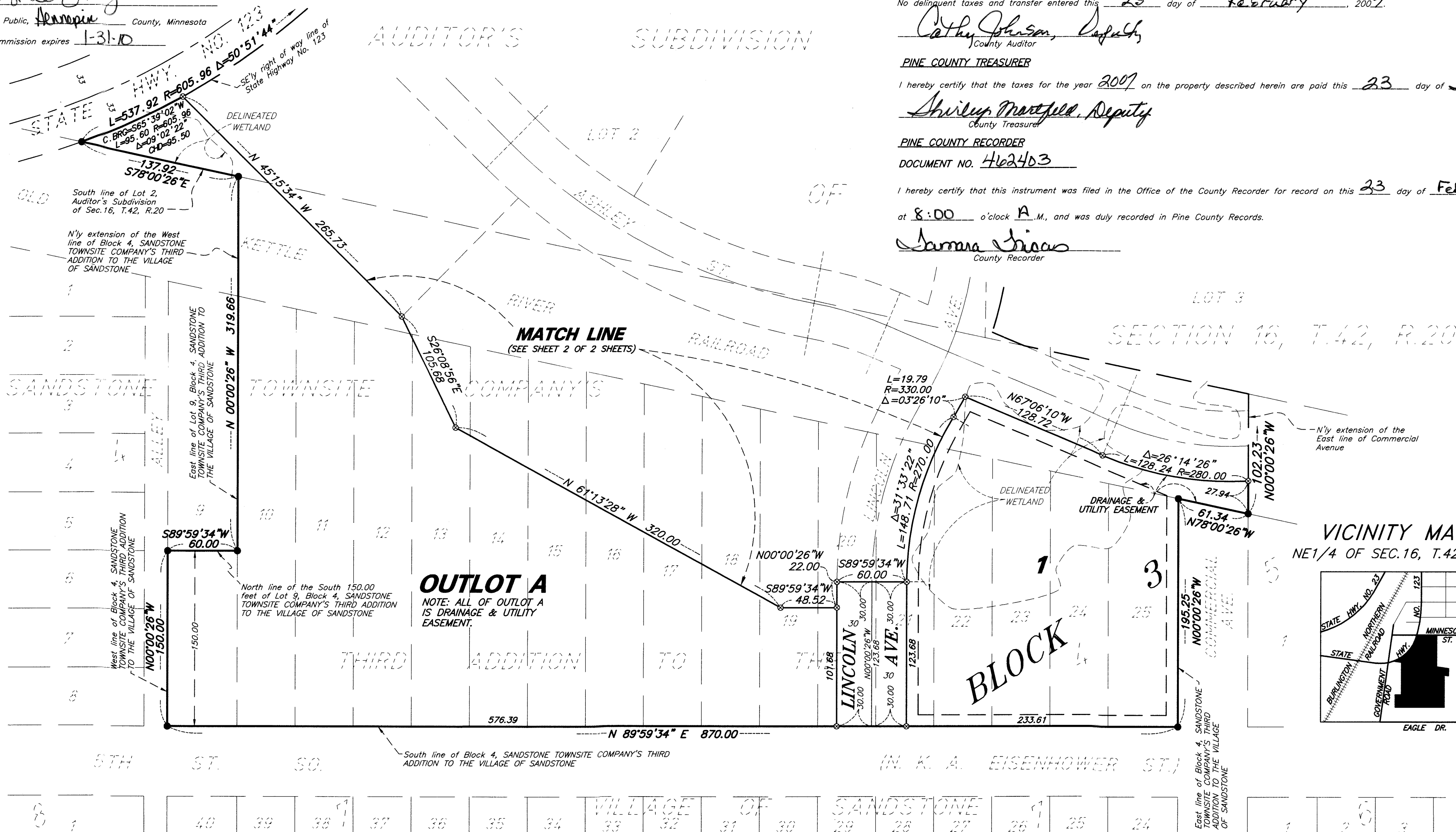
PINE COUNTY RECORDER

DOCUMENT NO. H62403

I hereby certify that this instrument was filed in the Office of the County Recorder for record on this 23 day of February, 2007.

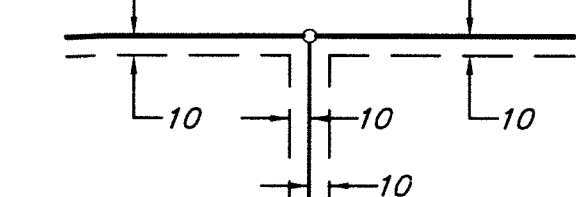
at 8:00 o'clock A.M., and was duly recorded in Pine County Records.

By: Jurama Jiras
Jurama Jiras, County Recorder



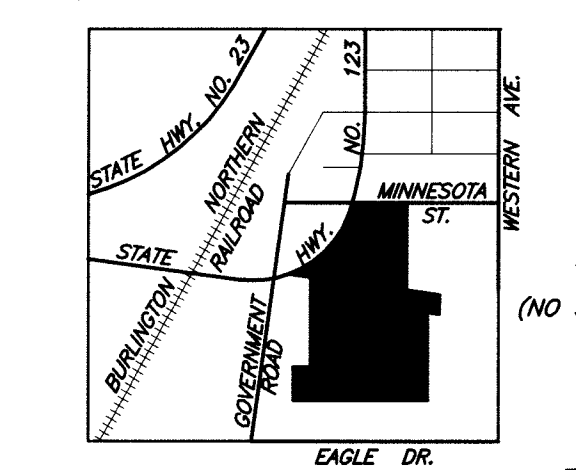
- DENOTES A FOUND IRON MONUMENT
- DENOTES A 1/2 INCH x 14 INCH IRON PIPE WITH A PLASTIC PLUG STAMPED R.L.S. 13293
- ⊙ DENOTES A 1/2 INCH x 14 INCH IRON PIPE WITH A PLASTIC PLUG STAMPED R.L.S. 13293 TO BE SET WITHIN ONE YEAR OF DATE OF RECORDING.

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



BEING 10 FEET IN WIDTH AND ADJOINING ALL LOT LINES UNLESS OTHERWISE INDICATED ON THE PLAT.

VICINITY MAP
NE 1/4 OF SEC. 16, T. 42, R. 20

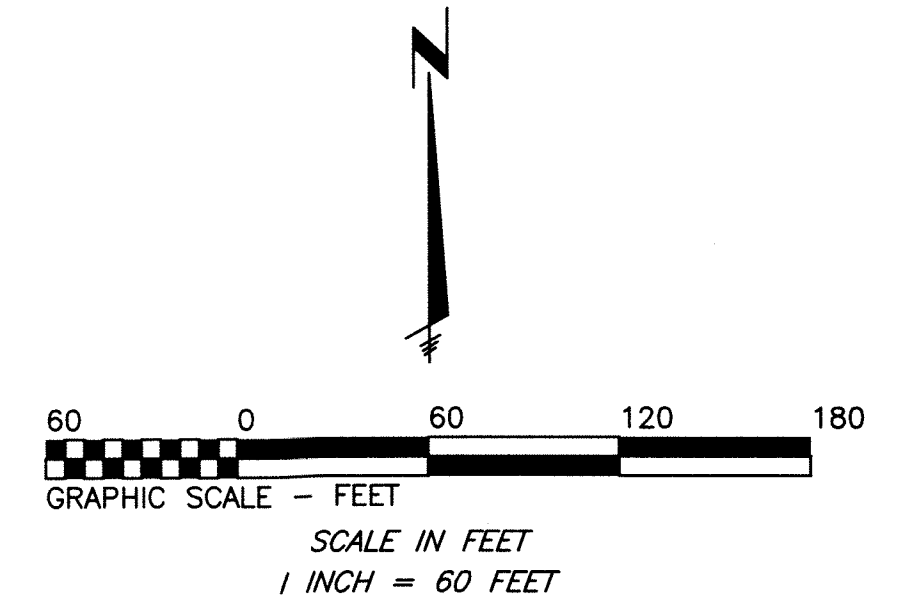
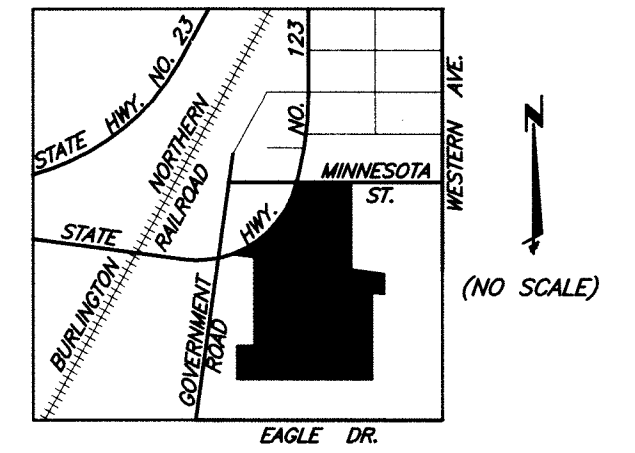


FOR THE PURPOSES OF THIS PLAT THE NORTH LINE OF LOT 2, AUDITOR'S SUBDIVISION OF SECTION 16, TOWNSHIP 42, RANGE 20, IS ASSUMED TO BEAR N 89°27'26" W.

SNAKE RIVER
LAND PLANNING & SURVEY, INC.
SANDSTONE, MINNESOTA

THORVIGS ADDITION

VICINITY MAP
NE1/4 OF SEC.16, T.42, R.20



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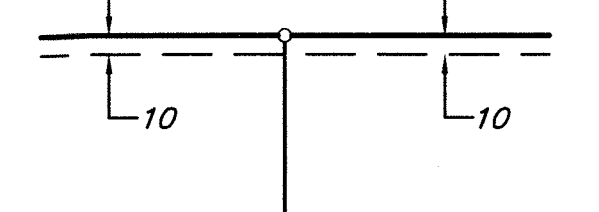
CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	330.00	19.79	19.79	S 29°49'52" W	03°26'10"
C2	270.00	10.71	10.71	S 30°24'46" W	02°16'21"
C3	300.00	45.30	45.26	S 27°13'23" W	08°39'07"
C4	470.00	59.59	59.55	N 62°08'44" W	07°15'51"
C5	605.96	75.27	75.22	S 38°20'40" W	07°07'00"

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 54°44'27" W	25.86
L2	S 00°00'00" E	16.32
L3	N 64°55'25" E	29.00
L4	S 25°04'35" E	42.00
L5	S 64°55'25" W	33.18
L6	N 46°12'24" W	27.70
L7	S 00°00'00" E	26.46
L8	N 37°32'07" E	38.82

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



BEING 10 FEET IN WIDTH AND ADJOINING RIGHT-OF-WAY LINES UNLESS OTHERWISE INDICATED ON THE PLAT.

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