

# ZIMBRICKS RIVER BEND

KNOW ALL MEN BY THESE PRESENTS: That Thomas B. Rosga, a single person, owner, and Woodlands National Bank, a corporation under the laws of the United States, mortgagee of the following described property situated in the County of Pine, State of Minnesota, to wit:

That part of Lots 19 and 34 of Auditor's Subdivision of Section 24, Township 41, Range 21, Pine County, Minnesota bounded as follows:

On the North and East by the Grindstone River; on the East by a line drawn North and South through the center of the Northeast Quarter of the Southeast Quarter of said Section 24 (also called the east line of the West Half of the Northeast Quarter of the Southeast Quarter); on the South by the public road leading East out of Hinckley and known as the River Road; and on the west by a line formed by a northerly continuation of the West side of East Fifth Avenue of the EAST SIDE ADDITION TO THE VILLAGE OF HINCKLEY, Pine County, Minnesota.

EXCEPT:

That part of Lot 19, Auditor's Subdivision of Section 24, Township 41, Range 21, Pine County, Minnesota, described as follows:

Beginning at the intersection of the east line of the West Half of the Northeast Quarter of the Southeast Quarter of said Section 24 and the center of the river road running easterly out of the City of Hinckley on the south side of the Grindstone River; thence westerly along the center of the river road running easterly out of the City of Hinckley on the south side of the Grindstone River; thence north parallel with the east line of the West Half of the Northeast Quarter of the Southeast Quarter of said Section 24 a distance of 200 feet; thence east and parallel to the south boundary line of Lot 19, Auditor's Subdivision of Section 24, Township 41, Range 21, to the shore of the Grindstone River; thence southeasterly along the shore of the Grindstone River to the east line of the West Half of the Northeast Quarter of the Southeast Quarter of said Section 24; thence south along east line 110 feet, more or less, to the point of beginning.

AND ALSO EXCEPT:

That part of Lot 19, Auditor's Subdivision of Section 24, Township 41, Range 21, Pine County, Minnesota, described as follows:

Beginning at the intersection of the west side of East 5th Avenue of EAST SIDE ADDITION TO HINCKLEY and the north right of way line of the public road, known as River Road, located on the southerly line of said Lot 19; thence easterly along said northerly right of way line 100 feet; thence northerly parallel with the west side of said East 5th Avenue extended 272 feet; thence westerly parallel with said northerly right of way line 100 feet to the northerly extension of the west side of said East 5th Avenue; thence southerly along the northerly extension of the west side of said East 5th Avenue 272 feet to the point of beginning.

Have caused the same to be surveyed and platted as ZIMBRICKS RIVER BEND, and do hereby donate and dedicate to the public for public use forever the easements as shown on this plat for drainage and utility purposes only.

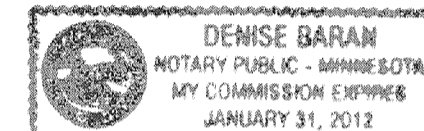
In witness whereof said Thomas B. Rosga, a single person, has hereunto set his hand this 4th day of September, 2007

*Thomas B. Rosga*  
Thomas B. Rosga

STATE OF MINNESOTA )  
COUNTY OF PINE )

The foregoing instrument by Thomas B. Rosga, a single person, was acknowledged before me this 4th day of SEPTEMBER, 2007.

*Denise Baran*  
Notary Public, Pine County, Minnesota  
My Commission Expires 1-31-2012



In witness whereof said Woodlands National Bank, a corporation under the laws of the United States, has caused the same to be signed by its proper officer this 4th day of September, 2007.

*Kenneth K. Dahlberg*  
Kenneth K. Dahlberg, Vice President/  
Consumer Banking Manager

STATE OF MINNESOTA )  
COUNTY OF PINE )

The foregoing instrument by Woodlands National Bank, a corporation under the laws of the United States, on behalf of the corporation was acknowledged before me this 4th day of September, 2007.

*Shirley A. Gilbeck*  
Notary Public, Pine County, Minnesota  
My Commission Expires 01-31-2010

I hereby certify that I have surveyed and platted the land described on this plat as ZIMBRICKS RIVER BEND 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 depicted on 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 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*  
Tyler J. Kroschel, Land Surveyor  
Minnesota License No. 44490

STATE OF MINNESOTA )  
COUNTY OF PINE )

The foregoing Surveyor's Certificate was acknowledged before me this 28 day of August, 2007, by Tyler J. Kroschel, Land Surveyor, Minnesota License No. 44490.

*Carrie J. Haavens-Rogstad*  
Notary Public, Pine County, Minnesota  
My Commission Expires 01-31-2010

CITY OF HINCKLEY, PINE COUNTY, MINNESOTA

Approved by the City Council of Hinckley, Minnesota, this 7th day of August, 2007, and is in compliance with the provisions of Chapter 505.03, Subdivision 2, Minnesota Statutes.

*Tommy Johnson* Mayor  
*Jim Ausmus* Clerk

CITY ATTORNEY

This plat was approved as to form and execution this 4th day of September, 2007

*Heather Lynn*  
City Attorney

PINE COUNTY AUDITOR

No delinquent taxes and transfer entered this 4th day of September, 2007.

*Jim Sneyd*  
County Auditor

PINE COUNTY TREASURER

I hereby certify that the taxes for the year 2007 on the property described herein are paid this 4th day of Sept, 2007.

*Dea A. Blahnik*  
County Treasurer

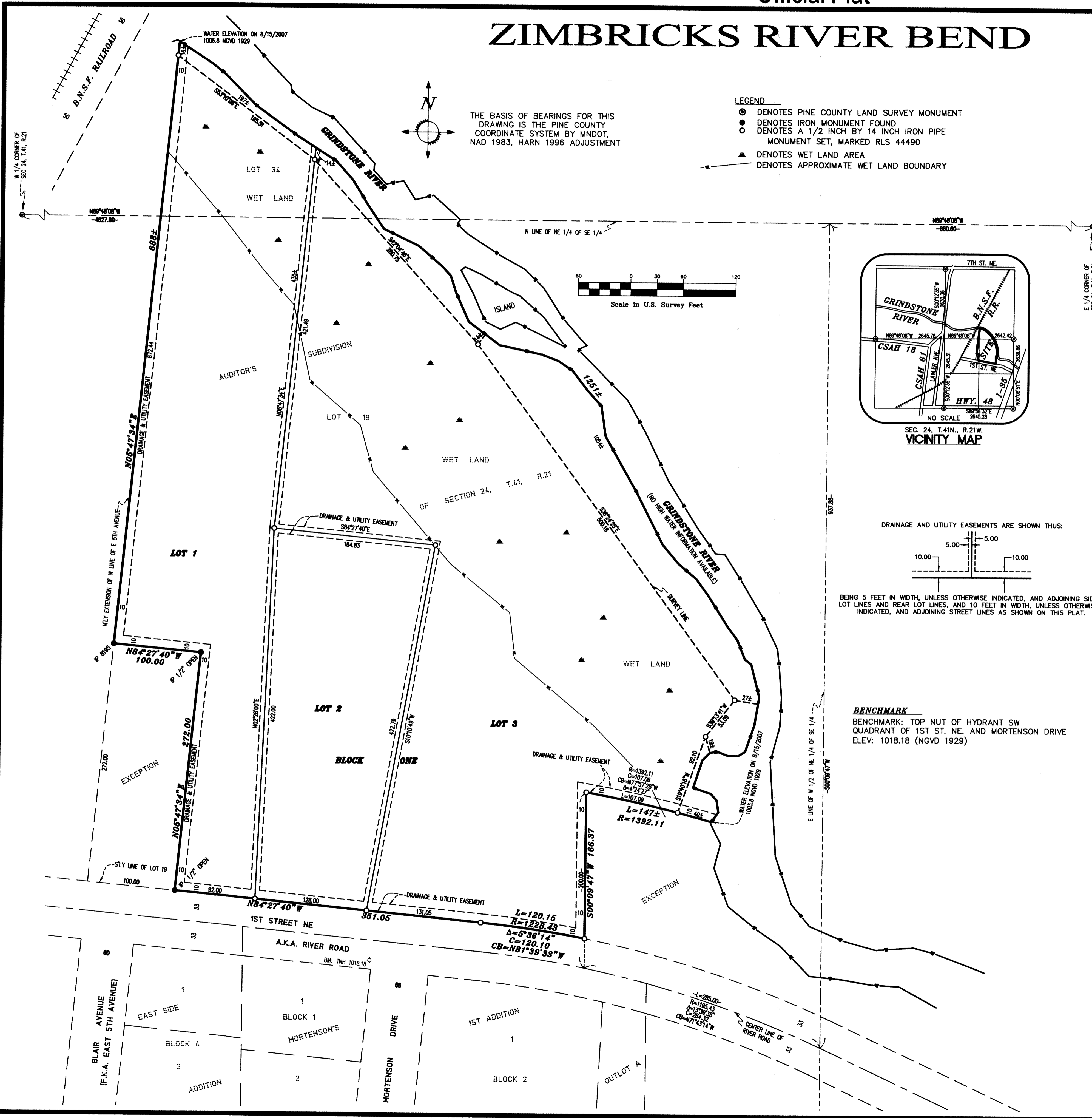
PINE COUNTY RECORDER

Document No. 4467229  
I hereby certify that this instrument was filed in the Office of the County Recorder for record on this 4th day of September, 2007, at 2 o'clock P.M., and was duly recorded in Pine County Records.

*Seneca Kalk*  
County Recorder

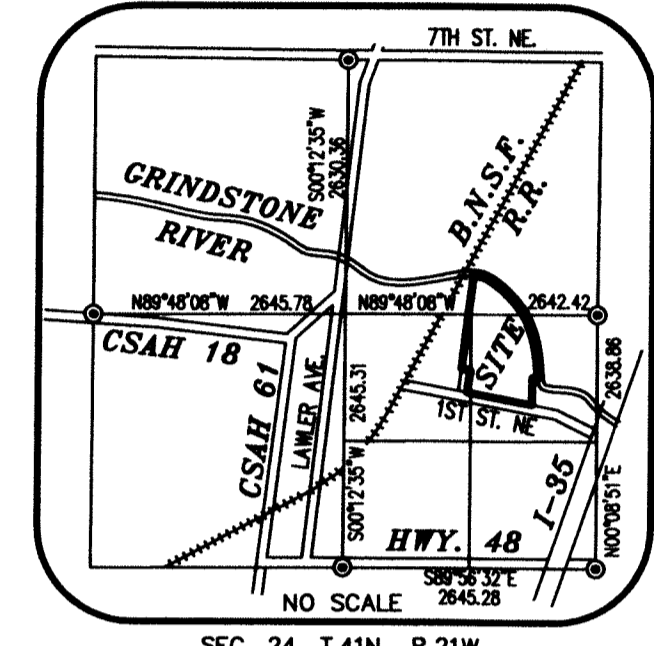
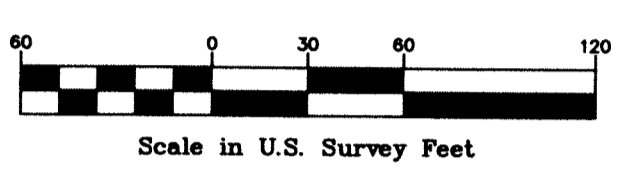
### NOTES

THE MINNESOTA DEPARTMENT OF NATURAL RESOURCES, UNITED STATES CORPS OF ENGINEERS AND OTHER WATER MANAGEMENT AGENCIES HAVE CATEGORIZED VARIOUS WETLANDS, WHICH ARE NOT ACKNOWLEDGED BY CHAPTER 505.02, SUBDIVISION 1 OF MINNESOTA STATUTES AND MAY NOT BE SHOWN HEREON. DEVELOPMENT OF LANDS CONTAINING SAID WETLANDS MAY BE SUBJECT TO SPECIAL CONDITIONS OR LIMITATIONS.

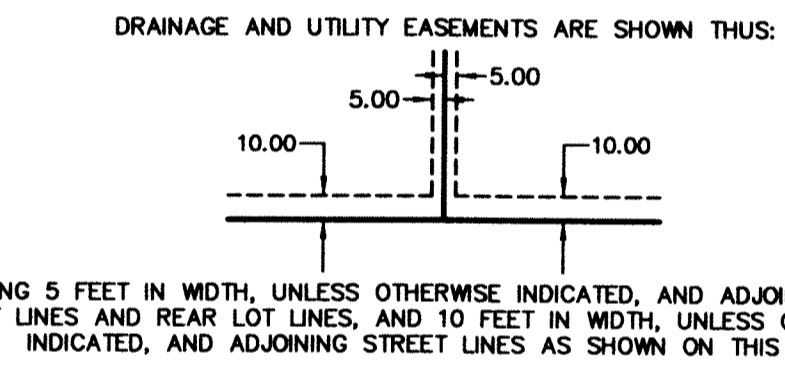


- LEGEND**
- DENOTES PINE COUNTY LAND SURVEY MONUMENT
  - DENOTES IRON MONUMENT FOUND
  - DENOTES A 1/2 INCH BY 14 INCH IRON PIPE MONUMENT SET, MARKED RLS 44490
  - ▲ DENOTES WET LAND AREA
  - DENOTES APPROXIMATE WET LAND BOUNDARY

THE BASIS OF BEARINGS FOR THIS DRAWING IS THE PINE COUNTY COORDINATE SYSTEM BY MNDOT, NAD 1983, HARN 1996 ADJUSTMENT



SEC. 24, T.41N., R.21W. VICINITY MAP



**BENCHMARK**  
BENCHMARK: TOP NUT OF HYDRANT SW QUADRANT OF 1ST ST. NE. AND MORTENSON DRIVE ELEV: 1018.18 (NGVD 1929)