

COMMON INTEREST COMMUNITY NUMBER 12, A PLANNED COMMUNITY, PINE RIDGE ESTATES.

COMMON INTEREST COMMUNITY NUMBER 12
PINE RIDGE ESTATES
Grand Rapids, Itasca County, MN.

KNOW ALL MEN BY THESE PRESENTS: That Legacy Development Corporation of Grand Rapids, MN, a Minnesota Corporation, fee owner and Keith W. Anderson, Mortgagee, of the following described property situated in the County of Itasca, State of Minnesota, to wit:

That part of the Northwest Quarter of the Northeast Quarter of Section 29, Township 55 North, Range 25 West of the Fourth Principal Meridian, Itasca County described as follows:

Commencing at the southwest corner of the Northwest Quarter of the Northeast (NW 1/4 - NE 1/4) of Section 29, Township 55 North, Range 25 West of the Fourth Principal Meridian; thence along the west line of said Northwest Quarter on an assigned bearing North 2 degrees 17 minutes 19 seconds East a distance of 356.57 feet to the Point of Beginning; thence South 88 degrees 20 minutes 04 seconds East a distance of 1109.39 feet; thence North 2 degrees 23 minutes 04 seconds East a distance of 135.03 feet; thence South 87 degrees 48 minutes 40 seconds East a distance of 50.00 feet; thence North 2 degrees 23 minutes 01 seconds East a distance of 555.49 feet; thence North 88 degrees 20 minutes 04 seconds West a distance of 520.04 feet; thence North 2 degrees 23 minutes 01 seconds East a distance of 300.02 feet; thence North 88 degrees 20 minutes 04 seconds West a distance of 641.00 feet; thence South 2 degrees 17 minutes 19 seconds West a distance of 990.06 feet to the Point of Beginning and there terminating.

Have caused the same to be surveyed and platted as COMMON INTEREST COMMUNITY NUMBER 12, A PLANNED COMMUNITY, PINE RIDGE ESTATES; and do hereby donate and dedicate to the public for public use forever the thoroughfares and cul de sacs and also dedicating the easements as shown on this plat for restricted access, drainage, and utility purposes only.

In witness whereof, Legacy Development Corporation of Grand Rapids, MN a Minnesota Corporation, by Steve A. Gilbertson, President and Joel I. Biersdorff, Secretary/Treasurer, fee owner, have caused these presents to be signed.

LEGACY DEVELOPMENT CORPORATION
OF GRAND RAPIDS, MN

By Steven A. Gilbertson, President Joel I. Biersdorff, Secretary/Treasurer

STATE OF MINNESOTA)
)ss.
COUNTY OF ITASCA)

The foregoing instrument was acknowledge before me this _____ day of _____, 2000, by Steven A. Gilbertson, President and Joel I. Biersdorff, Secretary/Treasurer on behalf of Legacy Development Corporation of Grand Rapids, MN, a Minnesota Corporation

Notary Public Itasca County, Minnesota
My commission expires _____

In witness whereof, Keith W. Anderson, Mortgagee, has caused these presents to be signed

By Keith W. Anderson

STATE OF MINNESOTA)
)ss.
COUNTY OF ITASCA)

The foregoing instrument was acknowledged before me this _____ day of _____, 2000 by Keith W. Anderson, Mortgagee.

Notary Public Itasca County, Minnesota
My commission expires _____

I hereby certify that I have surveyed and platted the property described as COMMON INTEREST COMMUNITY NUMBER 12, A PLANNED COMMUNITY, PINE RIDGE ESTATES; that this plat is a correct representation of said survey; that all distances are correctly shown on the plat in feet and hundredths of a foot, that all monuments will be correctly placed in the ground as designated and boundary lines are correctly designated on the plat and there are no wetlands as defined in MS 505.02 or public highways to be designated, other than as shown.

John J. Hinzmann Jr, Land Surveyor
Minnesota License No. _____
STATE OF MINNESOTA)
)ss
COUNTY OF ITASCA)

The foregoing Surveyor's Certificate was acknowledged before me this _____ day of _____, 2000, by John J. Hinzmann Jr, Minnesota License No. _____

Notary Public Carlton County, Minnesota
My commission expires _____

We do hereby certify that on the _____ day of _____, 2000, the City Council of the City of Grand Rapids, Itasca County, Minnesota, approved the plat of COMMON INTEREST COMMUNITY NUMBER 12, A PLANNED COMMUNITY, PINE RIDGE ESTATES.

Attest: Juan Lazo, Mayor Craig J. Mattson, Clerk
City of Grand Rapids, Minnesota City of Grand Rapids, Minnesota

No delinquent taxes due and transfer entered this _____ day of _____, 2000.

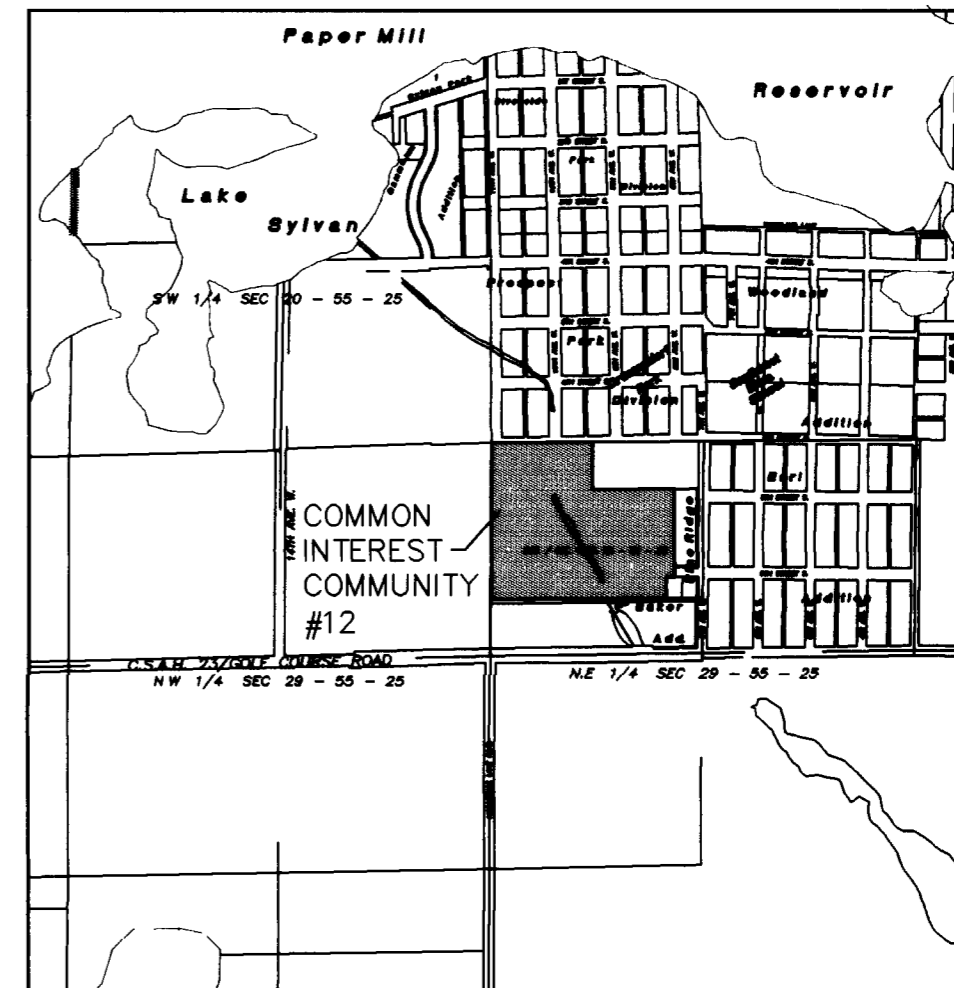
Robert D. Zuehlke, Itasca County Auditor

I hereby certify that all taxes on the land described herein are paid.

Robert D. Zuehlke, Itasca County Auditor

I hereby certify that the within instrument was filed in this office for record this 8th day of DEC, 2000 at 4:30 o'clock P. M., as Document Number 522390. SLIP # B365

Larry A. Unger, Itasca County Recorder



Vicinity Map
NO SCALE

LEGEND

- PLAT BOUNDARY
- BLOCK LINE
- LOT LINE
- INDICATES EASEMENT
- PROPERTY CORNER SET
5/8" X 36" REBAR RLS #15294
- DENOTES WETLAND (AS DELINEATED BY SOIL AND WATER CONSERVATION)

ALL PROPERTY WITHIN THIS SUBDIVISION IS ABSTRACT TITLE.
THIS SUBDIVISION CONTAINS 22.6 ACRES, MORE OR LESS.

OFFICE OF THE COUNTY RECORDER
ITASCA COUNTY, MINNESOTA

Doc No **A 522390**

Certified filed and recorded on
12/08/2000 at 4:30 pm

Larry A. Unger, Itasca County Recorder
by cu, Deputy



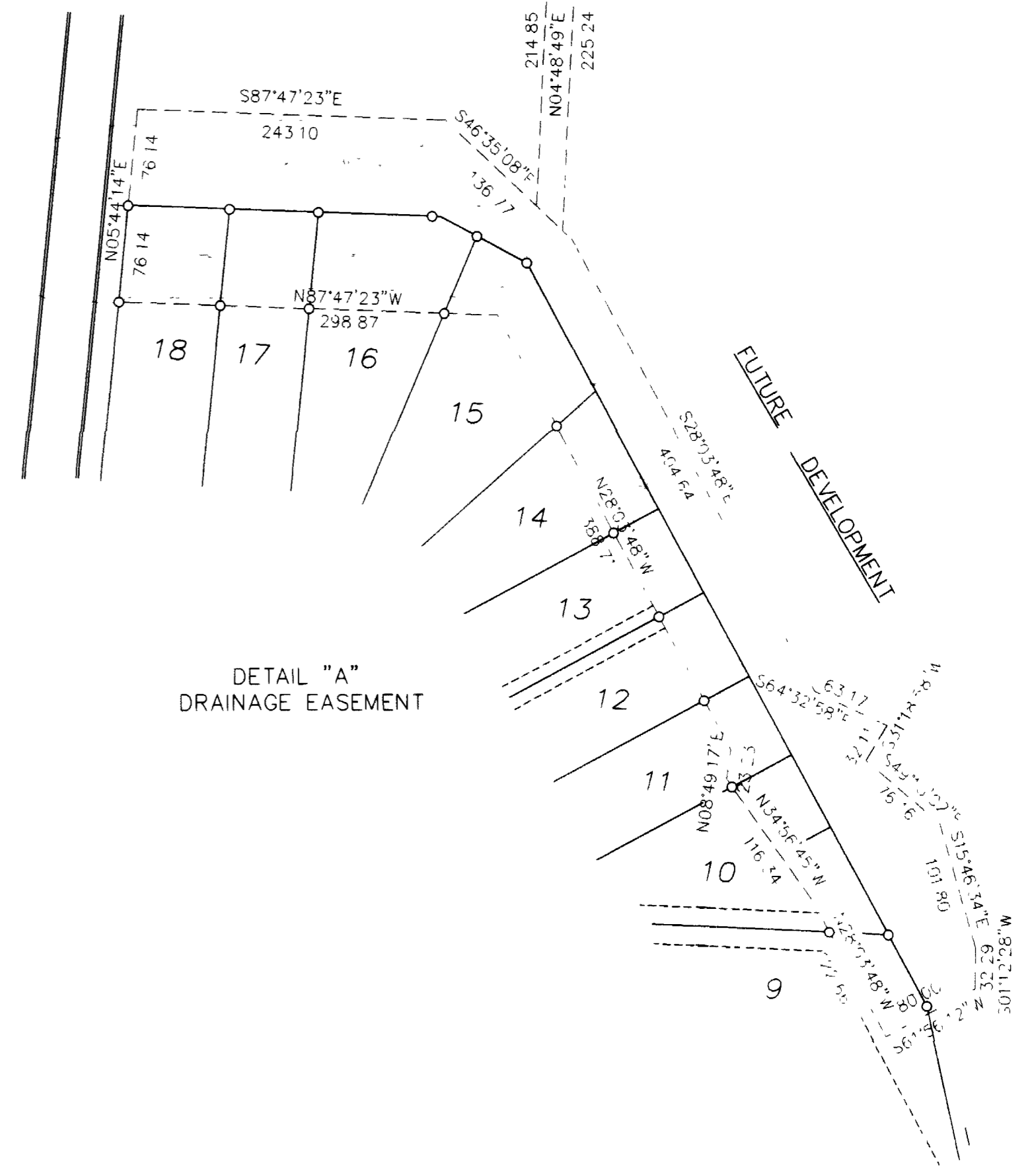
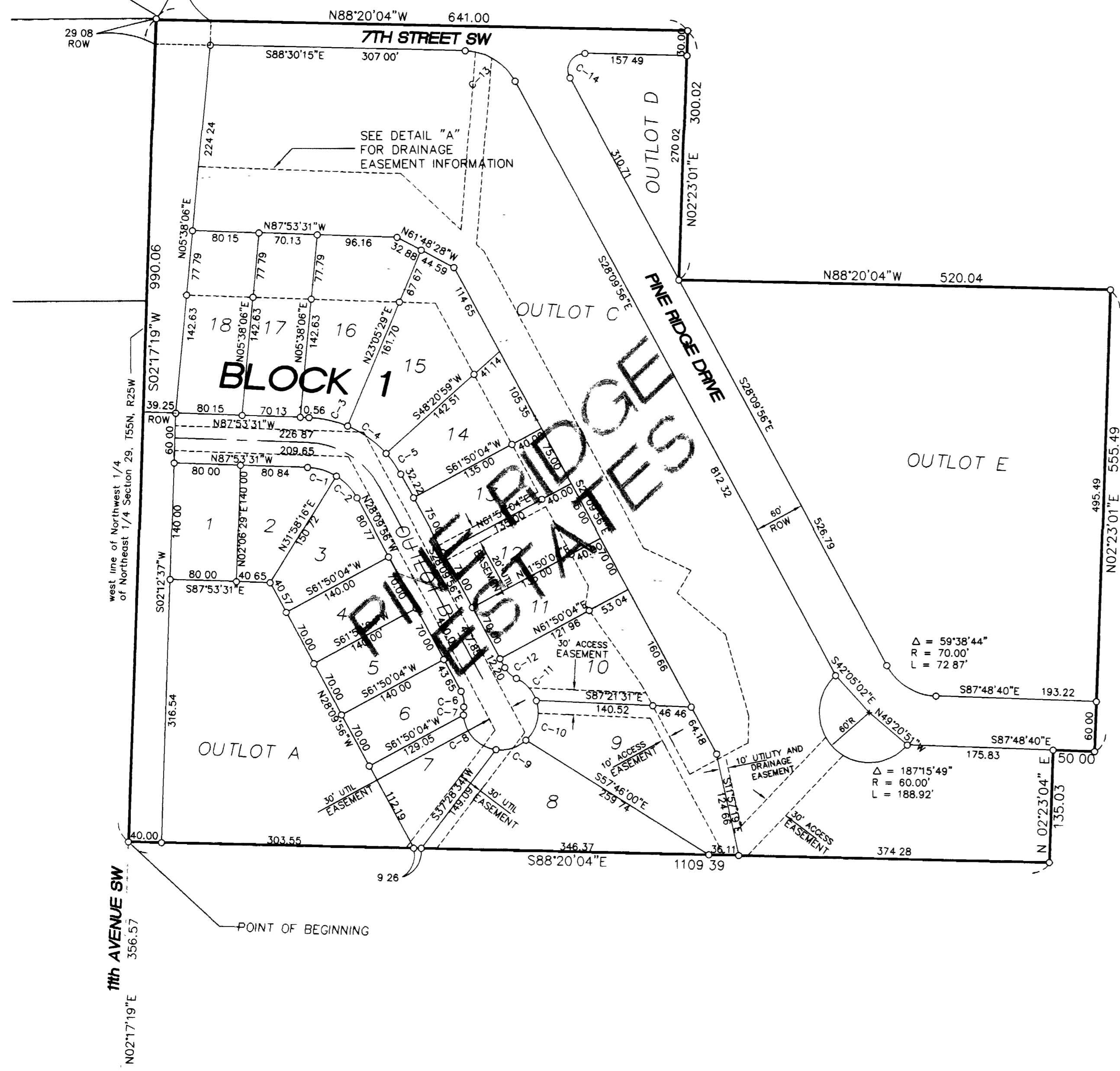
COMMON INTEREST COMMUNITY NUMBER 12

A PLANNED COMMUNITY PINE RIDGE ESTATES

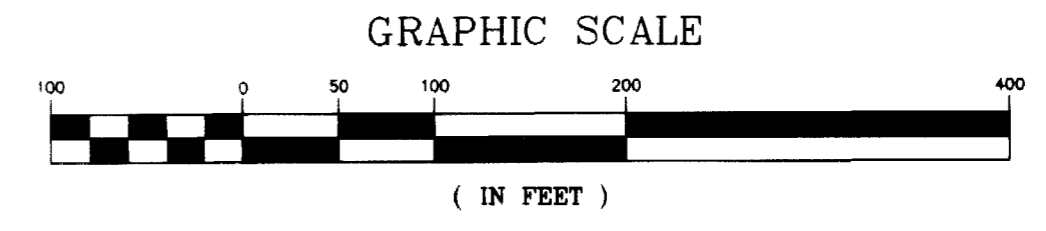
PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER
OF SECTION 29, TOWNSHIP 55 NORTH, RANGE 25 WEST OF THE 4TH
PRINCIPAL MERIDIAN, GRAND RAPIDS, MINNESOTA.

(YA SCC 20-29-)

5/8" REBAR RLS #15294.
RE-ESTABLISHED FROM
ITASCA COUNTY TIES.



CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C-1	29°51'47"	70.00'	36.48'
C-2	29°51'47"	70.00'	36.48'
C-3	20°59'00"	130.00'	47.61'
C-4	25°15'30"	130.00'	57.31'
C-5	13°29'05"	130.00'	30.60'
C-6	36°52'12"	30.00'	19.31'
C-7	12°23'20"	45.00'	9.73'
C-8	78°58'52"	45.00'	62.03'
C-9	49°18'02"	45.00'	38.72'
C-10	66°06'59"	45.00'	51.93'
C-11	46°57'10"	45.00'	36.88'
C-12	36°52'12"	30.00'	19.31'
C-13	60°20'18"	70.00'	73.72'
C-14	119°39'42"	20.00'	41.77'



PK NAIL IN BITUMINOUS ROAD SURFACE
1/16 CORNER #2
S W COR. OF NW 1/4, NE 1/4
SEC 29, T55N, R25W

PREPARED BY:

