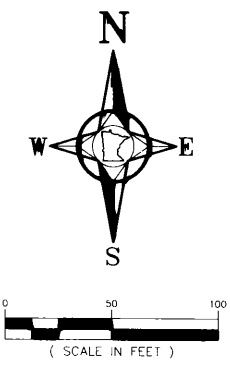
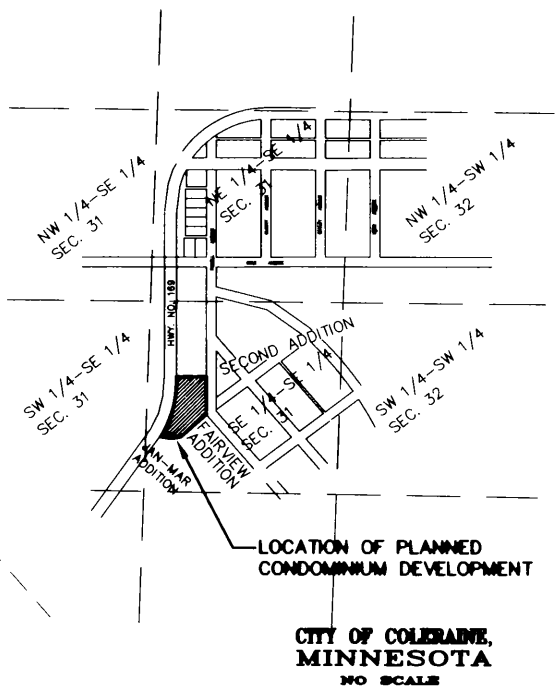
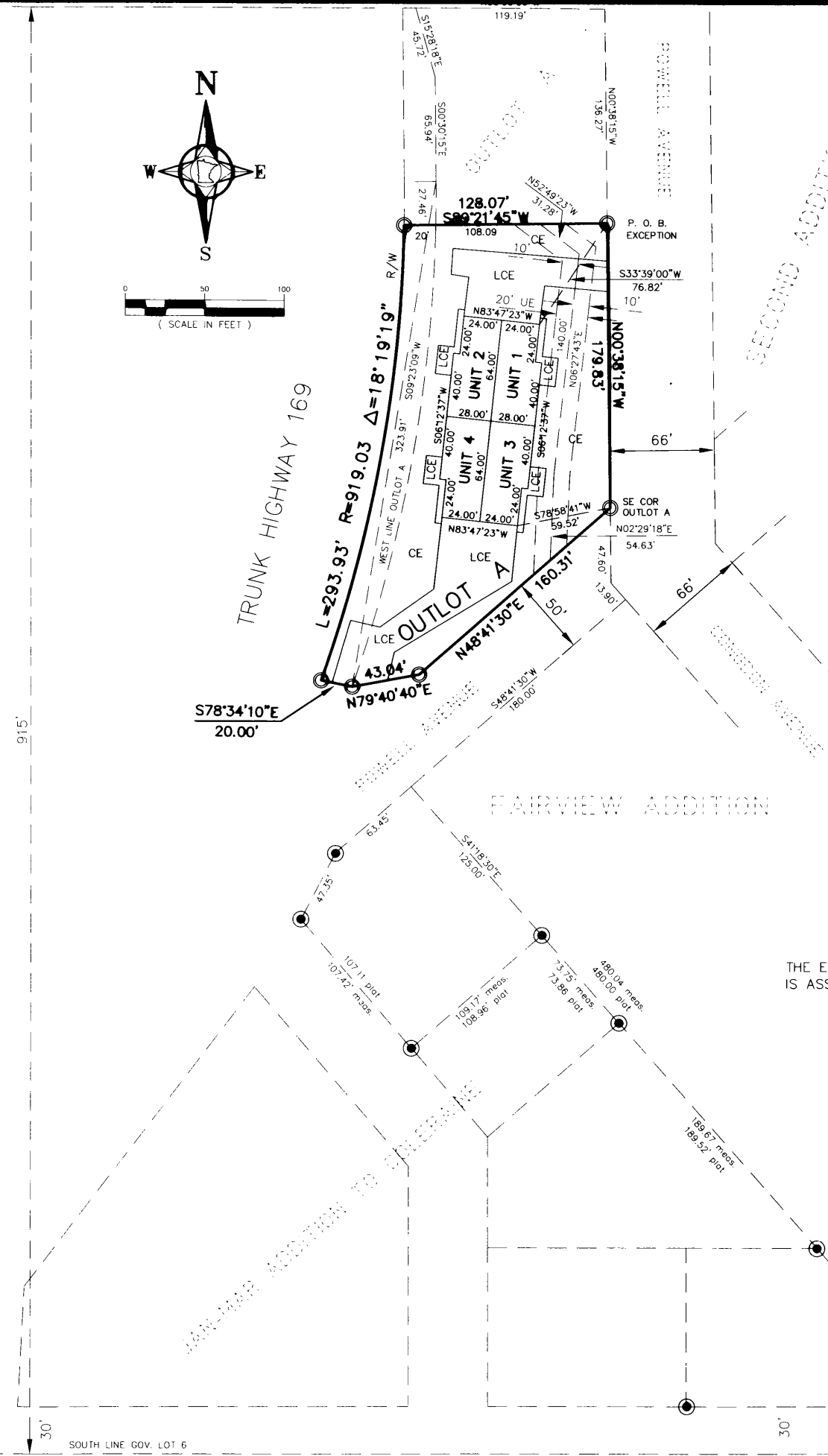


C-58



C.I.C. NUMBER 18 COLERAINE'S CONCORD VILLAS

PART OF OUTLOT "A"
JAN-MAR ADDITION TO COLERAINE
AND PART OF
GOVERNMENT LOT 6, SEC. 31, T.56N, R.24W



BASIS OF BEARING
THE EAST LINE OF OUTLOT A OF JAN-MAR ADDITION TO COLERAINE
IS ASSIGNED A BEARING OF NORTH 00 DEGREES 38 MINUTES 15 SECONDS WEST.

LEGEND	
MONUMENT FOUND	●
MONUMENT SET-5/8" IRON PIN RLS 19792	○
DENOTES COMMON ELEMENT	CE
DENOTES LIMITED COMMON ELEMENT	LCE

I, Rodney Flannigan, do hereby certify that the work was undertaken by or reviewed by me for this CONDOMINIUM PLAT of COMMON INTEREST COMMUNITY No. 18, COLERAINE'S CONCORD VILLAS, being located upon the following described property:

Parcel 1:
Out lot A, Plat of JAN-MAR ADDITION TO COLERAINE, LESS AND EXCEPT that part thereof described as follows, to-wit:

That part of Government Lot 6, Section 31, Township 56 North, Range 24 West of the Fourth Principal Meridian, described as follows: Commencing at the Southeast corner of Outlot A, of Jan-Mar Addition to Coleraine; thence North 00° 38' 15" West, assigned bearing, along the East line of said Outlot A, 179.83 feet to the point of beginning; thence continuing North 00° 38' 15" West along said East line to the Northeast corner of said Outlot A 136.27 feet; thence North 90° 00' 00" West 119.19 feet to the Northwest corner of said Outlot A; thence South 15° 28' 18" East along the West line of said Outlot A 45.72 feet; thence South 00° 30' 15" East along said West line 65.94 feet; thence Southerly 27.46 feet along a tangential curve concave to the West, a radius of 943.00 feet, a central angle of 01° 40' 07" along said West line; thence North 89° 21' 45" East, 108.09 feet to the point of beginning.

Parcel 2
That part of the South 915.00 feet of Government Lot 6, Section 31, Township 56 North, Range 24 West of the Fourth Principal Meridian lying westerly of Outlot A and Northwesterly of Powell Avenue, Jan-Mar Addition to Coleraine, according to the recorded plat thereof and lying Easterly of a line 100 feet Easterly at right angles and parallel to the following described line:

Beginning at a point on the West line of Section 6, Township 55 North, Range 24 West of the Fourth Principal Meridian, distance of 555.8 feet South of the West quarter corner thereof; thence run Northeastly at an angle of 41° 31' with said West section line for 802.8 feet; thence deflect to the right at an angle of 12° 27' for 2638.2 feet; thence deflect to the left on a 2° 30' curve (delta angle 17° 32' 43") for 701.8 feet; thence on tangent to said curve for 1186.8 feet; thence deflect to the left on a 7° 00' curve (delta angle 38° 01' 47") for 543.3 feet; thence on tangent to said curve for 1136.4 feet; thence deflect to the right on a 9° 00' curve (delta angle 90° 03' 30") for 1000.6 feet and there terminating.

Subject to mining and mineral reservations of record and subject to easements and restrictions of record.

fully and accurately depicts all information required by Minnesota statutes, Section 515B.2-110, dated this _____ day of _____, 2003.

Rodney Flannigan, Licensed Land Surveyor
Minnesota License No. 19792

STATE OF MINNESOTA
COUNTY OF ITASCA

The foregoing Surveyor's Certificate was acknowledged before me on this _____ day _____, 2003 by Rodney Flannigan, Minnesota License No. 19792.

Notary Public, St. Louis County, Minnesota
My Commission expires on _____

Sandy Bluntach, City Clerk and Peter Axford, Mayor of said City of Coleraine, do hereby certify that this C.I.C. plat was duly approved by the City Council of the City of Coleraine at the regular meeting held by the City of Coleraine on the _____ day of _____ 2003.

BY _____ BY _____
Sandy Bluntach Peter Axford

COUNTY AUDITOR
TAX STATEMENT

No delinquent taxes due and transfer entered this _____ day of _____, 2003.

Itasca County Auditor

COUNTY RECORDER
Document Number _____

I hereby certify that this instrument was filed in the office of the Itasca County Recorder for record on this _____ day of _____, 2003, at _____ o'clock _____ M, and was duly recorded as document _____

Slide _____

Benchmark ENGINEERING, INC.
CIVIL & ENVIRONMENTAL ENGINEERING * LAND SURVEYING
PLANNING * LAND DATABASE MAPPING
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Mountain Iron, Minnesota 55768
Phone 218/735-8914
http://www.bm-eng.com


Doc # 564975

County Recorder, Itasca County, Minnesota

OFFICE OF THE COUNTY RECORDER
ITASCA COUNTY, MINNESOTA

Doc. No. **A 564975**

Certified filed and recorded on
10/28/2003 at 4:20 pm

Jean E. Bengtson, Itasca County Recorder
by  Deputy

