

A PLANNED COMMUNITY RIVER RIDGE ADDITION

PART OF GOVERNMENT LOT 4, AND VACATED PLAT OF COMPTON, SECTION 11, TOWNSHIP 55 NORTH, RANGE 26 WEST OF THE 5TH PRINCIPAL MERIDIAN.

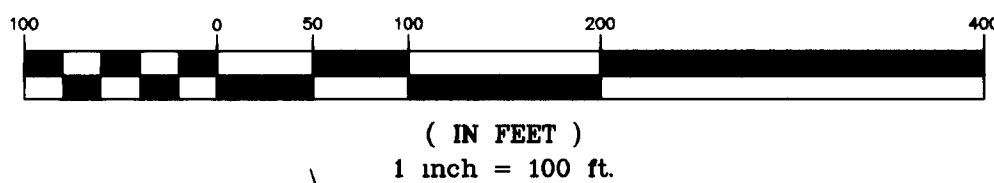
OFFICE OF THE COUNTY RECORDER
ITASCA COUNTY, MINNESOTA

Doc No. **A 534721**

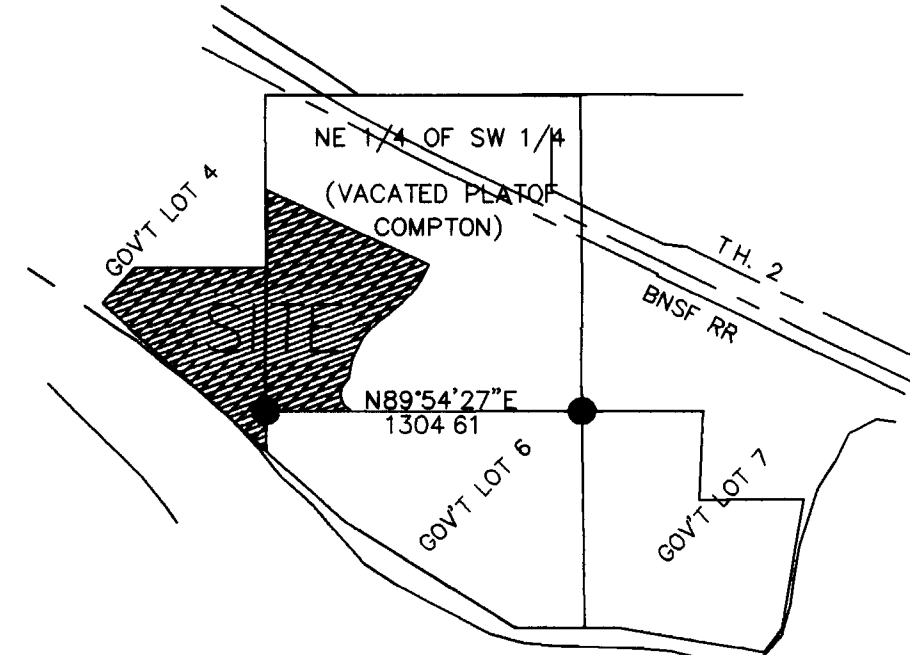
Certified filed and recorded on
12/12/2001 at 8:00 am

Jean E Bengston, Itasca County Recorder
by CJ, Deputy

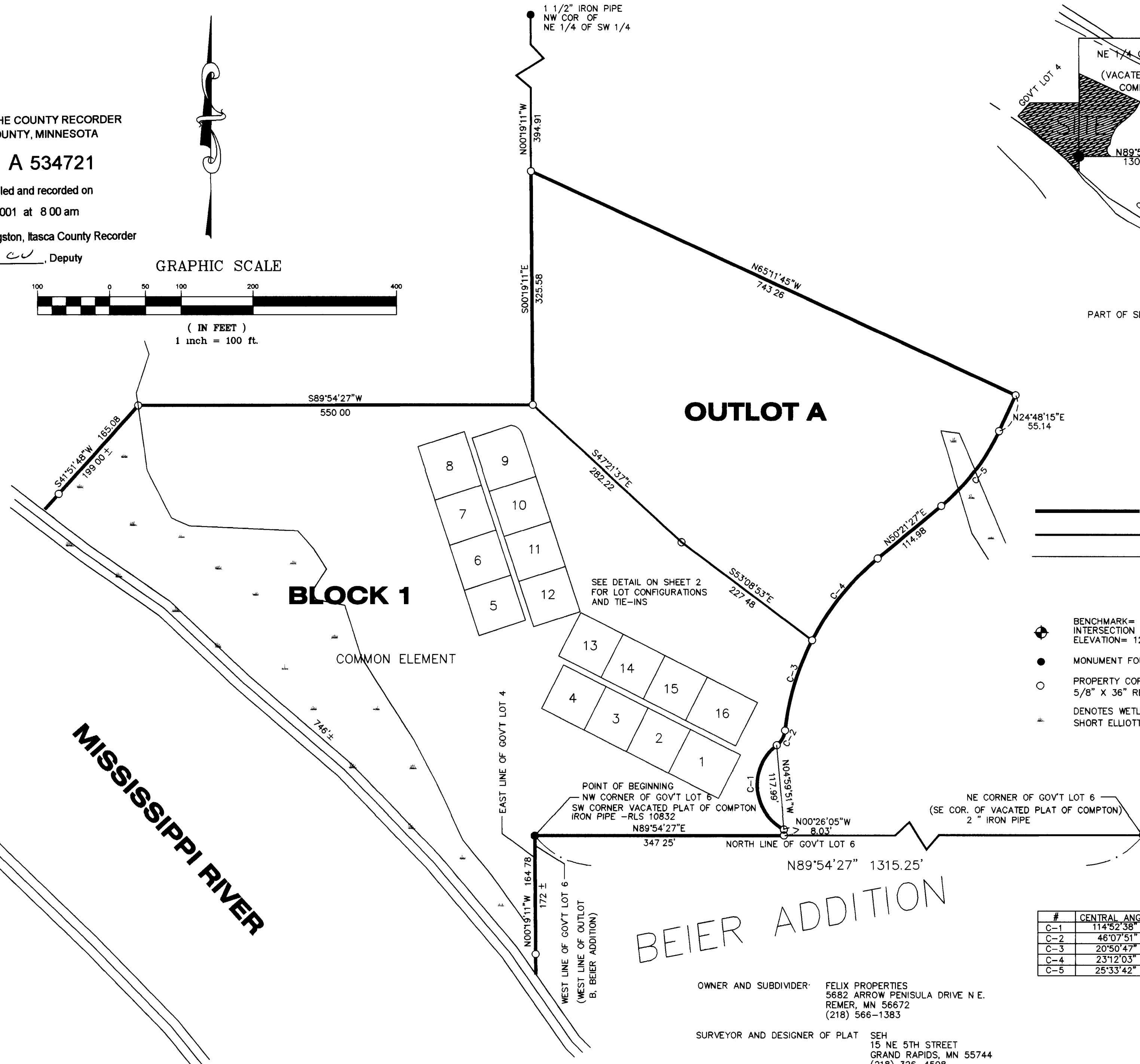
GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.



PART OF SECTION 11, T 55N , R.26W
NOT TO SCALE



OUTLOT A

BLOCK 1

BEIER ADDITION

LEGEND

- PLAT BOUNDARY
- BLOCK LINE
- LOT LINE
- BENCHMARK= SPIKE IN POLE, N.W. QUADRANT OF INTERSECTION OF COUNTY ROAD 62 AND T.H. 2. ELEVATION= 1291.00 NAVD 88.
- MONUMENT FOUND
- PROPERTY CORNER SET 5/8" X 36" REBAR RLS #40077
- DENOTES WETLAND DELINEATED BY SHORT ELLIOTT HENDRICKSON, MAY, 1999

CURVE TABLE

#	CENTRAL ANGLE	RADIUS	ARC LENGTH
C-1	114°52'38"	70.00'	140.35'
C-2	46°07'51"	30.00'	24.15'
C-3	20°50'47"	363.00'	132.07'
C-4	23°12'03"	363.00'	146.99'
C-5	25°33'42"	297.00'	132.50'

OWNER AND SUBDIVIDER: FELIX PROPERTIES
5882 ARROW PENISULA DRIVE N.E.
REMER, MN 56672
(218) 566-1383

SURVEYOR AND DESIGNER OF PLAT: SEH
15 NE 5TH STREET
GRAND RAPIDS, MN 55744
(218) 326-4508

ALL PROPERTIES WITHIN THE NEWLY PLATTED AREAS ARE "ABSTRACT TITLE"
TOTAL APPROXIMATE ACREAGE OF THE PLAT IS 15.68 ACRES.

PLAT DEDICATION
RIVER RIDGE ADDITION
COHASSET, ITASCA COUNTY, MINNESOTA

KNOW ALL MEN BY THESE PRESENTS: That FELIX PROPERTIES, INCORPORATED, a Minnesota Corporation, being the owners and proprietors of the following described property lying and being in the City of Cohasset, County of Itasca, State of Minnesota, to-wit:

That part of Government Lot 4, and the vacated Plat of Compton, both in Section 11, Township 55 North, Range 26 West of the Fourth Principal Meridian described as follows:

Commencing at the southeast corner of the vacated Plat of Compton thence along an assigned bearing South 89 degrees 54 minutes 27 seconds West a distance of 1315.25 feet to the southwest corner of the vacated Plat of Compton heretofore known as the Point Of Beginning; thence North 89 degrees 54 minutes 27 seconds East a distance of 347.25 feet; thence North 0 degrees 26 minutes 05 seconds West a distance of 8.03 feet, thence along a non-tangential curve concave to the east, radius 70.00 feet, central angle 114 degrees 52 minutes 38 seconds, arc length 140.35 feet, the chord of said curve bears North 04 degrees 59 minutes 51 seconds West a distance of 117.99 feet; thence along a reverse curve concave to the west, radius 30.00 feet, central angle 46 degrees 07 minutes 51 seconds, arc length 24.15 feet, thence along a reverse curve concave to the east, radius 363.00 feet, central angle 44 degrees 02 minutes 50 seconds, arc length 279.06 feet; thence North 50 degrees 21 minutes 27 seconds East a distance of 114.98 feet, thence along a tangential curve concave to the west, radius 297.00 feet, central angle 25 degrees 33 minutes 42 seconds, arc length 132.50 feet; thence North 24 degrees 48 minutes 15 seconds East a distance of 55.14 feet; thence North 65 degrees 11 minutes 45 seconds West a distance of 743.26 feet, thence South 0 degrees 19 minutes 11 seconds East a distance of 325.58 feet, thence South 89 degrees 54 minutes 27 seconds West a distance of 550.00 feet; thence South 41 degrees 51 minutes 48 seconds West a distance of 199 feet, more or less, to the northeast shore of the Mississippi River; thence southeasterly along said shoreline a distance of 746 feet, more or less, to the point of intersection of said shoreline and the west line of Lot 13, Beier Addition as recorded thereof, thence North 0 degrees 19 minutes 11 seconds West along the west line of said Lot 13 a distance of 172 feet, more or less, to the Point Of Beginning and there terminating

NOW THEREFORE, we do hereby ratify and confirm in all respects said survey and the plat thereof on COMMON INTEREST COMMUNITY NUMBER 14, A PLANNED COMMUNITY, RIVER RIDGE ADDITION, and sign, seal and execute said plat and hereby dedicate to the public use of the streets, roads and easements herein delineated.

IN WITNESS WHEREOF: We hereunto set our hands and seals this 27 day of Aug, 2001, A.D.
By James B Felix President
Carol A. Felix Secretary/Treasurer

STATE OF MINNESOTA) SS
COUNTY OF ITASCA)

The foregoing instrument was acknowledged before me this 27 day of Aug, 2001, A.D., by James B Felix, President of Felix Properties, Incorporated, a Minnesota Corporation, on behalf of the Corporation.

Andrea Villebro
Notary Public, Itasca County, Minnesota
My Commission Expires 1/31/05

I hereby certify that I have surveyed and platted the property described as COMMON INTEREST COMMUNITY NUMBER 14, A PLANNED COMMUNITY, RIVER RIDGE ADDITION; 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 wetlands as defined in MS 505.02 or public highways to be designated, other than as shown.
Fletcher A. Kobs
Fletcher A. Kobs, Land Surveyor
Minnesota Registration No. 40077

Subscribed and sworn to before me this 27th day of August, 2001, A.D. by Fletcher A. Kobs, Minnesota Licence No 40077.

Sandra J. Austin
Notary Public, Carlton County, Minnesota
My Commission Expires 1/31/2005

We do hereby certify that on the 6th day of JUNE, 2001, A.D., the City of Cohasset, Minnesota approved this plat.
By James Walker Mayor, City of Cohasset
Debra Sakrison Clerk, City of Cohasset

I hereby certify that there are no delinquent taxes on the above described property as of this 6 day of December, 2001, A.D.
Robert D. Zuehlke
Robert D. Zuehlke, Auditor
Itasca County, Minnesota

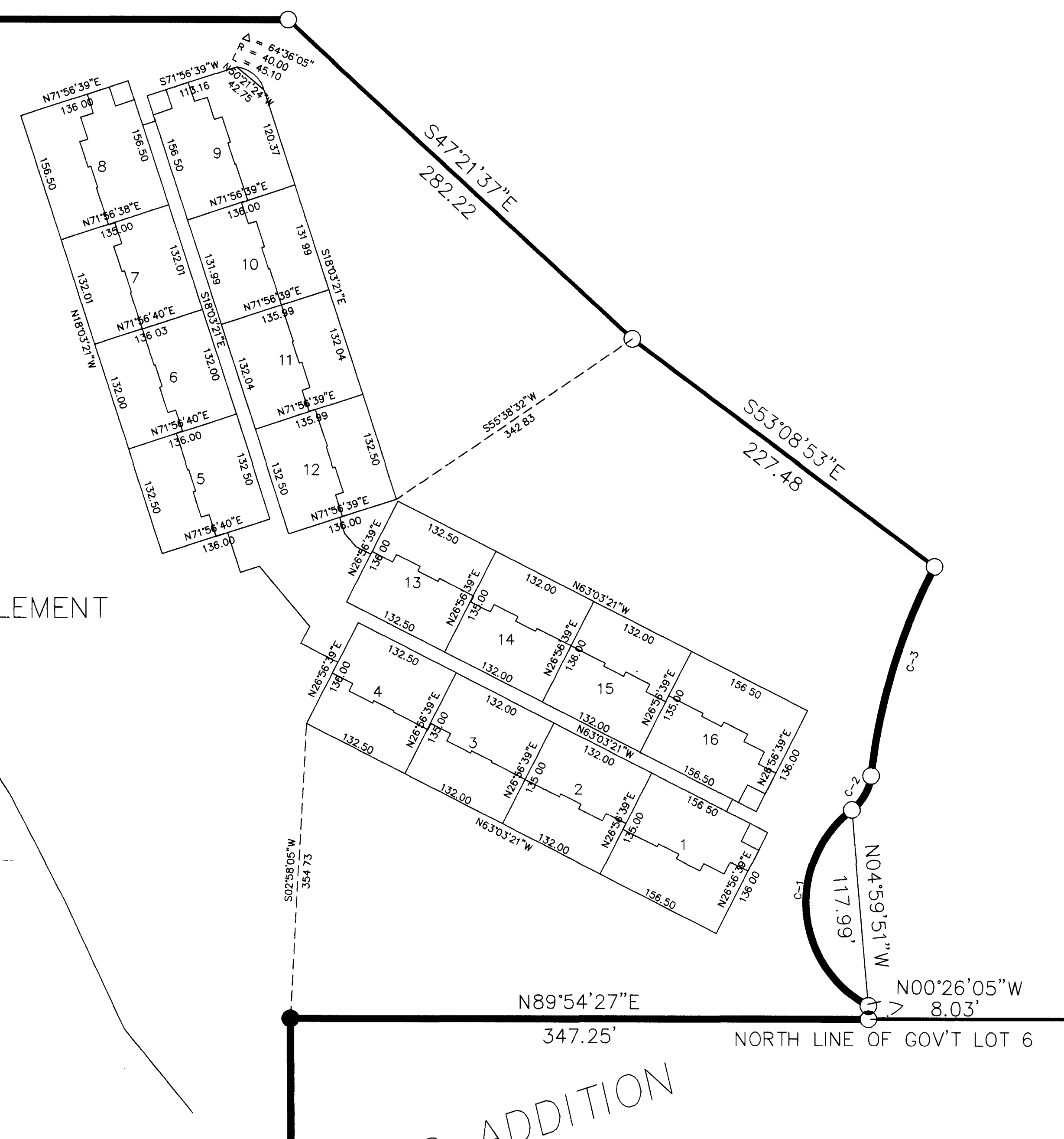
I hereby certify that the taxes on the above described property have been paid in full this 6 day of December, 2001, A.D.
Robert D. Zuehlke
Robert D. Zuehlke, Treasurer
Itasca County, Minnesota

I hereby certify that the within instrument was filed in this office for record as Document Number 534721, this 12 day of December, 2001, A.D., at 2:00 o'clock A.M.
Jean E. Bengston
County Recorder
Itasca County, Minnesota

COMMON INTEREST COMMUNITY NUMBER 14 A PLANNED COMMUNITY RIVER RIDGE ADDITION

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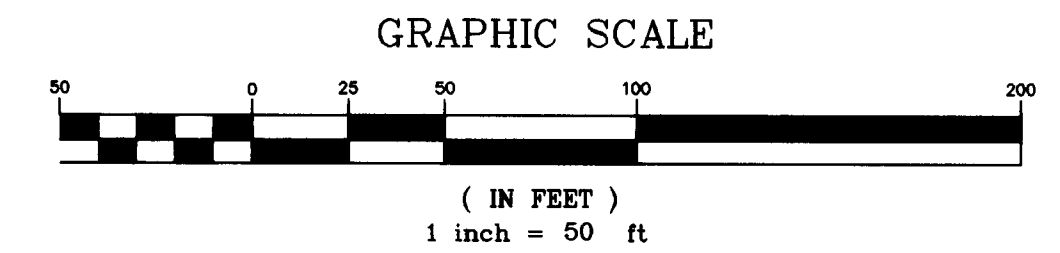
S89°54'27"W
550.00



BLOCK 1

COMMON ELEMENT

BEIER ADDITION



- LEGEND**
- PLAT BOUNDARY
 - BLOCK LINE
 - LOT LINE
 - BUILDING FOOTPRINT
 - BENCHMARK= SPIKE IN POLE, N.W. QUADRANT OF INTERSECTION OF COUNTY ROAD 62 AND TH 2 ELEVATION= 1291.00 NAVD 88
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