

# COMMUNITY CENTER

KNOW ALL PERSONS BY THESE PRESENTS: That Four Points Development, LLC, a Minnesota limited liability company, owner and proprietors of the following described property, situated in the County of Stearns, State of Minnesota, to-wit:

That part of the Northwest Quarter of the Southwest Quarter and the Southwest Quarter of the Northwest Quarter of Section 33, Township 125 North, Range 28 West, Stearns County, Minnesota, described as follows:

Beginning at the northeast corner Lot 1, Block 1, FERCHE SOUTH PINECONE PLAT 7, as on file in the office of the County Recorder, Stearns County, Minnesota; thence South 65 degrees 40 minutes 30 seconds West, assumed bearing along the north line of said Lot 1, a distance of 529.95 feet to the southeast corner Lot 1, Block 1, FERCHE SOUTH ST BENEDICTS, as on file in the office of the County Recorder, Stearns County, Minnesota; thence North 27 degrees 44 minutes 24 seconds West along the easterly line of said Lot 1, a distance of 274.35 feet; thence North 00 degrees 00 minutes 00 seconds East along said easterly line of Lot 1, a distance of 254.74 feet; thence North 47 degrees 02 minutes 15 seconds West along said easterly line of Lot 1 and the northeasterly line of 19th Street South as dedicated on said plat of FERCHE SOUTH ST BENEDICTS, a distance of 398.22 feet to the most northerly corner of said 19th Street South; thence North 42 degrees 57 minutes 48 seconds East, a distance of 144.83 feet; thence northerly a distance of 354.50 feet, on a tangential curve, concave to the northwest, having a radius of 467.00 feet and a central angle of 43 degrees 29 minutes 36 seconds; thence North 00 degrees 31 minutes 47 seconds West, tangent to the last described curve, a distance of 277.53 feet; thence South 89 degrees 39 minutes 56 seconds East, a distance of 669.08 feet to the east line of said Southwest Quarter of the Northwest Quarter; thence South 00 degrees 31 minutes 47 seconds East, along said east line of the Southwest Quarter of the Northwest Quarter, a distance of 630.57 feet to the southeast corner of said Southwest Quarter of the Northwest Quarter, also being the northeast corner of said Northwest Quarter of the Southwest Quarter; thence South 00 degrees 31 minutes 44 seconds East, along the east line of said Northwest Quarter of the Southwest Quarter, a distance of 622.33 feet to the point of beginning.

Has caused the same to be surveyed and platted as COMMUNITY CENTER and do hereby donate and dedicate to the public for public use forever the public way and easements as shown on this plat for drainage and utility purposes only.

In witness whereof said Four Points Development, LLC, a Minnesota limited liability company, has caused these presents to be signed by Jason Ferche, its Chief Manager this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

FOUR POINTS DEVELOPMENT, LLC

Jason Ferche, Chief Manager

STATE OF MINNESOTA

COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by Jason Ferche, Chief Manager of Four Points Development, LLC, a Minnesota limited liability company, on behalf of the company.

NOTARY SIGNATURE \_\_\_\_\_

NOTARY PRINTED NAME \_\_\_\_\_

NOTARY PUBLIC, \_\_\_\_\_ COUNTY, MINNESOTA

MY COMMISSION EXPIRES \_\_\_\_\_

I hereby certify that this plat of COMMUNITY CENTER 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 or will be correctly set within one year as indicated on the plat; that all water boundaries and wet lands as of the date of the surveyor's certification are shown and labeled on the plat; that all public ways are shown and labeled on the plat. I further certify that this plat was prepared by me or under my direct supervision and that I am a duly licensed land surveyor under the laws of the State of Minnesota.

TERRY T. STRUS, LICENSED LAND SURVEYOR, MINNESOTA LICENSE NUMBER 50319

STATE OF MINNESOTA

COUNTY OF \_\_\_\_\_

The foregoing Surveyor's Certification was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by Terry T. Strus, Licensed Land Surveyor, Minnesota License Number 50319.

Notary Signature \_\_\_\_\_

Notary Printed Name \_\_\_\_\_

Notary Public, \_\_\_\_\_ County, Minnesota

My Commission Expires \_\_\_\_\_

Approved by the City Council of Sartell, Minnesota, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

SIGNED: \_\_\_\_\_ MAYOR ATTEST: \_\_\_\_\_ CITY CLERK

I hereby certify that this plat has been examined and recommended for approval this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

STEARNS COUNTY SURVEYOR, MINNESOTA LICENSE NUMBER \_\_\_\_\_

I hereby certify that the taxes on the land described hereon are paid for the year \_\_\_\_\_ and all years prior to the year \_\_\_\_\_ and transfer entered.

Date \_\_\_\_\_

STEARNS COUNTY AUDITOR/TREASURER

DEPUTY AUDITOR/TREASURER \_\_\_\_\_

TAX PARCEL NUMBER \_\_\_\_\_

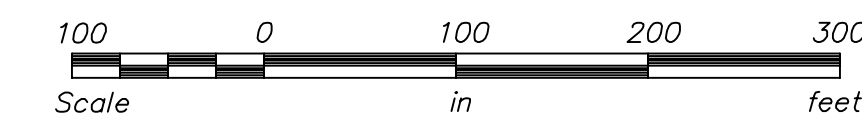
I hereby certify that this instrument was filed for record in the Office of the County Recorder in and for Stearns County, Minnesota on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M. as Document No. \_\_\_\_\_ in Plat Cabinet \_\_\_\_\_ No. \_\_\_\_\_

STEARNS COUNTY RECORDER

DEPUTY RECORDER

- Denotes 1/2 inch by 14 inch iron monument set and marked by License No. 50319
- Denotes found monument
- ⊙ Denotes Stearns County Monument

Bearings shown are based upon the north line of Lot 1 Block 1, FERCHE SOUTH PINECONE PLAT 7 and is assumed to bear South 65°40'30" West



AREA SUMMARY:±  
LOT 1, BLOCK 1: 815,293 SF  
LOT 2, BLOCK 1: 72,958 SF  
R/W DEDICATION: 54,144 SF

