

# PINECONE MARKETPLACE SECOND ADDITION

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

That part of Lot 1, Block 1, PINECONE MARKETPLACE, according to the recorded plat thereof, Stearns County, Minnesota, described as follows:

Commencing at the most northerly corner of said Lot 1; thence South 45 degrees 57 minutes 31 seconds East, plat bearing, along the northeasterly line of said Lot 1 a distance of 478.75 feet; thence southeasterly a distance of 34.93 feet, continuing along said northeasterly line and along a tangential curve concave to the northeast, having a radius of 275.00 feet and a central angle of 07 degrees 16 minutes 40 seconds, to the point of beginning of the land to be described; thence South 42 degrees 03 minutes 44 seconds West, not tangent to said curve, a distance of 166.43 feet; thence South 48 degrees 00 minutes 00 seconds East a distance of 406.44 feet; thence South 42 degrees 00 minutes 00 seconds West a distance of 122.33 feet; thence North 48 degrees 00 minutes 00 seconds West a distance of 159.09 feet; thence South 42 degrees 00 minutes 00 seconds West a distance of 314.60 feet; thence North 48 degrees 00 minutes 00 seconds West a distance of 253.82 feet; thence North 41 degrees 10 minutes 49 seconds West a distance of 330.59 feet; thence North 45 degrees 57 minutes 40 seconds West a distance of 187.97 feet to the northwesterly line of said Lot 1; thence South 44 degrees 02 minutes 20 seconds West, along said northwesterly line, a distance of 188.81 feet; thence South 36 degrees 20 minutes 17 seconds West, along said northwesterly line, a distance of 19.22 feet; thence South 06 degrees 44 minutes 47 seconds East, along the west line of said Lot 1, a distance of 81.52 feet; thence South 42 degrees 08 minutes 38 seconds East, along the southwesterly line of said Lot 1, a distance of 392.91 feet; thence South 45 degrees 57 minutes 29 seconds, along said southwesterly line, a distance of 336.48 feet; thence South 47 degrees 06 minutes 14 seconds East, along said southwesterly line, a distance of 227.29 feet; thence North 88 degrees 28 minutes 09 seconds East, along the south line of said Lot 1, a distance of 71.41 feet; thence North 46 degrees 44 minutes 27 seconds East, along the southeasterly line of said Lot 1, a distance of 95.68 feet; thence North 47 degrees 51 minutes 22 seconds East, along said southeasterly line, a distance of 232.49 feet; thence North 44 degrees 02 minutes 31 seconds East, along said southeasterly line, a distance of 601.91 feet; thence North 45 degrees 57 minutes 29 seconds West, along the northeasterly line of said Lot 1, a distance of 216.23 feet; thence northwesterly a distance of 150.64 feet, along said northeasterly line and along a tangential curve concave to the southwest having a radius of 345.00 feet and a central angle of 25 degrees 01 minute 01 second; thence North 70 degrees 58 minutes 30 seconds West, along said northeasterly line and tangent to said curve, a distance of 160.41 feet; thence northwesterly a distance of 85.14 feet along said northeasterly line and along a tangential curve concave to the northeast having a radius of 275.00 feet and a central angle of 17 degrees 44 minutes 18 seconds, to the point of beginning.

Have caused the same to be surveyed and platted as PINECONE MARKETPLACE SECOND ADDITION 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 Ferche Development, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper managers this \_\_\_\_\_ day of \_\_\_\_\_, 200\_\_.

FERCHE DEVELOPMENT, LLC

\_\_\_\_\_  
Nancy Ferche, Chief Manager

\_\_\_\_\_  
Robert J. Ferche, Chief Financial Manager

STATE OF MINNESOTA

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

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 200\_\_, by Nancy Ferche, Chief Manager, and Robert J. Ferche, Chief Financial Manager of Ferche Development, LLC, a Minnesota limited liability company, on behalf of said company.

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

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

I hereby certify that I have surveyed and platted the property described on this plat as PINECONE MARKETPLACE SECOND ADDITION, that this is a true and correct representation of the survey, that all distances are correctly shown on the plat in feet and hundredths of a foot, that all monuments have been correctly placed in the ground as shown within one year after recording, or sooner, as specified by the approving local governmental unit; that the outside boundary lines are correctly designated on the plat and that there are no wet lands or public highways to be designated other than as shown on the plat as defined in Minnesota Statutes 505.02, Subd. 1.

\_\_\_\_\_  
GARY H. STEVENSON, LICENSED LAND SURVEYOR, MINNESOTA LICENSE NUMBER 12684

STATE OF MINNESOTA  
COUNTY OF STEARNS

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 200\_\_, by Gary H. Stevenson, Licensed Land Surveyor, Minnesota License Number 12684.

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

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

We do hereby certify that on this \_\_\_\_\_ day of \_\_\_\_\_, 200\_\_, the City Council of Sartell, Minnesota, approved this plat.

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

I hereby certify that this plat has been checked and recommended for approval this \_\_\_\_\_ day of \_\_\_\_\_, 200\_\_.

\_\_\_\_\_  
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

Document Number \_\_\_\_\_

I hereby certify that this instrument was filed in the office of the County Recorder for record on this \_\_\_\_\_ day of \_\_\_\_\_, 200\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ m. and was duly recorded in Plat Cabinet \_\_\_\_\_ Number \_\_\_\_\_.

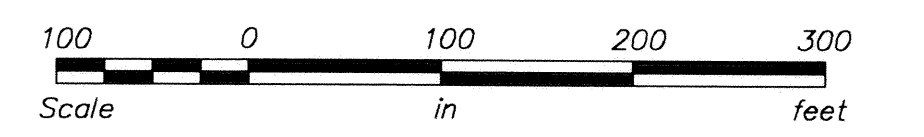
\_\_\_\_\_  
COUNTY RECORDER, STEARNS COUNTY, MINNESOTA

By DEPUTY \_\_\_\_\_

8392  
20025188.04

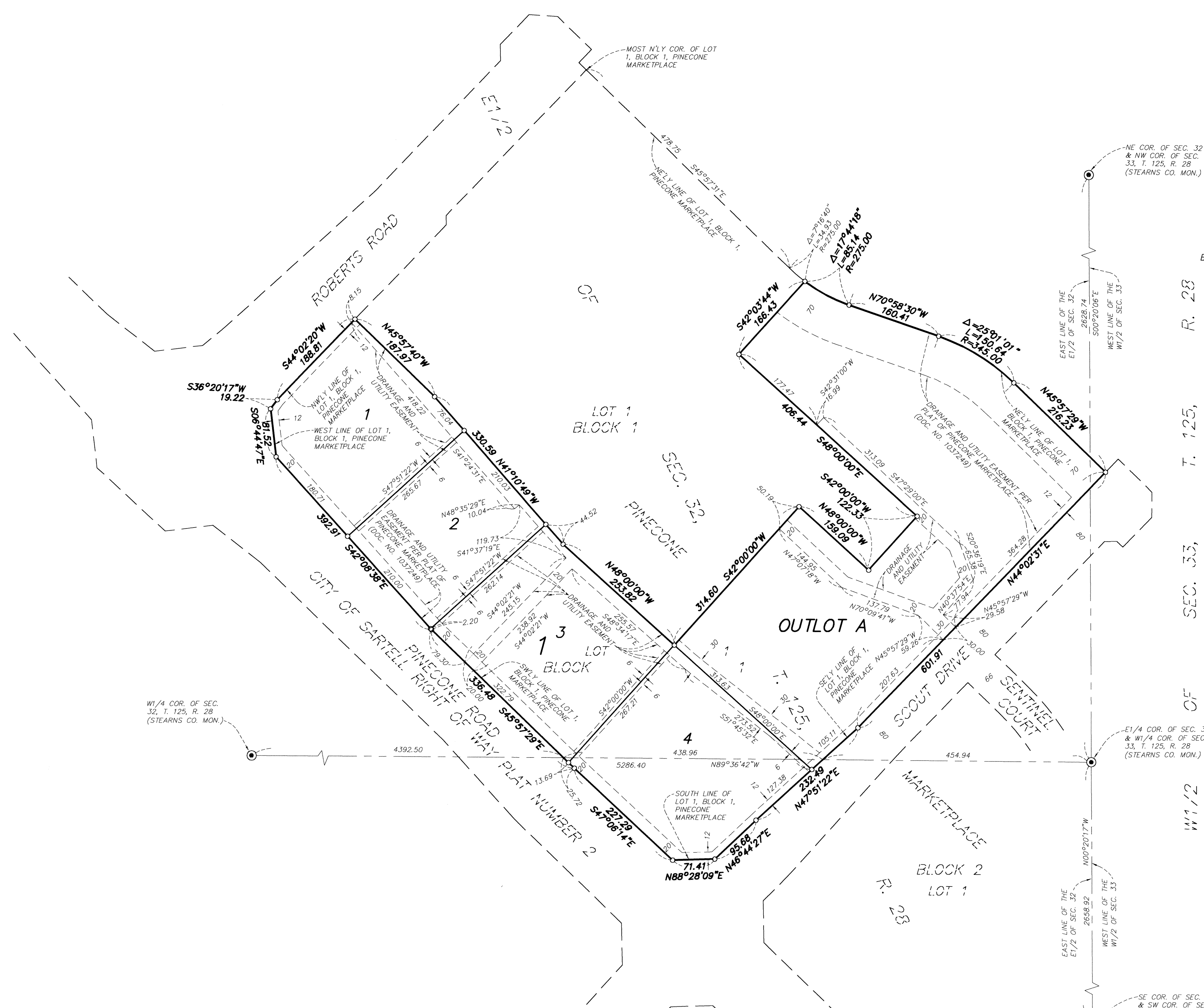
# PINECONE MARKETPLACE SECOND ADDITION

LOT 1 = 1.50 ACRES  
 LOT 2 = 1.27 ACRES  
 LOT 3 = 1.88 ACRES  
 LOT 4 = 1.83 ACRES  
 OUTLOT A = 6.14 ACRES



BEARINGS ARE BASED ON THE PLAT OF PINECONE MARKETPLACE

- Denotes Set Iron Monument
- Denotes Found Iron Monument



#392  
 20025188.04