

PINECONE MARKETPLACE

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 the East Half of Section 32 and the West Half of Section 33, both in Township 125 North, Range 28 West, Stearns County, Minnesota described as follows:

Commencing at the East Quarter Corner of said Section 32; thence North 89 degrees 36 minutes 42 seconds West, assumed bearing, along the East-West Quarter line of said Section 32, a distance of 893.90 feet to the intersection with the northeasterly line of CITY OF SARTELL RIGHT OF WAY PLAT NUMBER 2, according to the recorded plat thereof, said Stearns County, being the point of beginning of the tract to be described; thence North 45 degrees 57 minutes 29 seconds West, along said northeasterly line, a distance of 310.76 feet; thence North 42 degrees 08 minutes 38 seconds West, along said northeasterly line, a distance of 392.91 feet to an easterly line of said CITY OF SARTELL RIGHT OF WAY PLAT NUMBER 2; thence North 06 degrees 44 minutes 47 seconds West, along said easterly line, a distance of 81.52 feet to a northeasterly line of said CITY OF SARTELL RIGHT OF WAY PLAT NUMBER 2; thence North 47 degrees 11 minutes 55 seconds West, along said northeasterly line, a distance of 157.28 feet to a northerly line of said CITY OF SARTELL RIGHT OF WAY PLAT NUMBER 2; thence North 50 degrees 43 minutes 19 seconds East, a distance of 50.00 feet; thence North 47 degrees 51 minutes 22 seconds East, a distance of 343.18 feet; thence North 44 degrees 02 minutes 20 seconds East, a distance of 303.16 feet; thence North 00 degrees 57 minutes 31 seconds West, a distance of 27.57 feet; thence North 44 degrees 02 minutes 29 seconds East, a distance of 70.00 feet; thence South 85 degrees 55 minutes 19 seconds East, a distance of 48.26 feet; thence South 45 degrees 57 minutes 38 seconds East, a distance of 80.00 feet; thence South 44 degrees 02 minutes 20 seconds West, a distance of 31.00 feet; thence South 45 degrees 57 minutes 31 seconds East, a distance of 496.25 feet; thence southeasterly, a distance of 120.07 feet, along a tangential curve, concave to the northeast, having a radius of 275.00 feet and a central angle of 25 degrees 00 minutes 58 seconds; thence South 70 degrees 58 minutes 30 seconds East, tangent to said curve, a distance of 160.41 feet; thence southeasterly, a distance of 150.64 feet, along a tangential curve, concave to the southwest, having a radius of 345.00 feet and a central angle of 25 degrees 01 minutes 01 seconds; thence South 45 degrees 57 minutes 29 seconds East, tangent to last described curve, a distance of 216.23 feet; thence North 44 degrees 02 minutes 31 seconds East, a distance of 31.02 feet; thence South 45 degrees 56 minutes 31 seconds East, a distance of 80.00 feet; thence South 00 degrees 37 minutes 55 seconds West, a distance of 42.67 feet; thence South 44 degrees 21 minutes 40 seconds West, a distance of 70.00 feet; thence North 45 degrees 57 minutes 29 seconds West, a distance of 13.93 feet; thence South 89 degrees 02 minutes 31 seconds West, a distance of 21.21 feet; thence South 44 degrees 02 minutes 31 seconds West, a distance of 266.26 feet; thence South 45 degrees 58 minutes 13 seconds East, a distance of 77.25 feet; thence southeasterly, a distance of 185.48 feet, along a tangential curve, concave to the southwest, having a radius of 433.00 feet and a central angle of 24 degrees 32 minutes 36 seconds; thence South 21 degrees 25 minutes 37 seconds East, tangent to last described curve, a distance of 137.58 feet; thence southeasterly, a distance of 164.04 feet, along a tangential curve, concave to the northeast, having a radius of 367.00 feet and a central angle of 25 degrees 36 minutes 35 seconds; thence South 42 degrees 57 minutes 48 seconds West, non-tangent to last described curve, a distance of 504.59 feet to a northeasterly line of said CITY OF SARTELL RIGHT OF WAY PLAT NUMBER 2; thence North 45 degrees 57 minutes 29 seconds West, along said northeasterly line, a distance of 60.77 feet; thence North 42 degrees 08 minutes 38 seconds West, along said northeasterly line, a distance of 180.40 feet; thence North 45 degrees 57 minutes 29 seconds West, along said northeasterly line, a distance of 252.27 feet to an east line of said CITY OF SARTELL RIGHT OF WAY PLAT NUMBER 2; thence North 00 degrees 57 minutes 29 seconds West, along said east line, a distance of 70.71 feet to a northeasterly line of said CITY OF SARTELL RIGHT OF WAY PLAT NUMBER 2; thence North 49 degrees 22 minutes 43 seconds West, along said northeasterly line, a distance of 108.19 feet to a north line of said CITY OF SARTELL RIGHT OF WAY PLAT NUMBER 2; thence South 88 degrees 28 minutes 09 seconds West, along said north line, a distance of 71.41 feet to a northeasterly line of said CITY OF SARTELL RIGHT OF WAY PLAT NUMBER 2; thence North 47 degrees 06 minutes 14 seconds West, along said northeasterly line, a distance of 227.29 feet; thence North 45 degrees 57 minutes 29 seconds West, along said northeasterly line a distance of 25.72 feet to the point of beginning.

Have caused the same to be surveyed and platted as PINECONE MARKETPLACE and do hereby donate and dedicate to the public for public use forever the thoroughfares, and also 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, 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 _____

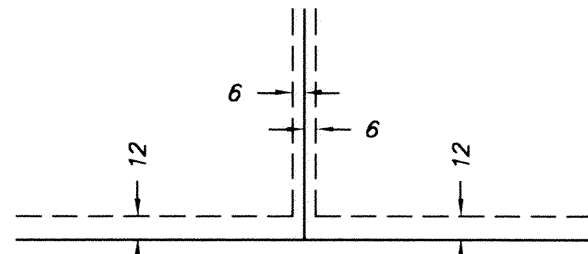
I hereby certify that this instrument was filed in the office of the County Recorder for record on this _____ day of _____, 200__, at _____ o'clock _____ m. and was duly recorded in Plat Cabinet _____ Number _____.

COUNTY RECORDER, STEARNS COUNTY, MINNESOTA

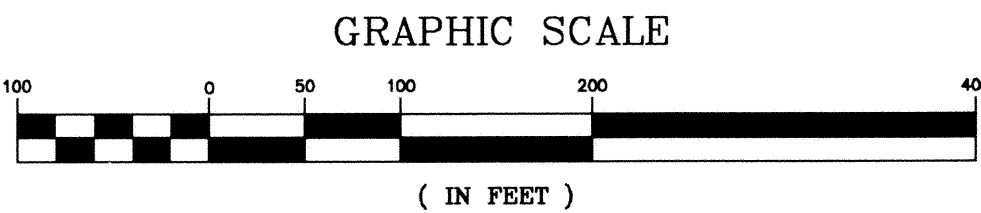
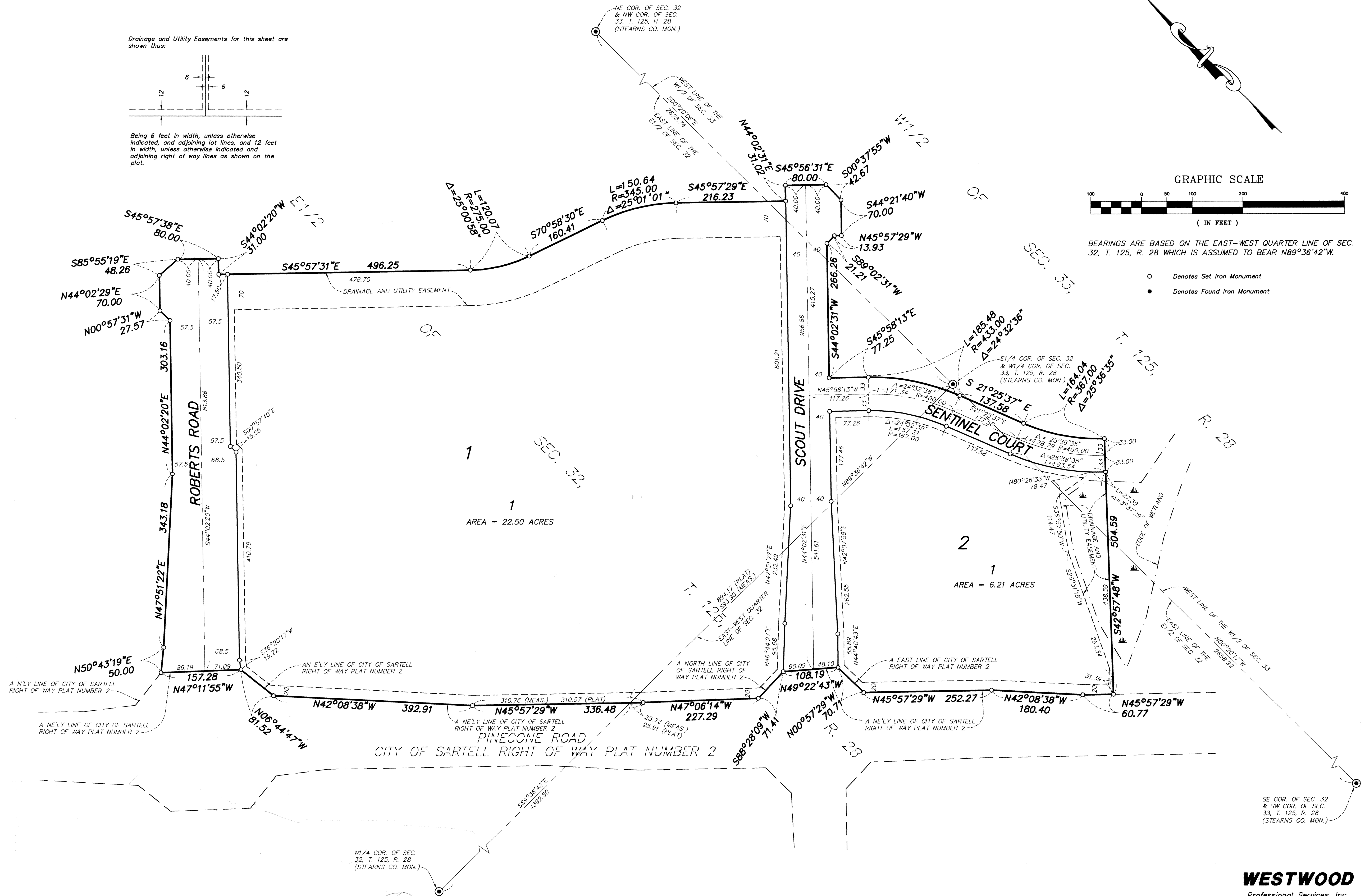
By DEPUTY

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Drainage and Utility Easements for this sheet are shown thus:



Being 6 feet in width, unless otherwise indicated, and adjoining lot lines, and 12 feet in width, unless otherwise indicated and adjoining right of way lines as shown on the plat.



BEARINGS ARE BASED ON THE EAST-WEST QUARTER LINE OF SEC. 32, T. 125, R. 28 WHICH IS ASSUMED TO BEAR N89°36'42"W.

- Denotes Set Iron Monument
- Denotes Found Iron Monument

#306
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