

PONDEROSA ACRES FIRST ADDITION

Preliminary Plat of

Comprising part of

Government Lot 6, Section 18, and NW 1/4 of NE 1/4, Section 19, all in Township 143 North, Range 39 West, Mahnom County, Minnesota.

PROPERTY DESCRIPTION

The Northwest Quarter of the Northeast Quarter, Section 19, and Government Lot 6, Section 18, all in Township 143 North, Range 39 West of the Fifth Principal Meridian, Mahnom County, Minnesota;

LESS AND EXCEPT: All that part thereof described as follows: Commencing at a found iron monument which designates the south quarter corner of said Section 18, thence North 00°05'27" East 148.25 feet, on an assumed bearing along the west line of said Government Lot 6 to the point of beginning; thence South 89°53'20" East 698.51 feet; thence South 22°28'27" East 202.95 feet; thence southeasterly on a curve concave to the northeast, having a central angle of 35°05'28" and a radius of 208.00 feet, for a distance of 127.39 feet (chord bearing South 40°01'11" East); thence South 57°33'55" East 108.17 feet; thence southerly on a curve concave to the west, having a central angle of 73°41'31" and a radius of 72.00 feet, for a distance of 92.60 feet (chord bearing South 20°43'09" East); thence South 16°07'36" West 106.47 feet; thence southerly on a curve concave to the east, having a central angle of 39°36'18" and a radius of 218.43 feet, for a distance of 150.99 feet (chord bearing South 03°40'33" East) to the centerline of County State Aid Highway No. 4; thence North 66°31'20" East 66.00 feet along the centerline of said County State Aid Highway No. 4; thence northerly on a curve concave to the east, having a central angle of 39°36'18" and a radius of 152.43 feet, for a distance of 105.37 feet (chord bearing North 03°40'33" West); thence North 16°07'36" East 106.47 feet; thence northerly on a curve concave to the west, having a central angle of 73°41'31" and a radius of 138.00 feet, for a distance of 177.49 feet (chord bearing North 20°43'09" West); thence North 57°33'55" West 108.17 feet; thence northwesterly on a curve concave to the northeast, having a central angle of 35°05'28" and a radius of 142.00 feet, for a distance of 86.97 feet (chord bearing North 40°01'11" West); thence North 22°28'27" West 285.12 feet; thence northerly on a curve concave to the east, having a central angle of 84°31'34" and a radius of 237.00 feet, for a distance of 349.64 feet (chord bearing North 19°47'20" East); thence North 62°03'07" East 227.74 feet to a point hereinafter referred to as Point A; thence easterly on a curve concave to the south, having a central angle of 13°57'50" and a radius of 399.00 feet, for a distance of 97.24 feet (chord bearing North 69°02'02" East) to a point of compound curvature; thence easterly on a curve concave to the south, having a central angle of 67°54'34" and a radius of 35.00 feet, for a distance of 41.48 feet (chord bearing South 70°01'46" East) to a point of reverse curvature; thence southeasterly and northeasterly on a curve concave to the northwest, having a central angle 153°48'24" and a radius of 60.00 feet, for a distance of 161.07 feet (chord bearing North 67°01'19" East); thence North 09°52'53" West 60.00 feet; thence North 80°07'07" East 59.75 feet to the east line of said Government Lot 6; thence North 00°05'48" East 402.37 feet, more or less, along the east line of said Government Lot 6 to the water's edge of Snider Lake; thence westerly along the water's edge of said Snider Lake to the west line of said Government Lot 6; thence South 00°05'27" West 58 feet, more or less, along the west line of said Government Lot 6 to a found iron monument; thence continuing South 00°05'27" West 738.10 feet along the west line of said Government Lot 6 to the point of beginning.

ALSO LESS AND EXCEPT: that part of said Northwest Quarter of the Northeast Quarter which lies northwesterly of southeasterly of, adjacent to and within 60 feet of the highway centerline described as follows: Commencing at the assumed southwest corner of said Northwest Quarter of the Northeast Quarter on an assumed bearing on or near the assumed west line of said Northwest Quarter of the Northeast Quarter North 01 degrees 34 minutes 42 seconds West a distance of 425.4 feet, more or less, to the point of beginning; thence North 68 degrees 19 minutes 05 seconds East a distance of 1381.5 feet, more or less, and there terminating. Sidelines to terminate on assumed West and East lines of said Northwest Quarter of the Northeast Quarter.

OWNER - DEVELOPER

Gene May
High Point Land Services
18646 State 34
Park Rapids, MN 56470

SURVEYOR

Murray Surveying, Inc.
P.O. Box 1038
Bemidji, MN 56619
218-751-5898

WETLAND STATEMENT

Wetlands exist on the subject property. The location of the wetlands shown hereon are the result of a site review conducted by Murray Surveying, Inc.

CONTOUR INFORMATION

2 ft. Contours shown hereon were derived from MnTOPO.

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	60.00	161.07	116.88	N 67°01'19" E	153°48'44"
C2	35.00	41.49	39.10	N 70°01'46" W	67°54'51"
C3	399.00	97.24	97.00	N 69°02'02" E	13°57'49"
C4	237.00	349.64	318.78	N 19°47'20" E	84°31'34"
C5	142.00	86.97	85.62	N 40°01'11" W	36°09'28"
C6	138.00	177.49	165.51	N 20°43'10" W	73°41'31"
C7	152.43	44.06	43.91	S 07°50'43" W	16°33'46"
C8	218.43	90.56	89.91	S 04°14'59" W	23°45'13"
C9	72.00	92.60	86.35	S 20°43'10" E	73°41'31"
C10	208.00	127.39	125.41	S 40°01'11" E	36°05'28"

TAX PARCEL ID NUMBER

10-019-0100
10-018-0200

DATE OF PREPARATION: 08-13-2024

TOTAL PLAT AREA: 46.41± Acres

PROJECT OVERVIEW

This project proposes to divide 46.41 acres into 22 lots.

NOTES TO SURVEY

- Bearing system based on the east line of Government Lot 6, Section 18, Township 143 North, Range 39 West, Mahnom County, Minnesota, having an assumed bearing of North 00°05'48" East.
- This survey has not been prepared with the benefit of any title work.
- Proposed lot dimensions are rounded to the nearest foot.

LEGEND

- ◆ Denotes BLM brass capped iron monument, found
- Denotes 1/2 iron pipe, LS 12004, found
- (D) Denotes distance specified in deed
- (P) Denotes distance specified on plat
- (M) Denotes measured distance
- Denotes overhead power line
- ⊠ Denotes tel-ped post

