

Preliminary Plat of ACORN RIDGE

Comprising parts of
The SW 1/4 of SW 1/4, Section 5, Township 147 North, Range 33 West, Beltrami County, Minnesota;
AND
The East Half of the SE 1/4, Section 6, Township 147 North, Range 33 West, Beltrami County, Minnesota.

OWNER - DEVELOPER
Jay S. Hill
10724 Oak Leaf LN NW
Bemidji, MN 56601

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

TAX PARCEL ID NUMBERS
310012602, 310012605, 310009905, 310009906
TOTAL PLAT AREA: 63.9± Acres
DATE OF PREPARATION: 10-27-2019

LEGEND
● Denotes 1/2 inch iron pipe, LS 15483, found
⊕ Denotes cast iron monument, found
⊠ Existing telecommunications pedestal
— 1346 — Existing 2 ft. contour interval
2.24 Acres Denotes total lot area
1.51 Acres (EW) Denotes total lot area excluding wetland

PROJECT OVERVIEW

This project proposes to develop approximately 63.9 acres into 44 Lots. Lots abutting Acorn Ridge RD NW will be accessed from said road. Lots 1-4 and Lots 33-34, all in proposed Block 1, would be accessed from existing recorded easements.

NOTES TO SURVEY

- Bearing system based on the Beltrami County Coordinate System, South Zone.
- This survey has not been prepared with the benefit of any title work.
- Proposed lot dimensions are rounded to the nearest foot.

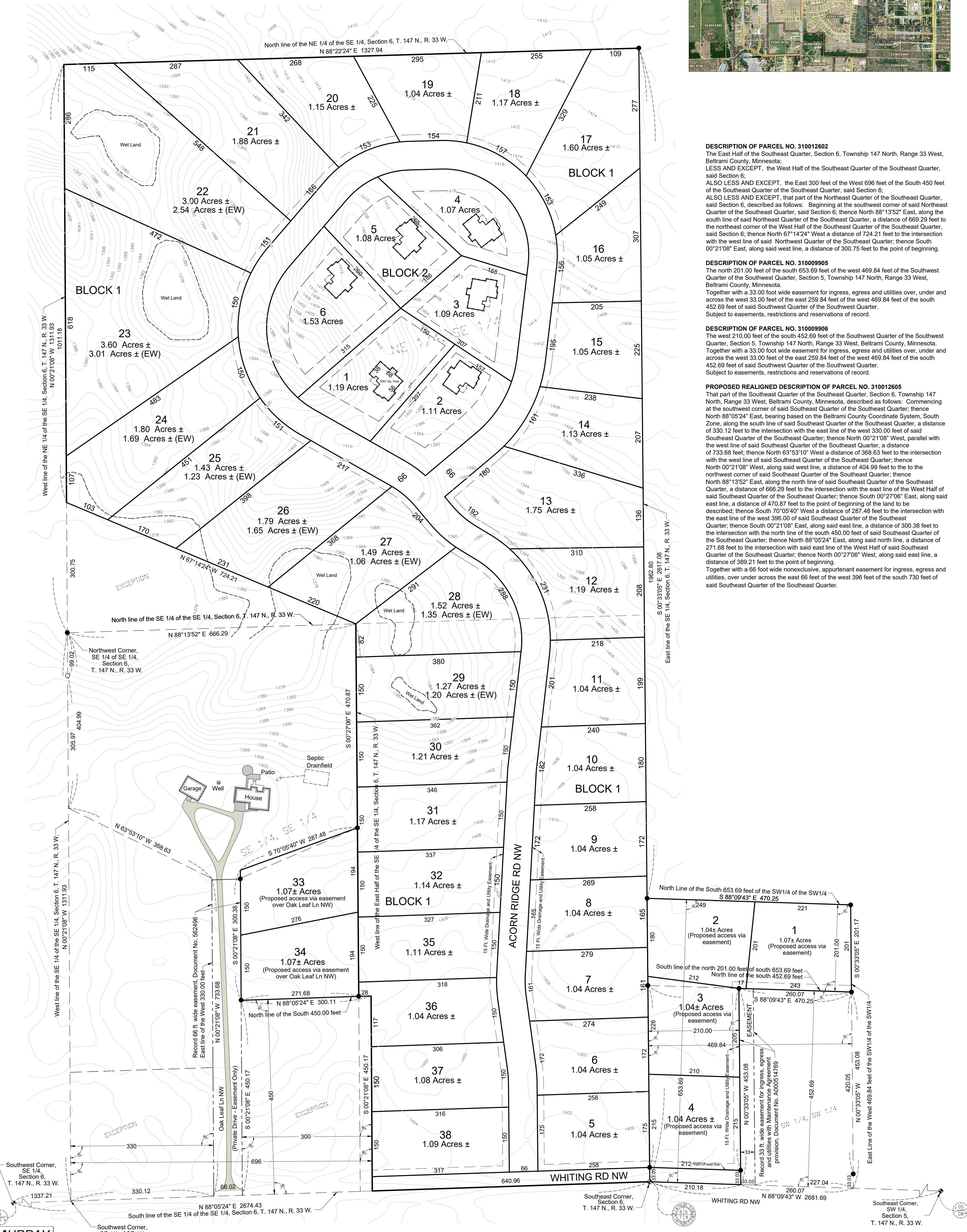
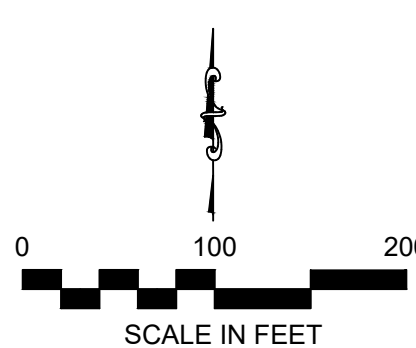
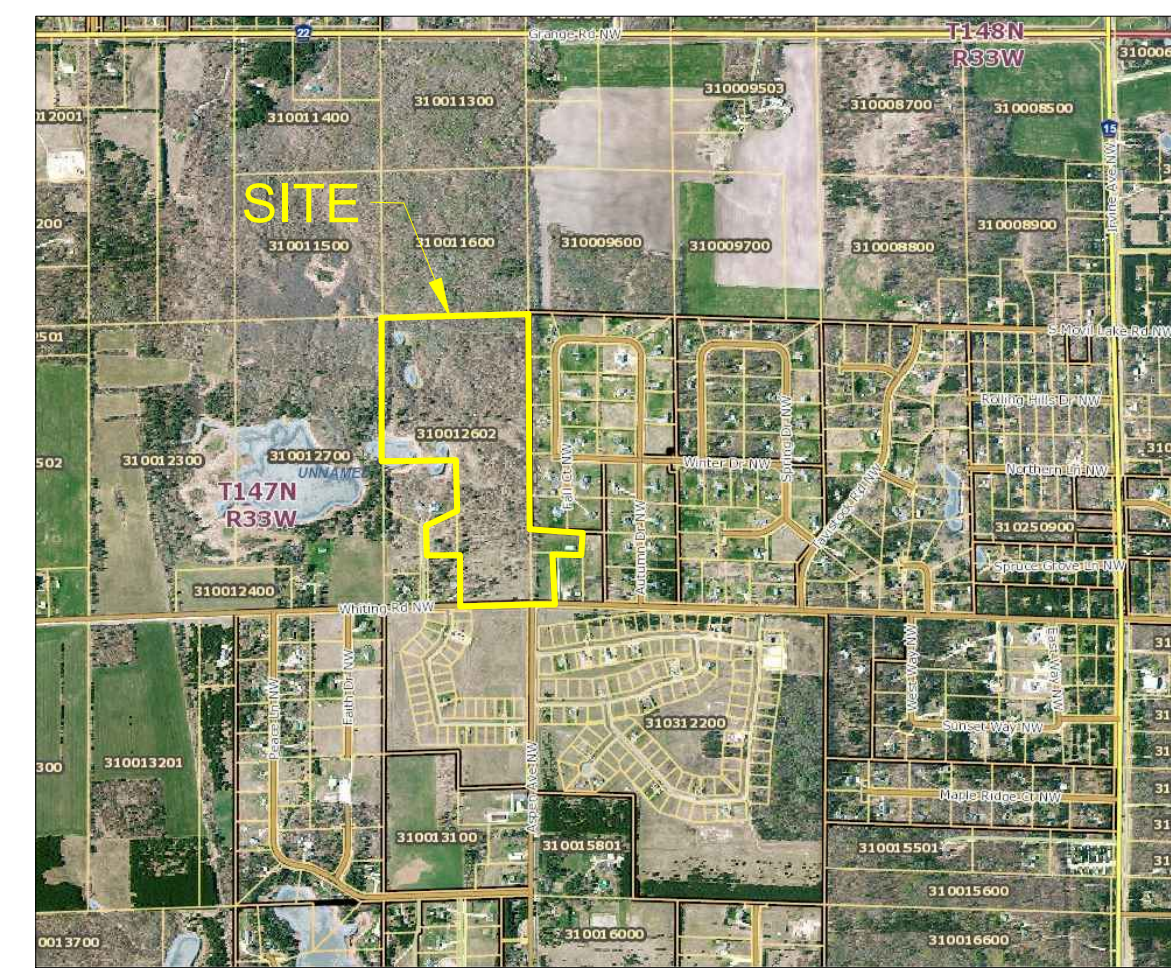
WETLAND STATEMENT

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.

VICINITY MAP



DESCRIPTION OF PARCEL NO. 310012602
The East Half of the Southeast Quarter, Section 6, Township 147 North, Range 33 West, Beltrami County, Minnesota;
LESS AND EXCEPT, the West Half of the Southeast Quarter of the Southeast Quarter, said Section 6;
ALSO LESS AND EXCEPT, the East 300 feet of the West 696 feet of the South 450 feet of the Southeast Quarter of the Southeast Quarter, said Section 6;
ALSO LESS AND EXCEPT, that part of the Northeast Quarter of the Southeast Quarter, said Section 6, described as follows: Beginning at the southwest corner of said Northeast Quarter of the Southeast Quarter, said Section 6, thence North 88°13'52" East, along the south line of said Northeast Quarter of the Southeast Quarter, a distance of 669.29 feet to the northeast corner of the West Half of the Southeast Quarter of the Southeast Quarter, said Section 6; thence North 67°14'24" West a distance of 724.21 feet to the intersection with the west line of said Northwest Quarter of the Southeast Quarter; thence South 00°21'08" East, along said west line, a distance of 300.75 feet to the point of beginning.

DESCRIPTION OF PARCEL NO. 310009905
The north 201.00 feet of the south 653.69 feet of the west 469.84 feet of the Southwest Quarter of the Southeast Quarter, Section 5, Township 147 North, Range 33 West, Beltrami County, Minnesota;
Together with a 33.00 foot wide easement for ingress, egress and utilities over, under and across the west 33.00 feet of the east 259.84 feet of the west 469.84 feet of the south 452.69 feet of said Southwest Quarter of the Southeast Quarter.
Subject to easements, restrictions and reservations of record.

DESCRIPTION OF PARCEL NO. 310009906
The west 210.00 feet of the south 452.69 feet of the Southwest Quarter of the Southwest Quarter, Section 5, Township 147 North, Range 33 West, Beltrami County, Minnesota.
Together with a 33.00 foot wide easement for ingress, egress and utilities over, under and across the west 33.00 feet of the east 259.84 feet of the west 469.84 feet of the south 452.69 feet of said Southwest Quarter of the Southeast Quarter.
Subject to easements, restrictions and reservations of record.

PROPOSED REALIGNED DESCRIPTION OF PARCEL NO. 310012605
That part of the Southeast Quarter of the Southeast Quarter, Section 6, Township 147 North, Range 33 West, Beltrami County, Minnesota, described as follows: Commencing at the southwest corner of said Southeast Quarter of the Southeast Quarter, thence North 88°05'24" East, bearing based on the Beltrami County Coordinate System, South Zone, along the south line of said Southeast Quarter of the Southeast Quarter, a distance of 330.12 feet to the intersection with the east line of the west 330.00 feet of said Southeast Quarter of the Southeast Quarter; thence North 00°21'08" West, parallel with the west line of said Southeast Quarter of the Southeast Quarter, a distance of 733.68 feet; thence North 63°53'10" West a distance of 368.63 feet to the intersection with the west line of said Southeast Quarter of the Southeast Quarter; thence North 00°21'08" West, along said west line, a distance of 404.99 feet to the northwest corner of said Southeast Quarter of the Southeast Quarter; thence North 88°13'52" East, along the north line of said Southeast Quarter of the Southeast Quarter, a distance of 666.29 feet to the intersection with the east line of the West Half of said Southeast Quarter of the Southeast Quarter; thence South 00°27'06" East, along said east line, a distance of 470.87 feet to the point of beginning of the land to be described; thence South 70°05'40" West a distance of 287.48 feet to the intersection with the east line of the west 396.00 feet of said Southeast Quarter of the Southeast Quarter; thence South 00°21'08" East, along said east line, a distance of 300.38 feet to the intersection with the north line of the south 450.00 feet of said Southeast Quarter of the Southeast Quarter; thence North 88°05'24" East, along said north line, a distance of 271.68 feet to the intersection with said east line of the West Half of said Southeast Quarter of the Southeast Quarter; thence North 00°27'06" West, along said east line, a distance of 389.21 feet to the point of beginning.
Together with a 66 foot wide nonexclusive, appurtenant easement for ingress, egress and utilities, over under across the east 66 feet of the west 396 feet of the south 730 feet of said Southeast Quarter of the Southeast Quarter.