

KEMPER & ASSOCIATES

PROFESSIONAL ENGINEERS & LAND SURVEYORS
INNSBRUCK OFFICE PARK
2722 HIGHWAY 694, SUITE 70,
NEW BRIGHTON, MINNESOTA 55112
612-631-0351

LAKE PEPIN ESTATES

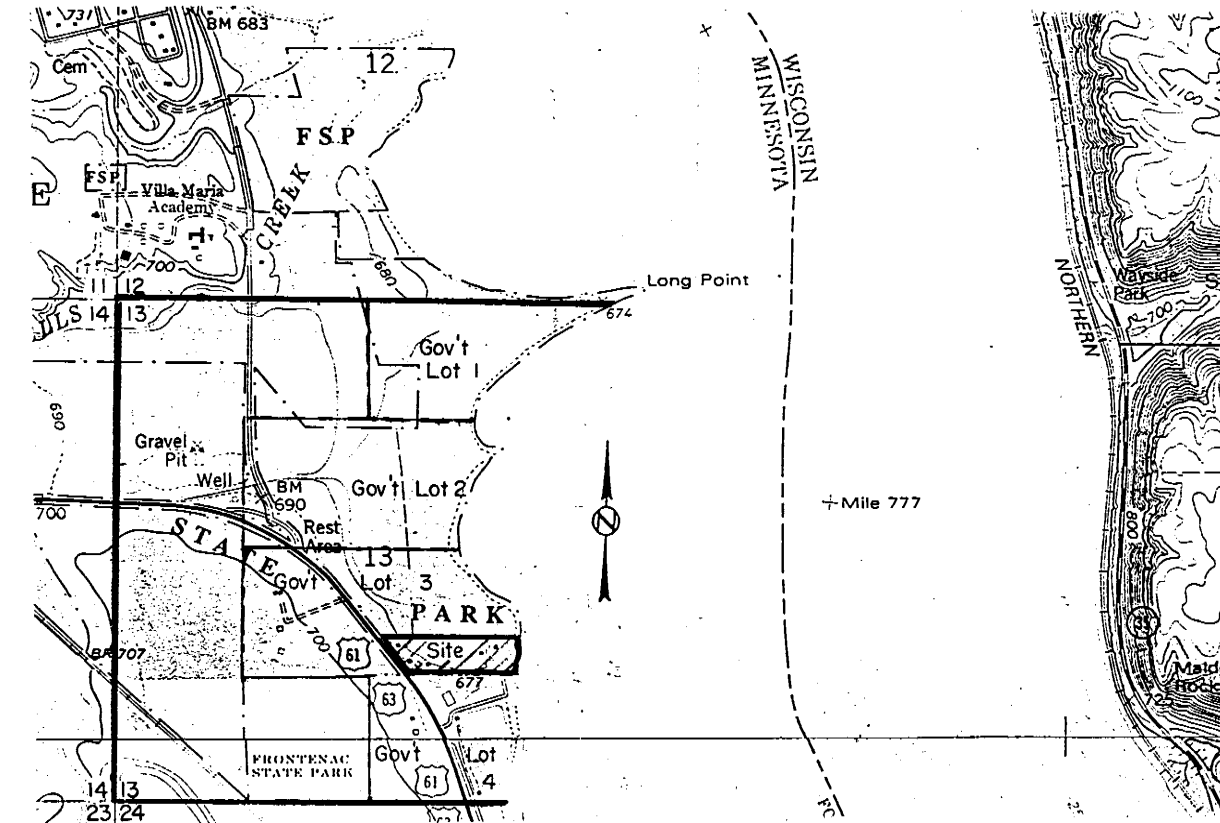
KNOW ALL MEN BY THESE PRESENTS:

That, John Schmauss, attorney in fact, for Raymond J. Marshall, a single person; and Thomas D. Holan and Irene C. Holan, husband and wife; and Allan J. Heins and Adeline M. Heins, husband and wife; and Roderick A. Pagel, a widower and unremarried as personal representative of the estate of Gwenyth R. Pagel a/k/a Gwenyth T. Pagel; and Roger A. Barghusen and Gloria M. Barghusen, husband and wife; and Donald G. Hoffman and Margaret E. Hoffman, husband and wife; and Dale L. Barghusen and Janet K. Barghusen, husband and wife; and James O. Mestad and Mary J. Mestad, husband and wife; and Gary L. Hayden and Nancy Thompson Hayden, husband and wife; and Robert J. Thompson, Jr. and Linda I. Thompson, husband and wife, owners and proprietors of the following described property situated in the County of Goodhue, State of Minnesota, to wit:

That part of Government Lot 3, and a portion of BEACH BAY as platted, all located in Section 13, Township 112 North, Range 13 West, of the 5th Principal Meridian, Goodhue County, Minnesota, described more particularly as follows:

Commencing at a found 3/4 inch iron pipe marked RLS 12788 for the most south-westerly corner of Lot 1, Block 1, BEACH BAY; thence northwesterly along the northeasterly right-of-way line of State Highway No. 61 parallel with the centerline of a 10 chord spiral curve with increasing radius concave to the southwest, the chord of said curve bears North 37 Degrees 52 Minutes 17 Seconds West, astronomic bearing, a distance of 16.90 feet to the POINT OF BEGINNING; Thence continuing along said curve North 38 Degrees 17 Minutes 30 Seconds West a distance of 66.41 feet; thence along a chord of said curve North 38 Degrees 38 Minutes 09 Seconds West a distance of 54.16 feet, to a found 3-inch aluminum Minnesota Highway Department monument at the northeasterly right of way of Highway No. 61, said monument is marked T.S. (239 + 48.1); thence North 38 Degrees 41 Minutes 05 Seconds West along the northeasterly right of way of Highway No. 61 a distance of 375.59 feet; thence North 88 Degrees 50 Minutes 35 Seconds East along the 1989 amended south line of Frontenac State Park a distance of 1317.0 feet, more or less, to the westerly shore of Lake Pepin; thence southwesterly and southerly along the western shoreline of Lake Pepin, to the intersection of a line which bears North 88 Degrees 50 Minutes 35 Seconds East from the POINT OF BEGINNING; thence along said line South 88 Degrees 50 Minutes 35 Seconds West a distance of 972.0 feet, more or less, to the POINT OF BEGINNING.

VICINITY MAP
VICINITY OF SECTION 13, TOWNSHIP 112 NORTH, RANGE 13 WEST,
GOODHUE COUNTY, MINNESOTA
(NO SCALE)



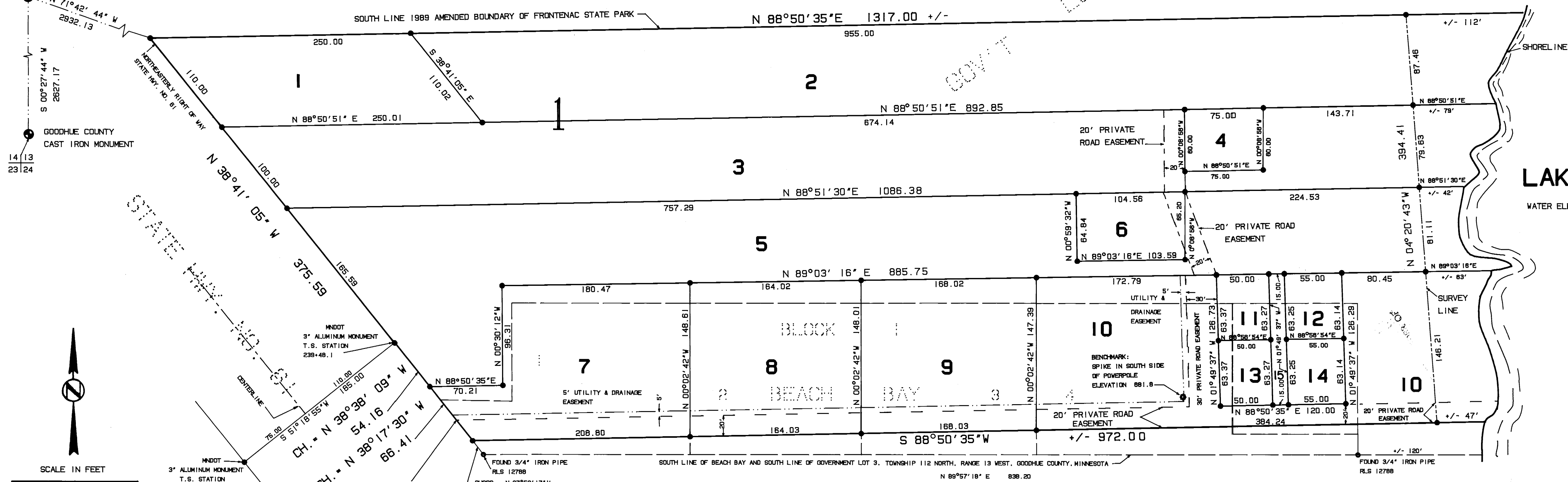
1/4 SECTION CORNER
SECTIONS 14/13, T112N, R13W,
MINNESOTA DNR
CAST IRON MONUMENT

N 71°42'44" W
2932.13
S 00°27'44" W
2627.17
GOODHUE COUNTY
CAST IRON MONUMENT
14 13
23 24

FRONTENAC STATE PARK

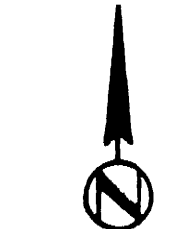
SOUTH LINE 1989 AMENDED BOUNDARY OF FRONTENAC STATE PARK

N 88°50'35"E 1317.00 +/-



LAKE PEPIN

WATER ELEVATION ON AUGUST 9, 1988
667.11



SCALE IN FEET
0 30 60 90 120

BASIS FOR BEARING ASTRONOMIC,
BY SOLAR OBSERVATION.

NORTHEASTERLY RIGHT OF WAY
OF STATE HWY. 61, PARALLEL
WITH CENTERLINE OF A 10 CHORD
SPIRAL CURVE WITH INCREASING
RADIUS CONCAVE TO THE SOUTHWEST.

CENTERLINE SPIRAL CURVE DATA (CONCAVE TO SOUTHWEST)
DELTA = 22°14'30" DELTA (CIRCULAR) = 18°14'30"
D = 2°00'00" L_S = 200.00
T_S = 663.3 L_C = 912.10
B_S = 2°00'00"

GOVERNMENT LOT 4

NOTE: FOR DETAIL OF UNDERLYING PLAT OF "BEACH BAY" SEE
GOODHUE COUNTY DOCUMENT NO. 299529 FILE NO. 172A.
(FILED JULY 30, 1985.)

• DENOTES SET 5/8" X 18" STEEL SURVEY MONUMENT
MARKED WITH AN ORANGE PLASTIC CAP MARKED
KEMPER 18407 UNLESS OTHERWISE NOTED.

BENCHMARK: U.S. COAST & GEODETIC SURVEY
BRASS DISC STAMPED K249
LOCATED 4.1 MILES NORTH OF INTERSECTION
OF HIGHWAYS NO. 61 & 63 AT NORTHWEST
END OF ROADSIDE PARK ON EAST SIDE OF
HWY. 61, APPROXIMATELY 157 FEET NORTHEAST
NORTH-NORTHWEST OF NORTHWEST CORNER OF
A BRICK RESTROOM. ELEVATION: 683.02 (N.G.V.D. - 1929)

LAKE PEPIN ESTATES

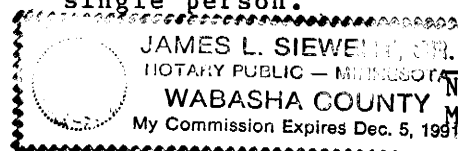
KEMPER & ASSOCIATES
 PROFESSIONAL ENGINEERS & LAND SURVEYORS
 INNSBRUCK OFFICE PARK
 2722 HIGHWAY 694, SUITE 70,
 NEW BRIGHTON, MINNESOTA 55112
 612-631-0351

Have caused the same to be surveyed and platted as LAKE PEPIN ESTATES and do hereby donate and dedicate to the public for public use forever the drainage and utility easements as shown on the plat.

In witness thereof John Schmauss, attorney-in-fact for Raymond J. Marshall, a single person, has hereunto set his hand this 13 day of November, 1990.

SIGNED John Schmauss
 John Schmauss, Attorney-in-Fact for Raymond J. Marshall
 State of Minnesota County of Wabasha

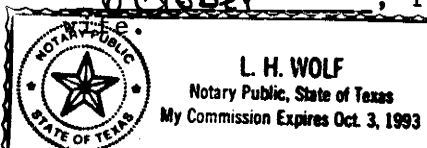
The foregoing instrument was acknowledged before me this 13th day of November, 1990, by attorney-in-fact for Raymond J. Marshall, a single person.


 JAMES L. SIEWICKI
 NOTARY PUBLIC - MINNESOTA
 WABASHA COUNTY
 My Commission Expires Dec. 5, 1991

In witness thereof Thomas D. Holan and Irene C. Holan, husband and wife, have hereunto set their hands this 26th day of October, 1990.

SIGNED Thomas D. Holan Irene C. Holan
 Thomas D. Holan Irene C. Holan
 State of Texas County of Williamson

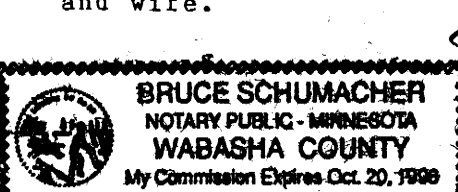
The foregoing instrument was acknowledged before me this 26th day of October, 1990, by Thomas D. Holan and Irene C. Holan, husband and wife.


 L.H. WOLF
 Notary Public - State of Texas
 My Commission Expires Oct. 3, 1993

In witness thereof Allan J. Heins and Adeline M. Heins, husband and wife, have hereunto set their hands this 13 day of Nov, 1990.

SIGNED Allan J. Heins Adeline M. Heins
 Allan J. Heins Adeline M. Heins
 State of Minnesota County of Wabasha

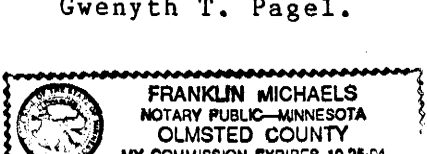
The foregoing instrument was acknowledged before me this 13th day of November, 1990, by Allan J. Heins, and Adeline M. Heins, husband and wife.


 BRUCE SCHUMACHER
 NOTARY PUBLIC - MINNESOTA
 WABASHA COUNTY
 My Commission Expires Oct. 20, 1998

In witness thereof Roderick A. Pagel, a widower and unmarried, as personal representative of the estate of Gwenth R. Pagel a/k/a Gwenth T. Pagel has hereunto set his hand this 6 day of NOVEMBER, 1990.

SIGNED Roderick A. Pagel
 Roderick A. Pagel, Personal Representative of the Estate of Gwenth R. Pagel a/k/a Gwenth T. Pagel
 State of Minnesota County of Olmsted

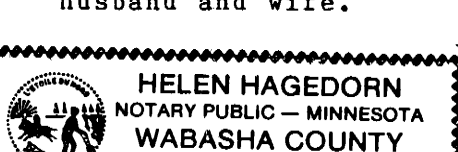
The foregoing instrument was acknowledged before me this 6th day of November, 1990, by Roderick A. Pagel, a widower and unmarried, as personal representative of the estate of Gwenth R. Pagel a/k/a Gwenth T. Pagel.


 FRANKLIN MICHAELS
 NOTARY PUBLIC - MINNESOTA
 OLMSTED COUNTY
 MY COMMISSION EXPIRES 10-25-94

In witness thereof Roger A. Barghusen and Gloria M. Barghusen, husband and wife, have hereunto set their hands this 13 day of NOVEMBER, 1990.

SIGNED Roger A. Barghusen Gloria M. Barghusen
 Roger A. Barghusen Gloria M. Barghusen
 State of Minnesota County of Wabasha

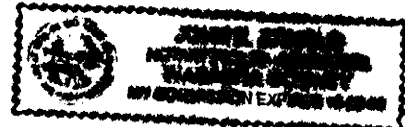
The foregoing instrument was acknowledged before me this 13 day of Nov, 1990, by Roger A. Barghusen and Gloria M. Barghusen, husband and wife.


 HELEN HAGEDORN
 NOTARY PUBLIC - MINNESOTA
 WABASHA COUNTY
 My Commission Expires Sept. 12, 1992

In witness thereof Donald G. Hoffman and Margaret E. Hoffman, husband and wife, have hereunto set their hands this 7th day of November, 1990.

SIGNED Donald G. Hoffman Margaret E. Hoffman
 Donald G. Hoffman Margaret E. Hoffman
 State of Minnesota County of Olmsted


The foregoing instrument was acknowledged before me this 7th day of November, 1990, by Donald G. Hoffman and Margaret E. Hoffman, husband and wife.


 Notary Public
 My Commission Expires _____ County

In witness thereof Dale L. Barghusen and Janet K. Barghusen, husband and wife, have hereunto set their hands this 13 day of NOVEMBER, 1990.

SIGNED Dale L. Barghusen Janet K. Barghusen
 Dale L. Barghusen Janet K. Barghusen
 State of Minnesota County of Wabasha

The foregoing instrument was acknowledged before me this 13 day of Nov, 1990, by Dale L. Barghusen and Janet K. Barghusen, husband and wife.


 HELEN HAGEDORN
 NOTARY PUBLIC - MINNESOTA
 WABASHA COUNTY
 My Commission Expires Sept. 12, 1992

In witness thereof James O. Mestad and Mary J. Mestad, husband and wife, have hereunto set their hands this 12th day of November, 1990.

SIGNED James O. Mestad Mary J. Mestad
 James O. Mestad Mary J. Mestad
 State of Minnesota County of Olmsted

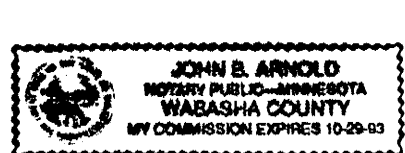
The foregoing instrument was acknowledged before me this 12th day of November, 1990, by James O. Mestad and Mary J. Mestad, husband and wife.


 JOHN B. ARNOLD
 NOTARY PUBLIC - MINNESOTA
 WABASHA COUNTY
 MY COMMISSION EXPIRES 10-29-93

In witness thereof Gary L. Hayden and Nancy Thompson Hayden, husband and wife, have hereunto set their hands this 7 day of November, 1990.

SIGNED Gary L. Hayden Nancy Thompson Hayden
 Gary L. Hayden Nancy Thompson Hayden
 State of Minnesota County of Olmsted

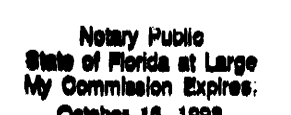
The foregoing instrument was acknowledged before me this 7th day of November, 1990, by Gary L. Hayden and Nancy Thompson Hayden, husband and wife.


 JOHN B. ARNOLD
 NOTARY PUBLIC - MINNESOTA
 WABASHA COUNTY
 MY COMMISSION EXPIRES 10-29-93

In witness thereof Robert J. Thompson, Jr. and Linda I. Thompson, husband and wife have hereunto set their hands this 17 day of November, 1990.

SIGNED Robert J. Thompson, Jr. Linda I. Thompson
 Robert J. Thompson, Jr. Linda I. Thompson
 State of FLORIDA County of SEMINOLE

The foregoing instrument was acknowledged before me this 17th day of NOVEMBER, 1990, by Robert J. Thompson, Jr. and Linda I. Thompson, husband and wife.


 Notary Public
 State of Florida at Large
 My Commission Expires
 October 16, 1993

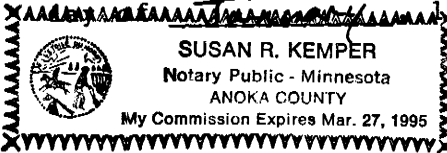
SURVEYOR'S CERTIFICATE

I, Mark D. Kemper, hereby certify that I have surveyed and platted the property described on this plat as LAKE PEPIN ESTATES; that this plat is a correct representation of the survey; that all distances are correctly shown on the plat in feet and hundredth of a foot; that all monuments have been correctly placed in the ground as shown; that the outside boundary lines are correctly designated on the plat and that there are no wetlands or public highways on the plat, other than shown.

Signed Mark D. Kemper
 Mark D. Kemper, Minnesota Professional Land Surveyor, Registration No. 18407

STATE OF MINNESOTA)
 COUNTY OF Anoka)

The foregoing Surveyor's Certificate by Mark D. Kemper, Minnesota Professional Land Surveyor Registration No. 18407, was acknowledged before me this 14th day of November, 1991.


 SUSAN R. KEMPER
 Notary Public - Minnesota
 ANOKA COUNTY
 My Commission Expires Mar. 27, 1995

Signed Susan R. Kemper
 Notary Public
 My Commission Expires 3-27-95 County

COUNTY SURVEYOR

I hereby certify that I have reviewed this plat and found it to be in compliance with the surveying requirements of the Subdivision Controls Ordinance of Goodhue County and Chapter 505 Minnesota Statutes.

Signed Jeffrey L. Jones
 Goodhue County Surveyor

COUNTY AUDITOR

I hereby certify that all delinquent taxes or tax certificates are paid or assigned and transfer entered this 14th day of Nov, 1991.

Signed J. J. J.
 Goodhue County Auditor

COUNTY TREASURER

I hereby certify that all taxes for the year 1991 on the land described within are paid.

Signed J. J. J.
 Goodhue County Treasurer
 Dated 11-14-1991

COUNTY RECORDER

I hereby certify that this instrument was filed in the Office of the County Recorder for record this 5th day of Dec, 1991, at 8:00 a.m., and was duly recorded as Document Number 349090, File Number _____.

Signed Greg A. Anderson
 Goodhue County Recorder

COUNTY BOARD OF COMMISSIONERS

Approved by:
 The County Board of Commissioners of Goodhue County, this 14th day of Nov, 1991.

Signed Richard E. Mallon
 Chairman

Signed J. J. J.
 Goodhue County Auditor

FLORENCE TOWNSHIP BOARD

Approved by:
 The Florence Township Board this 23rd day of JANUARY, 1989.

Signed Janet A. Smith
 Chairman, Florence Township Board

COUNTY ATTORNEY

I hereby certify that proper evidence of title has been presented to and examined by me, and I hereby approve this plat as to form and execution.

Signed Greg A. Anderson
 Goodhue County Attorney