

LAKE PEPIN SUBDIVISION

KNOW ALL PERSONS BY THESE PRESENTS: That Charles V. Reese and Cyndi L. Reese, 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 Lots 14, 15, 16 and 17, Block 4, and that part of Block 8, and that part of Lake View Avenue, and that part of the Public Bottom, and that part of the public right of way, all in plat of Wacouta Beach, according to the recorded plat thereof, described as follows: Commencing at a found iron pipe at the southwest corner of Lot 7, Block 4, Wacouta Beach; thence South 00 degrees 07 minutes 53 seconds West along the southerly projection of the west line of said Lot 7, a distance of 40.01 feet to the north line of said Block 8; thence North 88 degrees 41 minutes 10 seconds East along said north line, a distance of 364.60 feet to a point hereinafter referred to as Point A; thence South 83 degrees 50 minutes 01 second East, a distance of 167.60 feet to a point hereinafter referred to as Point B; thence South 83 degrees 50 minutes 01 second East, a distance of 21.27 feet; thence North 23 degrees 32 minutes 52 seconds East, a distance of 93.57 feet; thence North 68 degrees 32 minutes 52 seconds East, a distance of 14.14 feet; thence North 23 degrees 32 minutes 52 seconds East, a distance of 100.00 feet to a point on the east line of said Lot 17, Block 4; thence northerly, a distance of 128.95 feet along said east line, being a tangential curve concave to the West having a radius of 200.00 feet and a central angle of 36 degrees 56 minutes 31 seconds; thence South 87 degrees 20 minutes 00 seconds West, not tangent to the last described curve, a distance of 77.10 feet to a point hereinafter referred to as Point C; thence South 68 degrees 43 minutes 35 seconds West, a distance of 323.86 feet to the northerly projection of the west line of said Lot 14; thence South 00 degrees 07 minutes 53 seconds West along the west line to said Lot 14 and its northerly and southerly projections, a distance of 157.79 feet to the point of beginning of the land to be described; thence North 00 degrees 07 minutes 53 seconds East, along the west line of said Lot 14 and its northerly and southerly projections, a distance of 157.79 feet; thence North 68 degrees 43 minutes 35 seconds East, a distance of 323.86 feet to said Point C; thence South 55 degrees 29 minutes 40 seconds West, a distance of 61.25 feet; thence South 13 degrees 52 minutes 30 seconds West, a distance of 35.57 feet; thence South 17 degrees 13 minutes 35 seconds East, a distance of 18.61 feet; thence South 10 degrees 19 minutes 57 seconds West, a distance of 122.45 feet to said Point B, as defined above; thence North 83 degrees 50 minutes 01 second West, a distance of 167.60 feet to said Point A, as defined above; thence North 83 degrees 50 minutes 01 second West, a distance of 90.20 feet to the point of beginning.

AND

All of Lots 9, 10, 11, 12 and 13, Block 4; part of the public bottom, part of the sand beach and part of Lake View Avenue, all as platted in WACOUTA BEACH, according to the plat thereof filed in the Goodhue County Recorder's Office, described as follows: Commencing at a found iron monument at the southeast corner of Lot 5 of said Block 4; thence on an assumed bearing of North 89 degrees 46 minutes 53 seconds East, along the south lines of Lots 6, 7 and 8, a distance of 224.52 feet to the southeast corner of Lot 8 of said Block 4, being the point of beginning of the land to be described; thence South 00 degrees 07 minutes 53 seconds West, along the southerly extension of the east line of said Lot 8, a distance of 19.58 feet; thence South 83 degrees 50 minutes 01 second East, a distance of 125.49 feet to a found Judicial Land Mark established pursuant to Interlocutory Order Determining Boundaries filed in the office of the Goodhue County Registrar of Titles as Document Number 8795, being the southwesterly corner of the property described in Goodhue County Certificate of Title Number 3166; thence North 00 degrees 07 minutes 53 seconds East, a distance of 157.79 feet to a found Judicial Land Mark at the northwesterly corner of said property described in Certificate of Title Number 3166; thence North 68 degrees 43 minutes 35 seconds East, along the northerly line of said property described in Certificate of Title Number 3166, a distance of 255.76 feet; thence North 00 degrees 07 minutes 53 seconds East, a distance of 217 feet, more or less, to the shoreline of Lake Pepin; thence westerly, along said shoreline, a distance of 366 feet, more or less, to the east line of Lot 8 of said Block 4; thence South 00 degrees 07 minutes 53 seconds West, along said east line, a distance of 403 feet, more or less, to the point of beginning, according to the recorded plat thereof.

EXCEPT that part thereof that lies northerly, northwesterly and westerly of the following described line: Commencing at the southeast corner of Lot 5, Block 4 of WACOUTA BEACH, according to the plat thereof recorded in the Goodhue County Recorder's Office; thence on an assumed bearing of North 89 degrees 46 minutes 53 seconds East, along the south lines of said Lots 6, 7 and 8, a distance of 224.52 feet to the southeast corner of said Lot 8; thence North 00 degrees 07 minutes 53 seconds East, along the east line of Lot 8 of said Block 4, a distance of 74.49 feet to the point of beginning of the line to be described; thence North 32 degrees 51 minutes 51 seconds East, a distance of 34.02 feet; thence South 49 degrees 09 minutes 37 seconds East, a distance of 28.37 feet; thence North 81 degrees 10 minutes 55 seconds East, a distance of 71.41 feet; thence North 14 degrees 24 minutes 22 seconds East, a distance of 66.03 feet; thence North 45 degrees 56 minutes 23 seconds East, a distance of 80.27 feet; thence South 75 degrees 46 minutes 04 seconds East, a distance of 84.76 feet; thence North 00 degrees 07 minutes 53 seconds East, a distance of 235 feet, more or less, to the shoreline of Lake Pepin, and there terminating.

Torrens Cert. No. 4094

Have caused the same to be surveyed and platted as LAKE PEPIN SUBDIVISION.

In witness whereof said Charles V. Reese and Cyndi L. Reese, husband and wife, have hereunto set her hand this 9th day of May, 2011

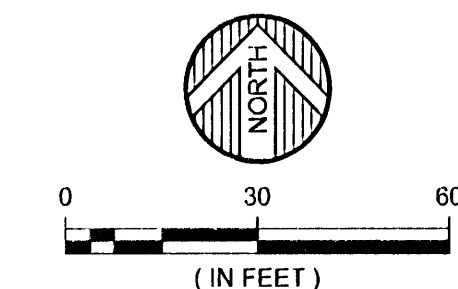
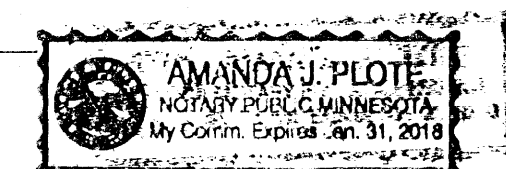
By: *Charles V. Reese*
Charles V. Reese

By: *Cyndi L. Reese*
Cyndi L. Reese

STATE OF MINNESOTA
COUNTY OF Goodhue

This foregoing instrument was acknowledged before me this 9th day of May, 2011, by Charles V. Reese and Cyndi L. Reese, husband and wife.

By: *Amanda J. Plothe*
Notary Public, Goodhue County, Minnesota
My commission expires Jan. 31, 2016



THE SOUTH LINE OF BLOCK 4, WACOUTA BEACH IS ASSUMED TO BEAR N89°46'53"E

- DENOTES FOUND JUDICIAL LAND MARK (JLM)
- DENOTES FOUND IRON MONUMENT
- DENOTES 1/2 INCH IRON PIPE MONUMENT SET AND MARKED RLS # 42594

SURVEYORS CERTIFICATION

I hereby certify that I have surveyed and platted the property described on this plat, that I have prepared or directly supervised the preparation of this plat as LAKE PEPIN SUBDIVISION; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on the plat; that all monuments depicted on the plat have been or will be correctly set within one year as indicated on the plat; that all water boundaries and wetlands, as defined in Minnesota Statute 505.01, Subd. 3, existing as of the date of this certification are shown and labeled on the plat, and that all public ways are shown and labeled on the plat.

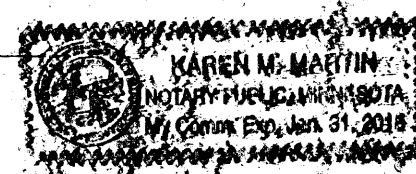
Dated this 17th day of February, 2011

By: *Bryan T. Balcome*
Bryan T. Balcome, Land Surveyor
Minnesota License No. 42594

STATE OF MINNESOTA
COUNTY OF Douglas

The foregoing surveyor's certificate was acknowledged before me this 17th day of February, 2011 by Bryan T. Balcome, Land Surveyor

By: *Karen M. Martin*
Notary Public, Douglas County, Minnesota
My commission expires 1-31-2015



GOODHUE COUNTY BOARD OF COMMISSIONERS

This plat of LAKE PEPIN SUBDIVISION was approved by the Board of Commissioners of Goodhue County, Minnesota, at a regular meeting of said Board the 2nd day of November, 2010.

By: *Scott Olmanson*
Goodhue County Board Chair
Scott Olmanson
Goodhue County Administrator

WACOUTA BOARD OF TOWNSHIP SUPERVISORS

We do hereby certify that on the 12th day of July, 2010, the Township Board of Supervisors for Wacouta Township, Goodhue County, Minnesota approved this plat.

By: *Shirley Stimp*
Chair, Township Board

GOODHUE COUNTY SURVEYOR

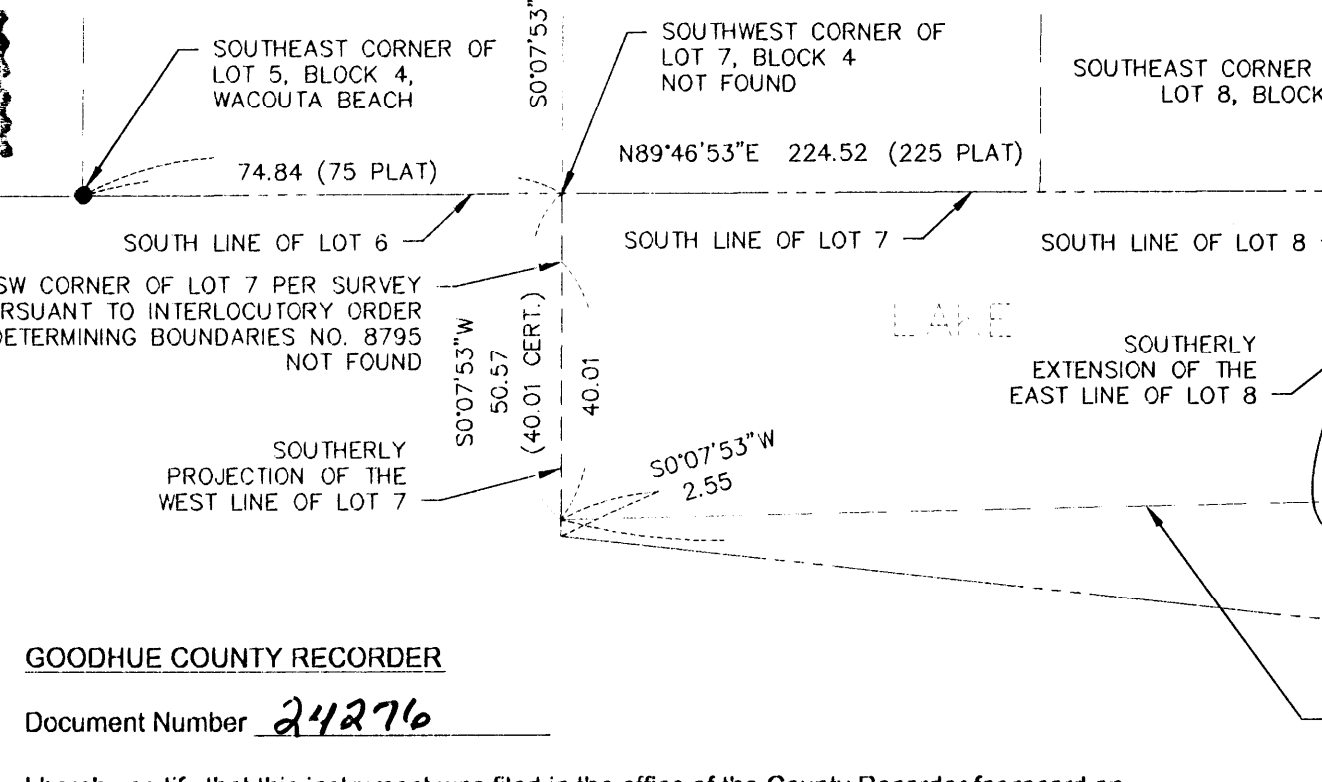
Pursuant to Chapter 389.09, laws of Minnesota, and Goodhue County Ordinance No. 2-78, this plat has been approved this 10th day of May, 2011.

By: *Lisa M. Hanni*
Lisa M. Hanni, Goodhue County Surveyor

GOODHUE COUNTY TREASURER/AUDITOR

I hereby certify that the taxes for the year 2011, for the land described on this plat as LAKE PEPIN SUBDIVISION have been paid, that there are no delinquent taxes due and transfer entered this 10th day of May, 2011.

By: *Carlyne Whigton*
Goodhue County Treasurer-Auditor



GOODHUE COUNTY RECORDER

Document Number 24276

I hereby certify that this instrument was filed in the office of the County Recorder for record on this 27th day of May, 2011 at 10:00 o'clock A.M., and was duly recorded in Goodhue County Records.

By: *Lisa M. Hanni*
Lisa M. Hanni, County Recorder

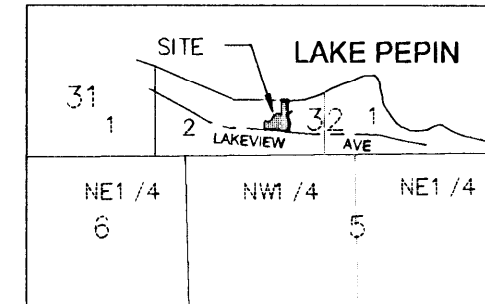
GOODHUE COUNTY ATTORNEY

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.

By: *Chris R. Eise*
Attorney for Goodhue County

LAKE PEPIN

VICINITY MAP
NOT TO SCALE
SECTION 32, T 113 N, R 13 W



ENGINEERS
ARCHITECTS
LAND SURVEYORS
ENVIRONMENTAL SERVICES

ALEXANDRIA, MN
BEMIDJI, MN
BRainerd, MN
CROOKSTON, MN
GRAND FORKS, ND
RED WING, MN
ROCHESTER, MN
SOUX FALLS, SD