

Preliminary Plat of RUM RIVER

City of Princeton
Mille Lacs County

Bearings are based on the Mille Lacs County
Coordinate System (NAD83 96 Adj.). For the
purpose of this survey, the West Line of the
Southwest Quarter of the Northeast Quarter of
Section 32, Township 36, Range 26, is assumed
to bear North 00 degrees 11 minutes 23
seconds East.

- Denotes 1/2 inch x 1/4 inch iron
monument set with a plastic plug
stamped R.L.S. 47466
- Denotes iron monument found
- ⊙ Denotes cast iron monument
- ✕PK Denotes found PK nail mag

PROJECT BENCHMARKS:

- Double Spike in W'y face of Telephone
Pedestal Wood Post Support @ the NW
corner of Lot 1, Block 2, RUM RIVER
Elevation = 984.03 feet (Assumed)
- First TNH North side of C.S.A.H. No. 31 (1st
Street) East of 21st Ave. N.
Elevation = 987.64 (Assumed)

OWNER:

Phoenix Capital, LLC
c/o Patrick Briggs
P.O. Box 719
Big Lake, MN 55309
Phone: 612-919-1561

DEVELOPER:

Rum River Residential Suites, LLC
c/o Jeff Kroemer
16905 Co. Rd. No. 158
P.O. Box 434
Cold Spring, MN 56320
Phone: 320-685-3024

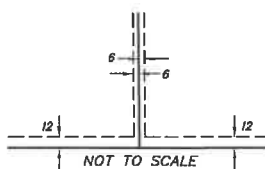
SURVEYOR:

Bogart, Pederson & Associates, Inc.
13076 First Street
Becker, MN 55308-9322
763-262-8822

ENGINEER:

Stark Engineering, LLC
320 2nd Ave. N.
Sauk Rapids, MN 56379
320-249-2611

Drainage and Utility Easements are shown thus:



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

DATE: November 19, 2020
FIELD DATE: November 18, 2020
BK/PG: 48.22/12
DRAWN BY: CEG
CHECKED BY: CAW
DWG FILE: 20-0422 Preliminary Plat
FILE NO: 20-0422.00

REVISIONS:

- 1/4/21 Princeton City Comments

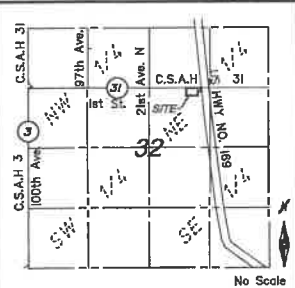
I hereby certify that this survey, plan, or
report was prepared by me or under my
direct supervision and that I am a duly
licensed Land Surveyor under the laws
of the State of Minnesota.

Signed: Craig A. Wensmann
Craig A. Wensmann
Date: 1/4/2021 Lic. No. 47466

BOGART, PEDERSON & ASSOCIATES, INC.
LAND SURVEYING
CIVIL ENGINEERING
MAPPING
13076 FIRST STREET, BECKER, MN 55308-9322
TEL: 763-262-8822 FAX: 763-262-8844

PRELIMINARY
PLAT FOR
Phoenix Capital, LLC
"RUM RIVER"
City of Princeton
Mille Lacs County, MN

BOGART, PEDERSON & ASSOCIATES, INC.

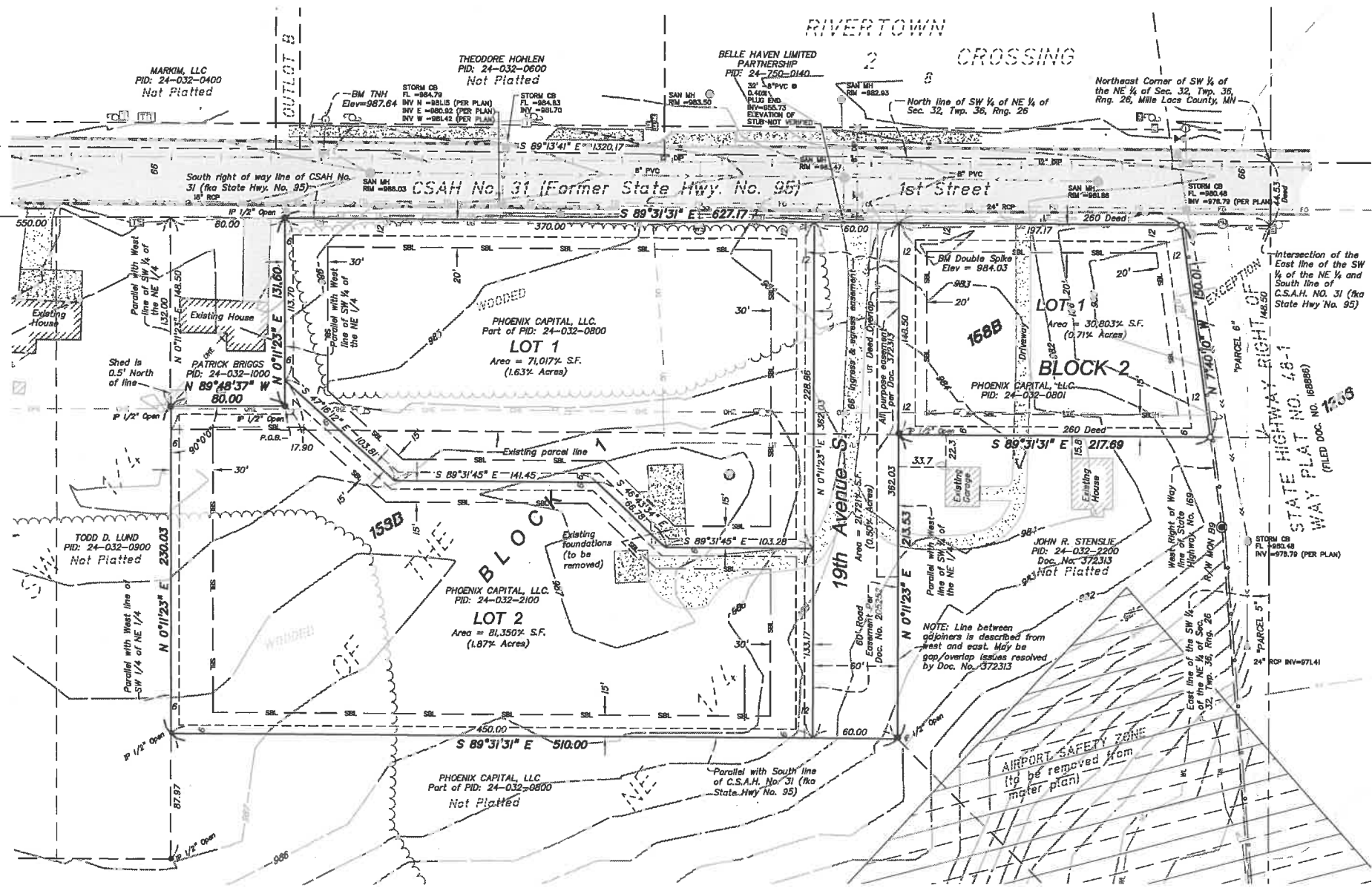


VICINITY MAP
Sec. 32, Twp. 36, Rng. 26
Mille Lacs County, MN

North Quarter Corner of
Section 32, Township 36,
Range 26, Mille Lacs County,
MN (Per Doc. No. 1591)

Intersection of the
West line of the SW 1/4 of the NE 1/4
and South line of
C.S.A.H. No. 31 (aka
State Hwy No. 95)

South Quarter Corner of
Section 32, Township 36,
Range 26, Mille Lacs County,
MN (Per Doc. No. 504)



Existing Property Description (Abstract):

That part of the Southwest Quarter of the Northeast Quarter of Section 32, Township 36, Range 26, described as follows: Commencing at a point on the south line of Trunk Highway No. 95, now known as County State Aid Highway No. 31, 550 feet east of the point where the south line of said Trunk Highway No. 95 intersects the west line of said Southwest Quarter of the Northeast Quarter of Section 32, Township 36, Range 26; thence southerly and parallel with said west line of the Southwest Quarter of the Northeast Quarter, a distance of 132 feet; thence east at right angles, a distance of 80 feet to the point of beginning; thence return along the last described line a distance of 80 feet; thence continue southerly and parallel with said west line of the Southwest Quarter of the Northeast Quarter, a distance of 230.03 feet; thence easterly and parallel with said south line, a distance of 510 feet; thence northerly and parallel with said west line, a distance of 362.03 feet to said south line; thence westerly along said south line to intersect a line from said point of beginning and parallel with said west line; thence southerly along said parallel line to the point of beginning.

TOGETHER WITH that part of the Southwest Quarter of the Northeast Quarter of Section 32, Township 36, Range 26, Mille Lacs County, Minnesota, described as follows: Beginning at the intersection of the east line of said Southwest Quarter of the Northeast Quarter with the south line of State Highway No. 95, now known as County State Aid Highway No. 31; thence West along the south line of said highway a distance of 260.00 feet; thence South at right angles a distance of 148.50 feet; thence East at right angles, a distance of 260.00 feet to the east line of said Southwest Quarter of the Northeast Quarter; thence North along the east line of said quarter-quarter a distance of 148.50 feet to the point of beginning.

EXCEPT that part lying easterly of the west right of way line of State Highway No. 169, described as all of the following: That part of the Southwest Quarter of the Northeast Quarter of Section 32, Township 36 North, Range 26 West, shown as Parcel 6 on the plat designated as State Highway Right of Way Plat No. 48-1 on file and of record in the office of the County Recorder, Mille Lacs County, Minnesota.

Surveyor's Note(s):

- Subject property is not within shoreland overlay district. Subject property is not within a flood plain district.
- Setbacks shown as proposed for the subject property.
- Utilities shown per Gopher State One Call Ticket No. 203210847. No guarantee is made that all utilities are shown hereon. Easements or other rights of use may exist for utilities crossing the subject property.
- The 66' Easement for ingress and egress purposes by 19th Ave. S. should be extinguished.
- The crosswind runway has been removed from future airport plans per the Planning Commission Agenda, dated December 21, 2020.

EXISTING ZONING:

R-3 (Multi-Family Residential)

MINIMUMS R-3:

Minimum Lot Area 12,500 square feet (Multi-family)

SETBACKS:

Front: 30 feet
Side Yard: 15 feet
Side Yard Street: 20 feet
Rear Yard Street: 30 feet

WETLANDS:

A wetland delineation was performed by Matthew Blesi, BWSR Cert. No. 5092 of Bogart, Pederson & Associates, Inc. Wetland delineation report is dated October 25, 2019. (No wetlands appear to exist on the subject property)

TOTAL ACREAGE:

Lot 1, Block 1 = 1.63% Acres
Lot 2, Block 1 = 1.87% Acres
Lot 1, Block 2 = 0.71% Acres
Road (19th Ave. S.) = 0.50% Acres
Total = 4.71% Acres

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Lot 1, Block 2 = 0.71% Acres
Road (19th Ave. S.) = 0.50% Acres
Total = 4.71% Acres

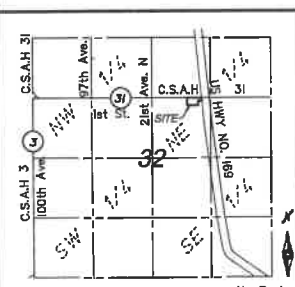
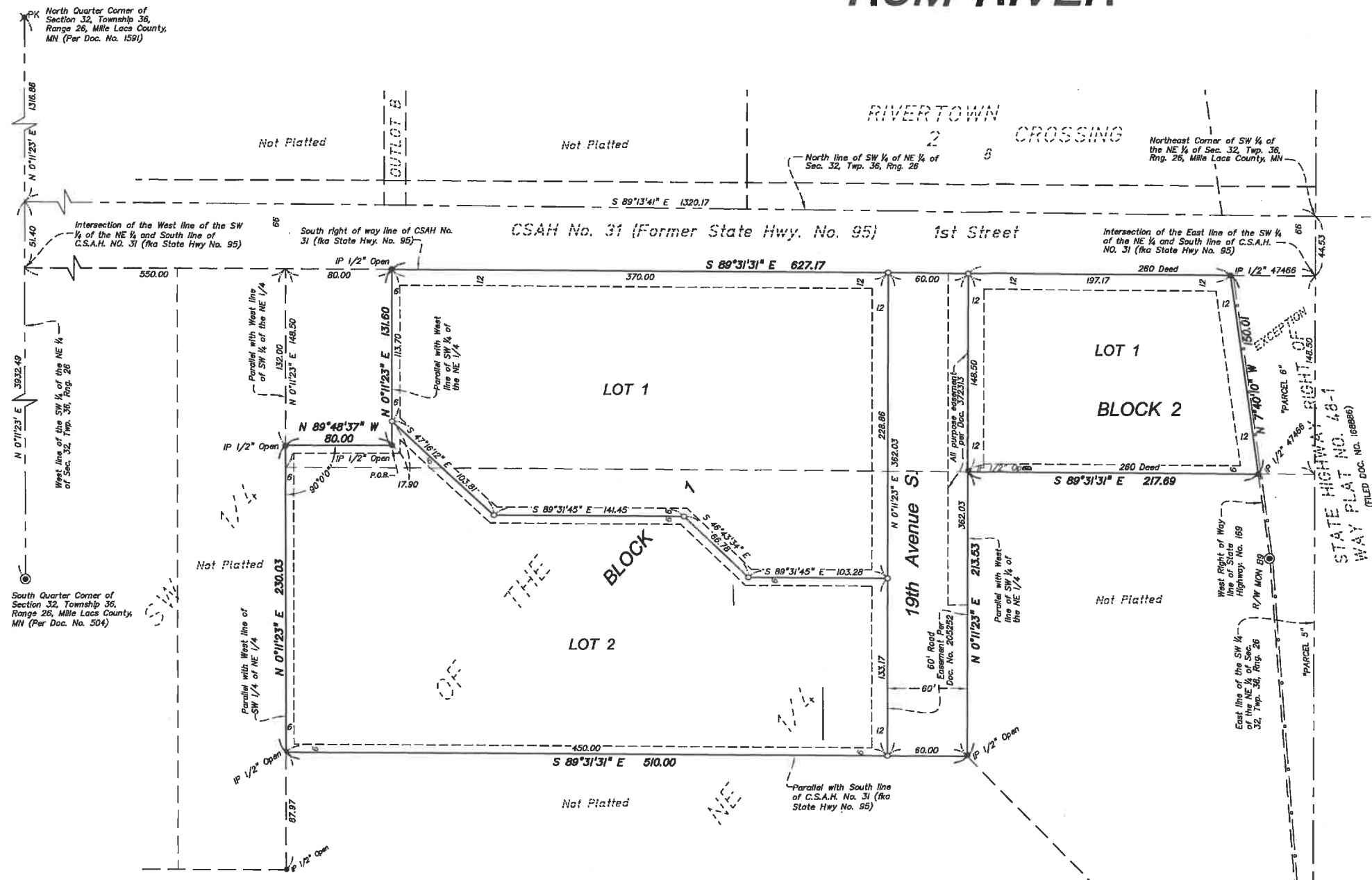
SOILS CHART		
Map symbol & soil name	Hydrologic group	Water table depth
158B; Zimmerman Sand	A	> 6.0'

I hereby certify that a boundary survey
has been completed for the preliminary
plat of RUM RIVER, Mille Lacs County,
Minnesota.

Signed: Craig A. Wensmann
Craig A. Wensmann
Date: 1/4/2021 Lic. No. 47466

RUM RIVER

CITY OF PRINCETON
MILLE LACS COUNTY

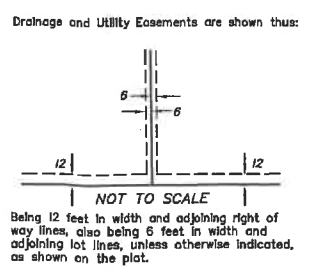
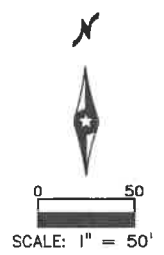


VICINITY MAP
Sec. 32, Twp. 36, Rng. 26
Milne Lacs County, MN

LEGEND:

- Denotes 1/2 inch x 14 inch iron monument set with a plastic plug stamped R.L.S. 47486 (To be set within 1 year of recording date)
- Denotes iron monument found
- ⊙ Denotes cast iron monument
- ✱PK Denotes found PK nail mark

Bearings are based on the Milne Lacs County Coordinate System (NAD83 95 Adj.). For the purpose of this survey, the West Line of the Southwest Quarter of the Northeast Quarter of Section 32, Township 36, Range 26, is assumed to bear North 00 degrees 11 minutes 23 seconds East.



KNOW ALL PERSONS BY THESE PRESENTS: That Phoenix Capital, LLC, a Minnesota Limited Liability company, fee owner of the following described property situated in the County of Milne Lacs, State of Minnesota, to wit:

That part of the Southwest Quarter of the Northeast Quarter of Section 32, Township 36, Range 26, described as follows: Commencing at a point on the south line of Trunk Highway No. 95, now known as County State Aid Highway No. 31, 550 feet east of the point where the south line of said Trunk Highway No. 95 intersects the west line of said Southwest Quarter of the Northeast Quarter of Section 32, Township 36, Range 26; thence southerly and parallel with said west line of the Southwest Quarter of the Northeast Quarter of Section 32, Township 36, Range 26, a distance of 50 feet to the point of beginning; thence return along the last described line a distance of 50 feet; thence continue southerly and parallel with said west line of the Southwest Quarter of the Northeast Quarter, a distance of 290.03 feet; thence easterly and parallel with said south line, a distance of 510 feet; thence northerly and parallel with said west line, a distance of 948.08 feet to said south line; thence westerly along said south line to intersect a line from said point of beginning and parallel with said west line; thence southerly along said parallel line to the point of beginning.

TOGETHER WITH that part of the Southwest Quarter of the Northeast Quarter of Section 32, Township 36, Range 26, Milne Lacs County, Minnesota, described as follows: Beginning at the intersection of the east line of said Southwest Quarter of the Northeast Quarter with the south line of State Highway No. 95, now known as County State Aid Highway No. 31; thence West along the south line of said highway a distance of 280.00 feet; thence South at right angles a distance of 148.50 feet; thence East at right angles, a distance of 280.00 feet to the east line of said Southwest Quarter of the Northeast Quarter; thence North along the east line of said quarter-quarter a distance of 148.50 feet to the point of beginning.

EXCEPT that part lying easterly of the west right of way line of State Highway No. 169, described as all of the following: That part of the Southwest Quarter of the Northeast Quarter of Section 32, Township 36 North, Range 26 West, shown as Parcel 6 on the plat designated as State Highway Right of Way Plat No. 48-1 on file and of record in the office of the County Recorder, Milne Lacs County, Minnesota.

Has caused the same to be surveyed and platted as RUM RIVER and does hereby donate and dedicate to the public for public use forever the public way, and drainage and utility easements as shown on this plat.

In witness whereof Phoenix Capital, LLC, has caused these presents to be signed by its representative this _____ day of _____, 20____.

Phoenix Capital, LLC

Patrick Briggs, Manager

STATE OF MINNESOTA

COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by Patrick Briggs, on behalf of the company.

Notary Public, _____ County, Minnesota

My Commission Expires _____

In witness whereof said Patrick Briggs has hereunto set his hands this _____ day of _____, 20____.

Patrick Briggs

STATE OF MINNESOTA

COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by Patrick Briggs

Notary Public, _____ County, Minnesota

My Commission Expires _____

I hereby certify that I surveyed and platted or directly supervised the surveying and platting of the land described on this plat as RUM RIVER; this plat is a correct representation of the boundary survey; all mathematic data and labels are correctly designated; all monuments depicted on the plat have been or will be correctly set within one year; all water boundaries and wet lands as of this date are shown and labeled; and all public ways are shown and labeled.

Craig A. Wensmann, Land Surveyor
Minnesota License No. 47486

Reviewed by the Planning Commission of the City of Princeton this _____ day of _____, 20____.

Chairperson _____ Secretary _____

This plat of RUM RIVER was approved and accepted by the City of Princeton, Minnesota at a meeting thereof held this _____ day of _____, 20____, and is in compliance with the provisions of Minnesota Statutes Section 505.03, Subdivision 2.

Mayor _____ City Administrator _____

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 this _____ day of _____, 20____.

Princeton City Attorney _____

Checked and approved for Milne Lacs County as to compliance with Chapter 505, Minnesota Statutes this _____ day of _____, 20____.

Milne Lacs County Surveyor _____

Examined and recommended for approval for Milne Lacs County, Minnesota this _____ day of _____, 20____.

Milne Lacs County Highway Engineer _____

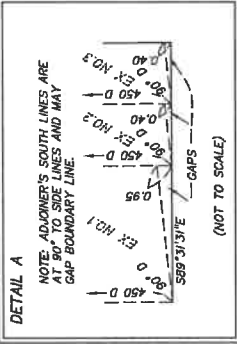
Current and delinquent taxes paid and transfer entered this _____ day of _____, 20____.

Milne Lacs County Auditor/Treasurer _____

I hereby certify that this instrument was filed in the Office of the County Recorder for record on this _____ day of _____, 20____, at _____ o'clock _____ M., and duly recorded as Document No. _____.

Milne Lacs County Recorder _____

North Quarter Corner of
Section 32, Township 36,
Range 26, Mille Lacs County,
MN (Per Dec. No. 1591)



CERTIFICATE OF SURVEY
PHOENIX CAPITAL, LLC
SEC. 32, TWP. 36, RNG. 26
MILLE LACS CO., MN

**BOGART, PEDERSON
& ASSOCIATES, INC.**

**LAND SURVEYING
CIVIL ENGINEERING
MAPPING**
13078 FIRST STREET, BECKER, MN 55308-9322
TEL: 763-282-8822 FAX: 763-282-8844

I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision, and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Signed: Craig A. Wensmann
 Date: 12/17/2020 Lic. No. 47466

DATE:	12/16/2020	REV NO.	DATE	DESCRIPTION
DESIGN BY:				
DRAWN BY:	CEG			
CHECKED BY:	CAW			
DWG FILE:	20-0422.dwg			
FILE NO.:	20-0422.00			

Certificate of Survey
for
Phoenix Capital, LLC
Part of Section 32, Township 36, Range 26
City of Princeton, Mille Lacs County, Minnesota

PROPERTY DESCRIPTION:

That part of the South 24 rods of the Northeast Quarter of the Southeast Quarter of Section 32, Township 36, Range 26, Mille Lacs County, Minnesota, lying westerly of the westerly right of way line of State Highway No. 169, AND
The Northwest Quarter of the Southeast Quarter of Section 32, Township 36, Range 26, Mille Lacs County, Minnesota, EXCEPT the West 200 feet thereof, AND
The Southwest Quarter of the Northeast Quarter of Section 32, Township 36, Range 26, Mille Lacs County, Minnesota, EXCEPT the West 200 feet thereof.
Together with an easement for ingress, egress and utility purposes over, under and across a tract of land lying 66 feet westerly of the following described line: Commencing at the intersection of the west line of said Southwest Quarter of the Northeast Quarter of Section 32, Township 36, Range 26, Mille Lacs County, Minnesota and the south line of County State Aid Highway No. 31, formerly State Highway No. 95; thence easterly, along said south line of former State Highway, a distance of 550 feet; thence southerly, parallel with said west line, a distance of 148.5 feet; thence continue southerly, parallel with said west line, a distance of 213.53 feet; thence easterly, parallel with said south line, along a line to be herein known as "Line A", a distance of 510 feet to the point of beginning of the line to be described; thence northerly parallel with said west line, a distance of 362.03 feet to said south right of way line and there terminating said line. The side lines of said easement are to be prolonged or shortened to terminate on said south right of way line of County State Aid Highway and on said Line A.

EXCEPT THE FOLLOWING DESCRIBED EIGHT (8) TRACTS:

1. That part of the Southwest Quarter of the Northeast Quarter of Section 32, Township 36, Range 26, described as follows: Beginning at a point on the south line of Trunk Highway No. 95, 200 feet east of the point where the south line of said Trunk Highway 95 intersects the west line of said Southwest Quarter of the Northeast Quarter of Section 32, Township 36, Range 26; thence south and parallel with said west line of the Southwest Quarter of the Northeast Quarter for a distance of 450 feet; thence east at right angles a distance of 190 feet; thence north and parallel with the said west line of the Southwest Quarter of the Northeast Quarter a distance of approximately 450 feet to the south line of said Trunk Highway No. 95; thence west along said south line of Trunk Highway No. 95 a distance of 190 feet, more or less, to point of beginning.

AND

2. That part of the Southwest Quarter of the Northeast Quarter of Section 32, Township 36, Range 26, described as follows: Beginning at a point on the south line of said Trunk Highway No. 95, 390 feet east of the point where the south line of said Trunk Highway No. 95 intersects the west line of said Southwest Quarter of the Northeast Quarter of Section 32, Township 36, Range 26; thence south and parallel with said west line of the Southwest Quarter of the Northeast Quarter for a distance of 450 feet; thence east at right angles a distance of 80 feet; thence north and parallel with the said west line of the Southwest Quarter of the Northeast Quarter a distance of approximately 450 feet to the south line of said Trunk Highway No. 95; thence west along said south line of Trunk Highway No. 95 a distance of 80 feet more or less to point of beginning.

AND

3. That part of the Southwest Quarter of the Northeast Quarter of Section 32, Township 36, Range 26, described as follows: Beginning at a point on the south line of Trunk Highway No. 95, 470 feet east of the point where the south line of said Trunk Highway No. 95 intersects the west line of said Southwest Quarter of the Northeast Quarter of Section 32, Township 36, Range 26; thence south and parallel with said west line of the Southwest Quarter of the Northeast Quarter for a distance of 450 feet; thence east at right angles a distance of 80 feet; thence north and parallel with the said west line of the Southwest Quarter of the Northeast Quarter a distance of approximately 450 feet to the south line of said Trunk Highway No. 95; thence west along said south line of Trunk Highway No. 95 a distance of 80 feet, more or less, to point of beginning.

AND

4. That part of the Southwest Quarter of the Northeast Quarter of Section 32, Township 36, Range 26, described as follows: Beginning at a point on the south line of Trunk Highway No. 95, 550 feet east of the point where the south line of said Trunk Highway No. 95 intersects the west line of said Southwest Quarter of the Northeast Quarter of Section 32, Township 36, Range 26; thence south and parallel with said west line of the Southwest Quarter of the Northeast Quarter for a distance of 450 feet; thence east at right angles a distance of 80 feet; thence north and parallel with the said west line of the Southwest Quarter of the Northeast Quarter a distance of approximately 450 feet to the south line of said Trunk Highway No. 95; thence west along said south line of Trunk Highway No. 95 a distance of 80 feet, more or less, to point of beginning.

AND

5. That part of the Southwest Quarter of the Northeast Quarter of Section 32, Township 36, Range 26, described as follows: Commencing at a point on the south line of Trunk Highway No. 95, now known as County State Aid Highway No. 95, 550 feet east of the point where the south line of said Trunk Highway No. 95 intersects the west line of said Southwest Quarter of the Northeast Quarter of Section 32, Township 36, Range 26; thence south and parallel with said west line of the Southwest Quarter of the Northeast Quarter for a distance of 450 feet; thence east at right angles a distance of 132 feet; thence north and parallel with the said west line of the Southwest Quarter of the Northeast Quarter a distance of 80 feet; thence north and parallel with the said west line of the Southwest Quarter of the Northeast Quarter a distance of 132 feet to the point of beginning; thence southerly, parallel with said west line, a distance of 362.03 feet to said south line; thence westerly along said south line to intersect a line from said point of beginning and parallel with said west line; thence southerly along said parallel line to the point of beginning.

AND

6. That part of the Southwest Quarter of the Northeast Quarter of Section 32, Township 36, Range 26, Mille Lacs County, Minnesota, described as follows: Beginning at the intersection of the east line of said Southwest Quarter of the Northeast Quarter with the south line of State Highway No. 95, now known as County State Aid Highway No. 31; thence West along the south line of said highway a distance of 260.00 feet; thence South at right angles a distance of 148.50 feet; thence East at right angles, a distance of 260.00 feet to the east line of said Southwest Quarter of the Northeast Quarter; thence North along the east line of said quarter-quarter a distance of 148.50 feet to the point of beginning.

AND

7. A tract of land situate in the Southwest Quarter of the Northeast Quarter of Section 32, Township 36, Range 26, described as follows: Commencing at a point on the East line of said Southwest Quarter of Northeast Quarter where the South right-of-way line of Old State Highway No. 95 (also known as 1st Street) intersects said East line, at a point approximately 44.53 feet South of the northeast corner of said Southwest Quarter of Northeast Quarter; thence continue West on said South right-of-way line of said Old State Highway No. 95, a distance of 260 feet; thence South and parallel to the East line of said Southwest Quarter of Northeast Quarter a distance of 148.5 feet to the point of beginning; thence continuing South and parallel to the East line of said Southwest Quarter of Northeast Quarter a distance of 213.53 feet; thence angle 45 degrees southeast to the East line of said Southwest Quarter of Northeast Quarter; thence North along the East line of said Southwest Quarter of Northeast Quarter to a point due East and approximately 260 feet East of the point of beginning; thence angle West 90 degrees to the point of beginning, being approximately 260 feet; according to the United States Government Survey thereof and situate in Mille Lacs County, Minnesota.

Together with an easement for all purposes over and across the following described tract, to-wit: A tract of land 15 feet wide commencing at the northwest corner of the above described tract and extending North a distance of approximately 148.5 feet to the South right-of-way line of said Old State Highway No. 95; also extending South from the said northwest corner of the above described tract a distance of approximately 100 feet. The said 15 foot easement is to lie West of the above described line.

AND

8. Those portions taken for Right of Way of Highway 169 and Highway 95 (now known as County State Aid Highway No. 31).

SURVEY NOTES:

1. SOUTH LINE OF EXCEPTION PARCELS 1, 2 & 3:
The existing descriptions call for a 90 degree, or right angle in the southwest corner of the exception parcels. This creates a small gap for each exception parcel with the main parcel denoted on this survey which runs parallel with the South right of way line of CSAH No. 31 (See Detail A).

2. CSAH NO. 31 R/W EASEMENT:
The South line of CSAH No. 31 has been laid out per the deed dimensions of 51.40 south of the Northwest corner and 44.53 feet south of the Northeast corner of the Southwest Quarter of the Northeast Quarter per the existing MnDot section breakdown information available. This coincides with new platting to the north.

3. EXCEPTION NO. 5 & 6:
The description of Exception No. 5 and 6, as shown above are the proposed descriptions for the Preliminary plat of RUM RIVER.

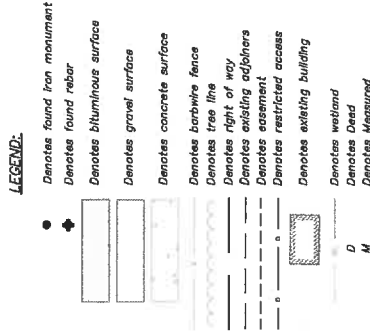
4. PURPOSE OF SURVEY:
This survey is illustrating portions of property owned by Phoenix Capital, LLC that are remaining outside of the proposed plot of RUM RIVER. Not all site features, improvements or encroachments may be shown.

ORIGIN OF DESCRIPTION:

(BPA) Bogart, Pederson & Associates, Inc.

(HTP) Hansen Thorp & Pellinen, Inc. Ref. Survey dated 5/11/81, rev. 3/21/83.

Title Commitments provided by First American Title Insurance Company: Commitment No. 120-11014, Effective Date: November 13, 2020.



• See Sheet 1 for Graphics

SHEET NO.	CERTIFICATE OF SURVEY PHOENIX CAPITAL, LLC SEC. 32, TWP. 36, RNG. 26 MILLE LACS CO., MN	BOGART, PEDERSON & ASSOCIATES, INC. LAND SURVEYING CIVIL ENGINEERING MAPPING 13076 FIRST STREET, BECKER, MN 55308-6322 TEL: 763-622-0622 FAX: 763-622-0644	I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision, and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota. Signed: <i>Craig Wensmann</i> Craig A. Wensmann Date: 12/17/2020 Lic. No. 47466	DATE: 12/16/2020 DESIGN BY: CEG DRAWN BY: CEG CHECKED BY: CAW DWG FILE: 20-0422608 FILE NO.: 20-0422.00	REV. NO.	DATE	DESCRIPTION
2							