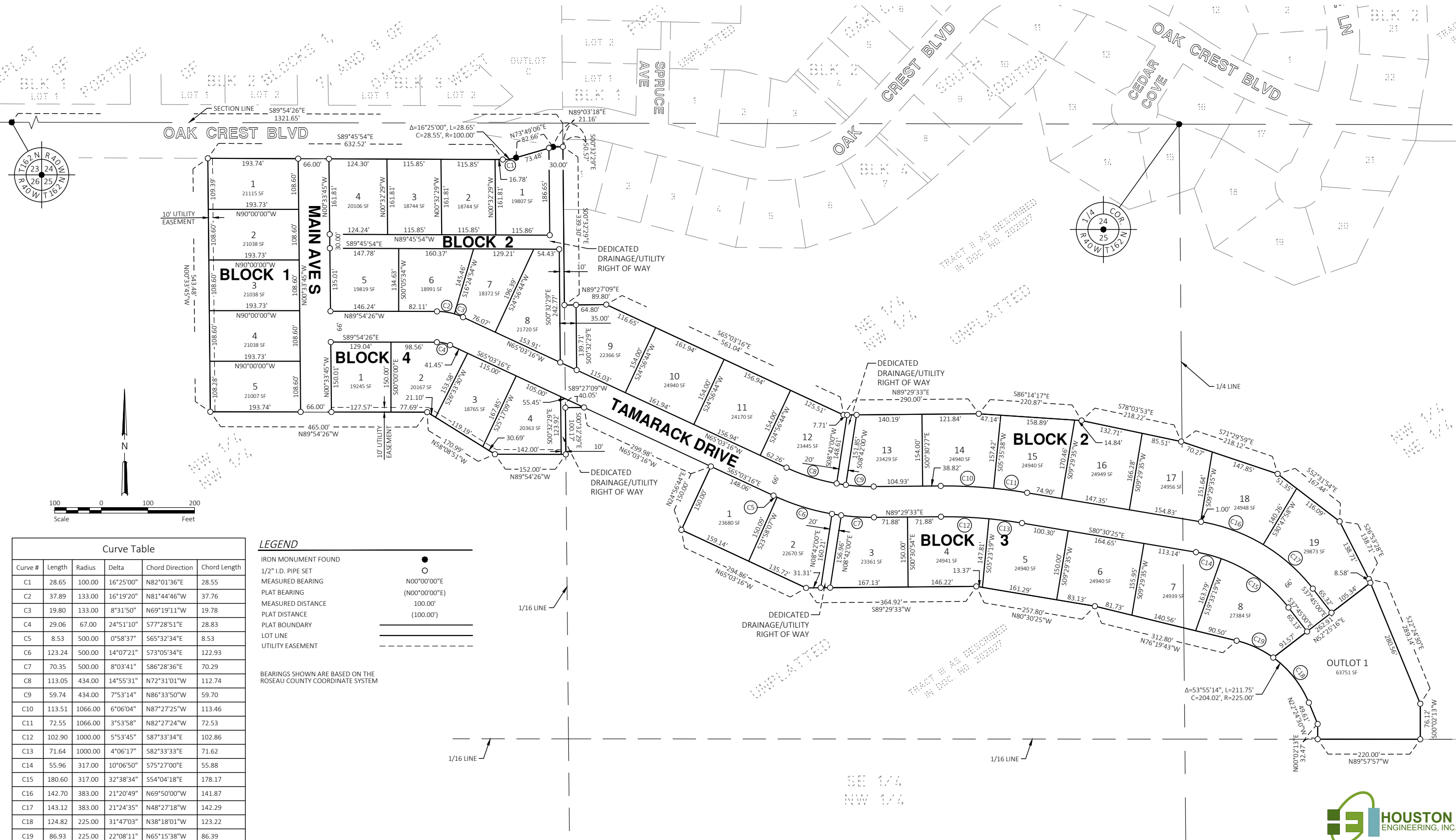


OAK CREST ESTATES FIRST ADDITION

BEING A PLAT OF PART OF THE NORTH HALF OF SECTION 25,
T. 162 N., R. 40 W., 5th P.M.

CITY OF ROSEAU,
ROSEAU COUNTY, MINNESOTA



Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	28.65	100.00	16°25'00"	N82°01'36"E	28.55
C2	37.89	133.00	16°19'20"	N81°44'46"W	37.76
C3	19.80	133.00	8°31'50"	N69°19'11"W	19.78
C4	29.06	67.00	24°51'10"	S77°28'51"E	28.83
C5	8.53	500.00	0°58'37"	S65°32'34"E	8.53
C6	123.24	500.00	14°07'21"	S73°05'34"E	122.93
C7	70.35	500.00	8°03'41"	S86°28'36"E	70.29
C8	113.05	434.00	14°55'31"	N72°31'01"W	112.74
C9	59.74	434.00	7°53'14"	N86°33'50"W	59.70
C10	113.51	1066.00	6°06'04"	N87°27'25"W	113.46
C11	72.55	1066.00	3°53'58"	N82°27'24"W	72.53
C12	102.90	1000.00	5°53'45"	S87°33'34"E	102.86
C13	71.64	1000.00	4°06'17"	S82°33'33"E	71.62
C14	55.96	317.00	10°06'50"	S75°27'00"E	55.88
C15	180.60	317.00	32°38'34"	S54°04'18"E	178.17
C16	142.70	383.00	21°20'49"	N69°50'00"W	141.87
C17	143.12	383.00	21°24'35"	N48°27'18"W	142.29
C18	124.82	225.00	31°47'03"	N38°18'01"W	123.22
C19	86.93	225.00	22°08'11"	N65°15'38"W	86.39

LEGEND

IRON MONUMENT FOUND ●
 1/2" I.D. PIPE SET ○
 MEASURED BEARING (N00°00'00"E)
 MEASURED DISTANCE 100.00'
 PLAT BEARING (N00°00'00"E)
 PLAT DISTANCE (100.00')
 PLAT BOUNDARY
 LOT LINE
 UTILITY EASEMENT

BEARINGS SHOWN ARE BASED ON THE ROSEAU COUNTY COORDINATE SYSTEM

H:\BNA\6100\6127\6127_0019 Subdivision\Phase 002 Task 001 Bergland Addition\CAD\Plat\Bergland Addition Plat - Master.dwg; Layout1-10/21/2020 9:43 AM (dbuchholtz)

OAK CREST ESTATES FIRST ADDITION

BEING A PLAT OF PART OF THE NORTH HALF OF SECTION 25,
T. 162 N., R. 40 W., 5th P.M.

CITY OF ROSEAU,
ROSEAU COUNTY, MINNESOTA

OWNERS' CERTIFICATE:

KNOW ALL PERSONS BY THESE PRESENTS: That the City of Roseau, a Minnesota municipal corporation, owner of the following described property:

That part of the North Half of Section 25, Township 162 North, Range 40 West of the Fifth Principal Meridian, in the City of Roseau, Roseau County, Minnesota, described as follows:

Commencing at the northwest corner of said Section 25; thence South 89°54'26" East, along the northerly line of the Northwest Quarter of said Northwest Quarter, for a distance of 1321.65 feet to the northeast corner of the Northwest Quarter of said Northwest Quarter; thence South 00°32'29" East, along the easterly line of the Northwest Quarter of said Northwest Quarter, for a distance of 50.57 feet to a point of intersection with the southerly line of Oakcrest Boulevard, and the true point of beginning; thence South 00°32'29" East, along the easterly line of the Northwest Quarter of said Northwest Quarter, for a distance of 339.30 feet; thence North 89°27'09" East for a distance of 89.80 feet; thence South 65°03'16" East for a distance of 561.04 feet; thence North 89°29'33" East for a distance of 290.00 feet; thence South 86°14'17" East for a distance of 220.87 feet; thence South 78°03'53" East for a distance of 218.22 feet; thence South 71°29'59" East for a distance of 218.12 feet; thence South 52°31'54" East for a distance of 167.44 feet; thence South 26°53'28" East for a distance of 138.71 feet; thence South 22°24'30" East for a distance of 289.14 feet; thence South 00°02'13" West for a distance of 76.12 feet to a point of intersection with the southerly line of the Northwest Quarter of said Northeast Quarter; thence North 89°57'57" West, along the southerly line of the Northwest Quarter of said Northeast Quarter, for a distance of 220.00 feet; thence North 00°02'13" East for a distance of 32.47 feet; thence North 22°24'30" West for a distance of 49.61 feet to a point of tangential curve to the left, said curve having a radius of 225.00 feet; thence northwesterly along said curve, for a distance of 211.75 feet, through a central angle of 53°55'14"; thence North 76°19'43" West for a distance of 312.80 feet; thence North 80°30'25" West for a distance of 257.80 feet; thence South 89°29'33" West for a distance of 364.92 feet; thence North 65°03'16" West for a distance of 294.86 feet; thence North 24°56'44" East for a distance of 150.00 feet; thence North 65°03'16" West for a distance of 299.98 feet; thence South 89°27'09" West for a distance of 40.05 feet to a point of intersection with the easterly line of the Northwest Quarter of said Northwest Quarter; thence South 00°32'29" East, along the easterly line of the Northwest Quarter of said Northwest Quarter, for a distance of 100.17 feet; thence North 89°54'26" West, parallel with the northerly line of the Northwest Quarter of said Northwest Quarter, for a distance of 152.00 feet; thence North 58°08'51" West for a distance of 170.99 feet; thence North 89°54'26" West, parallel with the northerly line of the Northwest Quarter of said Northwest Quarter, for a distance of 465.00 feet; thence North 00°33'45" West, parallel with the westerly line of said Northwest Quarter, for a distance of 543.48 feet to a point of intersection with the southerly line of said Oakcrest Boulevard; thence South 89°45'54" East, along the southerly line of said Oakcrest Boulevard, for a distance of 632.52 feet to a point of tangential curve to the left, said curve having a radius of 100.00 feet; thence easterly, along the southerly line of said Oakcrest Boulevard and along said curve, for a distance of 28.65 feet, through a central angle of 16°25'00"; thence North 73°49'06" East, along the southerly line of said Oakcrest Boulevard, for a distance of 82.66 feet; thence North 89°03'18" East, along the southerly line of said Oakcrest Boulevard, for a distance of 21.16 feet to the true point of beginning.

Said tract of land contains 25.108 acres, more or less.

Has caused the same to be surveyed and platted as OAK CREST ESTATES FIRST ADDITION to the City of Roseau, Roseau County, Minnesota, and does hereby dedicate to the public, for public use, the public ways and the drainage and utility easements created herewith.

OWNER:

City of Roseau

Jeff Pelowski, Mayor

State of _____)
) ss
County of _____)

This instrument was acknowledged before me on _____, 20____ by Jeff Pelowski, Mayor of the City of Roseau, a Minnesota municipal corporation, on behalf of said corporation.

Notary Public: _____

SURVEYOR'S CERTIFICATE AND ACKNOWLEDGEMENT:

I, James A. Schlieman, do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this _____ day of _____, 20____.

James A. Schlieman
Minnesota License No. 44867

State of North Dakota)
) ss
County of Cass)

This instrument was acknowledged before me on _____, 20____ by James A. Schlieman.

Notary Public: _____

CITY PLANNING COMMISSION:

Be it known that at a meeting held on this _____ day of _____, 20____, the Planning Commission of the City of Roseau, Minnesota, did hereby review and approve this plat of OAK CREST ESTATES FIRST ADDITION.

Dennis Sabourin, Chair

Secretary

CITY COUNCIL:

This plat of OAK CREST ESTATES FIRST ADDITION was approved and accepted by the City Council of Roseau, Minnesota at a regular meeting thereof held this _____ day of _____, 20____, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

Jeff Pelowski, Mayor

COUNTY AUDITOR:

Pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes on the land hereinbefore described on this plat and transfer entered this _____ day of _____, 20____.

Martha (Martie) Monsrud

Roseau County Auditor

Roseau County Deputy Auditor

COUNTY TREASURER:

Pursuant to Minnesota Statutes, Chapter 505.021, Subd. 9, taxes payable in the year 20____ on the land hereinbefore described lands have been paid this _____ day of _____, 20____.

Diane Gregerson

Roseau County Treasurer

Roseau County Deputy Treasurer

COUNTY RECORDER:

I hereby certify that this plat of OAK CREST ESTATES FIRST ADDITION was filed in the Office of the County Recorder for public record on this _____ day of _____, 20____, at _____ o'clock __.M. and was duly filed in Book _____ of Plats, Page _____, as Document Number _____.

Martha (Martie) Monsrud

Roseau County Recorder

Roseau County Deputy Recorder

H:\BNA\100\6127\6127_0019 Subdivision\Phase 002 Task 001 Bergland Addition\CA\Plat\Bergland Addition Plat - Master.dwg:Layout1 (2)-10/21/2020 9:43 AM-(dbuchholtz)

