MY PLACE HOTEL MATURI ADDITION KNOW ALL PERSONS BY THESE PRESENTS: That Maturi Properties, LLC, a Minnesota limited liability company, owners and proprietor of the following described property situated in the County of Itasca, State of Minnesota, to wit: Located in the Southwest Quarter of the Northwest Quarter of Section 28, Township 55 North, Range 25 West, Itasca County, Minnesota. Lot 1, Block 1, HARTLEY ADDITION, according to the recorded plat thereof, Itasca County, Minnesota. NORTH LINE OF THE SW1/4 OF THE NW1/4 OF SECTION 28, T55N, R25W. Has caused the same to be surveyed and platted as MY PLACE HOTEL MATURI ADDITION and does hereby dedicate to the public for public use the drainage and utility easements as created --NORTHERLY LINE OF LOT 1, BLOCK 1, HARTLEY ADDITION. S89°19'18"E 272.26 In witness whereof said Maturi Properties, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this _____ day of _ Signed: Maturi Properties, LLC **├**─---66--Craig R. Maturi, Manager STATE OF MINNESOTA COUNTY OF __, 2022, by Craig R. Maturi, Manager of Maturi Properties, LLC, a Minnesota limited liability company. This instrument was acknowledged before me on this _____ day of _____ → ¬ DRAINAGE & UTILITY EASEMENT. Notary Public, , County, Minnesota My Commission Expires _ 50 I Randy M. Morton 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 ~`> → DRAINAGE & UTILITY EASEMENT. representation of the boundary survey; that all mathematical data, dimensions, labels and symbols are correctly designated on this plat; that all monuments depicted on this plat have been, or will be set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.021, 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. Randy M. Morton, Minnesota License No. 21401 EXISTING 30 FOOT WIDE RIGHT OF WAY EASEMENT PER DOCUMENT NO. 277375. STATE OF MINNESOTA -NORTHERLY LINE OF LOT 1, BLOCK 1, HARTLEY ADDITION. COUNTY OF ___ S89°19'42"E 344.00 The instrument was acknowledged before me this _____ day of _____ _, 2022 by Randy M. Morton, Minnesota license number 21401 NW CORNER OF LOT 2, BLOCK 1, HARTLEY ADDITION. Notary Public, _ _, County, Minnesota My Commission Expires _ A D D I T I O N CITY COUNCIL GRAND RAPIDS , 2022, the City of Grand Rapids, Minnesota, approved this plat. We hereby certify that on this _____ day of _ BLOCK ONE Dale Christy, Mayor Kimberly Gibeau, Clerk ITASCA COUNTY AUDITOR I hereby certify that there are no delinquent taxes on the above described property as of this _____ day of _ - 35 FOOT WIDE ACCESS ROAD --EASEMENT PER DOCUMENT ----66-- NO. A000706489. Auditor, Itasca County, Minnesota ITASCA COUNTY TREASURER I hereby certify that the taxes on the above described property for the year of 20__ have been paid in full this _____ day of __ EXISTING CITY WATERMAINS LOCATED WITHIN LOT 4, BLOCK 1. SHALL BE RELOCATED TO WITHIN UTILITY EASEMENTS PRIOR TO THE DEVELOPMENT OF LOT 4, BLOCK 1, AS REQUIRED APPROVED BY THE CITY OF GRAND RAPIDS. Treasurer, Itasca County, Minnesota S89°30'46"E 164.11 ITASCA COUNTY RECORDER **Δ** =3°31'19" I hereby certify that MY PLACE HOTEL MATURI ADDITION was filed in this office for record as document number _ _ and slide number __ __ on this _____ day of R = 337.00_, 2022 at ____ o'clock __ M. L = 20.71>30 FOOT WIDE DRAINAGE & UTILITY EASEMENT. County Recorder, Itasca County, Minnesota N89°30'46"W 563.49 EXISTING PUBLIC RIGHT OF WAY -- SOUTHERLY LINE OF LOT 1, BLOCK 1, HARTLEY ADDITION. == EASEMENTS PER DOCUMENT NO.S 451081, 451082, 451083, **LOCATION MAP:** 451084 AND 451085. 50 NOT TO SCALE **BEARINGS:** Bearings are based on the north line of Lot 1, LEGEND: Block 1, HARTLEY ADDITION, to bear S 89°19'18" E. Denotes iron monument found O Denotes 1/2 inch iron monument set, marked "JPJ ENG 21401" SCALE: 1 INCH = 60 FEET unless otherwise indicated.

13TH STREET SW

NW 1/4 OF SECTION 28, T55N, R25W, ITASCA COUNTY, MINNESOTA.

