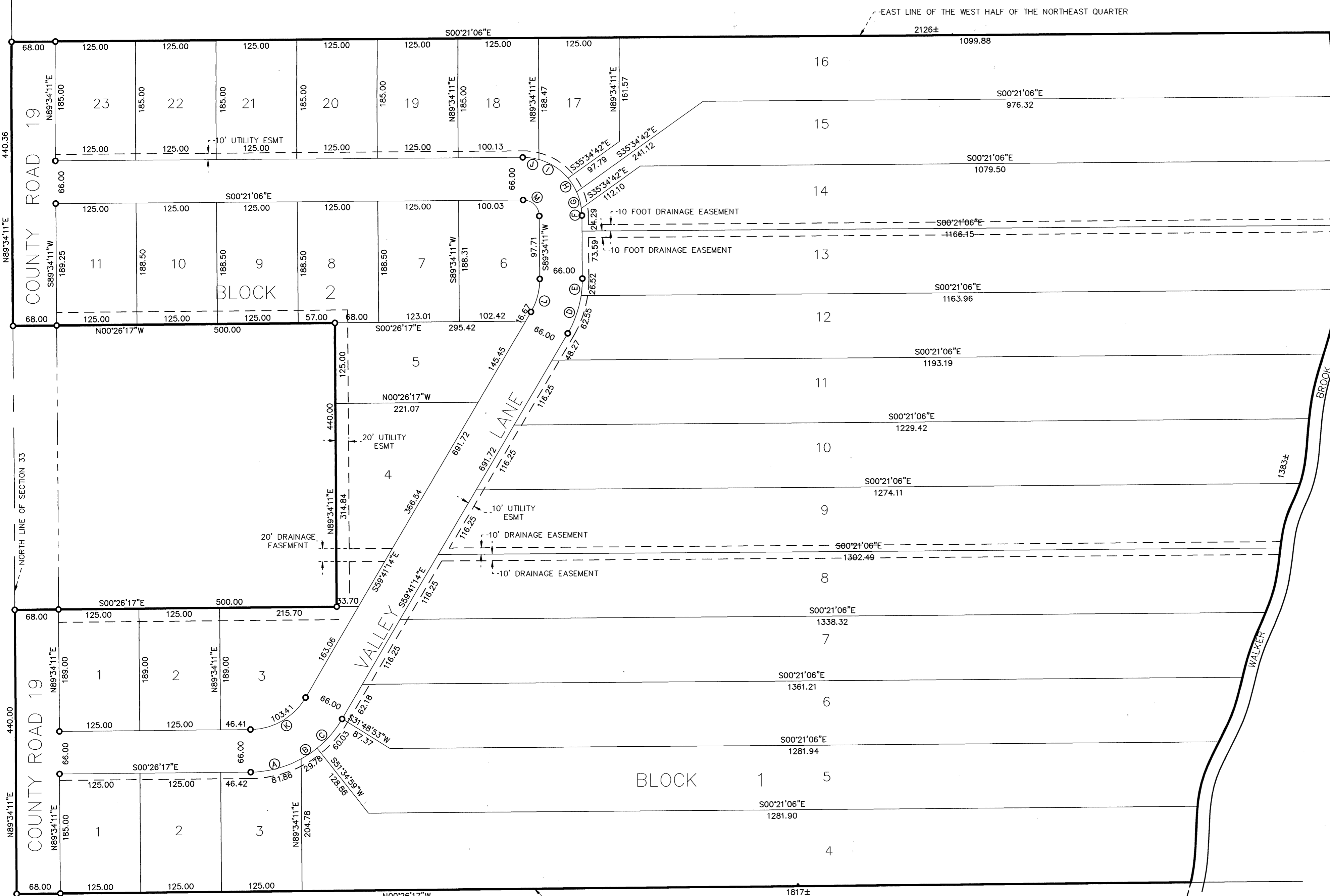


# WALKER BROOK VALLEY SUBDIVISION

## CLEARWATER COUNTY, MINNESOTA



**LEGEND**

- DENOTES 1/2 INCH BY 18 INCHES IRON PIPE MONUMENT SET MARKED BY REGISTRATION NO. 15815
- DENOTES 1/2" IRON PIPE MONUMENT FOUND
- Ⓐ DENOTES CURVE DATA IN TABLE
- DENOTES UTILITY EASEMENTS
- DENOTES LOT LINES
- DENOTES BOUNDARY OF PLAT
- DENOTES EASEMENT LINE
- DENOTES LOT LINE

THE NORTH LINE OF THE NORTHEAST QUARTER IS ASSUMED TO HAVE A BEARING OF NORTH 89 DEGREES 34 MINUTES 11 SECONDS EAST

DISTANCES SHOWN TO FEET (5,10,ETC) ARE EXACT EXTRINSIC VALUES.

UTILITY EASEMENTS  
EASEMENTS ARE SHOWN THUS: BEING 20 FEET IN WIDTH AND ADJOINING LOT LINES, UNLESS OTHERWISE INDICATED ON THE PLAT

**GRAPHIC SCALE**  
1 inch = 100 ft.

**VICINITY MAP**  
Shows location relative to Bagley, County Rd 7, and Walker Brook Valley Subd.

LOT	CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
LOT 3, BLOCK 1	A	166.00	81.86	41.78	81.03	S14°33'54"E	28°15'14"
LOT 4, BLOCK 1	B	166.00	29.78	14.93	29.74	S33°49'50"E	10°16'38"
LOT 12, BLOCK 1	D	166.00	62.55	31.65	62.18	S70°28'56"E	21°35'25"
LOT 13, BLOCK 1	E	166.00	26.52	13.29	26.49	S85°51'14"E	09°09'11"
LOT 14, BLOCK 1	F	91.00	11.25	5.63	11.24	N88°01'42"E	07°04'57"
LOT 15, BLOCK 1	G	91.00	26.65	13.42	26.55	N74°05'56"E	16°46'36"
LOT 16, BLOCK 1	H	91.00	25.12	12.64	25.04	S57°48'05"W	15°49'06"
LOT 17, BLOCK 1	I	91.00	54.60	28.15	53.78	S32°42'14"W	34°22'37"
LOT 18, BLOCK 1	J	91.00	25.20	12.68	25.12	S07°34'55"W	15°52'01"
LOT 3, BLOCK 2	K	100.00	103.41	56.86	98.86	N30°03'45"W	59°14'56"
LOT 6, BLOCK 2	L	100.00	53.66	27.49	53.02	S75°03'31"E	30°44'36"
LOT 6, BLOCK 2	M	25.00	39.24	24.97	35.33	S44°36'33"W	89°55'16"

KNOW ALL MEN BY THESE PRESENTS: That Mike Bell and Gwen Bell, husband and wife, owners and proprietors of the following described property situated in the County of Clearwater, State of Minnesota, to wit:

That part of the West Half of the Northeast Quarter of Section 33, Township 147 North, Range 37, West of the 5th Principal Meridian, described as follows:

Beginning at an iron pipe monument at the northwest corner of the said Northeast Quarter; thence North 89 degrees 34 minutes 11 seconds East, assumed bearing, along the north line of the said Northeast Quarter a distance of 440.00 feet to an iron pipe monument; thence South 00 degrees 26 minutes 17 seconds East 500.00 feet to an iron pipe monument; thence North 89 degrees 34 minutes 11 seconds East, parallel with the said north line 440.00 feet to an iron pipe monument on the said north line; thence North 89 degrees 34 minutes 11 seconds East along said north line 440.36 feet to an iron pipe monument on the east line of the West Half of the said Northeast Quarter; thence South 00 degrees 21 minutes 06 seconds East along said east line 2126 feet, more or less, to the north bank of Walker Brook; thence westerly along said north bank 1383 feet, more or less to the intersection with the west line of the said Northeast Quarter; thence North 00 degrees 26 minutes 17 seconds West along said west line 1817 feet, more or less, to the point of beginning, containing 55.05 acres, more or less.

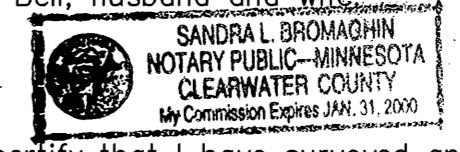
Have caused the same to be surveyed and platted as WALKER BROOK VALLEY SUBDIVISION and do hereby donate and dedicate to the public for public use forever the thoroughfares, public grounds and also dedicating the easements as shown on this plat for access and utility purposes only.

In witness whereof, said Mike Bell and Gwen Bell have hereunto set has hereunto set our hands this 24th day of June, 1997.

By Mike Bell Mike Bell  
By Gwen Bell Gwen Bell

STATE OF Minnesota  
COUNTY OF Clearwater

The forgoing instrument was acknowledged before me this 24th day of June 1997 by Mike Bell and Gwen Bell, husband and wife.

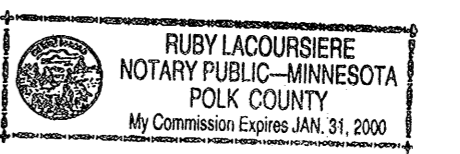


Sandra L. Bromaghin  
Notary Public, Clearwater County, MN  
My Commission Expires 1-31-2000

I hereby certify that I have surveyed and platted the property described on this plat as WALKER BROOK VALLEY SUBDIVISION, that this plat is a correct representation of the survey, that all distances are correctly shown on the plat in feet and hundredths of a foot, that all monuments will be correctly placed in the ground as designated; that the outside boundary lines are correctly designated on the plat; and that there are no wet lands as defined in MS 505.02, Subd. 1, or public highways to be designated other than as shown.

Gary L. Thompson  
Gary L. Thompson, Land Surveyor  
Minnesota Registration No. 15815

STATE OF MINNESOTA  
COUNTY OF Polk  
The forgoing Surveyor's Certificate was acknowledged before me this 19th day of June, 1997 by Gary L. Thompson, Minnesota Registration No. 15815.



Ruby Lacoursiere  
Notary Public, Polk County, MN  
My Commission Expires 1-31-2000

The plat of WALKER BROOK VALLEY SUBDIVISION was approved and accepted by the Township Board of Copley, Clearwater County, Minnesota, at a regular meeting thereof held this 17th day of April, 1997.

Ken Peterson  
Clerk

The plat of WALKER BROOK VALLEY SUBDIVISION was approved and accepted by the Planning Commission of the County of Clearwater, Minnesota, this 6th day of February, 1997.

Chad Rasmussen Chairperson  
NONE Clerk

The plat of WALKER BROOK VALLEY SUBDIVISION was approved and accepted by the Board of County Commissioners of the County of Clearwater, Minnesota, this 7th day of July, 1997.

Kenneth Solberg Chairperson  
David Stenstrom Auditor

No delinquent taxes and transfers entered this 24th day of June, 1997.  
David Stenstrom Clearwater County Auditor

I hereby certify that proper evidence of title has been presented to and examined by me this 23rd day of July, 1997.  
Leo J. Bond Clearwater County Attorney

1996 taxes on the lands described within were paid the 19th day of June, 1997.  
Charlene R. Olson Clearwater County Treasurer

Document Number 199750  
I hereby certify that this instrument was filed in the office of the County Recorder for record on this 23rd day of July, 1997, at 11:50 o'clock A.m. and was duly recorded in Book A of Plats on page Slide 63 side 2.  
Marlene Staaflet Clearwater County Recorder