## Bryan Ketchmark

**To:** Heidi Kroening (MPCA) (Heidi.Kroening@state.mn.us)
**Subject:** FW: Road dedication
**Attachments:** Application.pdf; Resolution.pdf

Hi Heidi, please find attached with this e-mail the Application Dedicating Land for a Town Road, Resolution Accepting Dedication for a Town Road and a new Survey Sketch of the road and turn around For Close Lake Lane. Research was done with the Minnesota Townships and after your review you should find that these documents along with the upgrade of the road as recommended by Road Supervisor Mike Buetow and plow driver Jon Nystrom have been completed. A vote, signing of the Resolution and application at the November meeting should complete this piece of business.

Please let me know if you have any additional questions or concerns.

Thank You,

Ketchmark Properties,LLC
Bryan B. Ketchmark

Ps. Could you forward this along to Mrs. Hedin also?

**From:** john warp [mailto:warplaw@gmail.com]
**Sent:** Wednesday, October 07, 2015 10:02 AM
**To:** Bryan Ketchmark
**Subject:** Road dedication

Bryan:

Attached is your Application and Resolution for the Windemere Township Board. Please contact me if you have any questions or need any revisions.

JW

--
John M. Warp, P.A.
Attorney at Law
302 Elm Avenue, P.O. Box 280
Moose Lake, MN 55767
218-485-4489
218-485-4163 (f)

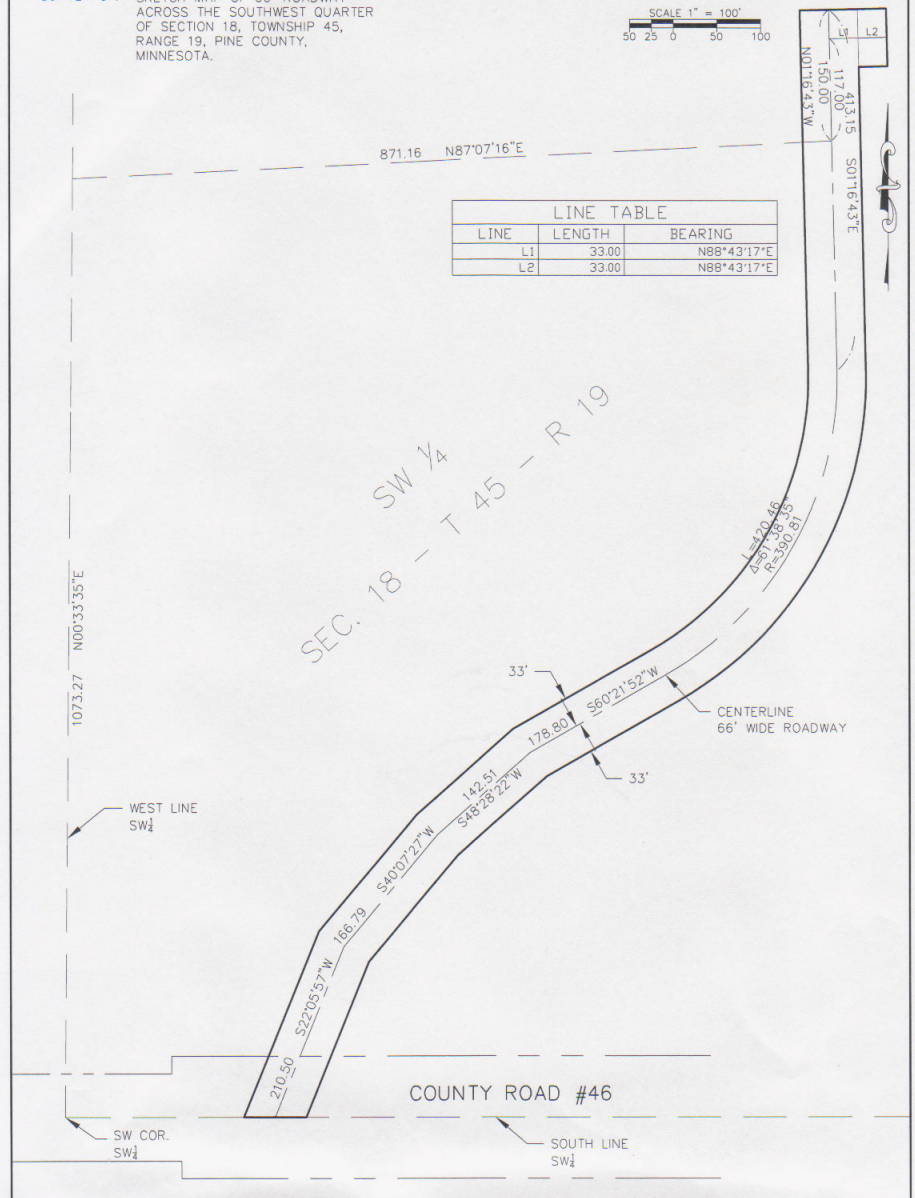


close_lake_lane_p1

SURVEY FOR: KETCHMARK PROPERTIES
ATTN: BRYAN KETCHMARK
34381 MAJESTIC PINE DRIVE
STURGEON LAKE, MN 55783

SURVEY OF: SKETCH MAP OF 66' ROADWAY ACROSS THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 45, RANGE 19, PINE COUNTY, MINNESOTA.


STRAIGHTLINE SURVEYING, INC.
P.O. Box 510, 500 Folz Blvd
Moose Lake, MN 55767
E-MAIL: banderson@straightlinesurveying.com
Telephone: (218)-485-4811
Fax: (218)-485-4811


| LINE TABLE | | |
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| LINE | LENGTH | BEARING |
| L1 | 33.00 | N88°43'17"E |
| L2 | 33.00 | N88°43'17"E |

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.

| Benjamin H. Anderson | 45498 | 09-28-2015 | 2015-223 | NONE |
|---|---|---|---|---|
| Benjamin H. Anderson | License No. | Date | Job No. | Book No. |

close_lake_lane_p2

# APPLICATION

## Dedicating Land for a Town Road

To the Town Board of Windemere Township, Pine County, Minnesota:

To undersigned owners of land in Windemere Township, Pine County, more particularly described as follows:

| Owner | Description of Land |
|---|---|
| Ketchmark Properties, LLC, a Minnesota limited liability company | See attached Exhibit "A" |

make this application pursuant to Minn. Stat. §164.15, subd. 1 and do hereby dedicate the following described portions of the above described land to the Township for public road purposes:

> A 66.00 foot wide roadway across the Southeast Quarter of Section 18, Township 45, Range 19, Pine County, Minnesota, lying 33 feet on each side of the following described centerline: Commencing at the southwest corner of said Southeast Quarter; thence on an assumed bearing of North 00 degrees 33 minutes 35 seconds East, along the west line of said Southeast Quarter, a distance of 1073.27 feet; thence North 87 degrees 07 minutes 16 seconds East a distance of 871.16 feet; thence North 01 degrees 16 minutes 43 seconds West a distance of 150.00 feet to the actual point of beginning of the centerline herein described; thence South 01 degrees 16 minutes 43 seconds East a distance of 413.15 feet; thence southwesterly a distance of 420.46 feet, along a tangential curve, concave to the west, having a radius of 390.81 feet and a central angle of 61 degrees 38 minutes 35 seconds; thence South 60 degrees 21 minutes 52 seconds West, tangent to last described curve a distance of 178.80 feet; thence South 48 degrees 28 minutes 22 seconds West a distance of 142.51 feet; thence South 40 degrees 07 minutes 27 seconds West a distance of 166.79 feet; thence South 22 degrees 05 minutes 57 seconds West a distance of 210.50 feet to the south line of said Southeast Quarter and there said centerline terminating.
>
> AND
>
> A 66.00 foot wide roadway across the Southeast Quarter of Section 18, Township 45, Range 19, Pine County, Minnesota, lying 33 feet on each side of the following described centerline: Commencing at the southwest corner of said Southeast Quarter; thence on an assumed bearing of North 00 degrees 33 minutes 35 seconds East, along the west line of said Southeast Quarter, a distance of 1073.27 feet; thence North 87 degrees 07 minutes 16 seconds East a distance of 871.16 feet; thence North 01 degrees 16 minutes 43 seconds West a distance of 117.00 feet; thence North 88 degrees 43 minutes 17 seconds East a distance of 33.00 feet to the actual point of beginning of the centerline herein described; thence continuing North 88 degrees 43 minutes 17 seconds East a distance of 33.00 feet and there said centerline terminating

This description includes all the trees, shrubs and brush that are currently on or may grow upon said portions of land.

We understand that if the dedication is accepted, we are not entitled to request or receive damages for the establishment of said road.

Dated this 8th day of October, 2015.

| Printed Name | Signature |
|---|---|
| Ketchmark Properties, LLC, a Minnesota limited liability company | By _____ Bryan B. Ketchmark, Chief Manager |

EXHIBIT "A"

That part of the Southeast Quarter (SE¼) of Section Eighteen (18), Township Forty-five (45), Range Nineteen (19), Pine County, Minnesota, described as follows: Commencing at the Southwest corner of said SE¼; thence on an assumed bearing of North 00 degrees 33 minutes 35 seconds East, along the West line of said SE¼, a distance of 1073.27 feet; thence North 87 degrees 07 minutes 17 seconds East a distance of 871.16 feet; thence South 01 degrees 16 minutes 43 seconds East a distance of 208.71 feet to the actual point of beginning of the tract of land herein described; thence North 01 degrees 16 minutes 43 seconds West a distance of 208.71 feet; thence North 87 degrees 07 minutes 17 seconds East a distance of 485 feet, more or less, to the Westerly right-of-way line of Interstate Highway No. 35; thence Southwesterly, along last described Westerly right-of-way line, a distance of 1500 feet, more or less, to the Northerly right-of-way line of County State Aid Highway No. 46; thence Westerly, along last described Northerly right-of-way line, a distance of 82.50 feet, more or less, to the Southeast corner Lot Five (5), Block One (1), BAILEY BRAXTON ADDITION, according to the plat thereof on file and of record in the office of the County Recorder, Pine County, Minnesota; thence North 22 degrees 05 minutes 57 seconds East, along the Easterly line of said Lot 5, Block 1 (also known as the Westerly line of a 66.00 foot wide ingress and egress easement as described in that document recorded in the office of the Pine County Recorder as Document No. 345632), a distance of 153.58 feet; thence North 40 degrees 07 minutes 27 seconds East, along last described Westerly easement line, a distance of 174.43 feet; thence North 48 degrees 28 minutes 22 seconds East, along last described Westerly easement line, a distance of 148.36 feet; thence North 60 degrees 21 minutes 52 seconds East, along last described Westerly easement line, a distance of 182.24 feet; thence Northeasterly, along last described Westerly easement line, a distance of 384.96 feet along a tangential curve, concave to the West, having a radius of 357.81 feet and a central angle of 61 degrees 38 minutes 35 seconds; thence North 01 degrees 16 minutes 43 seconds West, tangent to last said curve, a distance of 53.52 feet to the intersection with a line bearing South 87 degrees 07 minutes 17 seconds West from the point of beginning; thence North 87 degrees 07 minutes 17 seconds East a distance of 33.00 feet to the point of beginning.

EXCEPT the following described tract of land: That part of the Southeast Quarter (SE¼) of Section Eighteen (18), Township Forty-five (45) North, of Range Nineteen (19) West, of the Fourth Principal Meridian, Pine County, Minnesota, described as follows: Beginning at the Southeasterly corner of Lot Five (5), Block (1), BAILEY BRAXTON ADDITION, according to the plat thereof on file and of record in the office of the County Recorder, Pine County, Minnesota; thence on an assumed bearing of North 22 degrees 05 minutes 57 seconds East, along the Easterly side of Lot 5, a distance of 16.00 feet; thence on a bearing of EAST, parallel with the South line of said Lot 5, a distance of 71.23 feet, more or less, to the Easterly line of the private access road easement recorded in the office of the Pine County Recorder as Document No. 429198; thence North 22 degrees 05 minutes 57 seconds East, along said Easterly line of the private access road easement, a distance of 100.32 feet; thence North 40 degrees 07 minutes 27 seconds East, along said Easterly line of the private access road easement, a distance of 159.15 feet; thence North 48 degrees 28 minutes 22 seconds East, along said Easterly line of the private access road easement, a distance of 136.66 feet; thence North 60 degrees 21 minutes 52 seconds East, along said Easterly line of the private access road easement, a distance of 158.88 feet; thence South 40 degrees 46 minutes 05 seconds East a distance of 13.54 feet, more or less, to the Westerly right of way line of interstate Highway No. 35; thence Southwesterly, along last said Westerly right of way line, a distance of 548.87 feet, more or less, to the Northerly right of way line of County State Aid Highway No. 46; thence Westerly, along last described Northerly right of way line, a distance of 82.50 feet, more or less, to the point of beginning.

SURVEY FOR: KETCHMARK PROPERTIES
ATTN: BRYAN KETCHMARK
34381 MAJESTIC PINE DRIVE
STURGEON LAKE, MN 55783

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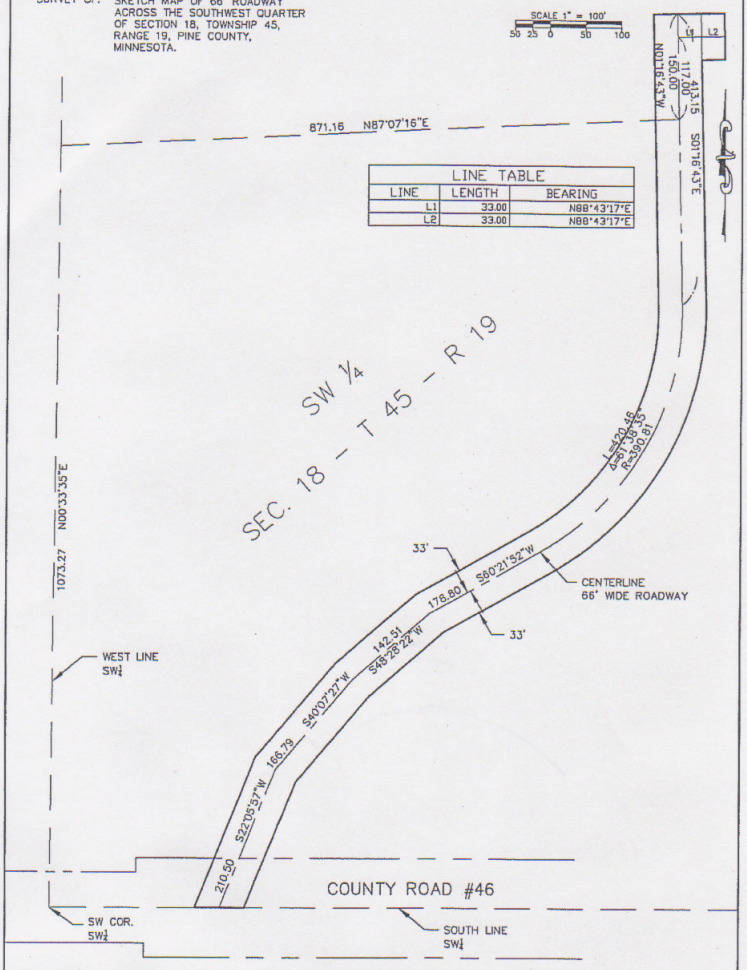


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I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

| Benjamin H. Anderson | 45498 | 09-28-2015 | 2015-223 | NONE |
|---|---|---|---|---|
| Benjamin H. Anderson | License No. | Date | Job No. | Book No. |

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# RESOLUTION
# ACCEPTING DEDICATION
# OF LAND FOR A TOWN ROAD

**WHEREAS,** the Township Board of Windemere Township, Pine County, Minnesota, was presented an application by the following named owners of the following described property under Minn. Stat. §164.15, subd. 1 dedicating a portion of their land to the township for public road purposes;

| OWNERS | DESCRIPTION OF PROPERTY |
|---|---|
| Ketchmark Properties, LLC, a Minnesota limited liability company | See attached Exhibit "A" |

**WHEREAS,** the land dedicated for a public road proposed in the application is described as:

A 66.00 foot wide roadway across the Southeast Quarter of Section 18, Township 45, Range 19, Pine County, Minnesota, lying 33 feet on each side of the following described centerline: Commencing at the southwest corner of said Southeast Quarter; thence on an assumed bearing of North 00 degrees 33 minutes 35 seconds East, along the west line of said Southeast Quarter, a distance of 1073.27 feet; thence North 87 degrees 07 minutes 16 seconds East a distance of 871.16 feet; thence North 01 degrees 16 minutes 43 seconds West a distance of 150.00 feet to the actual point of beginning of the centerline herein described; thence South 01 degrees 16 minutes 43 seconds East a distance of 413.15 feet; thence southwesterly a distance of 420.46 feet, along a tangential curve, concave to the west, having a radius of 390.81 feet and a central angle of 61 degrees 38 minutes 35 seconds; thence South 60 degrees 21 minutes 52 seconds West, tangent to last described curve a distance of 178.80 feet; thence South 48 degrees 28 minutes 22 seconds West a distance of 142.51 feet; thence South 40 degrees 07 minutes 27 seconds West a distance of 166.79 feet; thence South 22 degrees 05 minutes 57 seconds West a distance of 210.50 feet to the south line of said Southeast Quarter and there said centerline terminating.

AND

A 66.00 foot wide roadway across the Southeast Quarter of Section 18, Township 45, Range 19, Pine County, Minnesota, lying 33 feet on each side of the following described centerline: Commencing at the southwest corner of said Southeast Quarter; thence on an assumed bearing of North 00 degrees 33 minutes 35 seconds East, along the west line of said Southeast Quarter, a distance of 1073.27 feet; thence North 87 degrees 07 minutes 16 seconds East a distance of 871.16 feet; thence North 01 degrees 16 minutes 43 seconds West a distance of 117.00 feet; thence North 88 degrees 43 minutes 17 seconds East a distance of 33.00 feet to the actual point of beginning of the centerline herein described; thence continuing North 88 degrees 43 minutes 17 seconds East a distance of 33.00 feet and there said centerline terminating

**WHEREAS,** the Township Board has reviewed the application and found the dedication to be consistent with the public interest;

**NOW, THEREFORE, BE IT RESOLVED,** that the Township Board does, upon completion of the following described conditions (if any) to the satisfaction of the town board, hereby accepts the dedication of the above described land for a public road and declares same a town road.

Conditions for acceptance: None

Adopted this 5 day of November, 2015.

By the Board,

Attest: _____
Township Clerk

_____
Township Chairperson

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State of Minnesota )
)ss.
County of Pine )

I, Nancy Hedin, Clerk of Windemere Township, Pine County, Minnesota, hereby certify that I have compared the foregoing copy of the resolution of the Township Board of said Township with the original record thereof on file with the Township Clerk, as stated in the minutes of the proceedings of said Board at a public meeting held on the 5 day of November, 2015, and that the same is a true and correct copy of said original record and of the whole thereof, and that said resolution was duly pass by said Board at said hearing.

Witness my hand and seal this 5 day of November, 2015.

Nancy Hedin
Windemere Township Clerk

SURVEY FOR: KETCHMARK PROPERTIES
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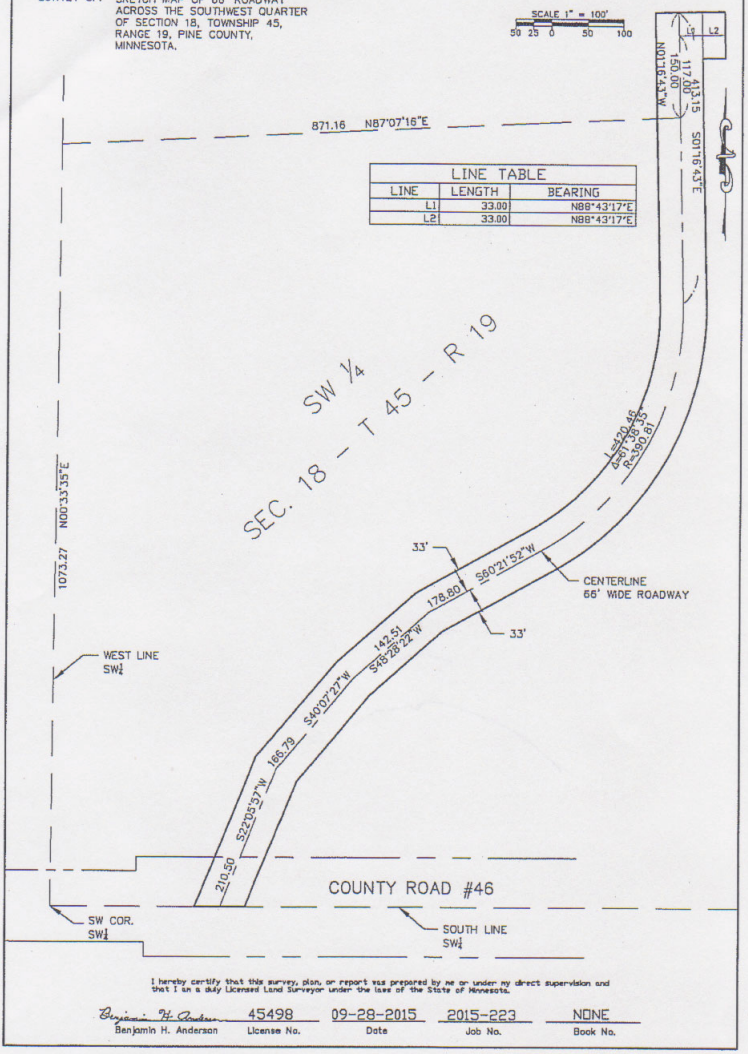


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| Benjamin H. Anderson | 45498 | 09-28-2015 | 2015-223 | NONE |
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| Benjamin H. Anderson | License No. | Date | Job No. | Book No. |

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