

# HIDDEN CREEK EAST FOURTH ADDITION CITY OF ANDOVER, COUNTY OF ANOKA

KNOW ALL PERSONS BY THESE PRESENTS: That Good Value Homes, Inc., a Minnesota Corporation, owner and proprietor, and Builders Development & Finance, Inc., a Minnesota Corporation, Mortgagee of the following described property situate in the County of Anoka, State of Minnesota, to wit:

That part of the Southeast Quarter of the Southwest Quarter (SE1/4 of SW1/4) of Section Thirty-four (34), Township Thirty-two (32), Range Twenty-four (24), lying northerly and easterly of the plat HIDDEN CREEK EAST SECOND ADDITION, described as follows:

Commencing at the southeast corner of said Southeast Quarter of the Southwest Quarter; thence North 00 degrees 18 minutes 23 seconds East, assumed basis for bearings, 46.62 feet along the east line of said Southeast Quarter of the Southwest Quarter to the point of beginning of the parcel to be described; thence northwesterly 275.48 feet along a nontangential curve concave to the northeast, central angle 25 degrees 10 minutes 23 seconds, radius 627.00 feet, chord bearing North 67 degrees 50 minutes 44 seconds West; thence westerly 190.26 feet along a reverse curve concave to the south, central angle 15 degrees 25 minutes 07 seconds, radius 707.00 feet to the easterly line of said plat HIDDEN CREEK EAST SECOND ADDITION; thence North 19 degrees 19 minutes 21 seconds East 102.18 feet along said easterly line; thence on a bearing of North 425.72 feet along said easterly line; thence North 53 degrees 17 minutes 53 seconds East 138.60 feet; thence North 33 degrees 00 minutes 00 seconds East 60.00 feet; thence southeasterly 60.77 feet along a nontangential curve concave to the southwest, central angle 26 degrees 47 minutes 00 seconds, radius 130.00 feet, chord bearing South 43 degrees 36 minutes 30 seconds East; thence southeasterly and easterly 24.62 feet along a reverse curve concave to the northeast, central angle 70 degrees 31 minutes 44 seconds, radius 20.00 feet; thence North 79 degrees 15 minutes 16 seconds East 42.70 feet; thence easterly 24.38 feet along a tangential curve concave to the south, central angle 10 degrees 44 minutes 44 seconds, radius 130.00 feet; thence on a bearing of East 119.99 feet to the east line of said Southeast Quarter of the Southwest Quarter; thence South 00 degrees 18 minutes 23 seconds West 801.62 feet along said east line to the point of beginning.

Have caused the same to be surveyed and platted as HIDDEN CREEK EAST FOURTH ADDITION and do hereby donate and dedicate to the public for the public use forever the Street, Lane, and the drainage and utility easements as shown on the plat, In witness whereof, said Good Value Homes, Inc., a Minnesota Corporation, has caused these presents to be signed by its proper officers this 13<sup>th</sup> day of May, 1992.

Also in witness whereof, said Builders Development & Finance, Inc., a Minnesota Corporation, mortgagee, has caused these presents to be signed by its proper officer this 7<sup>th</sup> day of May, 1992.

GOOD VALUE HOMES, INC.

By Betty R. Hardle  
Betty R. Hardle, Chief Executive Officer

By John R. Peterson  
John R. Peterson, Vice President

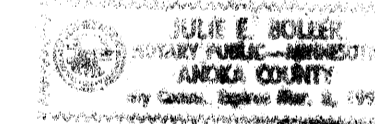
BUILDERS DEVELOPMENT & FINANCE INC.

By Fritz W. Van Nest  
Fritz W. Van Nest, Vice President

State of Minnesota  
County of Anoka

The foregoing instrument was acknowledged before me this 13<sup>th</sup> day of May, 1992 by Betty R. Hardle, as Chief Executive Officer, and by John R. Peterson, as Vice President of Good Value Homes, Inc., a Minnesota Corporation, on behalf of the corporation.

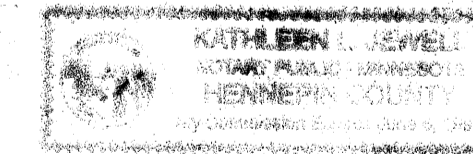
By Juli Bauer  
Notary Public, Anoka County, Minnesota  
My commission expires March 8, 1998



State of Minnesota  
County of Anoka

The foregoing instrument was acknowledged before me this 7<sup>th</sup> day of May, 1992 by Fritz W. Van Nest, as Vice President of Builders Development & Finance, Inc., a Minnesota Corporation, on behalf of the corporation.

By Kathleen L. Jewell  
Notary Public, Henkepin County, Minnesota  
My commission expires June 6, 1997



219762

Office of REGISTRAR OF TITLES  
STATE OF MINNESOTA  
COUNTY OF ANOKA

I hereby certify that the within instrument was filed in this office on the 28<sup>th</sup> day of May, A.D. 1992 at 4:15 o'clock P. M.  
By Maady Jackson  
Deputy Registrar of Titles

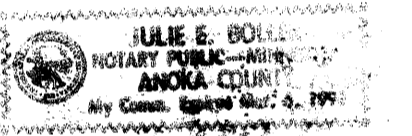
I hereby certify that I have surveyed and platted the property described on this plat as HIDDEN CREEK EAST FOURTH ADDITION; that this plat is a correct representation of said survey; that all distances are correctly shown in feet and hundredths of a foot; that all monuments have been correctly placed in the ground as shown, and that the outside boundary lines are correctly designated on said plat, and that there are no wet lands or public highways to be designated other than as shown.

By Marvin G. Lovlein  
Marvin G. Lovlein, Land Surveyor  
Minnesota Registration Number 17259

State of Minnesota  
County of Anoka

The foregoing Surveyor's Certificate was acknowledged before me this 13<sup>th</sup> day of May, 1992 by Marvin G. Lovlein, Land Surveyor, Minnesota Registration No. 17259.

By Juli Bauer  
Notary Public, Anoka County, Minnesota  
My commission expires March 8, 1998



ANDOVER, MINNESOTA

This plat of HIDDEN CREEK EAST FOURTH ADDITION was approved and accepted by the City Council of the City of Andover, Minnesota, at a regular meeting thereof held this 1<sup>st</sup> day of February, 1992. If applicable, the written comments and recommendations of the Commissioner of Transportation and the County Highway Engineer have been received by the city or the prescribed 30 day period has elapsed without receipt of such comments and recommendations, as provided by Minn. Statutes, Section 505.03, Subd. 2.

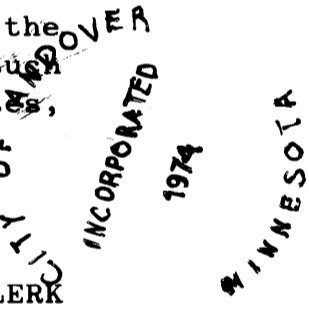
CITY COUNCIL OF THE CITY OF ANDOVER, MINNESOTA

By John D. Dittel, Mayor Antonia Bolk, Clerk

ANOKA COUNTY SURVEYOR

This plat was checked and approved on this 28<sup>th</sup> day of MAY, 1992.

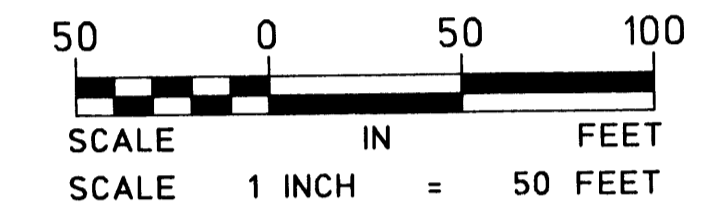
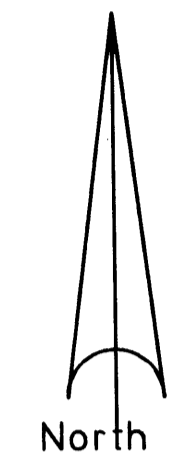
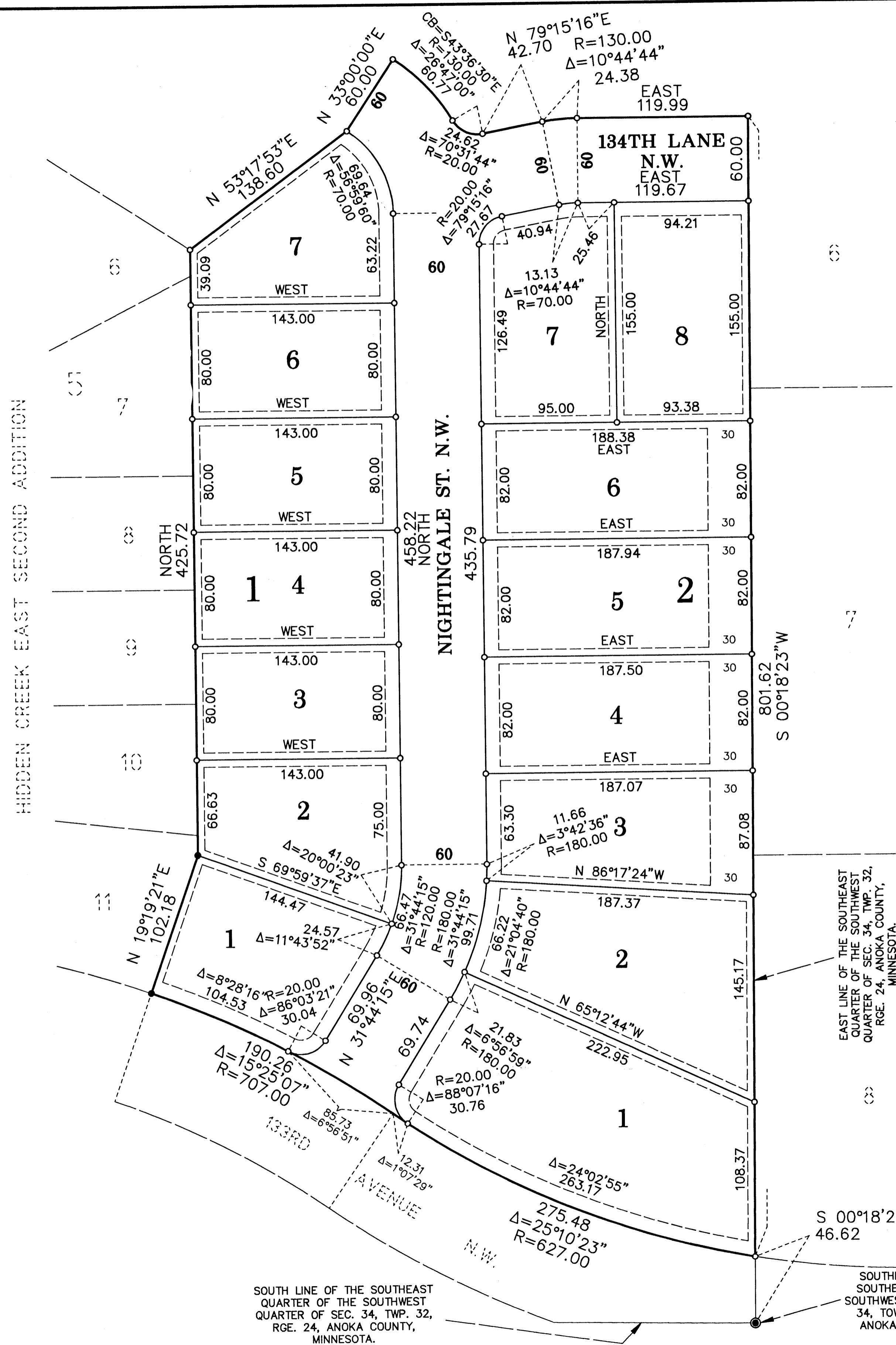
By MERLYN D. ANDERSON by Larry D. Blom deputy  
Merlyn D. Anderson, Anoka County Surveyor



I HEREBY CERTIFY THAT THE CURRENT AND DELINQUENT TAXES ON THE LANDS DESCRIBED WITHIN ARE PAID AND THE TRANSFER IS  
ENTERED May 28 1992  
EDWARD M. TRESKA  
PROPERTY TAX ADMINISTRATOR  
BY S. Culver  
DEPUTY PROPERTY TAX ADMINISTRATOR

CHERRIER LAND SURVEYORS, INC.  
REGISTERED PROFESSIONAL • LAND SURVEYORS

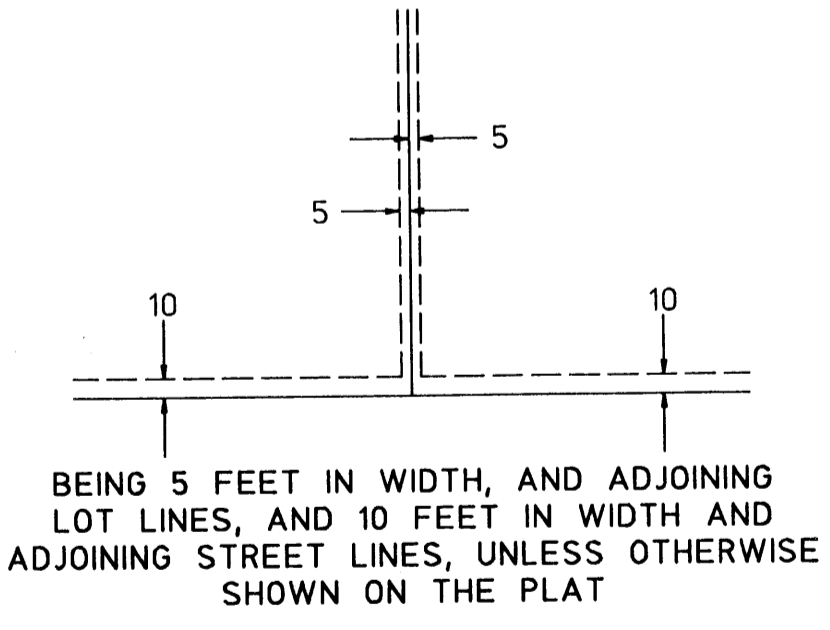
# HIDDEN CREEK EAST FOURTH ADDITION CITY OF ANDOVER, COUNTY OF ANOKA



**BEARING NOTE:**  
FOR PURPOSES OF THIS PLAT THE EAST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 32, RANGE 24 IS ASSUMED TO BEAR  $N00^{\circ}18'32''E$

- denotes 5/8 inch by 18 inch iron monument set and capped with a plastic cap stamped land corner 17259
- denotes found iron monument

**DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:**



SOUTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SEC. 34, TWP. 32, RGE. 24, ANOKA COUNTY, MINNESOTA.

SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 32, RANGE 24, ANOKA COUNTY, MINNESOTA.

**CHERRIER LAND SURVEYORS, INC.**  
REGISTERED PROFESSIONAL • LAND SURVEYORS