

# HIDDEN CREEK EAST SECOND ADDITION

CITY OF ANDOVER, COUNTY OF ANOKA

KNOW ALL PERSONS BY THESE PRESENTS: That Good Value Homes, Inc., a Minnesota corporation, owner and proprietor of the following described property situated 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), containing 40 acres, more or less, according to the Government Survey thereof, be the same more or less.

Together with that part of the Southwest Quarter of the Southwest Quarter of Section 34, Township 32, Range 24, described as follows:

Commencing at the southwest corner of said Southwest Quarter of the Southwest Quarter; thence on an assumed bearing of South 89 degrees 13 minutes 19 seconds East 906.29 feet along the south line of said Southwest Quarter of the Southwest Quarter, said line also being the south line of HIDDEN CREEK EAST according to the recorded plat thereof, in said Anoka County, Minnesota, to the point of beginning of the parcel to be described, said point of beginning also being the southeast corner of said plat of HIDDEN CREEK EAST; thence continuing South 89 degrees 13 minutes 19 seconds East 1742.23 feet to the southeast corner of said Southeast Quarter of the Southwest Quarter; thence North 00 degrees 18 minutes 23 seconds East 46.62 feet along the east line of said Southeast Quarter of the Southwest Quarter; 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; thence North 19 degrees 19 minutes 21 seconds East 102.18 feet; thence on a bearing of North 425.72 feet; thence North 57 degrees 00 minutes 00 seconds West 208.86 feet; thence on a bearing of West 503.50 feet; thence North 13 degrees 51 minutes 05 seconds East 157.17 feet; thence northwesterly 74.29 feet along a nontangential curve concave to the northeast, central angle 12 degrees 53 minutes 55 seconds, radius 330.00 feet, chord bearing North 69 degrees 41 minutes 58 seconds West; thence South 26 degrees 45 minutes 00 seconds West 143.00 feet; thence North 63 degrees 15 minutes 00 seconds West 139.66 feet; thence on a bearing of West 41.53 feet; thence on a bearing of South 339.85 feet; thence on a bearing of West 143.00 feet; thence on a bearing of North 30.00 feet; thence on a bearing of West 60.00 feet; thence southwesterly 31.42 feet along a nontangential curve concave to the northwest, central angle 90 degrees 00 minutes 00 seconds, radius 20.00 feet, chord bearing South 45 degrees 00 minutes 00 seconds West; thence on a bearing of West 110.00 feet; thence on a bearing of North 183.03 feet; thence on a bearing of West 57.98 feet; thence South 65 degrees 45 minutes 00 seconds West 54.45 feet; thence South 28 degrees 33 minutes 00 seconds West 180.19 feet; thence northwesterly 123.13 feet along a nontangential curve concave to the northeast, central angle 24 degrees 38 minutes 13 seconds, radius 286.35 feet, chord bearing North 70 degrees 16 minutes 09 seconds West, to the easterly line of said HIDDEN CREEK EAST; thence South 32 degrees 02 minutes 58 seconds West 60.00 feet along said east line to the northerly line of Lot 10, Block 4, of said HIDDEN CREEK EAST; thence southeasterly 93.78 feet along said northerly line being a nontangential curve concave to the northeast, central angle 15 degrees 30 minutes 51 seconds, radius 346.35 feet, chord bearing South 65 degrees 42 minutes 07 seconds East, to the northeast corner of said Lot 10; thence South 16 degrees 32 minutes 07 seconds West 68.96 feet along the east line of said Lot 10; thence on a bearing of South 82.00 feet along the east line of Lot 9 in said Block 4; thence on a bearing of East 95.29 feet along the north line of Lots 7 and 6 in said Block 4; thence South 72 degrees 43 minutes 39 seconds East 172.49 feet along the north line of Lots 6 and 5 in said Block 4 to the northeast corner of said Lot 5; thence South 6 degrees 10 minutes 07 seconds West 139.59 feet along the east line of said Lot 5; thence South 13 degrees 21 minutes 00 seconds West 213.74 feet along the east line of Lots 4 and 3 in said Block 4 to the southeast corner of said Lot 3; thence South 00 degrees 46 minutes 51 seconds West 40.00 feet along the east line of said HIDDEN CREEK EAST to said point of beginning.

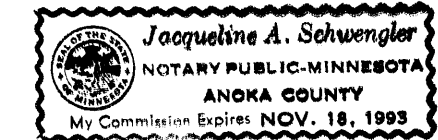
Have caused the same to be surveyed and platted as HIDDEN CREEK EAST SECOND ADDITION and do hereby donate and dedicate to the public for the public use forever the Park, Streets, Avenues, Boulevard and the drainage and utility easements as shown on the plat, In witness whereof, said Good Value Homes, Inc. has caused these presents to be signed by its proper officers this 2 day of Feb 1990.

Good Value Homes, Inc.:  
Betty R. Hardle  
Betty R. Hardle, Chief Executive Officer  
Donald L. Hardle  
Donald L. Hardle, President

State of Minnesota  
County of Anoka

The foregoing instrument was acknowledged before me this 2 day of February, 1990 by Betty R. Hardle, Chief Executive Officer, and Donald L. Hardle, President, of Good Value Homes, Inc., a Minnesota corporation, on behalf of the corporation.

Jacqueline A. Schwegler  
Notary Public, Anoka County, Minnesota  
My commission expires 11/18/95



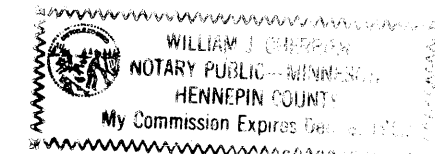
I hereby certify that I have surveyed and platted the property described on this plat as HIDDEN CREEK EAST SECOND ADDITION; that this plat is a correct representation of said survey; that all distances are correctly shown in feet and hundredths of a foot; that all monuments have been correctly placed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

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

State of Minnesota  
County of Hennepin

The foregoing Surveyor's Certificate was acknowledged before me this 1 day of Feb., 1990 by Marvin G. Lovlein, Land Surveyor.

William J. Chernia  
Notary Public, Hennepin County, Minnesota  
My commission expires Dec. 8, 1992



ANDOVER, MINNESOTA

This plat was approved and accepted by the City Council of the City of Andover, Minnesota, at a regular meeting thereof held this 27 day of November, 1989. If applicable, the written comments and recommendations of the Commissioner of Transportation and the County Highway Engineer have been received by the city or township 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  
James E. Elting MAYOR Antoin Bill CLERK

ANOKA COUNTY SURVEYOR

This plat was checked and approved on this 6 day of Feb, 1990.  
Wm. D. Anderson  
County Surveyor, Anoka County, Minnesota

881061

193575

OFFICE OF COUNTY RECORDER  
STATE OF MINNESOTA, COUNTY OF ANOKA  
I hereby certify that the within instrument was filed in this office for record on the Feb 7 A.D., 1990 at 11 o'clock A.M., and was duly recorded in book 41 of Plats page 48  
Ted J. Donald  
County Recorder  
Sasha Kay

"NO DELINQUENT TAXES AND TRANSFER TAXES PAID"

February 7 1990  
Charles R. Lybbone  
Auditor, Anoka County

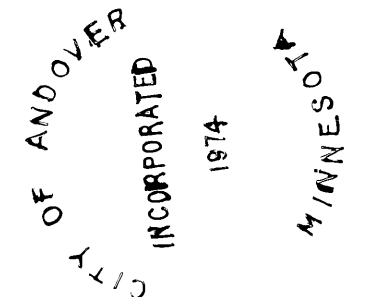
February 6 1990  
Charles R. Lybbone

John S. Reising

John S. Reising

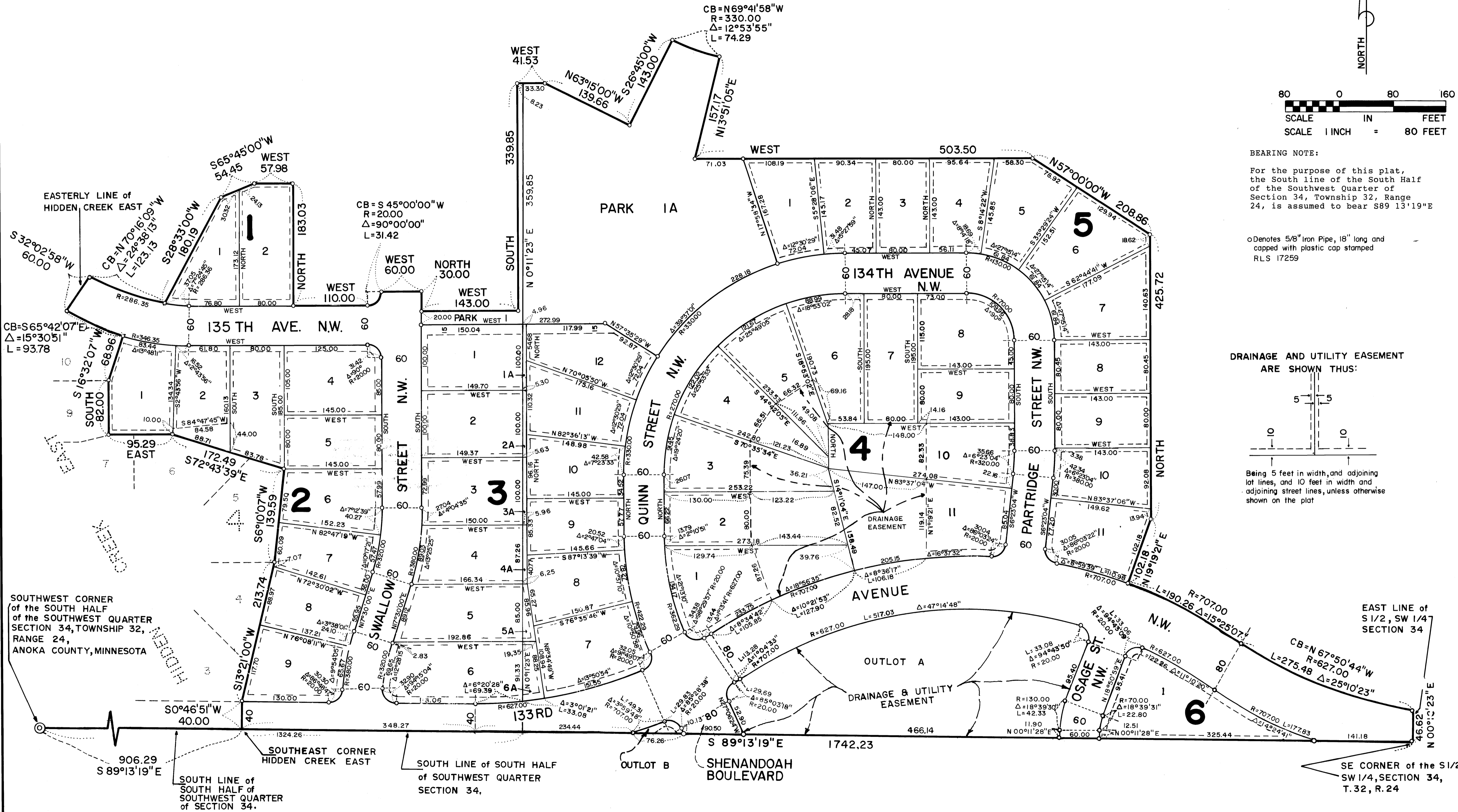
Donald C. Bailey  
D. Hamy - Deputy

**CHERRIER LAND SURVEYORS, INC.**  
LAND SURVEYORS



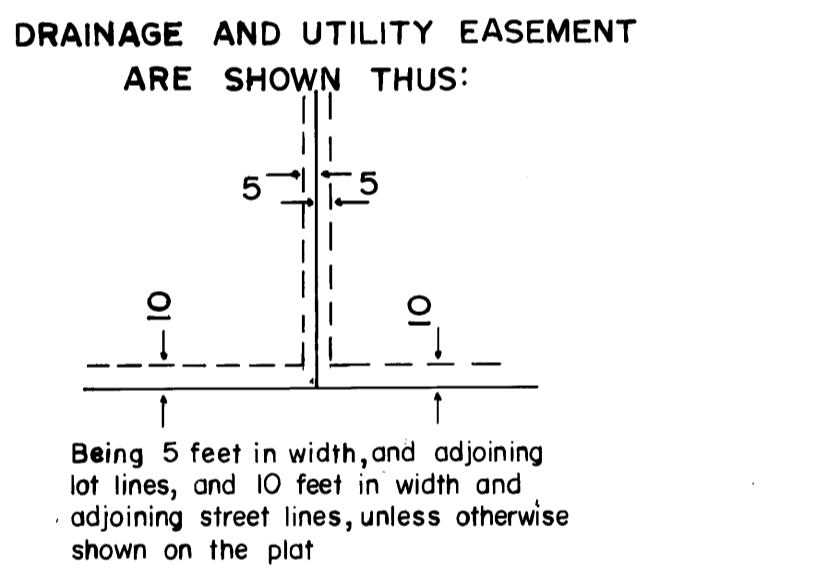
# HIDDEN CREEK EAST SECOND ADDITION

CITY OF ANDOVER, COUNTY OF ANOKA



BEARING NOTE:  
For the purpose of this plat, the South line of the South Half of the Southwest Quarter of Section 34, Township 32, Range 24, is assumed to bear S89°13'19"E

○ Denotes 5/8" Iron Pipe, 18" long and capped with plastic cap stamped RLS 17259



SOUTHWEST CORNER of the SOUTH HALF of the SOUTHWEST QUARTER SECTION 34, TOWNSHIP 32, RANGE 24, ANOKA COUNTY, MINNESOTA

SOUTHEAST CORNER HIDDEN CREEK EAST  
SOUTH LINE of SOUTH HALF of SOUTHWEST QUARTER SECTION 34,  
SOUTH LINE of SOUTH HALF of SOUTHWEST QUARTER SECTION 34,

EAST LINE of S 1/2, SW 1/4 SECTION 34

SE CORNER of the S 1/2, SW 1/4, SECTION 34, T. 32, R. 24

CHERRIER LAND SURVEYORS, INC.  
LAND SURVEYORS