

HIDDEN CREEK EAST THIRD 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 South Half of the Southwest Quarter of Section 34, Township 32, Range 24, Anoka County, Minnesota, described as follows:

Commencing at the northwest corner of said South Half of the Southwest Quarter; thence South 89 degrees 06 minutes 37 seconds East, assumed basis for bearings, 376.99 feet along the north line of said South Half of the Southwest Quarter to the point of beginning of the parcel to be described; thence continuing along said north line, South 89 degrees 06 minutes 37 seconds East 549.56 feet; thence on a bearing of South a distance of 330.11 feet; thence on a bearing of East a distance of 247.98 feet; thence on a bearing of South a distance of 20.31 feet; thence on a bearing of East a distance of 143.00 feet; thence on a bearing of South a distance of 339.85 feet to the north line of HIDDEN CREEK EAST SECOND ADDITION, according to the recorded plat thereof in said Anoka County; thence on a bearing of West a distance of 143.00 feet along said north line; thence on a bearing of North a distance of 30.00 feet along said north line; thence on a bearing of West a distance of 60.00 feet along said north line; 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, said curve being said north line; thence on a bearing of West a distance of 110.00 feet along said north line; thence on a bearing of North a distance of 183.03 feet along said north line; thence on a bearing of West a distance of 57.98 feet along said north line; thence South 65 degrees 45 minutes 00 seconds West 54.45 feet along said north line; thence South 28 degrees 33 minutes 00 seconds West 180.19 feet along said north line; thence continuing along said north line northwesterly 123.13 feet along a nontangential curve concave to the north, central angle 24 degrees 38 minutes 13 seconds, radius 286.35 feet, chord bearing North 70 degrees 16 minutes 28 seconds West to a point on the easterly line of HIDDEN CREEK EAST, according to the recorded plat thereof in said Anoka County; thence northwesterly, northerly and northeasterly 34.08 feet along a compound curve concave to the east, central angle 97 degrees 37 minutes 43 seconds, radius 20.00 feet, said compound curve being the easterly line of said HIDDEN CREEK EAST; thence continuing along said easterly line North 49 degrees 34 minutes 59 seconds West 60.00 feet; thence continuing along said easterly line southwesterly, westerly and northwesterly 32.53 feet along a nontangential curve concave to the north, central angle 93 degrees 12 minutes 18 seconds, radius 20.00 feet, chord bearing South 86 degrees 08 minutes 31 seconds West; thence continuing along said easterly line North 47 degrees 15 minutes 20 seconds West 122.00 feet; thence continuing along said easterly line North 18 degrees 54 minutes 49 seconds East 160.74 feet; thence continuing along said easterly line North 27 degrees 52 minutes 26 seconds West 388.74 feet to the point of beginning.

Have caused the same to be surveyed and platted as HIDDEN CREEK EAST THIRD ADDITION and do hereby donate and dedicate to the public for the public use forever the Streets 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 3RD day of OCTOBER, 1990.

Also in witness whereof, said Builders Development & Finance, Inc., a Minnesota Corporation, mortgagee, has caused these presents to be signed by its proper officers this 3RD day of OCTOBER, 1990.

GOOD VALUE HOMES, INC.

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

By John Peterson
John Peterson, Vice President

BUILDERS DEVELOPMENT & FINANCE INC.

By Ronald G. Stratton
Ronald G. Stratton, Executive Vice President

State of Minnesota
County of ANOKA

The foregoing instrument was acknowledged before me this 3RD day of OCTOBER, 1990 by Betty R. Hardle, Chief Executive Officer, and by John Peterson, Vice President of Good Value Homes, Inc., a Minnesota Corporation, on behalf of the corporation.

Marilyn E. Heikes
Notary Public, ANOKA County, Minnesota
My commission expires JUNE 20, 1995

State of Minnesota
County of ANOKA

The foregoing instrument was acknowledged before me this 3RD day of OCTOBER, 1990 by Ronald G. Stratton, Executive Vice President of Builders Development & Finance, Inc., a Minnesota Corporation, on behalf of the corporation.

Marilyn E. Heikes
Notary Public, ANOKA County, Minnesota
My commission expires JUNE 20, 1995

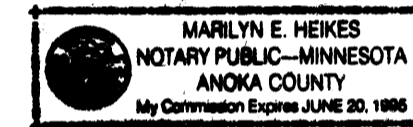
I hereby certify that I have surveyed and platted the property described on this plat as HIDDEN CREEK EAST THIRD ADDITION; that this plat is a correct representation of said survey; that all distances are correctly shown in feet and hundredths of a foot; that all monuments have been correctly placed 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.

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 3RD day of OCTOBER, 1990 by Marvin G. Lovlein, Minnesota Registration No. 17259

Marilyn E. Heikes
Notary Public, ANOKA County, Minnesota
My commission expires JUNE 20, 1995



ANDOVER, MINNESOTA

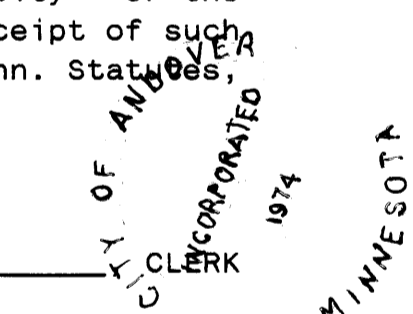
This plat of HIDDEN CREEK EAST THIRD ADDITION was approved and accepted by the City Council of the City of Andover, Minnesota, at a regular meeting thereof held this 4th day of September, 1990. If applicable, the written comments and recommendations of the Commissioner of Transportation and the County 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

James E. Elling, MAYOR Sandra Boll
CITY CLERK
ANOKA COUNTY SURVEYOR

This plat was checked and approved on this 5th day of Oct, 1990.

By Merlyn D. Anderson
Merlyn D. Anderson, Anoka County Surveyor



909720

DELINQUENT TAXES
AND TRANSFER ENTIRETY
October 5, 1990
Charles R. Peterson
Donald G. Stratton

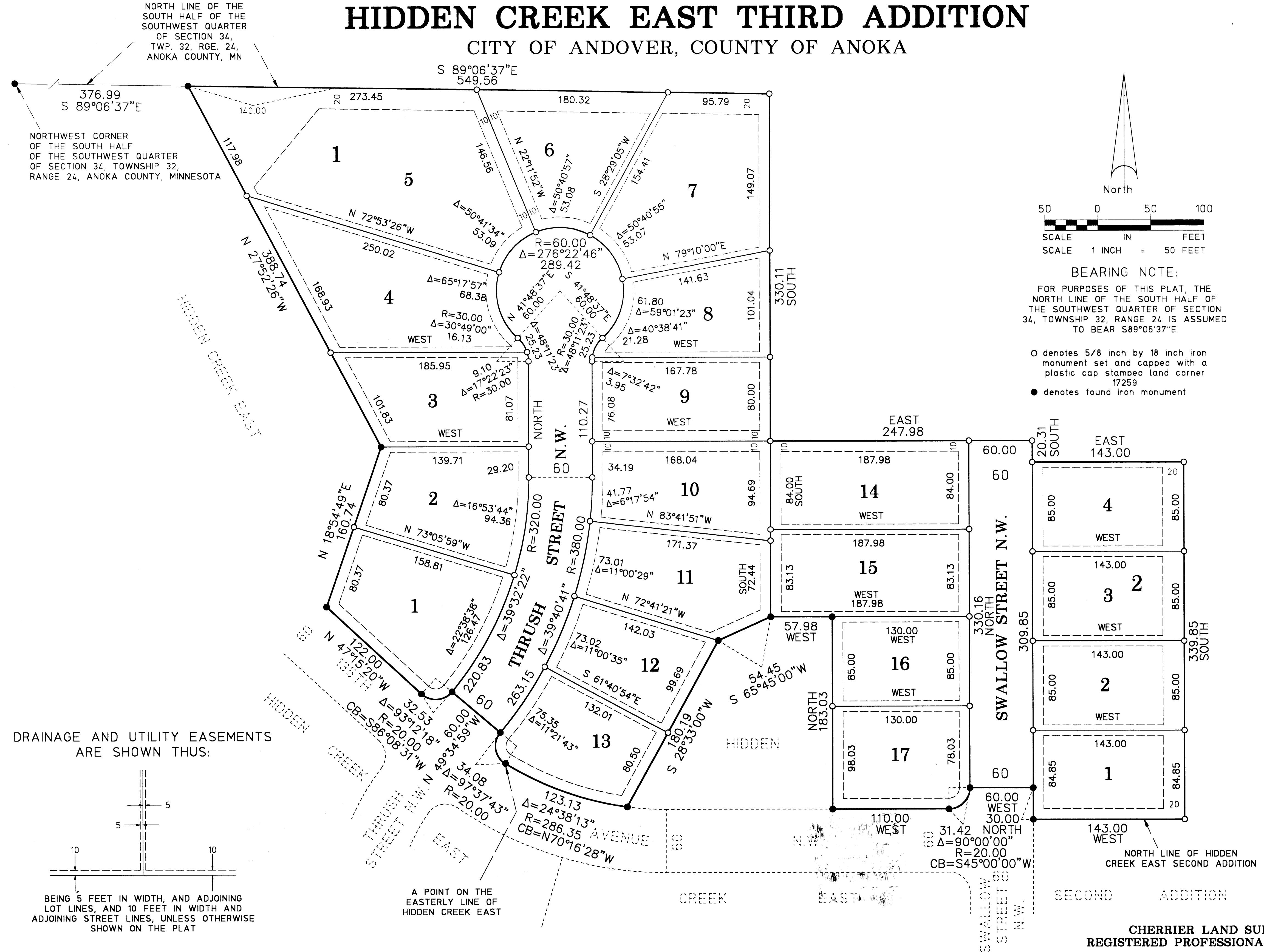
I HEREBY CERTIFY THE TAXES PAYABLE IN THE YEAR 1990 ON THE LANDS DESCRIBED WERE PAID

Donald G. Stratton
Anoka County Treasurer
Sherry - Deputy

Oct 5 90
2:30 P
42 of Plats 42
Ted J. Amundson
Sandra Kay Ege

HIDDEN CREEK EAST THIRD ADDITION

CITY OF ANDOVER, COUNTY OF ANOKA



CHERRIER LAND SURVEYORS, INC.
REGISTERED PROFESSIONAL LAND SURVEYORS