

HIDDEN CREEK SECOND ADDITION

CITY OF ANDOVER, COUNTY OF ANOKA

KNOW ALL MEN 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 Lots 1 and 12, AUDITORS SUBDIVISION No. 137, according to the plat of record thereof, together with that part of the Northeast Quarter of the Southeast Quarter, and the Southeast Quarter of the Southeast Quarter, all in Section 33, Township 32, Range 24, Anoka County, Minnesota, described as follows:

Beginning at the northwest corner of the north 264.00 feet of the east 165.00 feet of said Northeast Quarter of the Southeast Quarter; thence southerly along the west line of said north 264.00 feet of the east 165.00 feet, to the southwest corner of said north 264.00 feet of the east 165.00 feet; thence easterly along the southerly line of said north 264.00 feet of the east 165.00 feet to the southeast corner of said north 264.00 feet of the east 165.00 feet; thence on an assumed bearing of South 00 degrees 04 minutes 25 seconds West along the east line of the Southeast Quarter of said Section 33, a distance of 1449.67 feet; thence on a bearing of West 450.69 feet; thence North 80 degrees 45 minutes 08 seconds West 81.05 feet; thence on a bearing of West 199.30 feet; thence North 47 degrees 20 minutes 37 seconds West 219.18 feet; thence North 43 degrees 18 minutes 08 Seconds West 267.80 feet; thence on a bearing of West 130.00 feet; thence northwesterly 48.31 feet along a nontangential curve, concave to the southwest, having a radius of 317.00 feet and a central angle of 08 degrees 43 minutes 54 seconds, the chord of said curve is 48.26 feet in length and bears North 35 degrees 08 minutes 03 second West; thence South 50 degrees 30 minutes 00 seconds West 60.00 feet; thence North 39 degrees 30 minutes 00 seconds West 93.56 feet; thence South 50 degrees 30 minutes 00 seconds West 299.05 feet; thence on a bearing of West 519.00 feet more or less to the centerline of Coon Creek; thence northwesterly along said centerline to the south line of said Lot 1, AUDITORS SUBDIVISION NO. 137; thence North 89 degrees 15 minutes 18 seconds East, along the south line of said Lot 1, 388.00 feet more or less to the intersection with a line which bears South 17 degrees 20 minutes 46 seconds East from the most southerly corner of Lot 16, Block 4, HIDDEN CREEK, according to the plat of record thereof; thence North 17 degrees 20 minutes 46 seconds West 238.18 feet to the most southerly corner of said Lot 16; thence northeasterly, southeasterly, easterly, northeasterly and northerly along the southerly and easterly lines of said HIDDEN CREEK to the north line of the Southeast Quarter of said Section 33; thence easterly 543.76 feet along said north line to the point of beginning.

Has caused the same to be surveyed and platted as HIDDEN CREEK SECOND ADDITION and does hereby donate and dedicate to the public for the public use forever the Lanes, Street, Drive, Boulevard, and Highway, and the drainage and utility easements as shown on the plat, also dedicating to the County of Anoka, the right of access to County State Aid Highway No. 16 from Lots 6, 7 and 8, Block 1 and Outlot A. In witness whereof, said Good Value Homes, Inc. has caused these presents to be signed by its proper officers this 10th day of July, 1986.

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

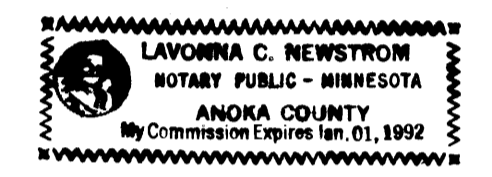
"NO DELINQUENT TAXES AND TRANSFER ENTERED"
July 17 1986
Charles R. Lepelmeur
Auditor, Anoka County
BY S. Culver
Deputy

IN WITNESS WHEREOF I HEREBY CERTIFY THAT THE TAXES PAYABLE IN THE YEAR 86 ON THE LANDS DESCRIBED WITHIN ARE PAID
Donald C. Quiley
Anoka County Treasurer
D. Quiley - deputy

State of Minnesota
County of ANOKA

The foregoing instrument was acknowledged before me this 10th day of July, 1986 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.

Lavonna C. Newstrom
Notary Public, Anoka County, Minnesota
My commission expires JANUARY 01, 1992



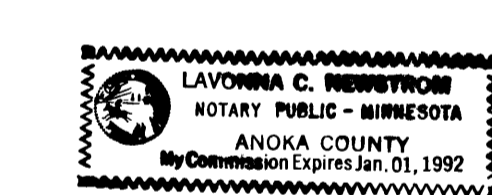
I hereby certify that I have surveyed and platted the property described on this plat as HIDDEN CREEK SECOND ADDITION; that this plat is a correct representation of said survey; that all distances are correctly shown in feet and hundredths of a foot; that all monuments have been correctly placed in the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

Richard H. Cherrier
Richard H. Cherrier, Land Surveyor
Minnesota Registration Number 9064

State of Minnesota
County of ANOKA

The foregoing Surveyor's Certificate was acknowledged before me this 10th day of July, 1986 by Richard H. Cherrier, Land Surveyor.

Lavonna C. Newstrom
Notary Public, Anoka County, Minnesota
My commission expires JANUARY 01, 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 1st day of July, 1986

CITY COUNCIL OF THE CITY OF ANDOVER, MINNESOTA
Jerry W. Elliott, Mayor James E. Schrantz, Clerk

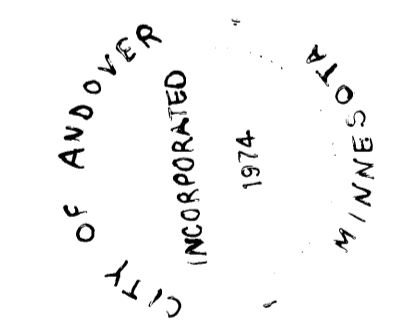
If applicable, the written comments and recommendations of the Commissioner of Transportation and the County Highway Engineer have been received by the city or township or the prescribed 30 day period has elapsed without receipt of such comments and recommendations, as provided by Minn. Statutes, Section 505.03, Subd. 2.

ANOKA COUNTY SURVEYOR

This plat was checked and approved on this 17th day of July, 1986.

Robert W. Anderson
County Surveyor, Anoka County, Minnesota

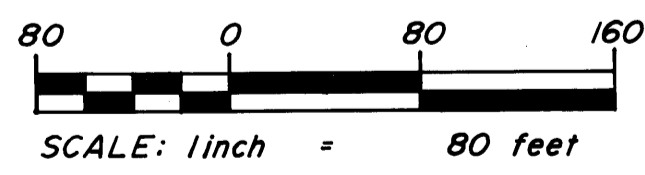
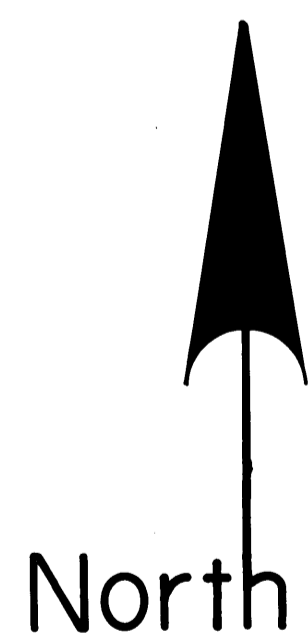
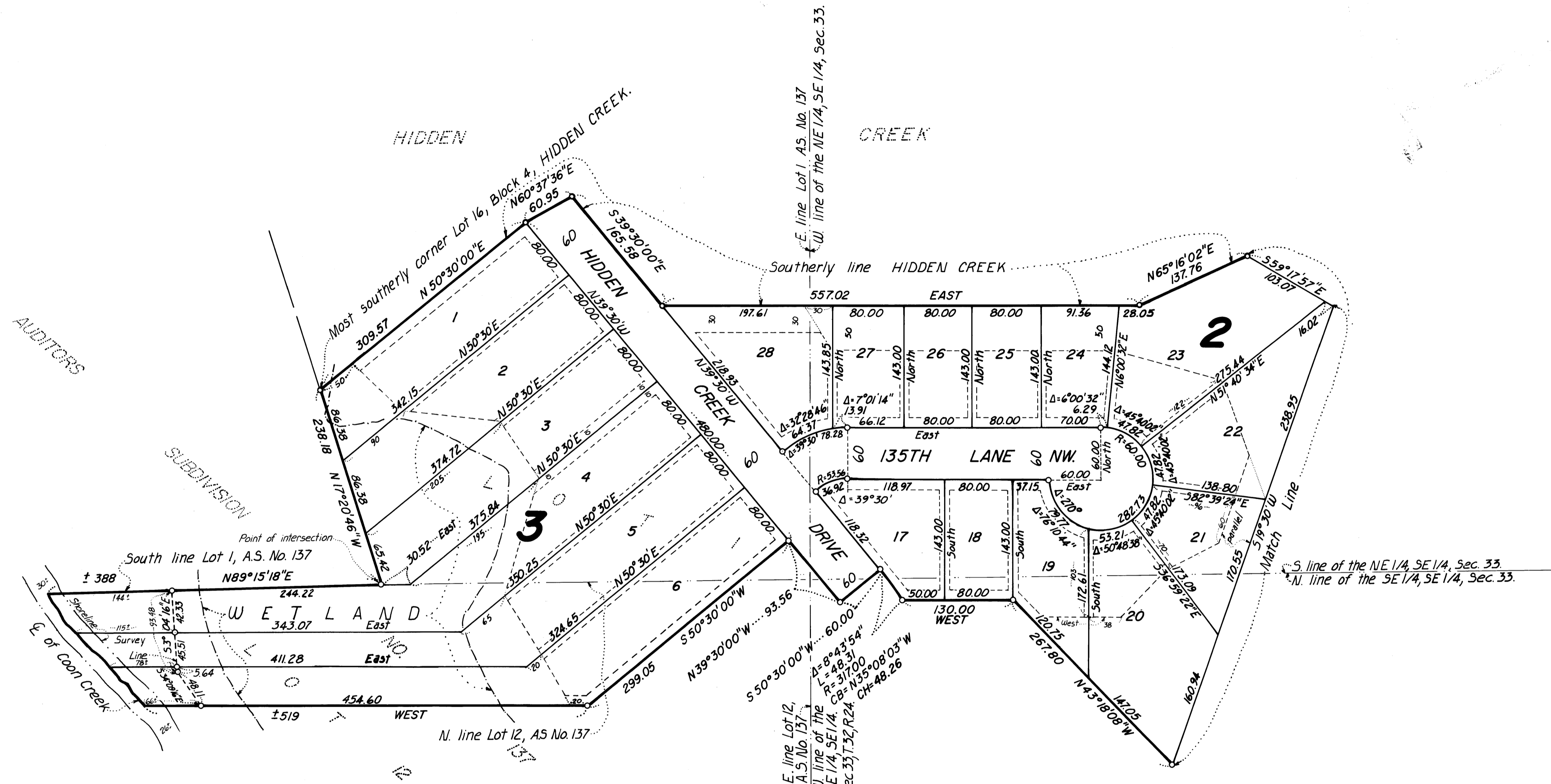
717795
OFFICE OF COUNTY RECORDER
STATE OF MINNESOTA
I hereby certify that this plat was recorded on the JUL 17, 1986 in Book 300 PLATS PAGE 31 at 4:30 P.M.
Red J. Lundahl
County Recorder
By A. D. Swanson
Deputy



CHERRIER-WINTER & ASSOCIATES INC
REGISTERED PROFESSIONAL LAND SURVEYORS

HIDDEN CREEK SECOND ADDITION

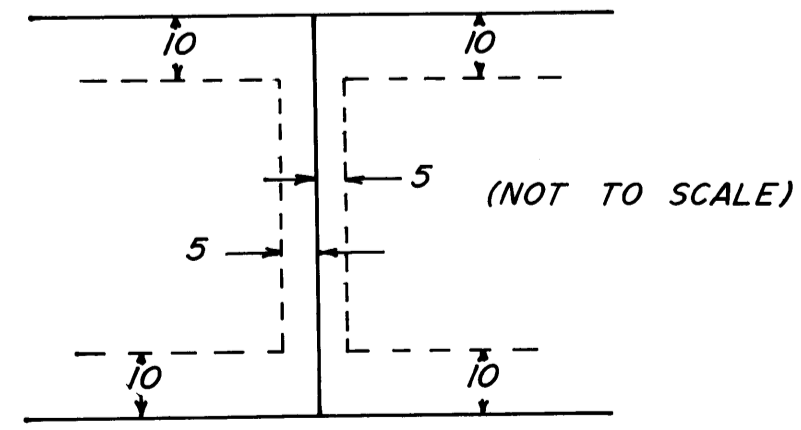
CITY OF ANDOVER, COUNTY OF ANOKA



o DENOTES IRON MONUMENT SET BY R.L.S. NO. 9064.

FOR THE PURPOSES OF THIS PLAT THE EAST LINE OF THE SE 1/4, SEC. 33, T.32, R.24, IS ASSUMED TO BEAR N 0° 04' 25" E.

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



Being 5 feet in width, unless otherwise indicated, and adjoining side lot lines, and 10 feet in width and adjoining block lines, unless otherwise indicated on the plat.

BENCH MARK: Top nut of hydrant 480 feet west from YUKON STREET NW on south side of BUNKER LAKE BLVD. Elev. = 880.81 feet (N.G.V.D. - 1929)

Water elevation of Coon Creek at south line of Lot 1, A.S. NO. 137 as of May 30, 1986 = 858.95 feet (N.G.V.D. - 1929)

CHERRIER-WINTER & ASSOCIATES INC.
REGISTERED PROFESSIONAL LAND SURVEYORS