

HILLWIND TOWNHOMES

KNOW ALL MEN BY THESE PRESENTS: That Bronson-Erickson, Incorporated, a Minnesota corporation and Cypress Development Co., Inc., a Minnesota corporation, owners and proprietors of the following described property situated in the City of Fridley, County of Anoka, State of Minnesota:

That portion of Lot 6, AUDITOR'S SUBDIVISION NUMBER 25, lying in the Southwest Quarter of the Northeast Quarter of the Southwest Quarter of Section 24, Township 30, Range 24, Anoka County, Minnesota, EXCEPTING therefrom the easterly 650.00 feet.

AND that portion of Lot 7, AUDITOR'S SUBDIVISION NUMBER 25, lying in the Southwest Quarter of the Northeast Quarter of the Southwest Quarter of Section 24, Township 30, Range 24, Anoka County, Minnesota, EXCEPTING therefrom the easterly 650.00 feet. AND EXCEPTING the south 55.00 feet thereof.

AND that portion of Lot 6, AUDITOR'S SUBDIVISION NUMBER 25, lying in Section 24, Township 30, Range 24, Anoka County, Minnesota, EXCEPTING therefrom the easterly 650.00 feet thereof, AND EXCEPTING therefrom the northerly 80.00 feet of said Lot 6 lying easterly of the northeasterly right of way line of the Outer Drive (Hillwind Road) of the State Trunk Highway and lying westerly of a line 1253.20 feet westerly of the easterly line of Lot 6, as measured at right angles to and parallel with the east line of said Lot 6, AND lying 40.00 feet northeasterly of LINE 3 which is described as commencing at a point on the east line of Section 24, Township 30 North, Range 24 West, distant 181.30 feet north of the southeast corner thereof; thence run northwesterly at an angle of 78 degrees 39 minutes 45 seconds from said east section line (as measured from north to west) a distance of 4081.10 feet; thence deflect to the right at an angle of 90 degrees 00 minutes 00 seconds a distance of 244.00 feet to the point of beginning of LINE 3 to be described; thence deflect to the left at an angle of 90 degrees 00 minutes 00 seconds a distance of 276.43 feet; thence deflecting to the right at an angle of 25 degrees 46 minutes 30 seconds a distance of 980.17 feet and said LINE 3 there terminating.

AND that portion of Lot 7, AUDITOR'S SUBDIVISION NUMBER 25, lying in Section 24, Township 30, Range 24, Anoka County, Minnesota, EXCEPTING therefrom the easterly 650.00 feet thereof, AND EXCEPTING therefrom the southerly 55.00 feet of the westerly 150.00 feet of the easterly 800.00 feet thereof, AND lying 40.00 feet northeasterly of LINE 3 which is described as commencing at a point on the east line of Section 24, Township 30 North, Range 24 West, distant 181.30 feet north of the southeast corner thereof; thence run northwesterly at an angle of 78 degrees 39 minutes 45 seconds from said east section line (as measured from north to west) a distance of 4081.10 feet; thence deflect to the right at an angle of 90 degrees 00 minutes 00 seconds a distance of 244.00 feet to the point of beginning of LINE 3 to be described; thence deflect to the left at an angle of 90 degrees 00 minutes 00 seconds a distance of 276.43 feet; thence deflecting to the right at an angle of 25 degrees 46 minutes 30 seconds a distance of 980.17 feet and said LINE 3 there terminating.

Lot 8, AUDITOR'S SUBDIVISION NUMBER 25, lying in Section 24, Township 30, Range 24, Anoka County, Minnesota, EXCEPTING therefrom the easterly 800.00 feet thereof, AND EXCEPTING roads therefrom, AND lying 40.00 feet northeasterly of LINE 3 which is described as commencing at a point on the east line of Section 24, Township 30 North, Range 24 West, distant 181.30 feet north of the southeast corner thereof; thence run northwesterly at an angle of 78 degrees 39 minutes 45 seconds from said east section line (as measured from north to west) a distance of 4081.10 feet; thence deflect to the right at an angle of 90 degrees 00 minutes 00 seconds a distance of 244.00 feet to the point of beginning of LINE 3 to be described; thence deflect to the left at an angle of 90 degrees 00 minutes 00 seconds a distance of 276.43 feet; thence deflecting to the right at an angle of 25 degrees 46 minutes 30 seconds a distance of 980.17 feet and said LINE 3 there terminating.

Lot 9, AUDITOR'S SUBDIVISION NUMBER 25, lying in Section 24, Township 30, Range 24, Anoka County, Minnesota, EXCEPTING therefrom the easterly 800.00 feet thereof, AND EXCEPTING roads therefrom, AND lying 40.00 feet northeasterly of LINE 3 which is described as commencing at a point on the east line of Section 24, Township 30 North, Range 24 West, distant 181.30 feet north of the southeast corner thereof; thence run northwesterly at an angle of 78 degrees 39 minutes 45 seconds from said east section line (as measured from north to west) a distance of 4081.10 feet; thence deflect to the right at an angle of 90 degrees 00 minutes 00 seconds a distance of 244.00 feet to the point of beginning of LINE 3 to be described; thence deflect to the left at an angle of 90 degrees 00 minutes 00 seconds a distance of 276.43 feet; thence deflecting to the right at an angle of 25 degrees 46 minutes 30 seconds a distance of 980.17 feet and said LINE 3 there terminating.

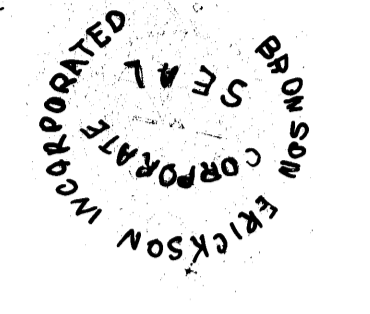
Have caused the same to be surveyed and platted as HILLWIND TOWNHOMES and do hereby dedicate to the public, for public use forever, the thoroughfare and also dedicate the easements as shown on this plat for drainage and utility purposes only.

In witness whereof said Bronson-Erickson, Incorporated, a Minnesota corporation, has caused these presents to be signed by its proper officers this 18th day of September, 1994.

Signed: Bronson-Erickson, Incorporated

Oliver R. Erickson
Oliver R. Erickson, as President

Edna D. Erickson
Edna D. Erickson, as Secretary



STATE OF MINNESOTA
COUNTY OF ANOKA

The foregoing instrument was acknowledged before me this 15th day of September, 1994, by Oliver R. Erickson, as President and by Edna D. Erickson, as Secretary of Bronson-Erickson, Incorporated, a Minnesota corporation, on behalf of the corporation.



Cheryl R. Schmidt
Notary Public, Chisago County, MN
My Commission Expires 9-20-98

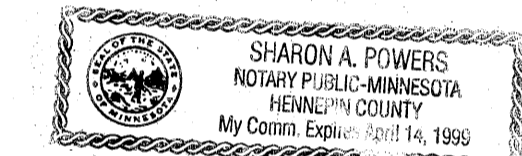
In witness whereof said Cypress Development Co., Inc., a Minnesota corporation, has caused these presents to be signed by its proper officer this 14th day of September, 1994.

Signed: Cypress Development Co., Inc.

Edwin A. Dropps, Jr.
Edwin A. Dropps, Jr., as President

STATE OF MINNESOTA
COUNTY OF ANOKA

The foregoing instrument was acknowledged before me this 12th day of September, 1994, by Edwin A. Dropps, Jr., as President of Cypress Development Co., Inc., a Minnesota corporation, on behalf of the corporation.



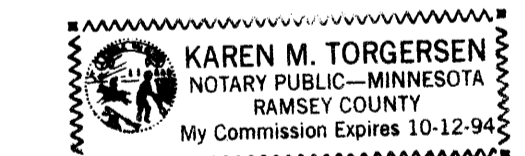
Sharon A. Powers
Notary Public, Hennepin County,
My Commission Expires April 14, 1999

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

Robert E. Stransky
Robert E. Stransky, Land Surveyor
Minnesota License Number 14945

STATE OF MINNESOTA
COUNTY OF RAMSEY

The foregoing Surveyor's Certificate was acknowledged before me this 9th day of September, 1994 by Robert E. Stransky, Minnesota Licensed Land Surveyor Number 14945.



Karen M. Torgersen
Notary Public, Ramsey County, Minnesota
My Commission Expires 10-12-94

City of Fridley, Minnesota

This plat of HILLWIND TOWNHOMES was approved and accepted by the City Council of the City of Fridley, Minnesota at a regular meeting thereof, held this 17th day of September, 1994. 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 Minnesota Statutes, Section 505.03, Subdivision 2.

CITY COUNCIL OF FRIDLEY, MINNESOTA

By: William J. Nee, its Mayor By: William A. Champa, its Manager

This plat has been examined and approved this 20th day of SEPT., 1994.

By: MERLYN D. ANDERSON
Merlyn D. Anderson, Land Surveyor
Anoka County Surveyor

by Larry D. [Signature] deputy

I HEREBY CERTIFY THAT THE CURRENT AND DELINQUENT TAXES ON THE LANDS DESCRIBED WITHIN ARE PAID AND THE TRANSFER IS
ENTERED 19
EDWARD M. TRESKA
PROPERTY TAX ADMINISTRATOR
BY [Signature]
DEPUTY PROPERTY TAX ADMINISTRATOR

1136215
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 21st day of Sept, 1994
11:28 o'clock AM, and was duly recorded in book 499 plats page 10
Edward M. Inoka
County Recorder
By [Signature] Deputy

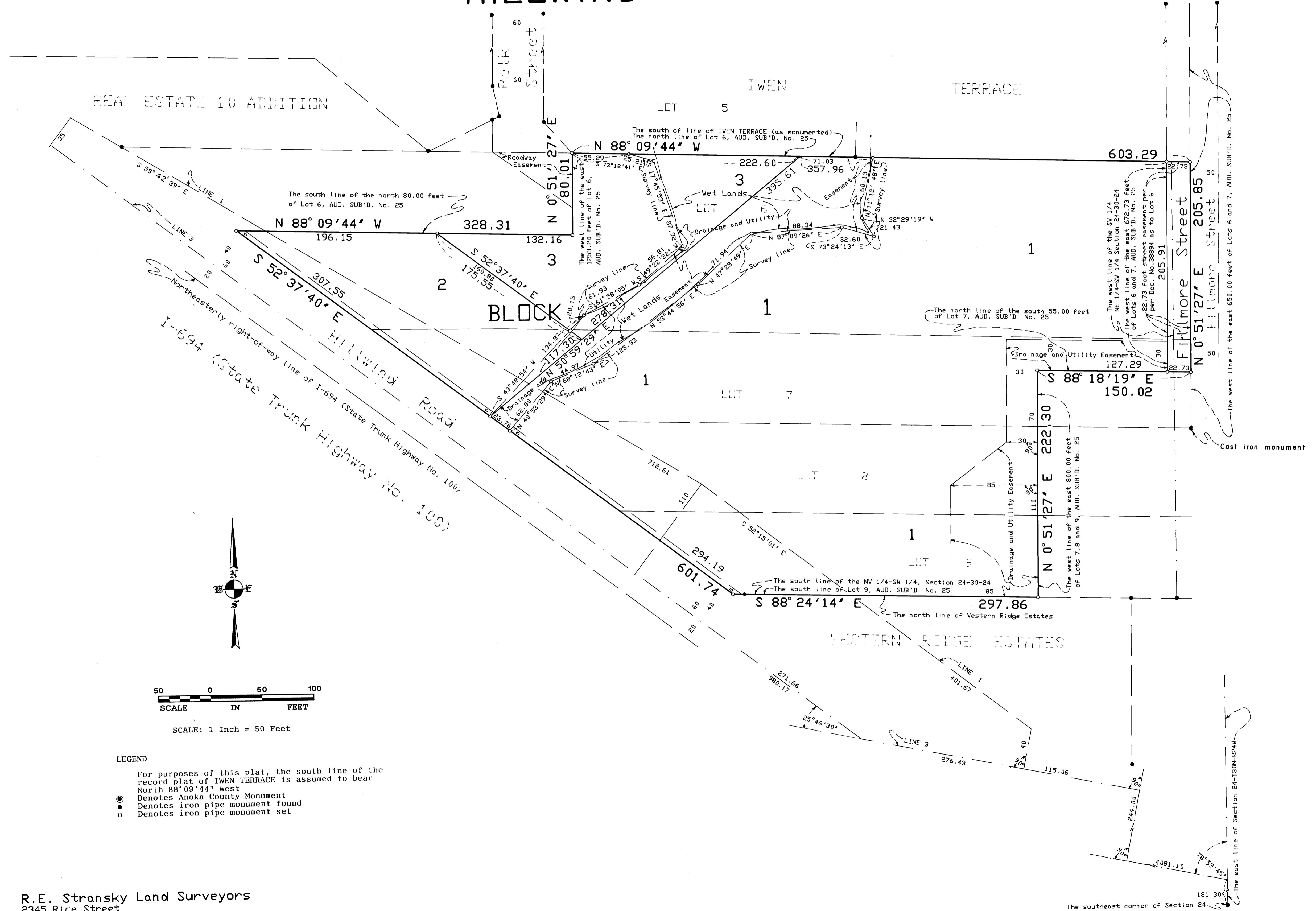
259903
OF [Signature] LES
11:28 A
Katherine Bever

I HEREBY CERTIFY THAT THE CURRENT AND DELINQUENT TAXES ON THE LANDS DESCRIBED WITHIN ARE PAID AND THE TRANSFER IS
ENTERED Sept 21 1994
EDWARD M. TRESKA
PROPERTY TAX ADMINISTRATOR
BY [Signature]
DEPUTY PROPERTY TAX ADMINISTRATOR

R.E. Stransky Land Surveyors
2345 Rice Street
Suite 201
Roseville, Minnesota 55113

HILLWIND TOWNHOMES

CITY OF FRIDLEY
COUNTY OF ANOKA

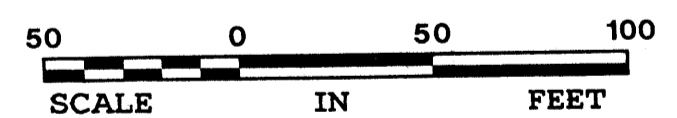


REAL ESTATE 10 ADDITION

IWEN TERRACE

BLOCK

WESTERN RIDGE ESTATES



SCALE: 1 Inch = 50 Feet

LEGEND

- For purposes of this plat, the south line of the record plat of IWEN TERRACE is assumed to bear North 88° 09' 44" West
- Denotes Anoka County Monument
- Denotes iron pipe monument found
- Denotes iron pipe monument set

R.E. Stransky Land Surveyors
 2345 Rice Street
 Roseville, Minnesota 55113