

THE HIGHLANDS AND THE VISTAS AT CROW RIVER

KNOW ALL PERSONS BY THESE PRESENTS: That Hunter Homes, LLC a Minnesota limited liability company owner and proprietor of the following described property to wit:

The South Half of Northeast Quarter; also the Northwest Quarter of Southeast Quarter, all in Section 35, Township 120, Range 24 and situate in Wright County, Minnesota.

EXCEPTING THEREFROM:

That part of the South Half of the Northeast Quarter of Section 35, Township 120, Range 24, Wright County, Minnesota, described as follows: Commencing at the southeast corner of the said South Half of the Northeast Quarter; thence North 0 degrees 00 minutes 01 seconds East, assumed bearing, along the East line of said South Half of the Northeast Quarter, a distance of 747.20 feet; thence North 66 degrees 12 minutes 36 seconds West, a distance of 1299.96 feet to the actual point of beginning, said point being on the centerline of Wright County Highway Number 34; thence continue North 66 degrees 12 minutes 36 seconds West along said centerline, a distance of 38.84 feet to the north line of said South Half of the Northeast Quarter; thence South 89 degrees 04 minutes 07 seconds West along said North line, as distance of 570.21 feet; thence South 0 degrees 55 minutes 53 seconds East, a distance of 446.93 feet; thence North 89 degrees 04 minutes 07 seconds East, a distance of 330.68 feet; thence North 40 degrees 19 minutes 42 seconds East, a distance of 171.82 feet; thence North 27 degrees 14 minutes 36 seconds East, a distance of 342.05 feet to the point of beginning. Containing 5.00 acres and subject to the right of way of said County Highway Number 34.

ALSO EXCEPTING THEREFROM:

That part of the South Half of the Northeast Quarter of Section 35, Township 120, Range 24, Wright County, Minnesota, lying North of the centerline of Wright County Highway Number 34, containing 7.88 acres and subject to the right of way of said highway number 34 and Wright County Highway Number 19.

AND: That part of the North Half of the Northeast Quarter of Section 35, Township 120, Range 24 lying South of Wright County Right-Of-Way Plat No. 11, Wright County, Minnesota.

Has caused the same to be surveyed and platted as THE HIGHLANDS AND THE VISTAS AT CROW RIVER and does hereby dedicate to the public for public use forever the public ways and easements for drainage and utility purposes as shown on this plat.

In witness whereof said Hunter Homes, LLC has caused these presents to be signed by it's proper officers this _____ day of _____, 20____.

HUNTER HOMES, LLC

_____, its _____

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by _____, _____ of Hunter Homes, LLC on behalf of the Company.

Notary Public _____ Notary Printed Name _____ My Commission Expires: _____

SURVEYORS CERTIFICATE

I Paul A Thorp do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on the plat; that all monuments depicted on the plat have been or will be set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this _____ day of _____, 20____.

Paul A Thorp, Licensed Land Surveyor
Minnesota License No. 13637

STATE OF MINNESOTA, COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by Paul A Thorp Notary Public, _____

Notary Public _____ Notary Printed Name _____ My Commission Expires: _____

HIGHLANDS AND THE VISTAS AT CROW RIVER.

By: _____, Chairperson

CITY COUNCIL, CITY OF HANOVER, MINNESOTA

This plat of THE HIGHLANDS AND THE VISTAS AT CROW RIVER was approved and accepted by the City Council of the City of Hanover, Minnesota, at a regular meeting thereof held on this _____ day of _____, 20____, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subdivision 2.

By: _____, Mayor By: _____, Clerk

WRIGHT COUNTY SURVEYOR

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subdivision 11, this plat has been reviewed and approved on this _____ day of _____, 20____.

By: _____
Wright County Surveyor

WRIGHT COUNTY HIGHWAY ENGINEER

This plat was reviewed and recommended for approval on this _____ day of _____, 20____.

By: _____
Wright County Engineer

WRIGHT COUNTY LAND RECORDS

Pursuant to Minnesota Statutes, Section 505.021, Subdivision 9, taxes payable for the year 20____ on the land hereinbefore described have been paid. Also, pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer entered on this _____ day of _____, 20____.

By: _____
Wright County Land Records Administrator

WRIGHT COUNTY RECORDER

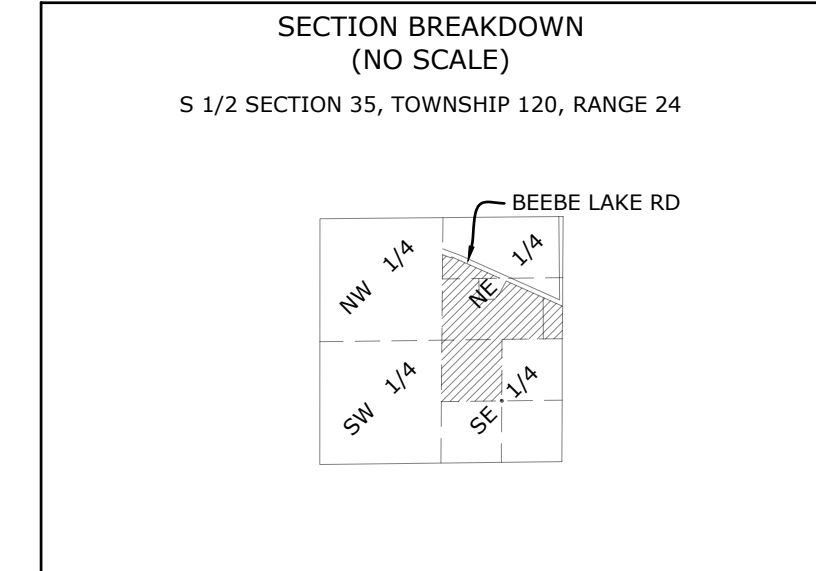
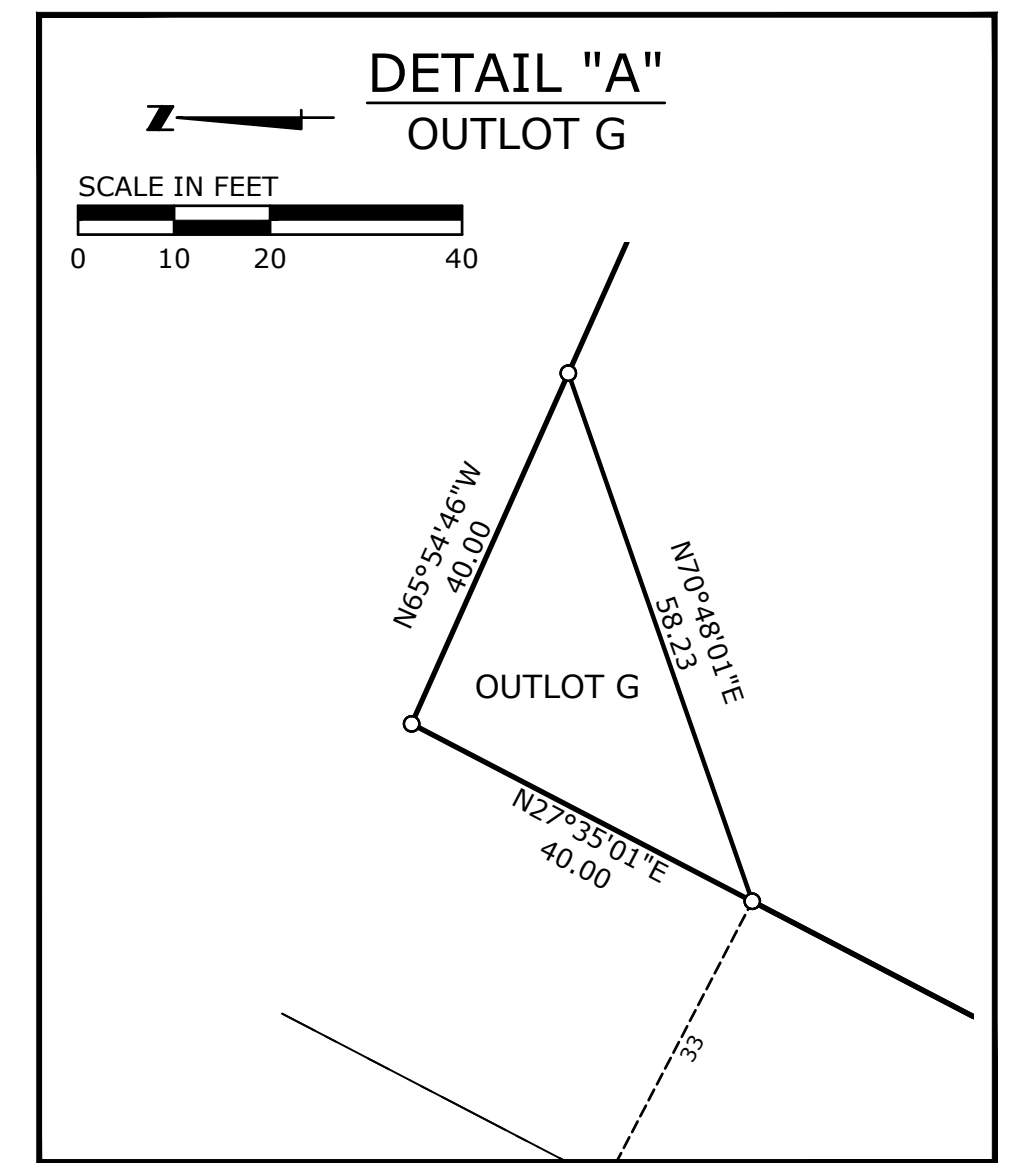
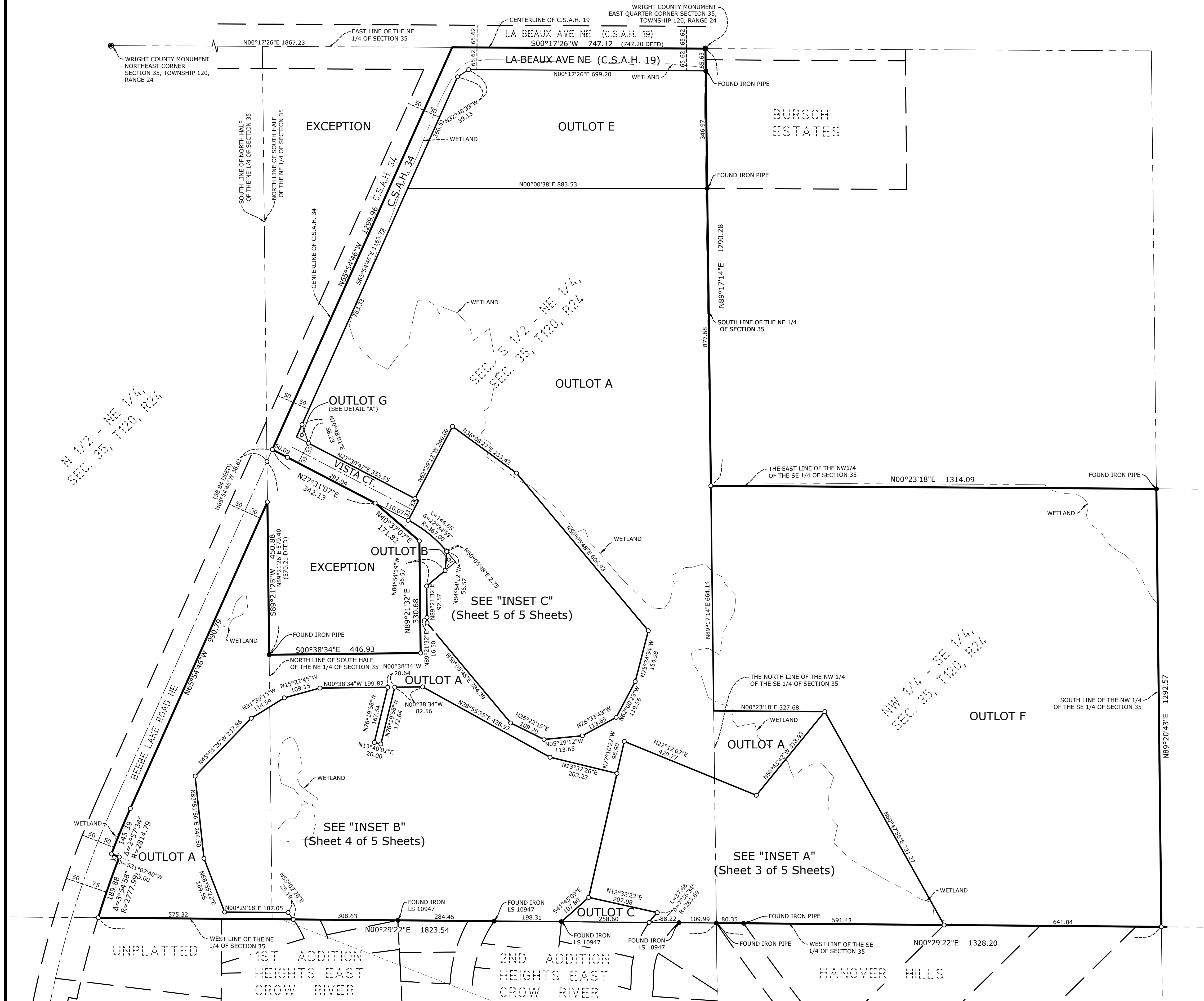
I hereby certify that this instrument was filed in the office of the County Recorder for record on this _____ day of _____, 20____, at _____ o'clock ____ .M., and was duly recorded in Cabinet No. _____, Sleeve _____, as Document No. _____.

By: _____
Wright County Recorder

Hanover Planning Commission

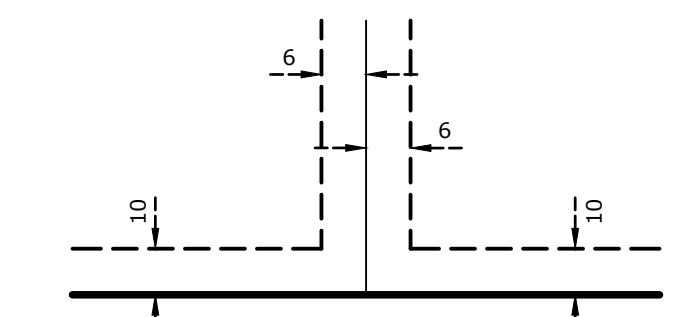
Be it known that a meeting held on this _____ day of _____, 20____, the Planning Commission of the City of Hanover, Minnesota, did hereby approve this plat of THE

THE HIGHLANDS AND THE VISTAS AT CROW RIVER



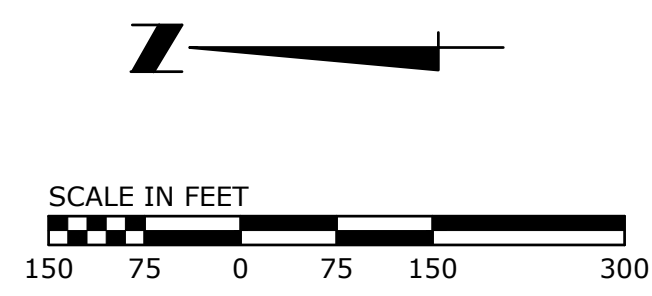
- Denotes Wright County monument found
- Denotes found iron monument as shown
- Denotes a 1/2 inch by 14 inch iron pipe set and marked by License No. 13637, unless noted otherwise

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS: (NO SCALE)



Being 6 feet in width when adjoining side lot lines, unless otherwise indicated, and being 10 feet in width when adjoining rear lot lines and public ways, unless otherwise indicated, as shown on this plat.

The orientation of this bearing system is based on the Wright County Coordinate System NAD83 (1986).

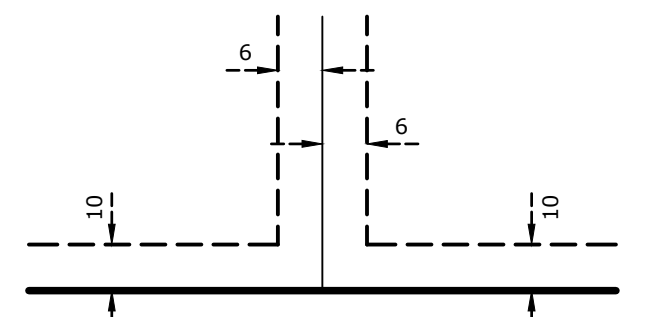


HT Engineering • Surveying
PO Landscape Architecture
HANSEN THORP PELLINEN OLSON, Inc.
 7510 Market Plaza Drive • Eden Prairie, MN 55344
 952-829-0700 • 952-829-7806 fax

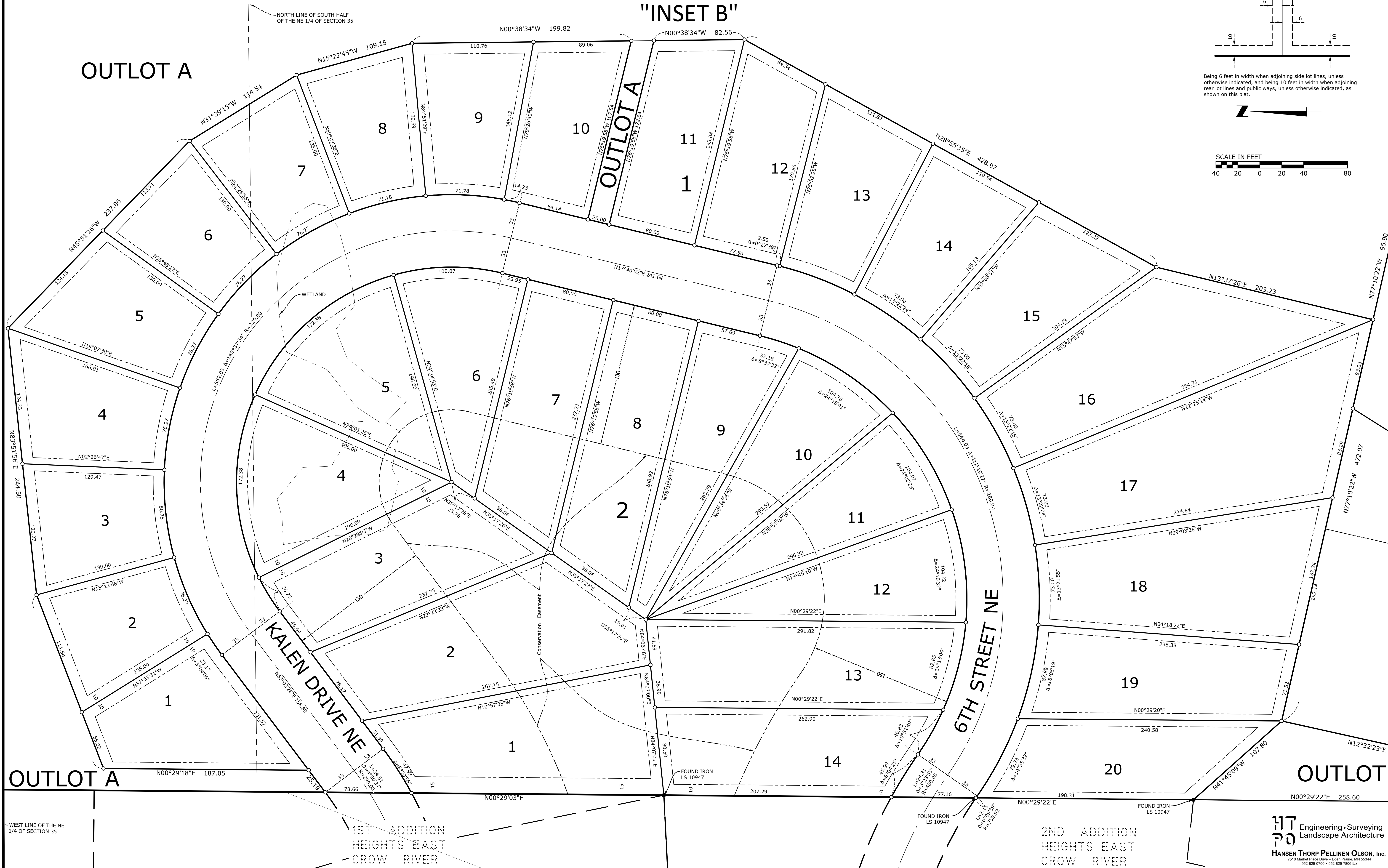
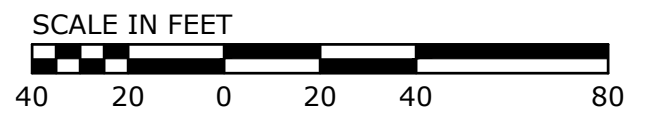
THE HIGHLANDS AND THE VISTAS AT CROW RIVER

"INSET B"

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(NO SCALE)



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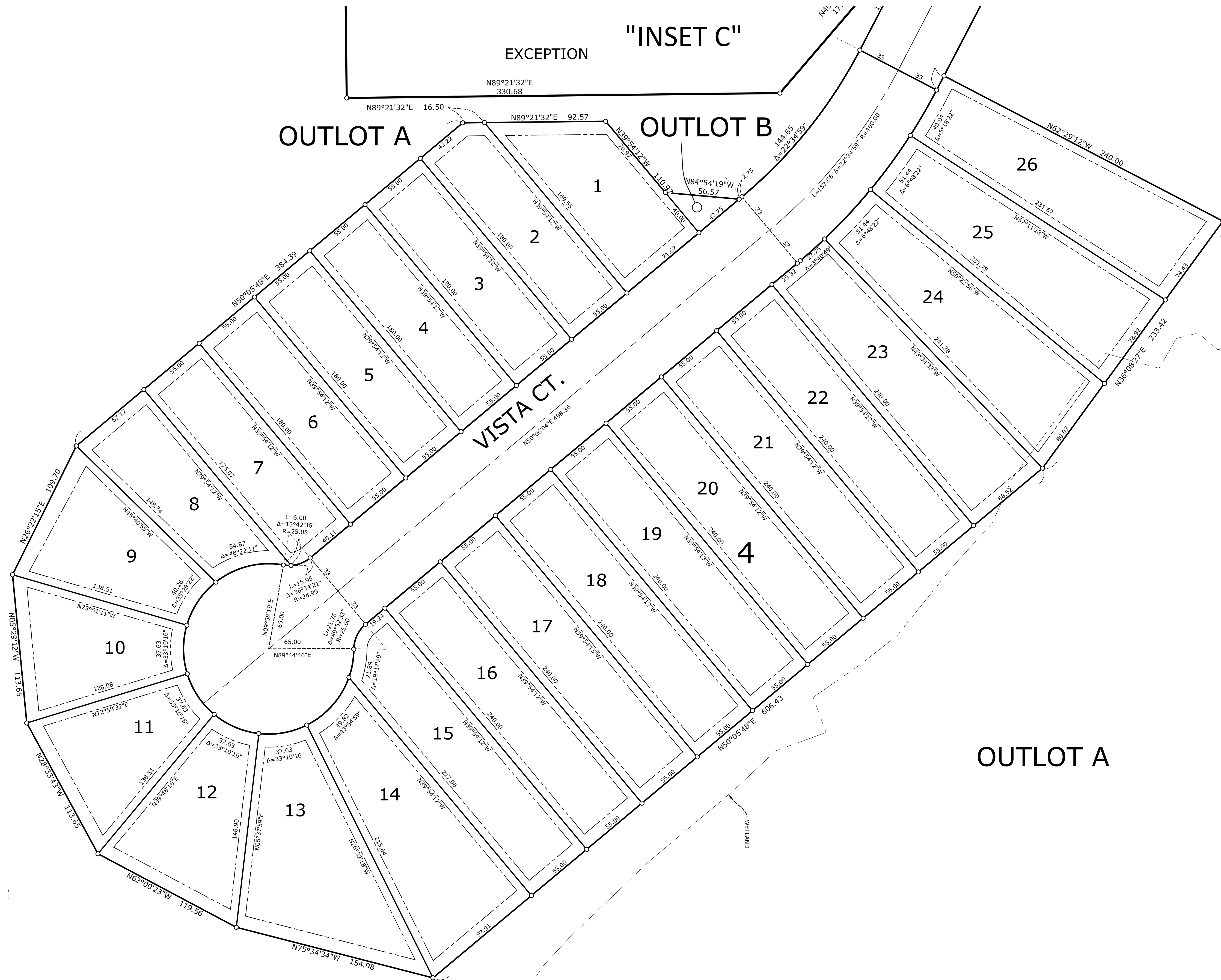
WEST LINE OF THE NE 1/4 OF SECTION 35

1ST ADDITION HEIGHTS EAST CROW RIVER

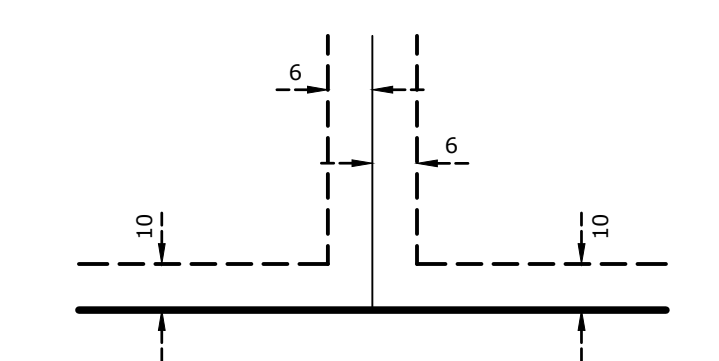
2ND ADDITION HEIGHTS EAST CROW RIVER

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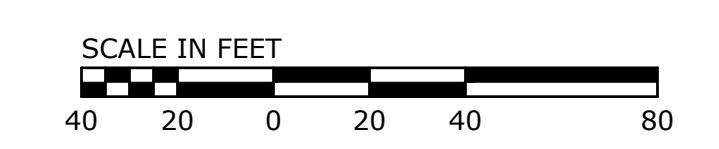
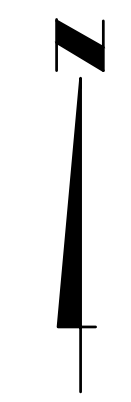
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(NO SCALE)



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