

CROW RIVER HEIGHTS WEST THIRD ADDITION

KNOW ALL PERSONS BY THESE PRESENTS: That Backes Development, LLC, a Minnesota limited liability corporation, fee owner, of the following described property situated in the County of Wright, State of Minnesota, to wit:

That part of the North Half of the Northeast Quarter and the Southeast Quarter of the Northeast Quarter of Section 34, Township 120 North, Range 24 West described as follows:

Commencing at the Northeast corner of said Northeast Quarter; thence westerly, on an assumed bearing of South 88 degrees 52 minutes 51 seconds West, along the north line of said Northeast Quarter, a distance of 958.45 feet; thence South 1 degree 07 minutes 09 seconds East a distance of 381.50 feet to the point of beginning of the land to be described; thence North 1 degree 07 minutes 09 seconds West a distance of 381.50 feet; thence South 88 degrees 52 minutes 51 seconds West, along said north line a distance of 193.00 feet; thence South 19 degrees 21 minutes 05 seconds East a distance of 346.94 feet; thence South 76 degree 05 minutes 34 seconds West a distance of 201.00 feet; thence southerly 25.96 feet along a non-tangential curve concave to the west, said curve has a radius of 217.00 feet, a central angle of 6 degrees 51 minutes 15 seconds, and a chord that bears South 13 degrees 00 minutes 43 seconds East; thence South 77 degrees 38 minutes 43 seconds West, not tangent to said curve a distance of 140.00 feet; thence North 13 degrees 42 minutes 04 seconds West a distance of 48.00 feet; thence North 36 degrees 05 minutes 51 seconds West a distance of 48.00 feet; thence South 89 degrees 10 minutes 28 seconds West a distance of 170.00 feet; thence South 33 degrees 52 minutes 00 seconds East a distance of 75.00 feet; thence South 50 degrees 45 minutes 56 seconds East a distance of 120.00 feet; thence South 42 degrees 40 minutes 13 seconds East a distance of 273.00 feet; thence South 22 degrees 37 minutes 55 seconds East a distance of 141.00 feet; thence South 3 degrees 41 minutes 31 seconds West a distance of 108.00 feet; thence South 20 degrees 00 minutes 33 seconds East a distance of 57.00 feet; thence North 66 degrees 36 minutes 33 seconds East a distance of 159.00 feet; thence North 88 degrees 41 minutes 47 seconds East a distance of 122.00 feet; thence South 2 degrees 15 minutes 44 seconds East a distance of 135.00 feet; thence westerly 24.34 feet along a non-tangential curve concave to the south, said curve has a radius of 283.00 feet, a central angle of 4 degrees 55 minutes 42 seconds, and a chord that bears South 83 degrees 14 minutes 55 seconds West; thence South 9 degrees 12 minutes 56 seconds East, not tangent to said curve a distance of 256.00 feet; thence South 5 degrees 22 minutes 02 seconds West a distance of 45.00 feet; thence South 62 degrees 36 minutes 22 seconds East a distance of 75.00 feet; thence South 58 degrees 38 minutes 19 seconds East a distance of 97.00 feet; thence South 45 degrees 51 minutes 28 seconds East a distance of 96.00 feet; thence South 33 degrees 17 minutes 50 seconds East a distance of 113.00 feet to the west line of Block 3, CROW RIVER HEIGHTS WEST FIRST ADDITION, Wright County, Minnesota; thence northerly and northeasterly, along the west and north lines of said Block 3, a distance of 462.87 feet to the most northerly corner of Lot 2, said Block 3, said point also being the southwest corner of Lot 5, Block 6, CROW RIVER HEIGHTS EAST THIRD ADDITION, said Wright County; thence northerly and northwesterly, along the westerly line of said Block 6, a distance of 322.42 feet to the most westerly corner of Lot 1, said Block 6; thence northeasterly, along the northwesterly line of said Lot 1, a distance of 108.31 feet, to a westerly corner of said CROW RIVER HEIGHTS EAST THIRD ADDITION; thence North 4 degrees 35 minutes 34 seconds West, along the west line of said CROW RIVER HEIGHTS EAST THIRD ADDITION, a distance of 69.57 feet to the most southerly corner of Lot 2, Block 7, said CROW RIVER HEIGHTS EAST THIRD ADDITION; thence northwesterly 144.73 feet to the most westerly corner of said Lot 2, Block 7, said point also being the most southerly corner of Lot 1, Block 2, said CROW RIVER HEIGHTS WEST FIRST ADDITION; thence northwesterly and southwesterly, along the southerly lines of said Block 2, a distance of 329.85 feet to the most southerly corner of Lot 5, said Block 2; thence northwesterly along the west line of said Lot 5, Block 2, a distance of 153.39 feet to the northwest corner of said Lot 5, Block 2; thence northwesterly, along the west line of said CROW RIVER HEIGHTS WEST FIRST ADDITION, a distance of 239.97 feet to the southwest corner of Lot 5, Block 1, said CROW RIVER HEIGHTS WEST FIRST ADDITION; thence northwesterly, along the west line of said Lot 5, Block 1 a distance of 221.94 feet to the northwest corner of said Lot 5, Block 1; thence South 83 degrees 48 minutes 38 seconds West, a distance of 38.25 feet to the point of beginning and there terminating.

Has caused the same to be surveyed and platted as CROW RIVER HEIGHTS WEST THIRD ADDITION, and does hereby dedicate to the public for public use the public ways and the drainage and utility easements as created by this plat.

In witness whereof said Backes Development, LLC, a Minnesota limited liability corporation, has caused these presents to be signed by Dennis Backes, its President this 17th day of AUGUST, 2017.

BACKES DEVELOPMENT, LLC


Dennis Backes, President

STATE OF MINNESOTA
COUNTY OF HENNEPIN

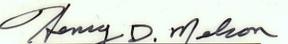
This instrument was acknowledged before me this 17th day of AUGUST, 2017 by Dennis Backes, President of Backes Development, LLC, a Minnesota limited liability corporation, on behalf of the corporation.


(Signature)
SHARON F. MORIN
(Printed Name)
Notary Public, Hennepin County, Minnesota
My Commission Expires January 31, 2020

SURVEYORS CERTIFICATION

I, Henry D. Nelson, 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 this plat; that all monuments depicted on this plat have been, or will be correctly 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 17th day of AUGUST, 2017


Henry D. Nelson, Licensed Land Surveyor
Minnesota License No. 17255

STATE OF MINNESOTA
COUNTY OF HENNEPIN

The foregoing Surveyor's Certificate was acknowledged before me this 17th day of AUGUST, 2017 by Henry D. Nelson, Land Surveyor, Minnesota License No. 17255.


(Signature)
SHARON F. MORIN
(Printed Name)
Notary Public, Hennepin County, Minnesota
My Commission Expires January 31, 2020

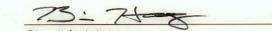
HANOVER PLANNING COMMISSION

Be it known that at a meeting held on this 26th day of June, 2017, the Planning Commission of the City of Hanover, Minnesota, did hereby approve this plat of CROW RIVER HEIGHTS WEST THIRD ADDITION. ^{ESH}


Chairperson

CITY COUNCIL, CITY OF HANOVER, MINNESOTA

This plat of CROW RIVER HEIGHTS WEST THIRD ADDITION was approved and accepted by the City Council of the City of Hanover, Minnesota, at a regular meeting thereof held this 16th day of July, 2017, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2. ^{ESH}


Mayor

City Administrator

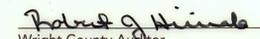
WRIGHT COUNTY SURVEYOR

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this 21st day of September, 2017.


Wright County Surveyor

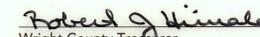
WRIGHT COUNTY AUDITOR

Pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes on the land hereinbefore described on this plat and transfer entered this 21st day of September, 2017.


Wright County Auditor
By: 
Deputy

WRIGHT COUNTY TREASURER

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable for the year 2017 on the land hereinbefore described have been paid this 27th day of September, 2017.

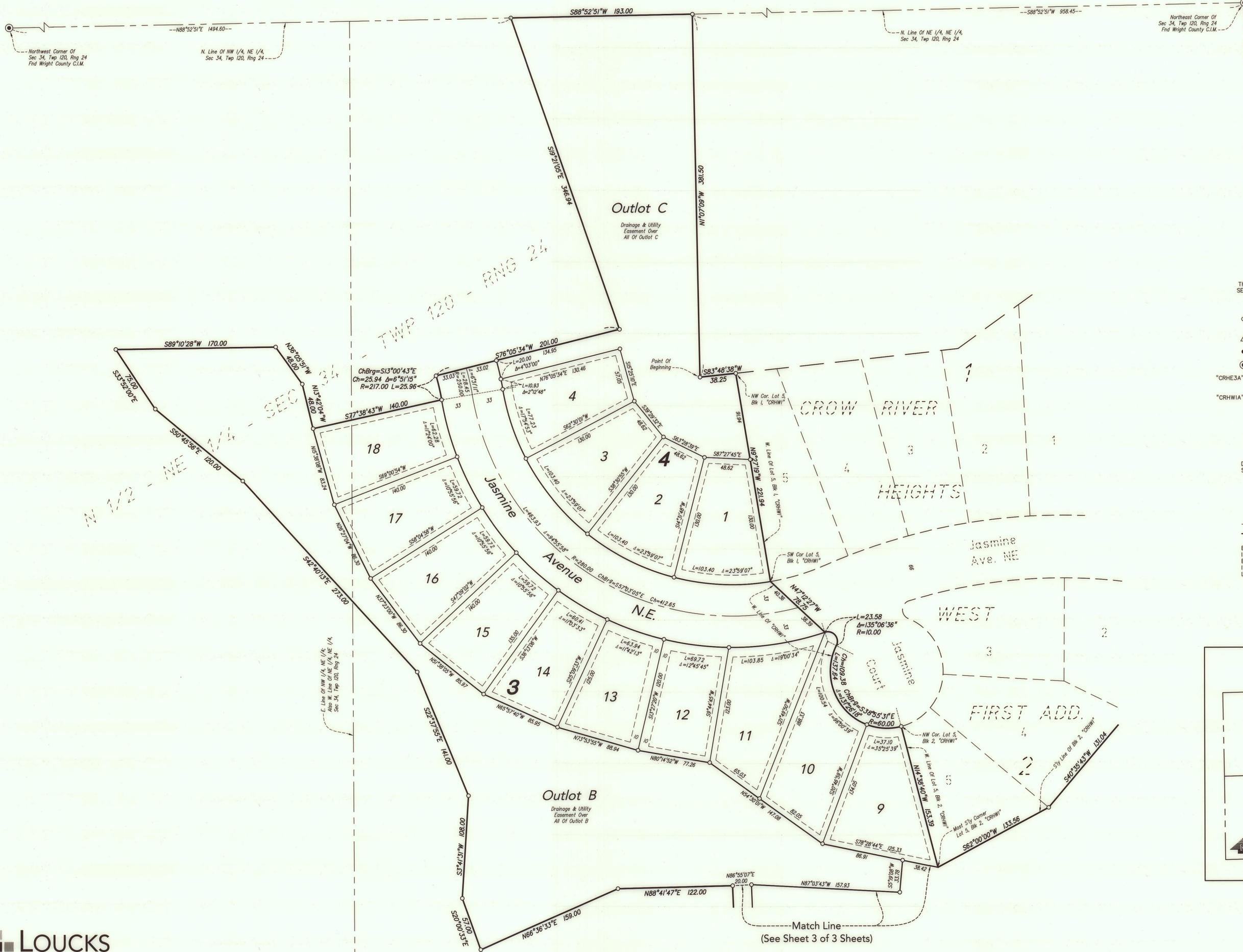

Wright County Treasurer
By: 
Deputy

WRIGHT COUNTY RECORDER

I hereby certify that this instrument was filed in the office of the County Recorder for record on this 27th day of September, 2017, at 3:30 o'clock P.M., and was duly recorded in Cabinet No. 7, Sleeve 2229, as Document No. 1354433.


Wright County Recorder

CROW RIVER HEIGHTS WEST THIRD ADDITION

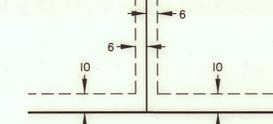


0 50
SCALE IN FEET
1 INCH = 50 FEET

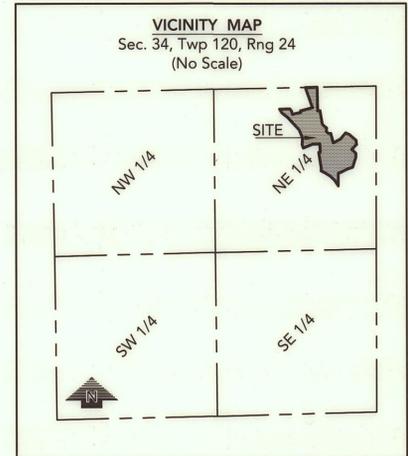
BEARING ORIENTATION
THE NORTH LINE OF THE NE 1/4, NE 1/4,
SEC 34, TWP 120, RNG 24 IS ASSUMED TO
BEAR SOUTH 88°52'51" WEST

- DENOTES 1/2 INCH X 1/4 INCH IRON MONUMENT SET, MARKED "RLS 17255"
- △ DENOTES "PK NAIL" SET
- DENOTES IRON MONUMENT FOUND
- ⊙ DENOTES FOUND CAST IRON MONUMENT
- "CRHE3A" DENOTES INFORMATION PER PLAT OF CROW RIVER HEIGHTS EAST THIRD ADD.
- "CRHW1A" DENOTES INFORMATION PER PLAT OF CROW RIVER HEIGHTS WEST FIRST ADD.

NOT TO SCALE
DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:

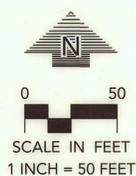
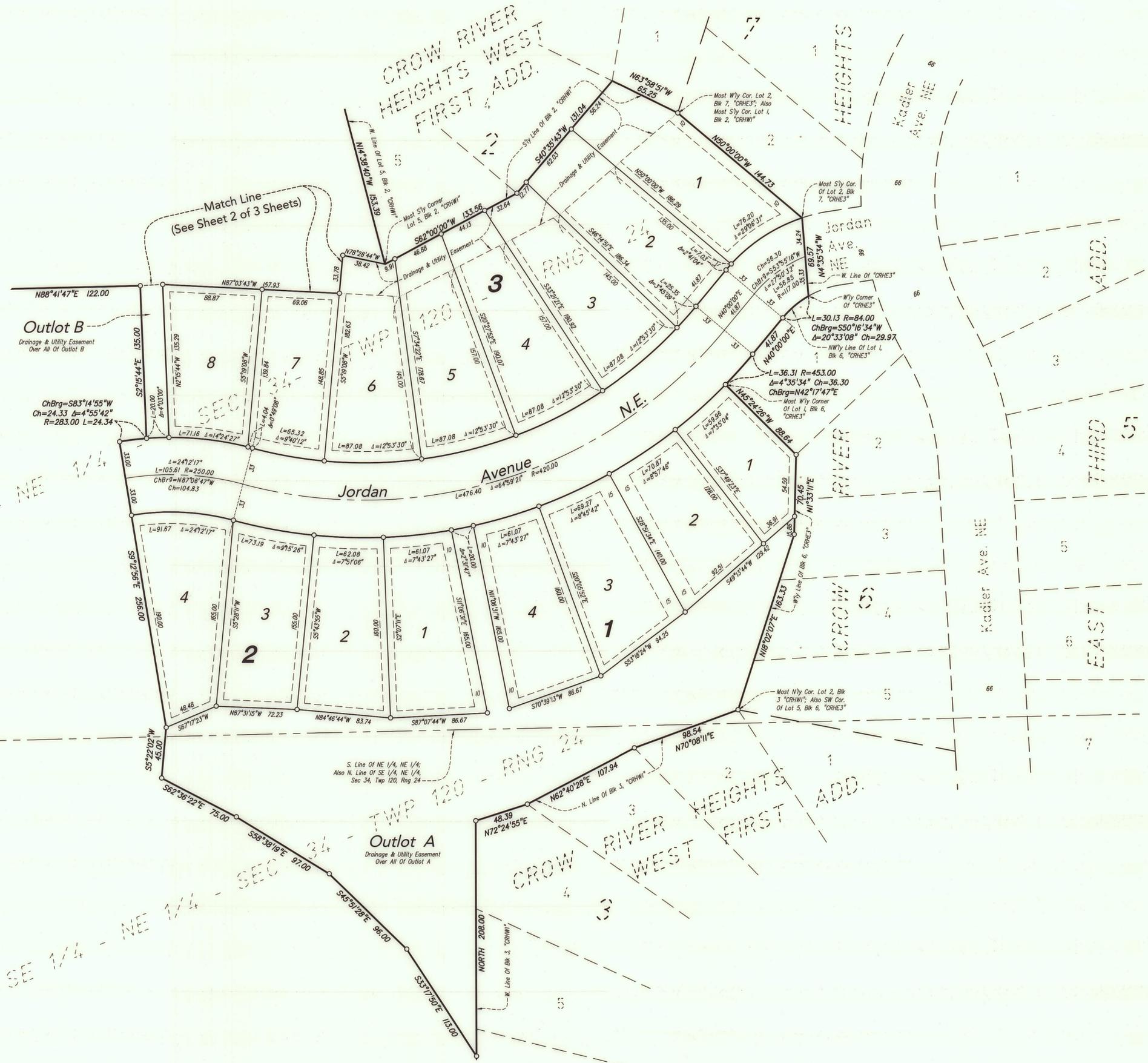


BEING 6 FEET IN WIDTH, UNLESS OTHERWISE INDICATED AND ADJOINING LOT LINES, AND BEING 10 FEET IN WIDTH, UNLESS OTHERWISE INDICATED, AND ADJOINING RIGHT-OF-WAY LINES, AS SHOWN ON THE PLAT.



Official Plat

CROW RIVER HEIGHTS WEST THIRD ADDITION



BEARING ORIENTATION
 THE NORTH LINE OF THE NE 1/4, NE 1/4,
 SEC 34, TWP 120, RNG 24 IS ASSUMED TO
 BEAR SOUTH 88°52'51" WEST

- DENOTES 1/2 INCH X 14 INCH IRON MONUMENT SET, MARKED "RLS 17255"
- △ DENOTES "PK NAIL" SET
- DENOTES IRON MONUMENT FOUND

"CRHE3A" DENOTES INFORMATION PER PLAT OF CROW RIVER HEIGHTS EAST THIRD ADD.
 "CRHWIA" DENOTES INFORMATION PER PLAT OF CROW RIVER HEIGHTS WEST FIRST ADD.

