OFFICIAL PLAT

CARRIAGE HILLS ESTATES

KNOW ALL MEN BY THESE PRESENTS: That Progress Investments, LLC, a Minnesota corporation, owner and proprietor, and First State Bank of Finlayson NKA Northview Bank, a corporation under the laws of the State of Minnesota, mortgagee of the following described property situated in the County of Pine, State of Minnesota, to wit:

The north 1633.23 feet of the West Half of the Southeast Quarter of Section 25, Township 41, Range 21, Pine County, Minnesota, lying west of Interstate Highway No. 35.

Subject to easement recorded as Document Number 422526.

have caused the same to be surveyed and platted as CARRIAGE HILLS ESTATES, and do hereby donate and dedicate to the public for public use forever Carriage Hill Drive and the drainage and utility easements as shown on this plat.

In witness whereof Progress Investments, LLC, a Minnesota corporation, has caused the same to be signed by its proper officers this 13 day of July, 20 04.

Brian Weidendorf
Manager

Tim Davis
Manager

STATE OF MINNESOTA)
COUNTY OF Kanabec)

The foregoing instrument by Brian Weidendorf, Manager, and Tim Davis, Manager, of Progress Investments, LLC, a Minnesota corporation, on behalf of the corporation was acknowledged before me this 13 day of July, 20 04.

Marilyn Pearson
Notary Public, Kanabec County, Minnesota
My Commission Expires January 31, 2008

MARILYN J. PEARSON
NOTARY PUBLIC - MINNESOTA
My Comm. Exp. Jan. 31, 2008

In witness whereof said First State Bank of Finlayson NKA Northview Bank, a corporation under the laws of the State of Minnesota, has caused the same to be signed by its proper officer this 13th day of July, 20 04.

Bruce Pogatchnik
President of First State Bank of Finlayson
NKA Northview Bank

STATE OF MINNESOTA)
COUNTY OF Pine)

The foregoing instrument by Bruce Pogatchnik, President of First State Bank of Finlayson NKA Northview Bank, a corporation under the laws of the State of Minnesota, on behalf of the corporation was acknowledged before me this 13th day of July, 20 04.

Lois L. Pizzella
Notary Public, Pine County, Minnesota
My Commission Expires 1/31/05

LOIS L. PIZZELLA
NOTARY PUBLIC - MINNESOTA
MY COMMISSION EXPIRES JAN 31, 05

I hereby certify that I have surveyed and platted the property described on this plat as CARRIAGE HILLS ESTATES, 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 will be correctly placed in the ground as shown within one year from recording; that the outside boundary lines are correctly designated on the plat; and that there are no wet lands as defined in MS 505.02, Subd. 1, or public highways to be designated other than as shown.

John A. Rengo
Minnesota License No. 25344

STATE OF MINNESOTA)
COUNTY OF Ramsey)

The foregoing Surveyor's Certificate by John A. Rengo, Minnesota Licensed Surveyor No. 25344, was acknowledged before me this 9th day of July, 20 04.

Julie Brabender
Notary Public, Ramsey County, Minnesota
My Commission Expires January 31, 2008

JULIE K. BRABENDER
Notary Public-Minnesota
My Commission Expires Jan 31

CITY OF HINCKLEY, PINE COUNTY, MINNESOTA

Approved by the City Council of the City of Hinckley, Pine County, Minnesota, this 14th day of July, 20 04, and is in compliance with the provisions of Chapter 505.03, Subdivision 2, Minnesota Statutes.

Mayor

James M. Cummins
Administrator

HINCKLEY ATTORNEY

This plat was approved as to form and execution this 14th day of July, 20 04

City Attorney

PINE COUNTY AUDITOR

No delinquent taxes and transfer entered this 16th day of July, 20 04

Pamela Lawrence, Deputy
County Auditor

PINE COUNTY TREASURER

I hereby certify that the taxes for the year 20 04 on the property described herein are paid this 16th day of July, 2004

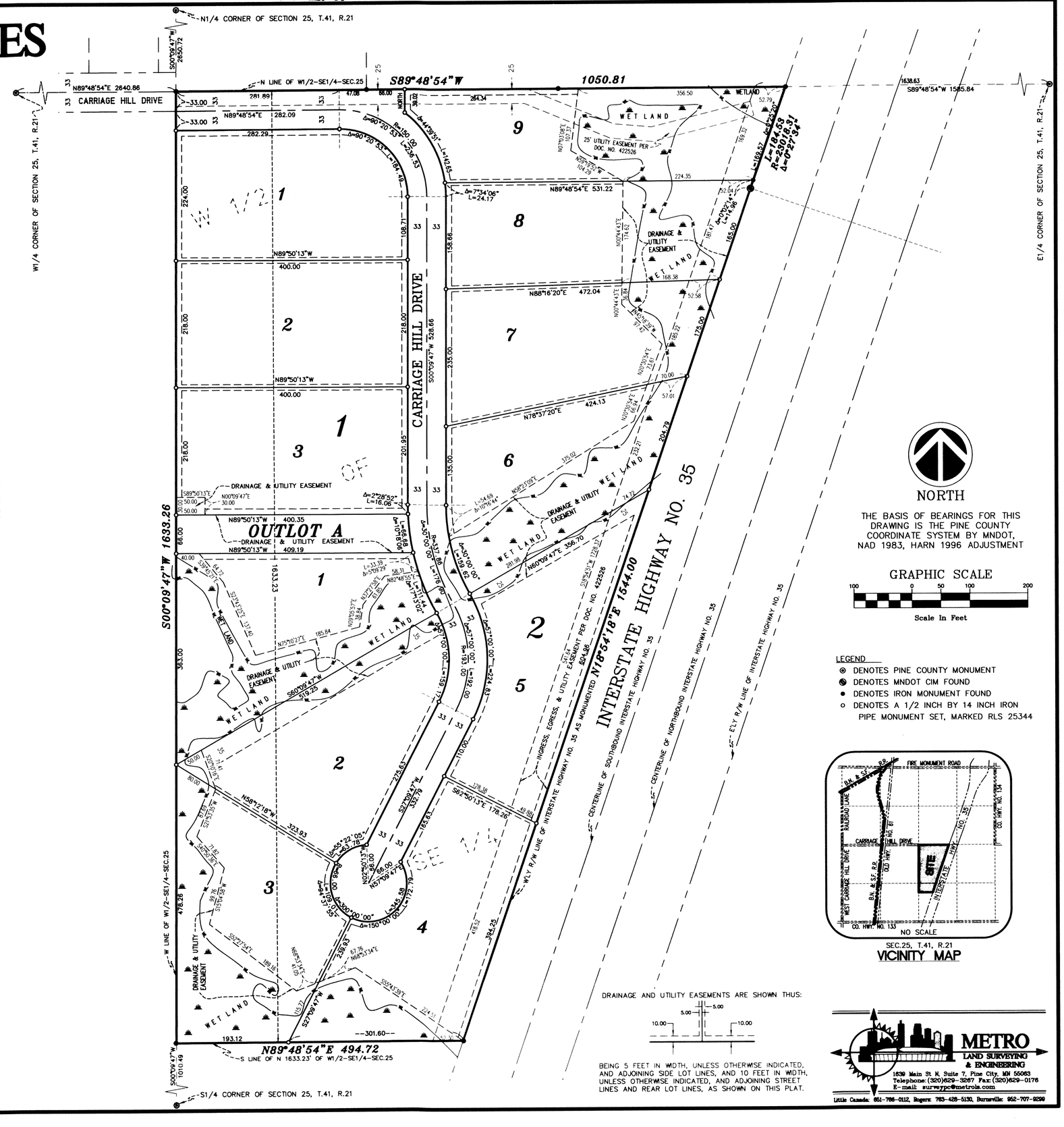
County Treasurer

PINE COUNTY RECORDER

Document No. 434727
I hereby certify that this instrument was filed in the Office of the County Recorder for record on this 16th day of July, 20 04, at 3 o'clock P. M., and was duly recorded in Pine County Records.

County Recorder

NOTE: THE MINNESOTA DEPARTMENT OF NATURAL RESOURCES, UNITED STATES CORPS OF ENGINEERS AND OTHER WATER MANAGEMENT AGENCIES HAVE CATEGORIZED VARIOUS WETLANDS, WHICH ARE NOT ACKNOWLEDGED BY CHAPTER 505.02, SUBDIVISION 1 OF MINNESOTA STATUTES AND MAY NOT BE SHOWN HEREON. DEVELOPMENT OF LANDS CONTAINING SAID WETLANDS MAY BE SUBJECT TO SPECIAL CONDITIONS OR LIMITATIONS.



NORTH

THE BASIS OF BEARINGS FOR THIS DRAWING IS THE PINE COUNTY COORDINATE SYSTEM BY MNDOT, NAD 1983, HARN 1996 ADJUSTMENT

GRAPHIC SCALE

100 0 50 100 200

Scale In Feet

LEGEND

- ⊙ DENOTES PINE COUNTY MONUMENT
- ◔ DENOTES MNDOT CIM FOUND
- ● DENOTES IRON MONUMENT FOUND
- ○ DENOTES A 1/2 INCH BY 14 INCH IRON PIPE MONUMENT SET, MARKED RLS 25344

SEC.25, T.41, R.21

VICINITY MAP

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, UNLESS OTHERWISE INDICATED, AND ADJOINING STREET LINES AND REAR LOT LINES, AS SHOWN ON THIS PLAT.

METRO
LAND SURVEYING & ENGINEERING
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Little Canada: 651-766-0112, Rogers: 763-428-5130, Burnsville: 952-707-9299