

COPY

MEADOW RIDGE 1ST ADDITION

KNOW ALL MEN BY THESE PRESENTS: That Fred Olander, Trustee of JVN Investors Trust, owner and proprietor of the following described property situated in the County of Pine, State of Minnesota.

That part of the East Half of the Southwest Quarter of Section 18, Township 41, Range 20, Pine County, Minnesota, lying east of the west 330 feet thereof.

And

The east 30 feet of the west 330 feet of the south 472 feet of the north 642 feet of the East Half of the Southwest Quarter of Section 18, Township 41, Range 20, Pine County, Minnesota.

Subject to Williams Pipe Line Company pipeline easement recorded as Document No. 348789.
Subject to Northern Natural Gas Company pipeline easement recorded as Document No. 350129.
Subject to Minnesota Power and Light Company pole line easement recorded in Book 15 of Miscellaneous, page 530.

Has caused the same to be surveyed and platted as MEADOW RIDGE 1ST ADDITION in Hinckley, Minnesota, and does hereby donate and dedicate to the public for public use forever Ash Street, Birch Street, Maple Avenue, Meadow Street and Clover Avenue, and also dedicates the easements as shown on this plat for drainage and utility purposes only, and does hereby donate to the City of Hinckley the park as shown on this plat.

In witness whereof, said Fred Olander, Trustee of JVN Investors Trust, has hereunto set his hand this 23rd day of SEPTEMBER, 19 96.

Fred Olander
Fred Olander, Trustee

STATE OF MINNESOTA)
COUNTY OF Pine) SS

The foregoing instrument by Fred Olander, Trustee of JVN Investors Trust, was acknowledged before me this 23rd day of September, 19 96.



Gloria K. Ward
Notary Public, Pine County, Minnesota
My Commission Expires 1-31-00

I, M. B. Rude, hereby certify that I have surveyed and platted the property described on this plat as MEADOW RIDGE 1ST ADDITION, 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 that there are no wet lands as defined in MS 505.02, Subd. 1, or public highways to be designated other than as shown.

M. B. Rude
M. B. Rude
Land Surveyor
Minnesota Registered License No. 8195

STATE OF MINNESOTA)
COUNTY OF PINE) SS

The Foregoing Surveyor's Certificate by M. B. Rude, Minnesota Registration No. 8195, was acknowledged before me this 23rd day of September, 19 96.

Rosemarie Rude
Notary Public, Pine County, Minnesota
My Commission Expires January 31, 2000

Approved by the City Council of Hinckley, Minnesota, this 3rd day of October, 19 96, and is in compliance with the provision of Chapter 505.03, Subdivision 2, Minnesota Statutes.

James M. Aronson
Mayor

James M. Aronson
Clerk

This plat was approved as to form and execution this 24th day of September, 19 96.

Kenneth M. Fedin
City Attorney

No delinquent taxes and transfer entered this 25th day of September, 19 96.

Lawrence D. Demcaut
County Auditor

I hereby certify that the taxes for the year 1996 on the property described herein are paid this 25th day of September, 19 96.

Guido A. Blahnik
County Treasurer

Document Number 357998

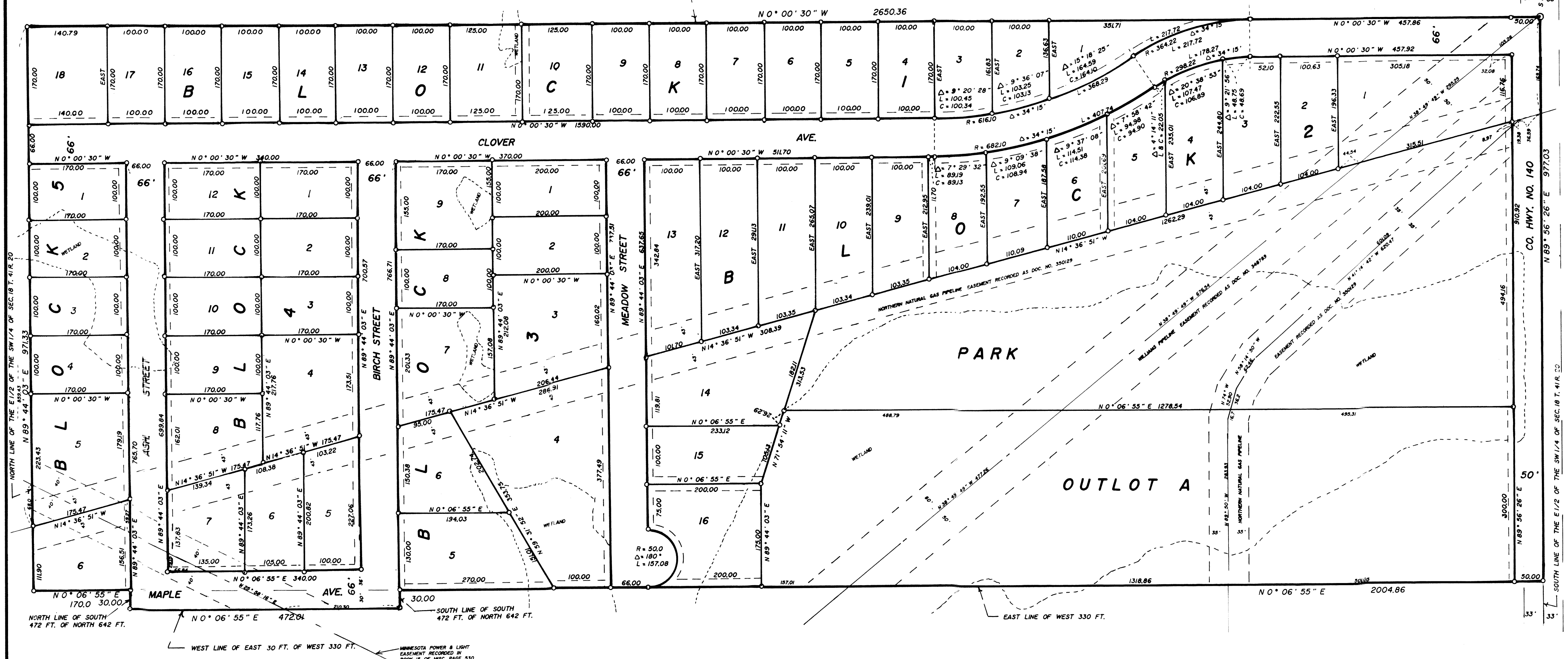
I hereby certify that this instrument was filed in the Office of the County Recorder, for record, on this 25th day of September, 19 96, at 9 o'clock A.M. and was duly recorded in the Pine County Records.

Bruce Gordon Taira
County Recorder

MEADOW RIDGE 1 ST. ADDITION

" COPY "

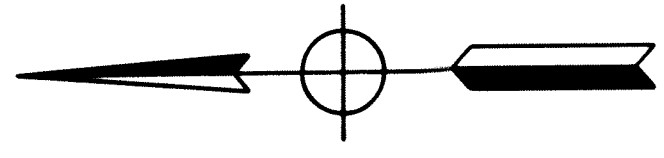
EAST LINE OF THE E 1/2 OF THE SW 1/4 OF SEC. 18 T. 41 R. 20



NORTH LINE OF SOUTH 472 FT. OF NORTH 642 FT.
 NORTH LINE OF SOUTH 472 FT. OF NORTH 642 FT.
 WEST LINE OF EAST 30 FT. OF WEST 330 FT.
 SOUTH LINE OF SOUTH 472 FT. OF NORTH 642 FT.
 EAST LINE OF WEST 330 FT.

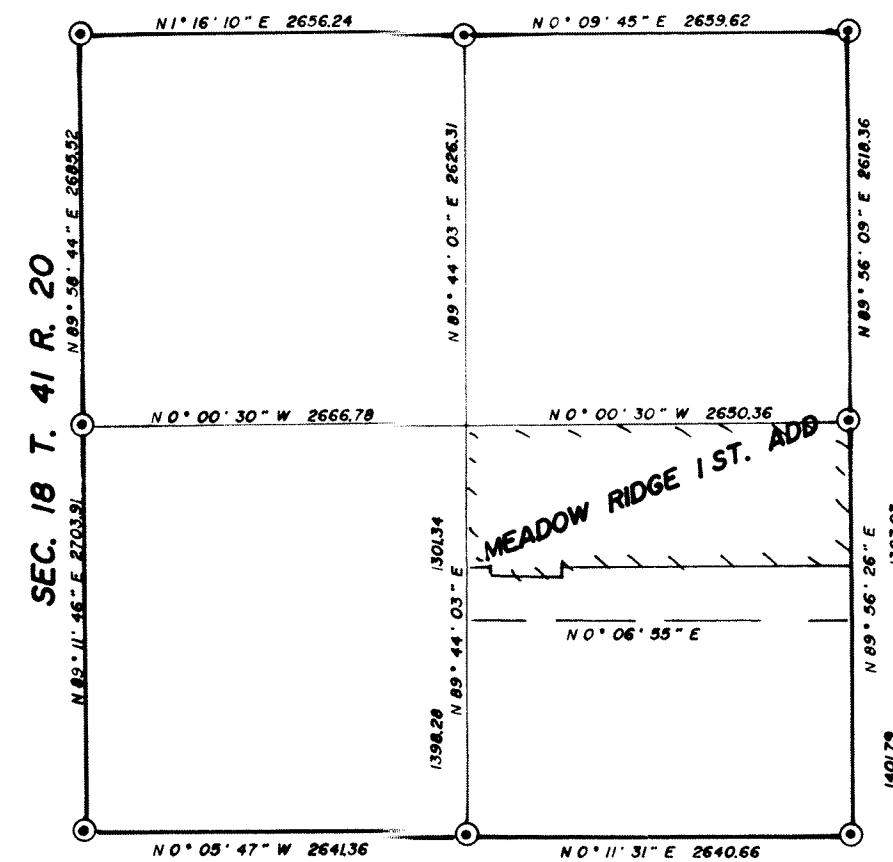
MINNESOTA POWER & LIGHT
 EASEMENT RECORDED IN
 BOOK 12 OF MISC. PAGE 330

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 the Minnesota Statutes and may not be shown hereon. Development of lands containing said wetlands may be subject to special conditions of limitations.



○ DENOTES RECORDED PINE COUNTY LAND CORNER MONUMENT
 ○ DENOTES SET 1/2 INCH IRON PIPE WITH PLASTIC CAP MARKED R.L.S. NO. 8195

THE SOUTH LINE OF THE E 1/2 OF THE SW 1/4 OF SEC. 18 T. 41 R. 20 IS ASSUMED A BEARING OF N 89° 56' 26" E



DRAINAGE AND UTILITY EASEMENTS SHOWN THUS:
 BEING 10 FT. IN WIDTH AND ADJOINING LOT LINES AS SHOWN

M. B. RUDE LAND SURVEYORS
 SEPT. 1995

MEADOW RIDGE 1 ST. ADDITION

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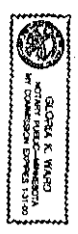
Has caused the same to be surveyed and platted as MEADOW RIDGE 1ST ADDITION in Hinckley, Minnesota, and does hereby donate and dedicate to the public for public use Greener Ash Street, Birch Street, Maple Avenue, Meadow Street and Clover Avenue, and also dedicates the easements as shown on this plat for drainage and utility purposes only, and does hereby donate to the City of Hinckley the part as shown on this plat.

In witness whereof, said Fred Olander, Trustee of JVN Investors Trust, has hereunto set his hand this 23rd day of SEPTEMBER, 19 96.

Fred Olander
Fred Olander, Trustee

STATE OF MINNESOTA)
COUNTY OF Pine) SS

The foregoing instrument by Fred Olander, Trustee of JVN Investors Trust, was acknowledged before me this 23rd day of September, 19 96.



Gloria K. Ward
Notary Public, Pine County, Minnesota
My Commission Expires 1-31-00

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M. B. Rude
M. B. Rude
Land Surveyor
Minnesota Registered License No. 8195

STATE OF MINNESOTA)
COUNTY OF PINE) SS
The foregoing Surveyor's Certificate by M. B. Rude, Minnesota Registration No. 8195, was acknowledged before me this 23rd day of September, 19 96.

James M. O'Sullivan
Notary Public, Pine County, Minnesota
My Commission Expires January 31, 2000

Approved by the City Council of Hinckley, Minnesota, this 3rd day of October, 19 95, and is in compliance with the Revision of Chapter 505.03, Subdivision 2, Minnesota Statutes.

James M. O'Sullivan
James M. O'Sullivan
Clerk

This plat was approved as to form and execution this 24th day of September, 19 96.

Harold W. Felkin
Harold W. Felkin
City Attorney

No delinquent taxes and transfer entered this 25th day of September, 19 96.

Raymond D. Dumas
Raymond D. Dumas
County Auditor

I hereby certify that the taxes for the year 1996 on the property described herein are paid this 25th day of September, 19 96.

Grace A. Blain
Grace A. Blain
County Treasurer

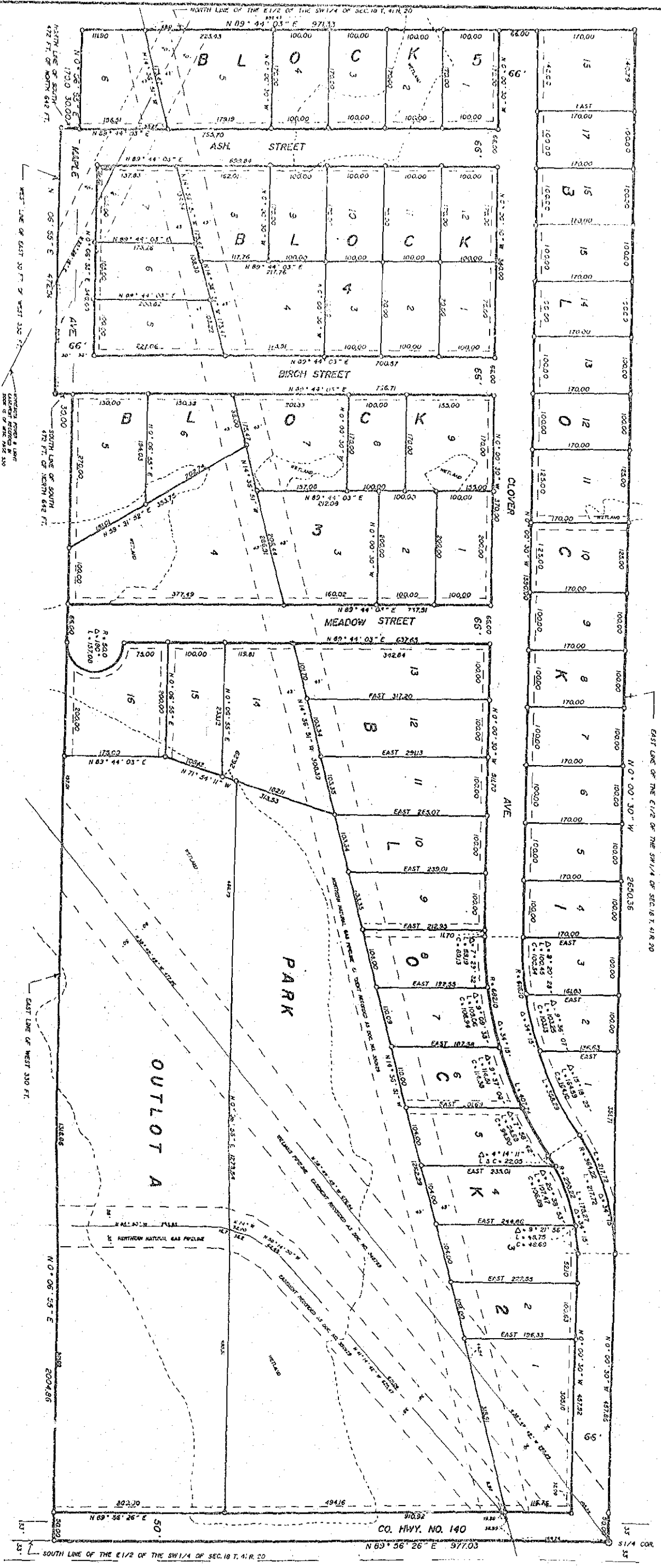
Document Number 357998
I hereby certify that this instrument was filed in the Office of the County Recorder, for record, on this 25th day of September, 19 96, at 9 o'clock A. M. and was duly recorded in the Pine County Records.

David Thomas Tward
David Thomas Tward
County Recorder

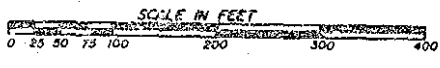
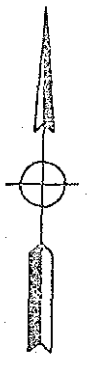


MEADOW RIDGE 1 ST. ADDITION

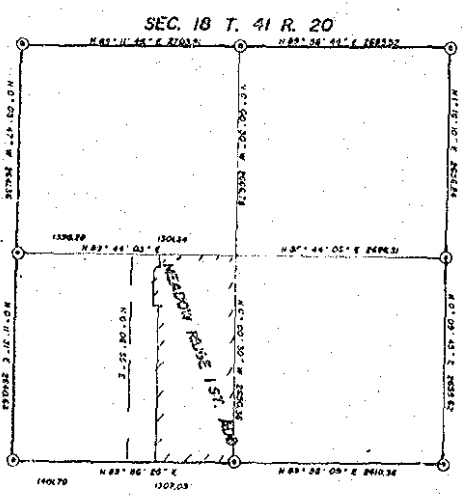
"COPY"



NOTES:
 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 509.02, Subdivision I of the Minnesota Statutes and may not be shown herein. Development of lands containing said wetlands may be subject to special conditions of limitations.



- ⊙ DENOTES RECORDED PINE COUNTY LAND CORNER MONUMENT
 - DENOTES SET 1/2 INCH IRON PIPE WITH PLASTIC CAP MARKED R.L.S. NO. 0133
- THE SOUTH LINE OF THE E 1/2 OF THE SW 1/4 OF SEC. 18 T. 41 R. 20 IS ASSUMED A BEARING OF N 89° 26' 26" E



DRAINAGE AND UTILITY EASEMENTS SHOWN THIS BEING 10 FT. IN WIDTH AND ADJOINING LOT LINES AS SHOWN