

# PHEASANT HILLS PRESERVE 10TH ADDITION

City Of Lino Lakes  
County Of Anoka, MN  
Sec. 27, T 31, R 22

BOOK 58 OF ABST PAGE 9

KNOW ALL MEN BY THESE PRESENTS: That Edward E. Vaughan and Dolores E. Vaughan, husband and wife, owners and proprietors and First State Bank of Wyoming, a Minnesota corporation, mortgagee of the following described property situated in the County of Anoka, State of Minnesota, to wit:

Outlot C, PHEASANT HILLS PRESERVE 2ND ADDITION except that part described as follows:

Commencing at the Northeast corner of Outlot B, PHEASANT HILLS PRESERVE 6TH ADDITION, said Anoka County; thence on an assumed bearing of South 89 degrees 18 minutes 30 seconds West along the north line thereof 1171.17 feet; thence South 12 degrees 39 minutes 51 seconds West 533.88 feet to a point hereinafter referred to as Point A; thence South 18 degrees 19 minutes 09 seconds West 195.43 feet to the point of intersection with the northeasterly line of said Outlot C, said point being the point of beginning of the exception to be described; thence South 18 degrees 19 minutes 09 seconds West, 42.34 feet to a point which is distant 237.77 feet from the aforescribed Point A; thence South 88 degrees 20 minutes 21 seconds West 131.56 feet; thence North 20 degrees 01 minutes 56 seconds West 148.88 feet; thence North 62 degrees 53 minutes 38 seconds West 250.74 feet; thence South 34 degrees 57 minutes 04 seconds West 244.63 feet; thence South 08 degrees 54 minutes 15 seconds East 268.46 feet; thence South 66 degrees 01 minute 51 seconds 49 seconds West 200.55 feet; thence North 09 degrees 03 minutes 09 seconds East 242.88 feet; thence North 40 degrees 43 minutes 20 seconds West 234.37 feet; thence North 89 degrees 10 minutes 21 seconds West 178.27 feet; thence South 70 degrees 39 minutes 04 seconds West 137.78 feet; thence South 48 degrees 25 minutes 56 seconds West 238.89 feet; thence South 09 degrees 46 minutes 42 seconds East 204.27 feet; thence South 18 degrees 48 minutes 56 seconds East 321.88 feet; thence South 12 degrees 38 minutes 25 seconds East 98.51 feet; thence South 03 degrees 37 minutes 49 seconds East 62.88 feet; thence South 09 degrees 52 minutes 06 seconds West 61.82 feet to the South line of said Outlot C; thence South 76 degrees 19 minutes 42 seconds West 85.70 feet to the Southwest corner of said Outlot C; thence North 09 degrees 00 minutes 00 seconds West along the West line of said Outlot C, 685.54 feet; thence North 44 degrees 19 minutes 48 seconds West along the Westerly line of said Outlot C, 858.18 feet to the North line of said Outlot C; thence Easterly along said North line of Outlot C to the Northeast corner of said Outlot C; thence South 32 degrees 02 minutes 46 seconds West, along the easterly line of said Outlot C, 692.24 feet; thence South 60 degrees 00 minutes 00 seconds East, along the northeasterly line of said Outlot C, 239.74 feet to the point of beginning and there terminating.

Have caused the same to be surveyed and platted as PHEASANT HILLS PRESERVE 10TH ADDITION, and do hereby donate and dedicate to the public for public use forever the road and court, and also dedicate the easements as shown on this plat for drainage and utility purposes only.

In witness whereof said Edward E. Vaughan and Dolores E. Vaughan, husband and wife, have hereunto set their hands this 17<sup>th</sup> day of November, 19 99

Edward E. Vaughan  
Edward E. Vaughan

Dolores E. Vaughan  
Dolores E. Vaughan

In witness whereof said First State Bank of Wyoming, a Minnesota corporation, has caused these presents to be signed by its proper officers this 17<sup>th</sup> day of November, 19 99

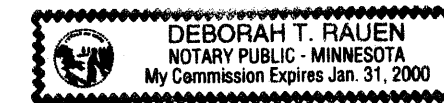
FIRST STATE BANK OF WYOMING

Tom Zarnba  
Ep Vira Piro  
Heads of Zarnba  
Vice President

STATE OF MINNESOTA  
COUNTY OF Chicago

The foregoing instrument was acknowledged before me this 17<sup>th</sup> day of November, 19 99, by Edward E. Vaughan and Dolores E. Vaughan, husband and wife.

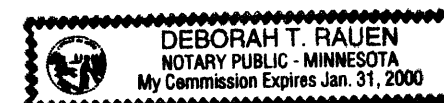
Deborah T. Rauen  
Notary Public Chicago County, Minnesota  
My Commission Expires 1-31-00



STATE OF MINNESOTA  
COUNTY OF Chicago

The foregoing instrument was acknowledged before me this 17<sup>th</sup> day of November, 19 99, by M.A. Zarnba as Executive Vice President and Beatrice Zarnba as Vice President, of First State Bank of Wyoming, a Minnesota corporation, on behalf of the corporation.

Deborah T. Rauen  
Notary Public Chicago County, Minnesota  
My Commission Expires 1-31-00



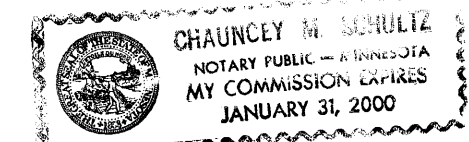
I hereby certify that I have surveyed and platted the property described on this plat as PHEASANT HILLS PRESERVE 10TH ADDITION; that this plat is a correct representation of said survey; that all distances are correctly shown on the plat in feet and hundredths of a foot; that all monuments will be correctly placed in the ground as shown; that the outside boundary lines are correctly designated on the plat; and that there are no wetlands as defined by Minnesota Statutes, Section 505.02, Subd. 1 or public highways to be designated other than as shown.

Paul J. McGinley  
Paul J. McGinley, Land Surveyor  
Minnesota License No. 16099

STATE OF MINNESOTA  
COUNTY OF HENNEPIN

The foregoing Surveyor's Certificate was acknowledged before me this 17<sup>th</sup> day of NOVEMBER, 19 99, by Paul J. McGinley, Registered Land Surveyor.

Chauncey M. Schultz  
Notary Public SHERBURNE County, Minnesota  
My Commission Expires JANUARY 31, 2000

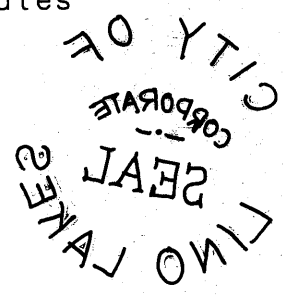


LINO LAKES, MINNESOTA

This plat of PHEASANT HILLS PRESERVE 10TH ADDITION was approved by the City Council of Lino Lakes, Minnesota, at a regular meeting thereof held this 22<sup>nd</sup> day of November, 19 99. 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 508.03, Subdivision 2.

CITY COUNCIL OF LINO LAKES, MINNESOTA

Mayor  
Ryker Laustad  
Clerk



ANOKA COUNTY SURVEYOR

Checked and approved this 24<sup>th</sup> day of NOVEMBER, 19 99.

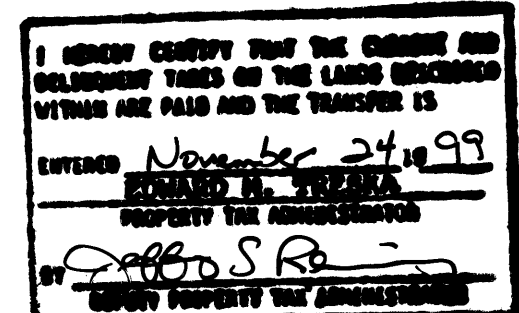
Larry D. Hoium  
LARRY D. HOIUM, Anoka County Surveyor

1471381

OFFICE OF COUNTY RECORDER  
STATE OF MINNESOTA, COUNTY OF ANOKA

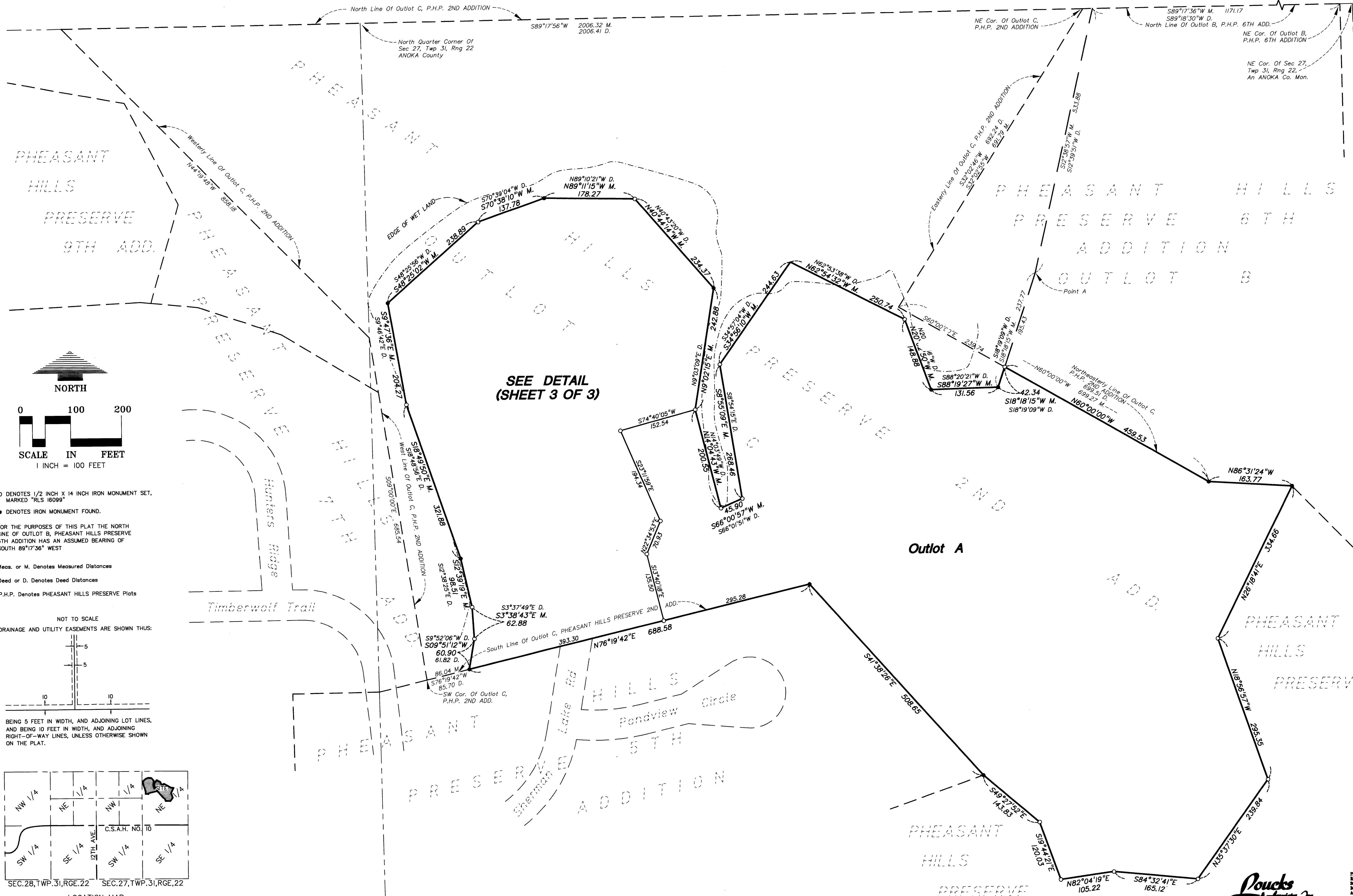
I hereby certify that the within instrument was filed in this office for record on the Nov 24 A.D., 1999 at 10 o'clock A.M., and was duly recorded in book 58 of ABST page 9

Edward M. Taseka  
County Recorder  
By LAB  
Deputy

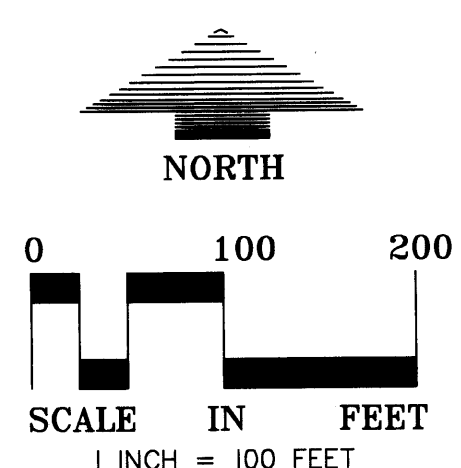


# PHEASANT HILLS PRESERVE 10TH ADDITION

City Of Lino Lakes  
County Of Anoka, MN  
Sec. 27, T 31, R 22



SEE DETAIL  
(SHEET 3 OF 3)



○ DENOTES 1/2 INCH X 14 INCH IRON MONUMENT SET, MARKED "RLS 16099"

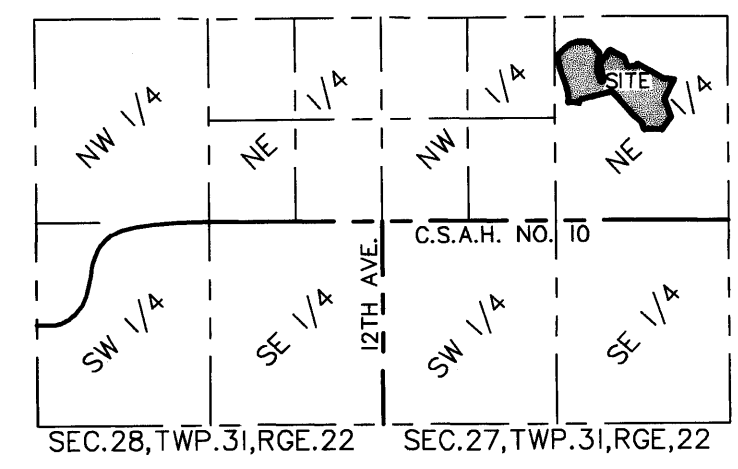
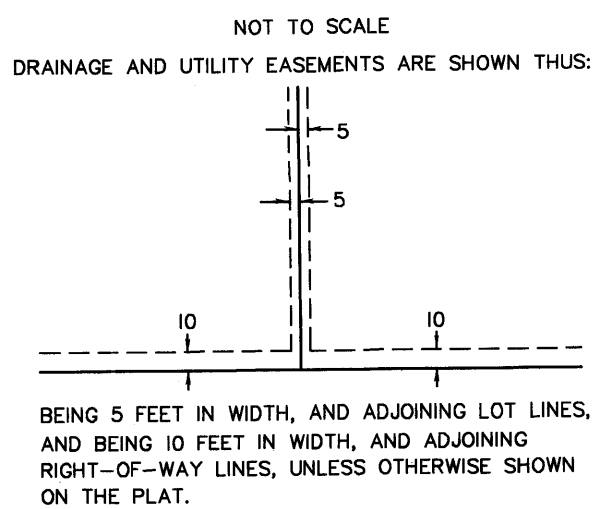
● DENOTES IRON MONUMENT FOUND.

FOR THE PURPOSES OF THIS PLAT THE NORTH LINE OF OUTLOT B, PHEASANT HILLS PRESERVE 6TH ADDITION HAS AN ASSUMED BEARING OF SOUTH 89°17'36" WEST

Meas. or M. Denotes Measured Distances

Deed or D. Denotes Deed Distances

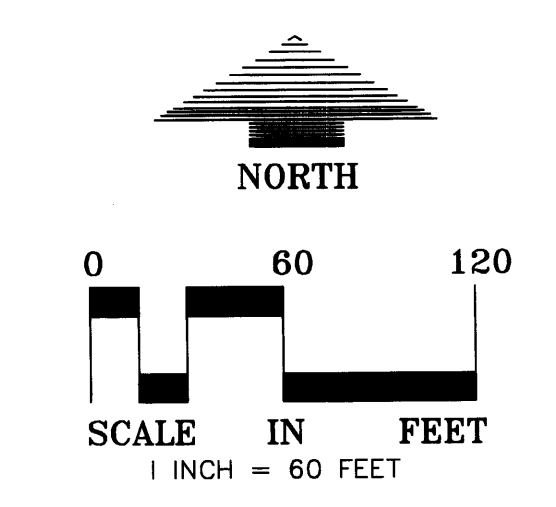
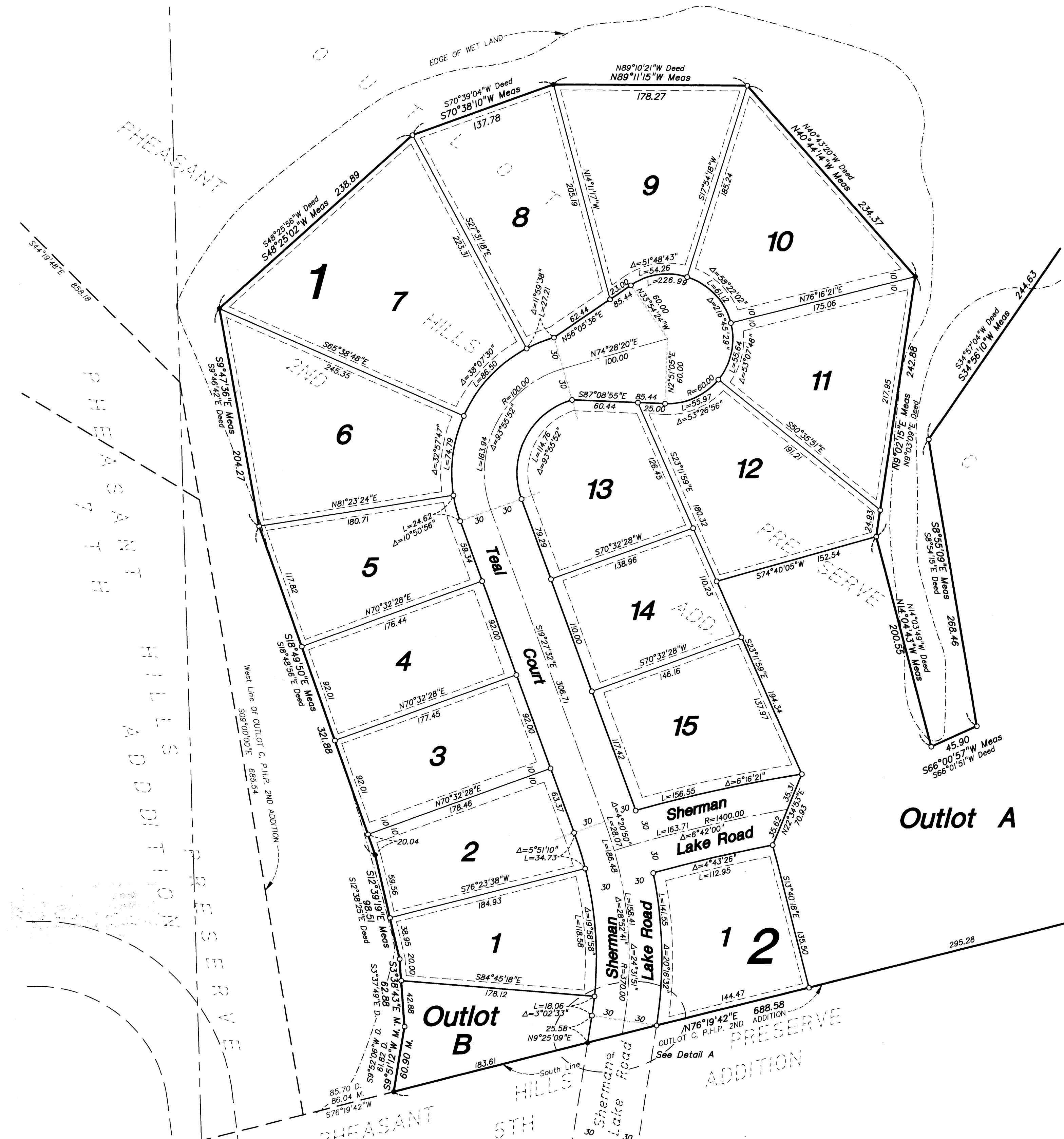
P.H.P. Denotes PHEASANT HILLS PRESERVE Plots



**Loucks**  
Surveyors & Engineers, Inc.

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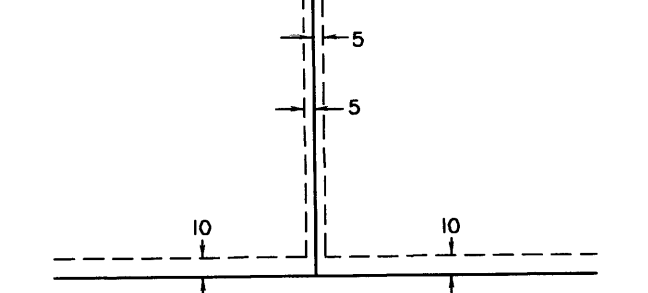
City Of Lino Lakes  
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Sec. 27, T 31, R 22



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● DENOTES IRON MONUMENT FOUND.

FOR THE PURPOSES OF THIS PLAT THE NORTH LINE OF OUTLOT B, PHEASANT HILLS PRESERVE 6TH ADDITION HAS AN ASSUMED BEARING OF SOUTH  $89^{\circ}17'36''$  WEST.

NOT TO SCALE  
DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



BEING 5 FEET IN WIDTH, AND ADJOINING LOT LINES, AND BEING 10 FEET IN WIDTH, AND ADJOINING RIGHT-OF-WAY LINES, UNLESS OTHERWISE SHOWN ON THE PLAT.

