

PHEASANT HILLS PRESERVE 11TH ADDITION

Book 58, page 38

City Of Lino Lakes
County Of Anoka, MN
Sec 27, Twp 31, Rng 22

KNOW ALL MEN BY THESE PRESENTS: That Royal Oaks Realty, Inc., a Minnesota corporation, owner and proprietor and Pheasant Hills Preserve, Inc., a Minnesota corporation, mortgagee of the following described property situated in the County of Anoka, State of Minnesota, to wit:

That part of Outlot B, PHEASANT HILLS PRESERVE 6TH ADDITION and that part of Outlot C, PHEASANT HILLS PRESERVE 2ND ADDITION all in Anoka County, Minnesota, described as commencing at the Northeast corner of said Outlot B; thence on an assumed bearing of South 89 degrees 18 minutes 30 seconds West along the north line thereof 1171.17 feet to the point of beginning of the land to be described; thence South 12 degrees 39 minutes 51 seconds West 533.88 feet; thence South 18 degrees 19 minutes 09 seconds West 237.77 feet; thence South 88 degrees 20 minutes 21 seconds West 26.60 feet; thence North 13 degrees 19 minutes 09 seconds East 245.63 feet; thence North 13 degrees 22 minutes 24 seconds East 528.30 feet; to the north line of said PHEASANT HILLS PRESERVE 2ND ADDITION; thence easterly along said north line 18.98 feet to the point of beginning,

and

That part of Outlot C, PHEASANT HILLS PRESERVE 2ND ADDITION Anoka County, Minnesota, described as commencing at the Northeast corner of Outlot B, PHEASANT HILLS PRESERVE 6TH ADDITION, Anoka County, Minnesota; 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; thence South 18 degrees 19 minutes 09 seconds West 237.77 feet; 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 to the point of beginning of the land to be described; 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 West 45.90 feet; thence North 14 degrees 03 minutes 49 seconds West 200.55 feet; thence North 09 degrees 03 minutes 09 seconds East 242.88 feet; thence North 71 degrees 41 minutes 17 seconds East 159.11 feet to the point of beginning,

and

Outlot A, PHEASANT HILLS PRESERVE 10TH ADDITION, Anoka County, Minnesota,

and

Outlot B, PHEASANT HILLS PRESERVE 6TH ADDITION, Anoka County, Minnesota except that part lying westerly of the following described line: Commencing at the Northeast corner of said Outlot B; 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; thence South 18 degrees 19 minutes 09 seconds West 237.77 feet, and there terminating.

Have caused the same to be surveyed and platted as PHEASANT HILLS PRESERVE 11TH ADDITION, and do hereby donate and dedicate to the public for public use forever the park, road, courts, and also dedicate the easements as shown on this plat for drainage and utility purposes only.

In witness whereof said Royal Oaks Realty, Inc., a Minnesota corporation, has caused these presents to be signed by its proper officer this 17th day of May, 2000.

ROYAL OAKS REALTY, INC.
Marcel Eibensteiner
Marcel Eibensteiner, President

In witness whereof said Pheasant Hills Preserve, Inc., a Minnesota corporation, has caused these presents to be signed by its proper officers this 22nd day of May, 2000.

PHEASANT HILLS PRESERVE, INC.
Edward E. Vaughan - President
Edward E. Vaughan, President

STATE OF MINNESOTA
COUNTY OF Ramsey

The foregoing instrument was acknowledged before me this 17th day of May, 2000, by Marcel Eibensteiner, as President of Royal Oaks Realty, Inc., a Minnesota corporation, on behalf of the corporation.

Deanne M. LePage
Notary Public Ramsey County, Minnesota
My Commission Expires 1-31-2005

STATE OF MINNESOTA
COUNTY OF Ramsey

The foregoing instrument was acknowledged before me this 22nd day of May, 2000, by Edward E. Vaughan, as President of Pheasant Hills Preserve, Inc., a Minnesota corporation, on behalf of the corporation.

Deanne M. LePage
Notary Public Ramsey County, Minnesota
My Commission Expires 1-31-2005

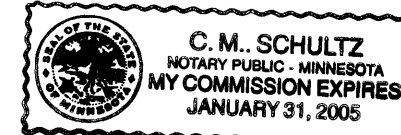
I hereby certify that I have surveyed and platted the property described on this plat as PHEASANT HILLS PRESERVE 11TH ADDITION; that this plat is a correct representation of said survey; that all distances are correctly shown on the plat in feet and hundredths of a foot; that all monuments will be correctly placed in the ground as shown; that the outside boundary lines are correctly designated on the plat.

Richard L. Licht
Richard L. Licht, Land Surveyor
Minnesota License No. 26724

STATE OF MINNESOTA
COUNTY OF HENNEPIN

The foregoing Surveyor's Certificate was acknowledged before me this 16th day of MAY, 2000, by Richard L. Licht, Registered Land Surveyor.

Richard L. Licht
Notary Public Hennepin County, Minnesota
My Commission Expires JANUARY 31, 2005



LINO LAKES, MINNESOTA

This plat of PHEASANT HILLS PRESERVE 11TH ADDITION was approved by the City Council of Lino Lakes, Minnesota, at a regular meeting thereof held this 13th day of March, 2000. 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 505.03, Subdivision 2.

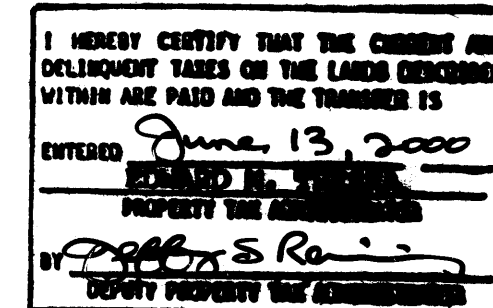
CITY COUNCIL OF LINO LAKES, MINNESOTA

John J. ... Mayor
Rechel Gustad Clerk

ANOKA COUNTY SURVEYOR

Checked and approved this 31st day of May, 2000.

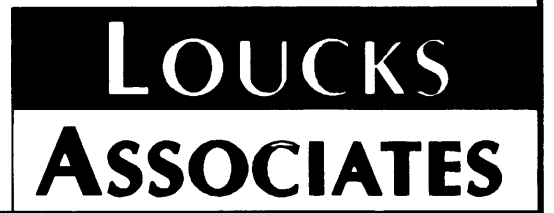
Larry D. ...
Anoka County Surveyor



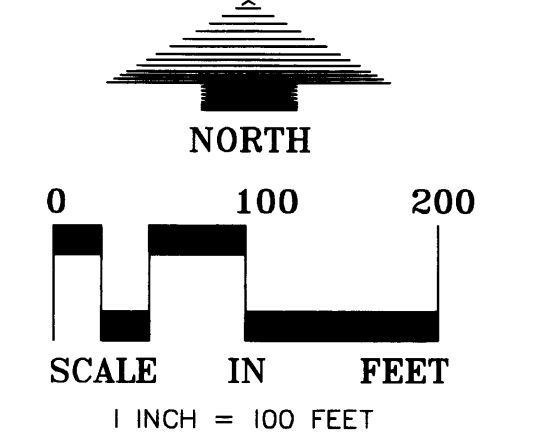
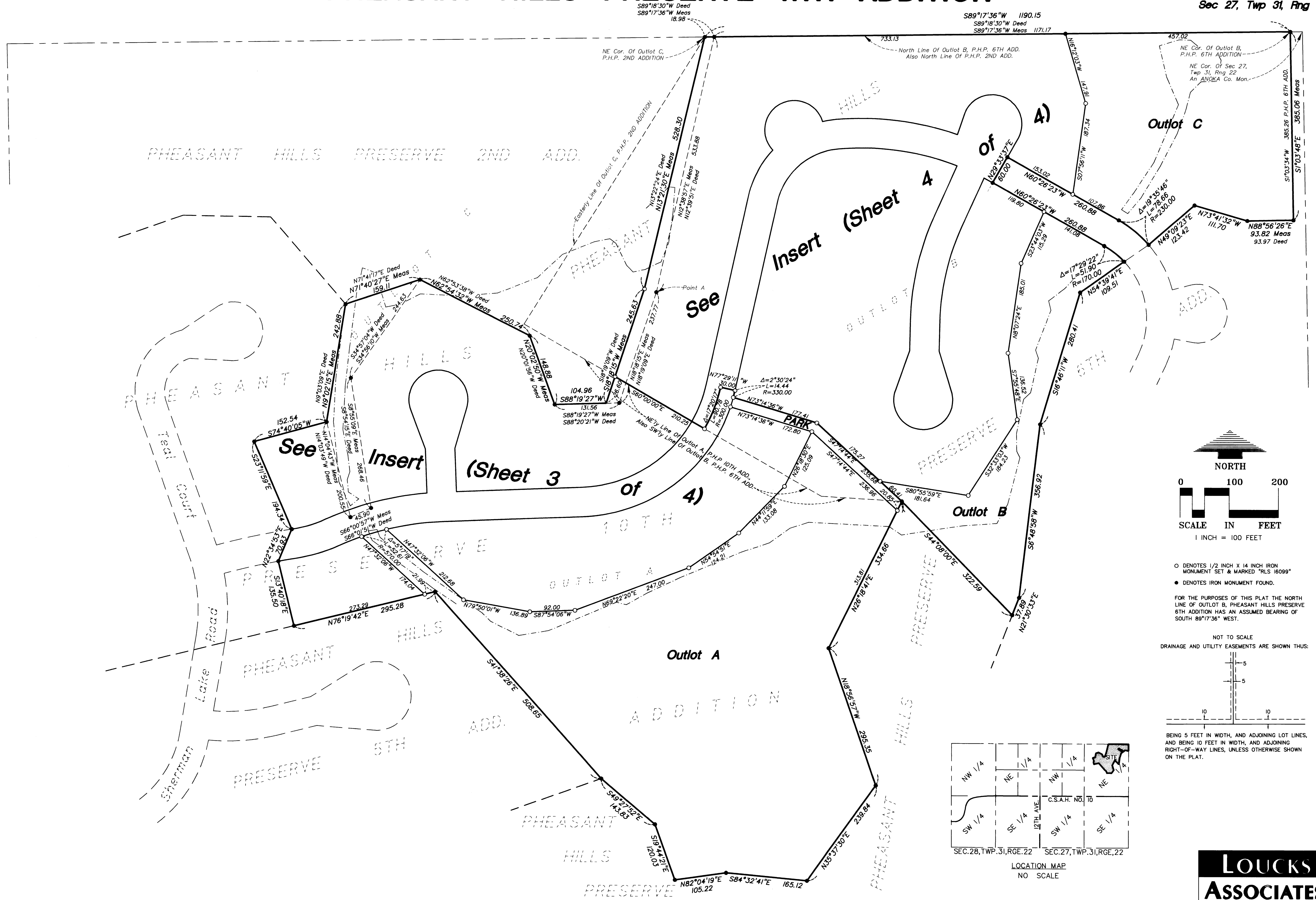
Doc. # 1506125
OFFICE OF COUNTY RECORDER
STATE OF MINNESOTA, COUNTY OF ANOKA
I hereby certify that the within instrument was filed in this office for record on the 13th day of June A.D., 2000 at 3:12 o'clock P.M., and was duly recorded in book 58 page 38
Edward M. Traska
County Recorder
By EIC

Receipt No. 2000045428

\$1,715.00



PHEASANT HILLS PRESERVE 11TH ADDITION



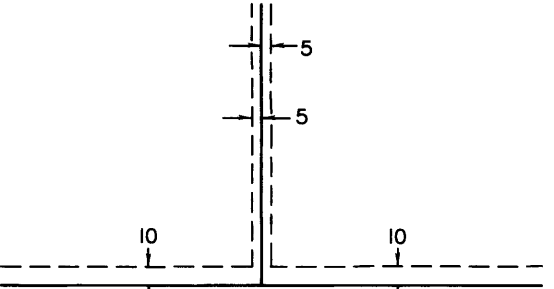
○ DENOTES 1/2 INCH X 1/4 INCH IRON MONUMENT SET & MARKED "RLS 16099"

● DENOTES IRON MONUMENT FOUND.

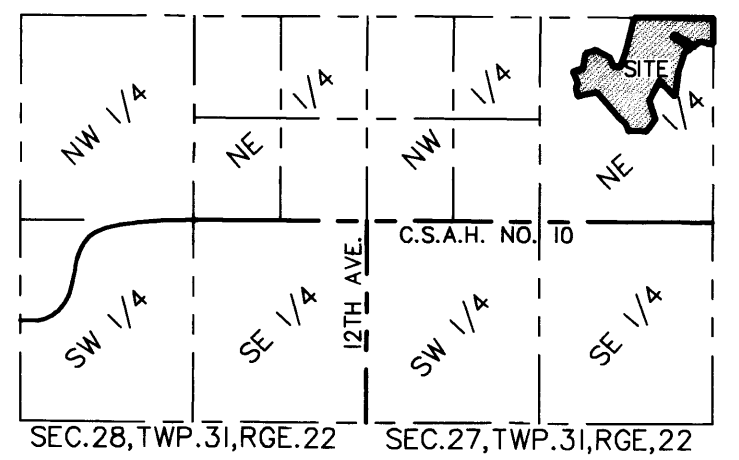
FOR THE PURPOSES OF THIS PLAT THE NORTH LINE OF OUTLOT B, PHEASANT HILLS PRESERVE 6TH ADDITION HAS AN ASSUMED BEARING OF SOUTH 89°17'36" WEST.

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.

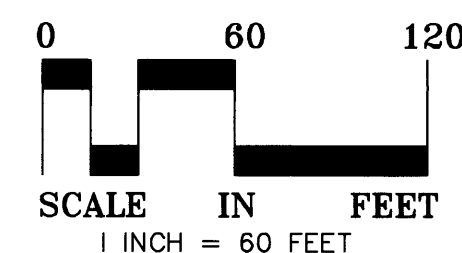
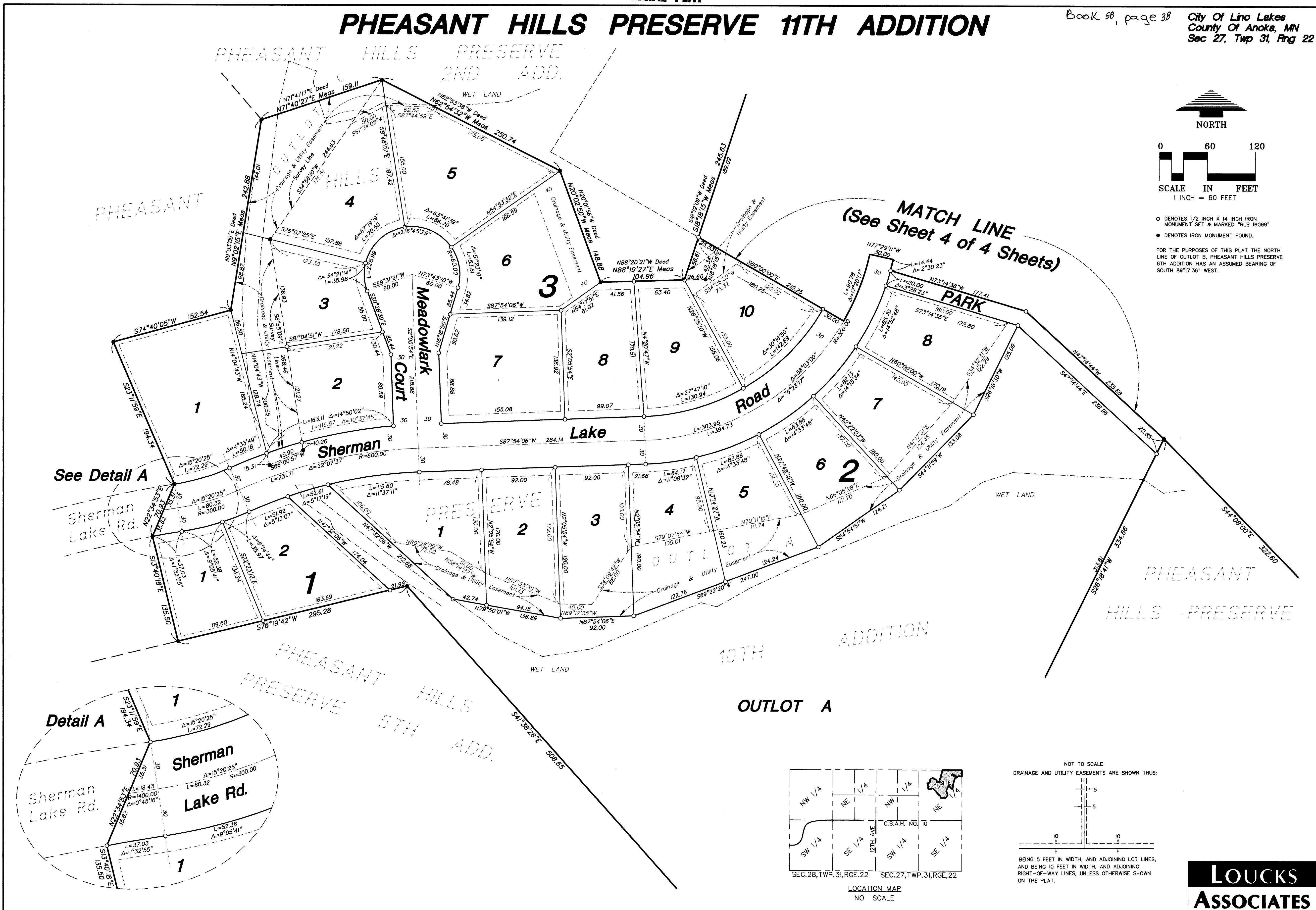


LOCATION MAP
NO SCALE

PHEASANT HILLS PRESERVE 11TH ADDITION

Book 58, page 38

City of Lino Lakes
County Of Anoka, MN
Sec 27, Twp 31, Rng 22

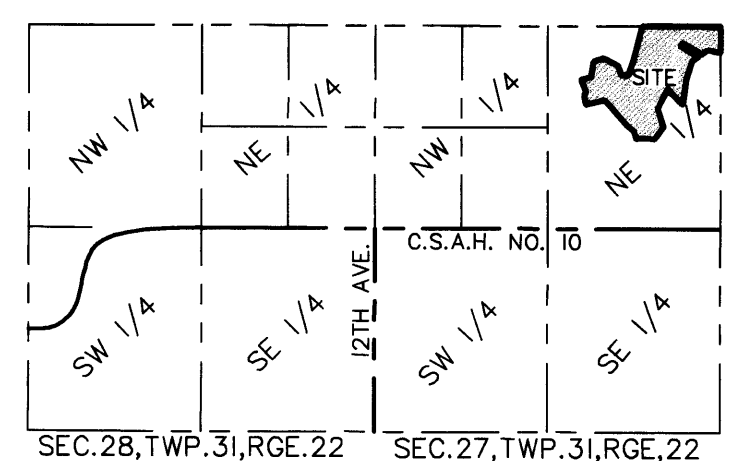
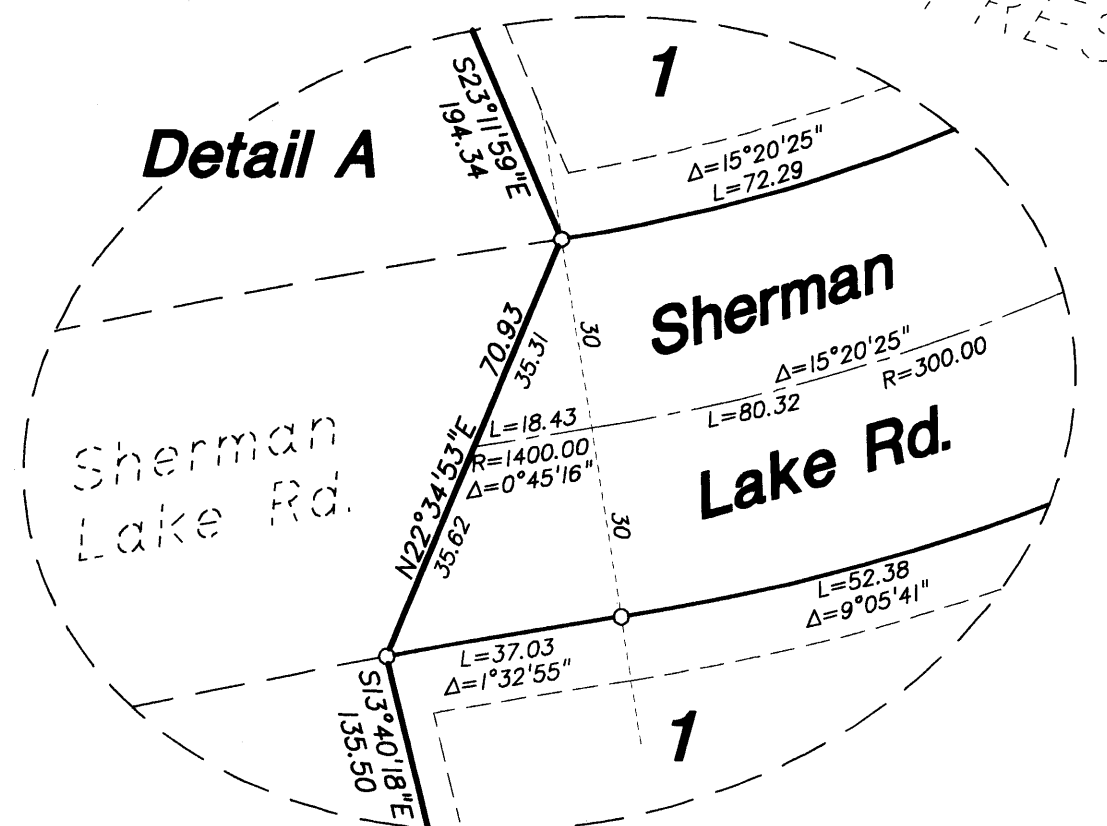


- DENOTES 1/2 INCH X 1/4 INCH IRON MONUMENT SET & MARKED "RLS 16099"
- DENOTES IRON MONUMENT FOUND.

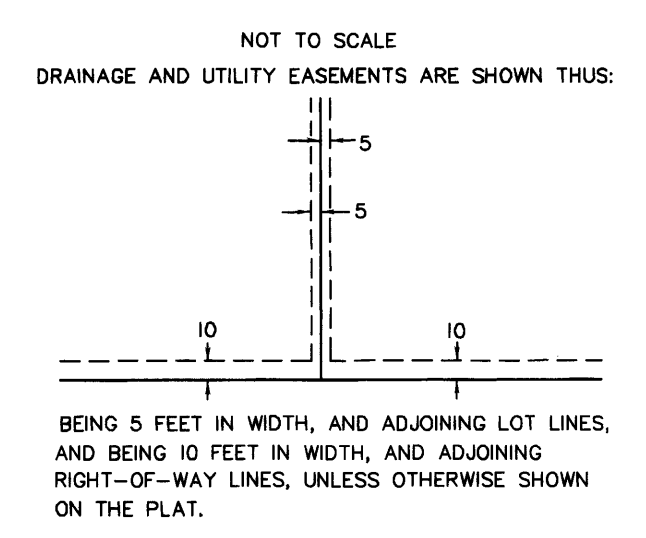
FOR THE PURPOSES OF THIS PLAT THE NORTH LINE OF OUTLOT B, PHEASANT HILLS PRESERVE 6TH ADDITION HAS AN ASSUMED BEARING OF SOUTH 89°17'36" WEST.

MATCH LINE
(See Sheet 4 of 4 Sheets)

See Detail A

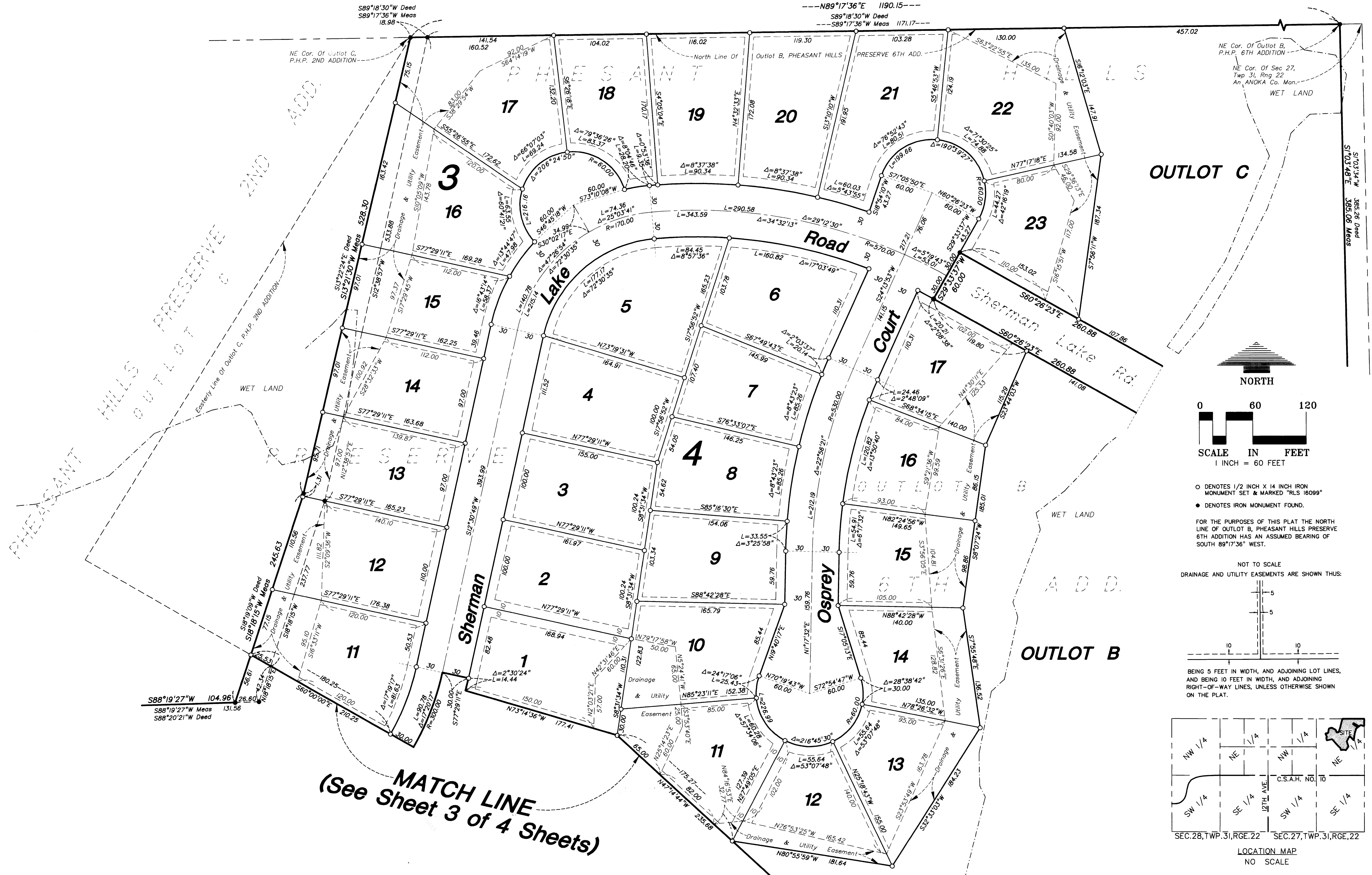


LOCATION MAP
NO SCALE



LOUCKS ASSOCIATES

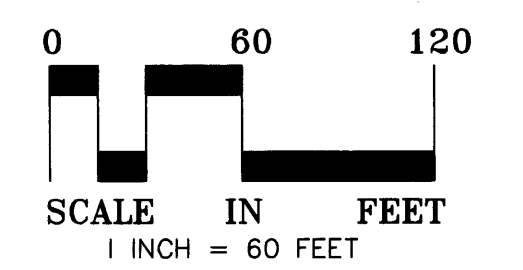
PHEASANT HILLS PRESERVE 11TH ADDITION



OUTLOT C

OUTLOT B

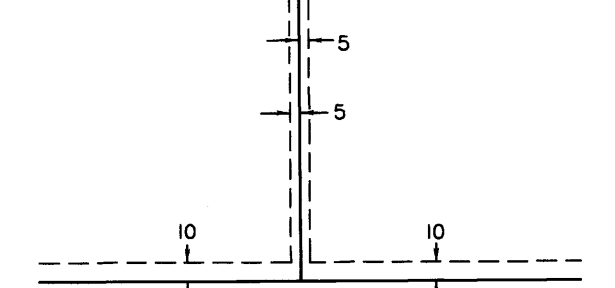
MATCH LINE
(See Sheet 3 of 4 Sheets)



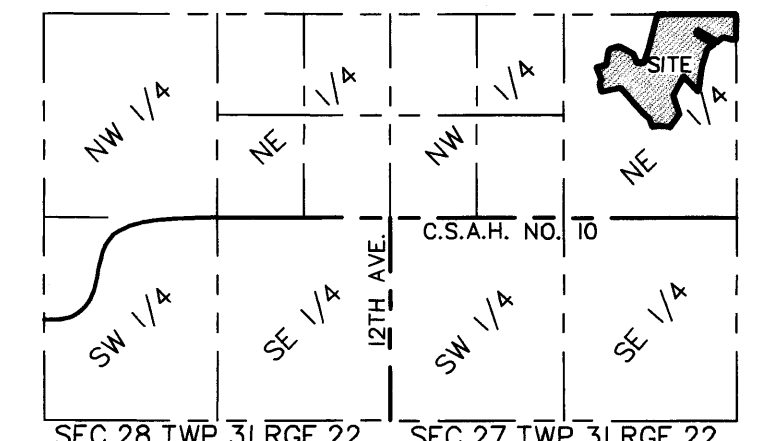
- DENOTES 1/2 INCH X 1/4 INCH IRON MONUMENT SET & MARKED "RLS 16099"
- DENOTES IRON MONUMENT FOUND.

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.

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.



LOCATION MAP
NO SCALE