

PHEASANT HILLS PRESERVE 3RD ADDITION

CITY OF LINO LAKES
COUNTY OF ANOKA

KNOW ALL MEN BY THESE PRESENTS: That Edward E. Vaughan and Delores E. Vaughan, husband and wife and Contractor Property Developers Company, a Minnesota corporation 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 A, PHEASANT HILLS PRESERVE 2ND ADDITION

Together with that part of the Northwest Quarter of Section 27, Township 31 North, Range 22 West, described as follows:

Commencing at the southeast corner of said Northwest Quarter; thence North 01 degree 07 minutes 04 seconds West, assumed bearing along the east line of said Northwest Quarter, 60.00 feet to the point of beginning of the parcel to be described; thence North 01 degree 07 minutes 04 seconds West, 240.00 feet; thence South 88 degrees 52 minutes 56 seconds West, 35.00 feet; thence South 01 degree 07 minutes 04 seconds East, 67.83 feet; thence southerly along a 260.00 foot radius, tangential curve, concave to the east, central angle 21 degrees 25 minutes 11 seconds, 97.20 feet; thence southerly along a 190.00 foot radius reverse curve, concave to the west, central angle 21 degrees 25 minutes 11 seconds, 71.03 feet; thence South 01 degree 07 minutes 04 seconds East, tangent to said curve, 7.80 feet to a line 60.00 feet north of and parallel with the south line of said Northwest Quarter; thence easterly 3.92 feet to the point of beginning and there terminating.

Have caused the same to be surveyed and platted as PHEASANT HILLS PRESERVE 3RD ADDITION, and do hereby donate and dedicate to the public for public use forever the drive and trail, and also dedicate the easements as shown on this plat for drainage and utility purposes only.

In witness whereof said Edward E. Vaughan and Delores E. Vaughan, husband and wife have hereunto set their hands this 11th day of November 1993.

Edward E. Vaughan
Edward E. Vaughan

Delores E. Vaughan
Delores E. Vaughan

In witness whereof said Contractor Property Developers Company, a Minnesota corporation has caused these presents to be signed by its proper officer this 11th day of November 1993.

CONTRACTOR PROPERTY DEVELOPERS COMPANY

Peter L. Scherer
Peter L. Scherer, President

In witness whereof said First State Bank of Wyoming, a Minnesota corporation has caused these presents to be signed by its proper officers this 12 day of November 1993.

FIRST STATE BANK OF WYOMING

M. A. Zaun
M. A. Zaun, Exec. V. Pres.

Bernice Zaun
Bernice Zaun, V. Pres.

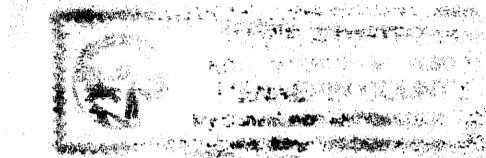
STATE OF MINNESOTA
COUNTY OF Hennepin

The foregoing instrument was acknowledged before me this 11 day of November 1993, by Edward E. Vaughan and Delores E. Vaughan, husband and wife.

Michelle L. Olson
Notary Public Hennepin County, Minnesota
My Commission Expires 6-7-95

STATE OF MINNESOTA
COUNTY OF Hennepin

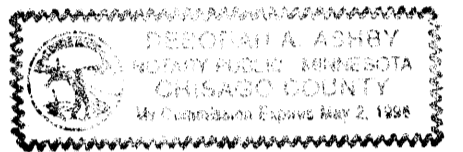
The foregoing instrument was acknowledged before me this 11th day of November 1993, by Peter L. Scherer, president of Contractor Property Developers Company, a Minnesota corporation, on behalf of the corporation.



Pamela Dietz
Notary Public Hennepin County, Minnesota
My Commission Expires Oct. 3, 1997

STATE OF MINNESOTA
COUNTY OF Chisago

The foregoing instrument was acknowledged before me this 12 day of November 1993, by M. A. Zaun, Exec. V. Pres. and Bernice Zaun, V. President, of First State Bank of Wyoming, a Minnesota corporation, on behalf of the corporation.



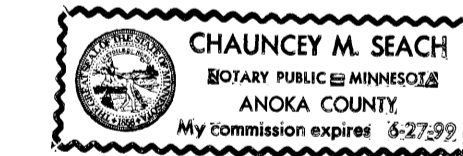
Deborah A. Oakley
Notary Public Chisago County, Minnesota
My Commission Expires May 2, 1996

I hereby certify that I have surveyed and platted the property described on this plat as PHEASANT HILLS PRESERVE 3RD 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 9th day of November 1993, by Paul J. McGinley, Registered Land Surveyor.



Chauncey M. Seach
Notary Public Anoka County, Minnesota
My Commission Expires June 27, 1999

LINO LAKES, MINNESOTA

This plat of PHEASANT HILLS PRESERVE 3RD ADDITION was approved by the City Council of Lino Lakes, Minnesota at a regular meeting thereof held this 25th day of October 1993. 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

Mayor
Mayor

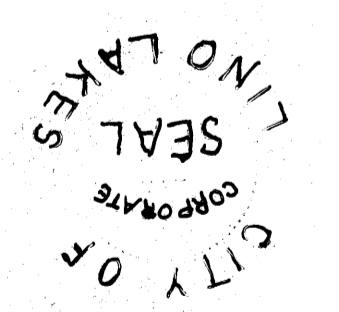
Marie H. Anderson
Clerk

ANOKA COUNTY SURVEYOR

Checked and approved this 22nd day of Nov. 1993.

Mark D. Andri
Anoka County Surveyor

1079906
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 22 A.D., 1993 at 1:30 o'clock P. M., and was duly recorded in book 4744 page 35
Edward M. Treska
County Recorder
By J. G. [Signature]
Deputy

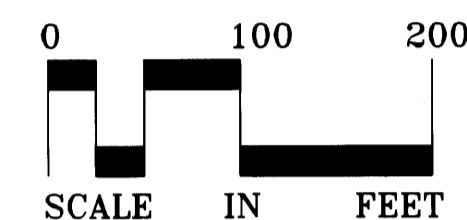
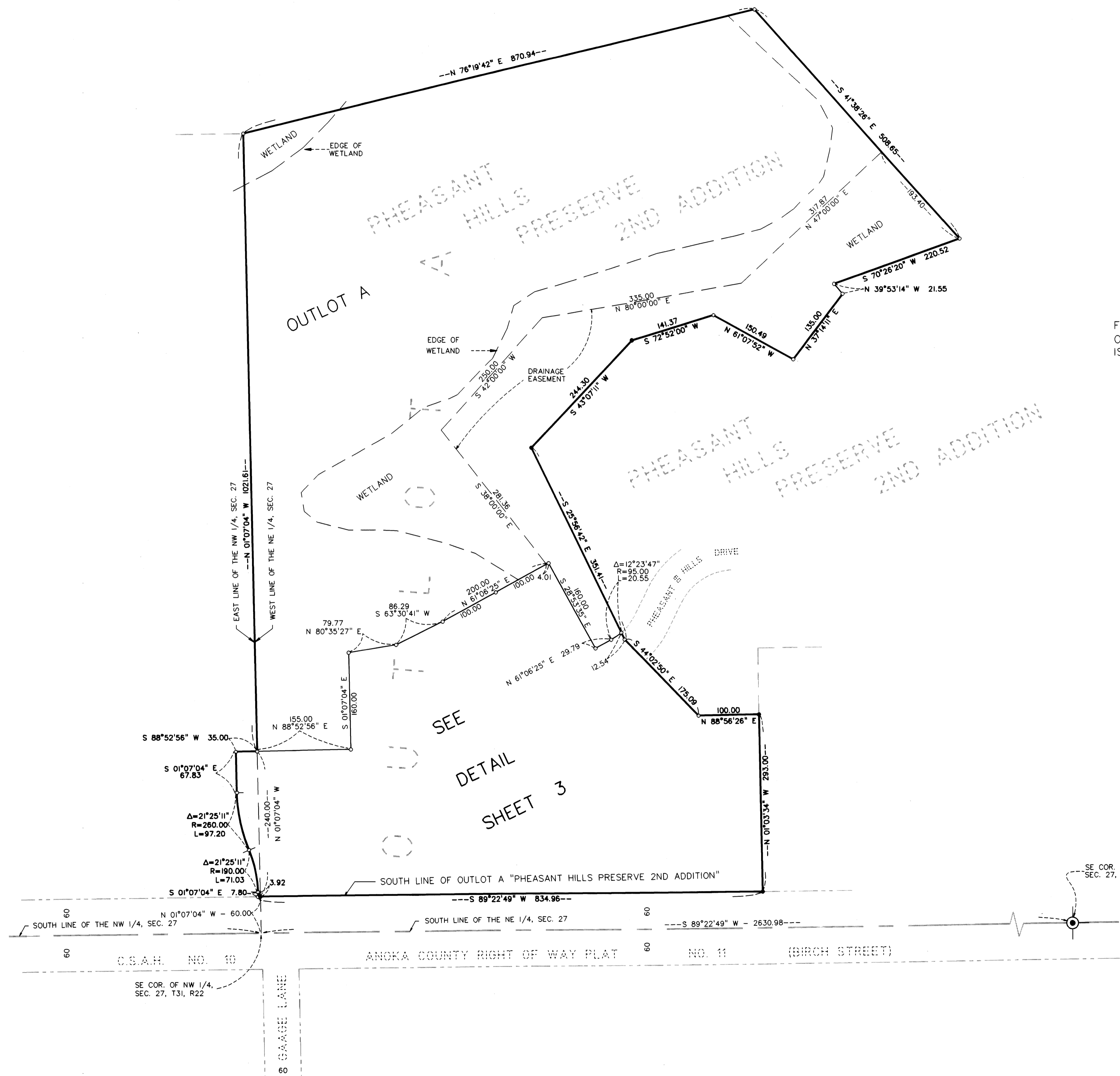


I HEREBY CERTIFY THAT THE CURRENT AND DELINQUENT TAXES ON THE LANDS DESCRIBED WITHIN ARE PAID AND THE TRANSFER IS ENTERED
Nov. 22 1993
Edward M. Treska
PROPERTY TAX ADMINISTRATOR
By J. Culver
DEPUTY PROPERTY TAX ADMINISTRATOR



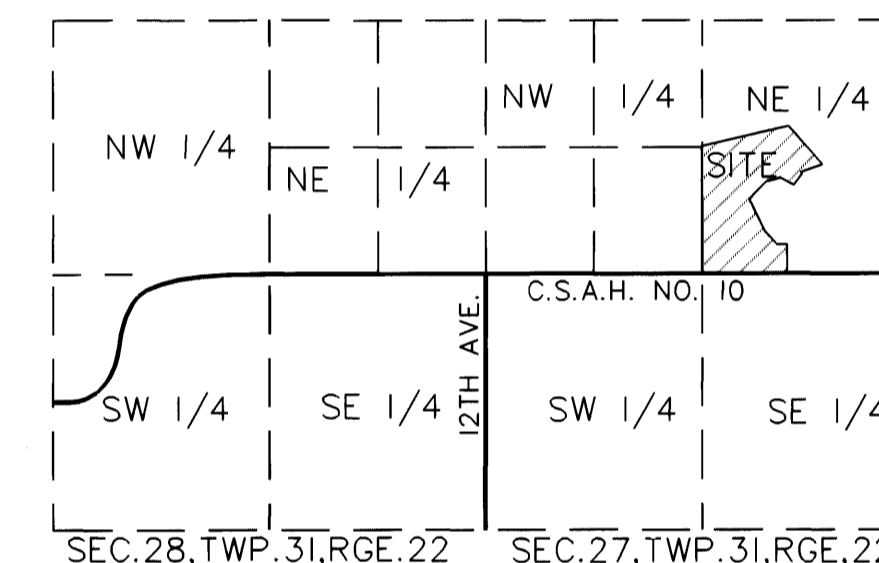
PHEASANT HILLS PRESERVE 3RD ADDITION

CITY OF LINO LAKES
COUNTY OF ANOKA



SCALE: 1 INCH = 100 FEET

FOR THE PURPOSE OF THIS PLAT THE SOUTH LINE OF OUTLOT A PHEASANT HILLS PRESERVE 2nd ADDITION IS ASSUMED TO BEAR S 89°22'49" W.

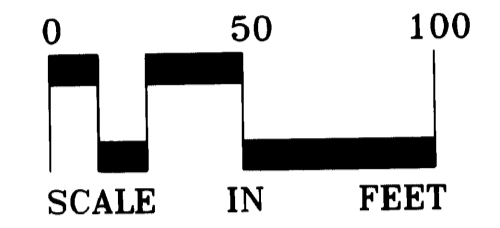


- DENOTES 1/2 INCH X 14 INCH IRON MONUMENT SET MARKED "STAMPED R L S 16099" TO BE SET ACCORDING TO MINNESOTA STATUTES, WHICH SHALL BE SET WITHIN ONE YEAR OF RECORDING THIS PLAT.
- DENOTES IRON MONUMENT FOUND
- ⊙ DENOTES ANOKA COUNTY MONUMENT



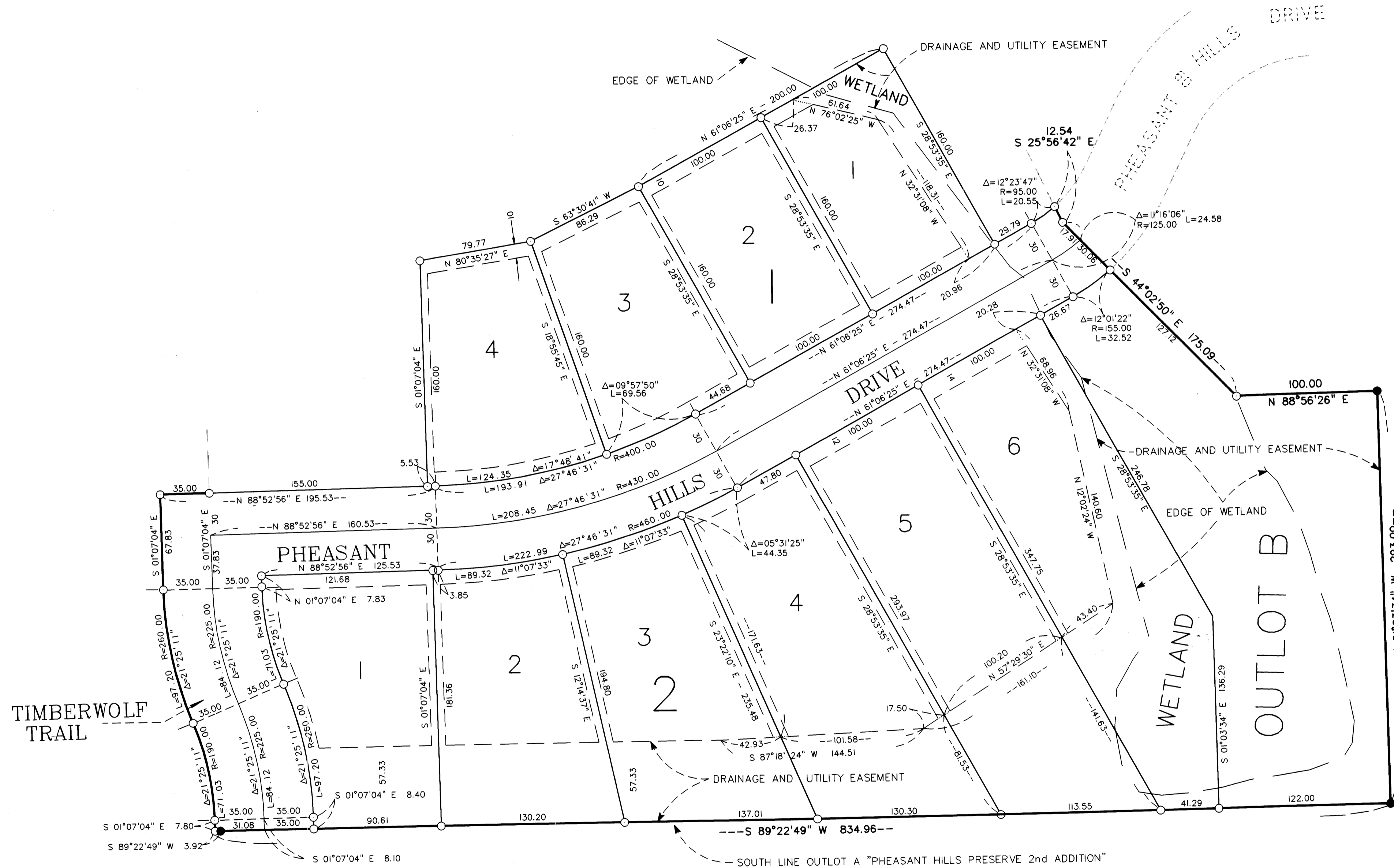
PHEASANT HILLS PRESERVE 3RD ADDITION

CITY OF LINO LAKES
COUNTY OF ANOKA



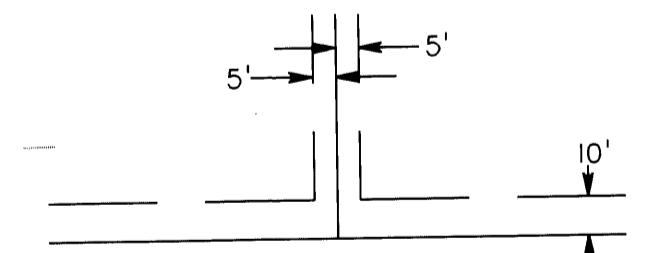
SCALE: 1 INCH = 50 FEET

FOR THE PURPOSE OF THIS PLAT THE SOUTH LINE OF
OUTLOT A PHEASANT HILLS PRESERVE 2ND ADDITION
IS ASSUMED TO BEAR S 89°22'49" W.



- DENOTES 1/2 INCH X 14 INCH IRON MONUMENT SET MARKED "STAMPED R L S 16099" TO BE SET ACCORDING TO MINNESOTA STATUTES, WHICH SHALL BE SET WITHIN ONE YEAR OF RECORDING THIS PLAT.
- DENOTES IRON MONUMENT FOUND

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



BEING 5 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.