

CITY OF LINO LAKES  
COUNTY OF ANOKA

# PHEASANT HILLS PRESERVE 5TH ADDITION

KNOW ALL MEN BY THESE PRESENTS: That Edward E. Vaughan and Dolores 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 3RD 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 1 degree 07 minutes 04 seconds West, assumed bearing, along the East line of said Northwest Quarter a distance of 60.00 feet to the northerly line of ANOKA COUNTY HIGHWAY RIGHT-OF-WAY PLAT NO. 11, being the point of beginning of the parcel to be described; thence North 1 degree 07 minutes 04 seconds West, along said East line, a distance of 1261.61 feet to the northeast corner of the Southeast Quarter, of said Northwest Quarter; thence westerly, along the North line of said Southeast Quarter, a distance of 170.00 feet; thence South 1 degree 07 minutes 04 seconds East, a distance of 155.00 feet; thence South 26 degrees 27 minutes 57 seconds West, a distance of 377.97 feet; thence South 1 degree 07 minutes 04 seconds East, a distance of 770.00 feet to said northerly line of ANOKA COUNTY RIGHT-OF-WAY PLAT NO. 11; thence easterly along said northerly line 345.01 feet to the point of beginning.

Excepting therefrom the following described parcel:

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 5TH ADDITION, and do hereby donate and dedicate to the public for public use forever the drive, circles, road and trail, the parks, 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 7<sup>th</sup> day of June 1994.

Edward E. Vaughan  
Edward E. Vaughan  
Dolores E. Vaughan  
Dolores 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 7<sup>th</sup> day of June 1994.

CONTRACTOR PROPERTY DEVELOPERS COMPANY

Peter L. Scherer  
Peter L. Scherer, President

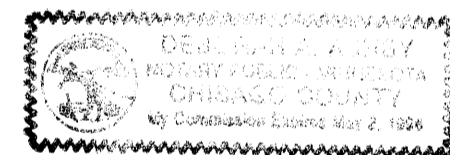
In witness whereof said First State Bank of Wyoming, a Minnesota corporation has caused these presents to be signed by its proper officers this 9 day of June 1994.

FIRST STATE BANK OF WYOMING

M.A. Zaruba  
M.A. Zaruba, its Exec. V. Pres.  
Bonnie Zaruba  
Bonnie Zaruba, its Vice Pres.

STATE OF MINNESOTA  
COUNTY OF CHISAGO

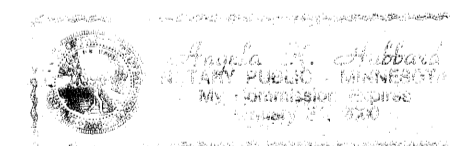
The foregoing instrument was acknowledged before me this 9 day of June 1994, by Edward E. Vaughan and Dolores E. Vaughan, husband and wife.



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

STATE OF MINNESOTA  
COUNTY OF Hennepin

The foregoing instrument was acknowledged before me this 7<sup>th</sup> day of June 1994, by Peter L. Scherer, president of Contractor Property Developers Company, a Minnesota corporation, on behalf of the corporation.



Angela W. Hubbard  
Notary Public Anoka County, Minnesota  
My Commission Expires January 31, 2000

STATE OF MINNESOTA  
COUNTY OF Chisago

The foregoing instrument was acknowledged before me this 9 day of June 1994, by M.A. Zaruba, its Exec. V. Pres., and Bonnie Zaruba, its Vice Pres., of First State Bank of Wyoming, a Minnesota corporation, on behalf of the corporation.



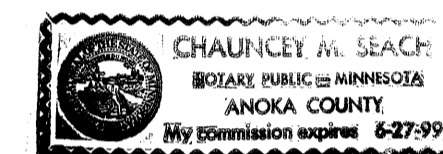
Deborah A. Ashby  
Notary Public Chisago County, Minnesota  
My Commission Expires May 2, 1996

I hereby certify that I have surveyed and platted the property described on this plat as PHEASANT HILLS PRESERVE 5TH 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 Registration No. 16099

STATE OF MINNESOTA  
COUNTY OF Hennepin

The foregoing Surveyor's Certificate was acknowledged before me this 7<sup>th</sup> day of June 1994, by Paul J. McGinley, Registered Land Surveyor.



Chauncey W. Beach  
Notary Public Anoka County, Minnesota  
My Commission Expires June 27, 1999

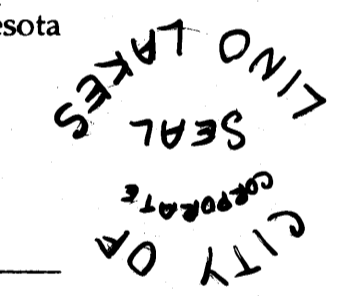
LINO LAKES, MINNESOTA

This plat of PHEASANT HILLS PRESERVE 5TH ADDITION was approved by the City Council of Lino Lakes, Minnesota at a regular meeting thereof held this 13<sup>th</sup> day of June 1994. 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

[Signature]  
Mayor

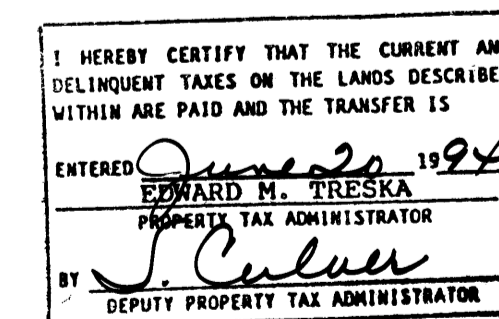
Marjorie H. Anderson  
Clerk



ANOKA COUNTY SURVEYOR

Checked and approved this 15<sup>th</sup> day of June 1994.

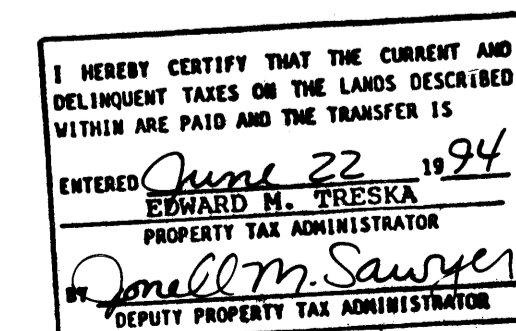
Murf D. Anderson  
Anoka County Surveyor



1122385

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 June 22, A.D., 1994 at 8 o'clock A.M. and was duly recorded in book 48 of PLATS page 20.  
Edward M. Treska  
County Recorder  
By [Signature]  
Deputy

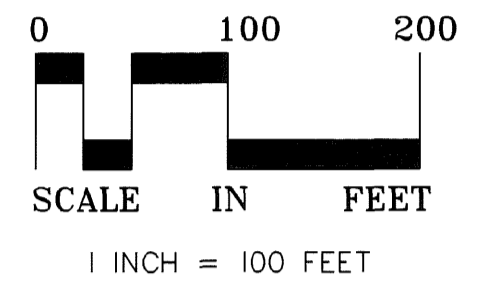
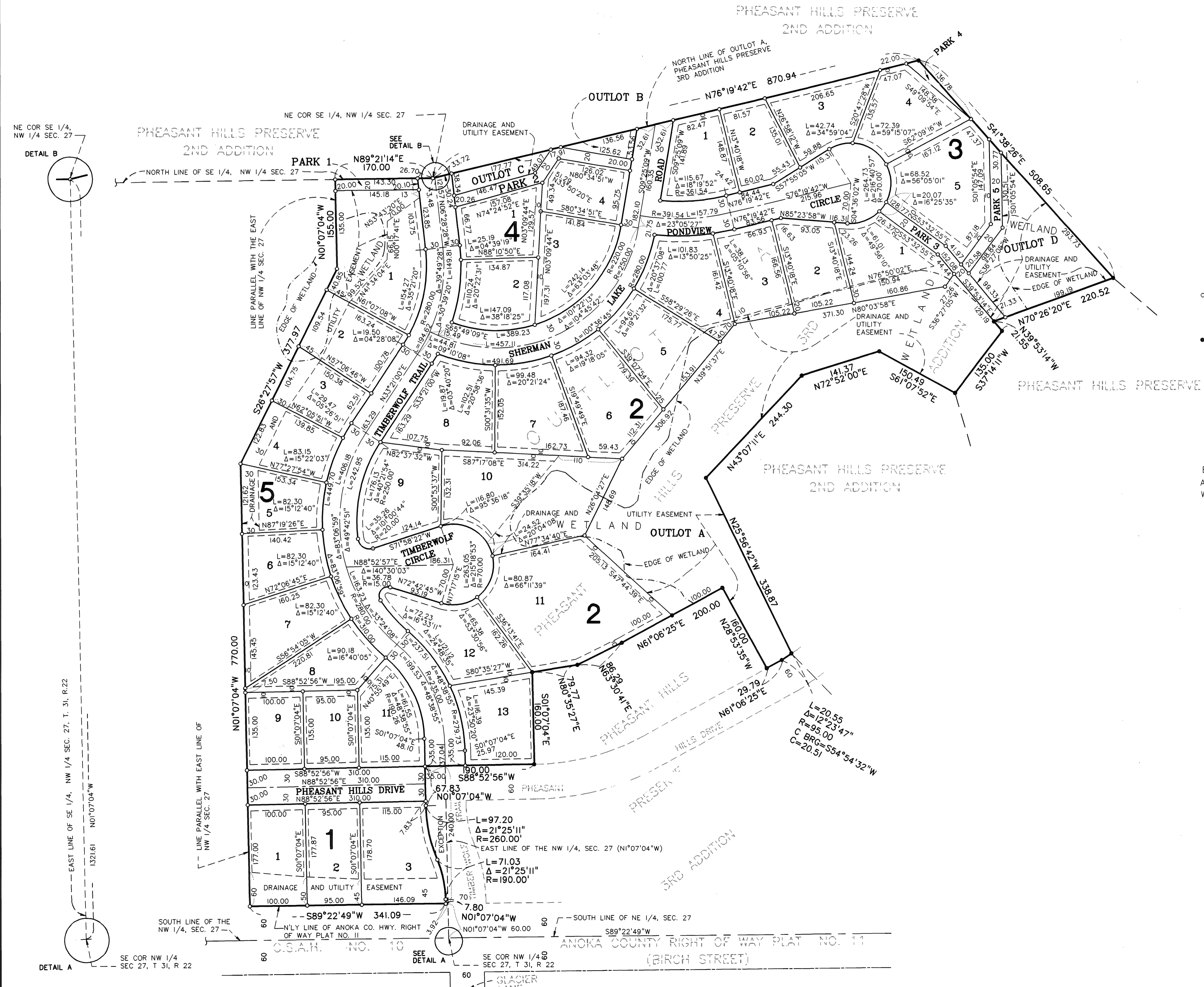


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Loecks  
Notary Public

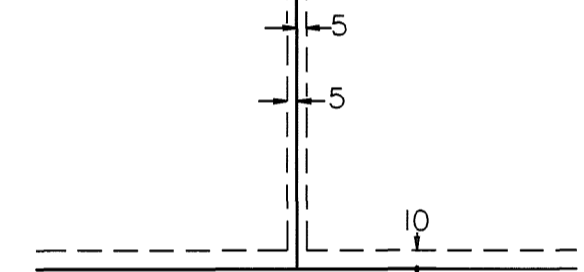
CITY OF LINO LAKES  
COUNTY OF ANOKA

# PHEASANT HILLS PRESERVE 5TH ADDITION

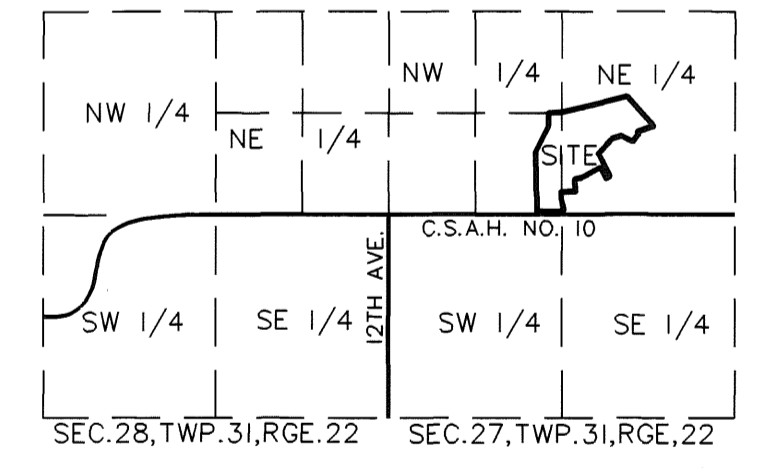


FOR THE PURPOSES OF THIS PLAT, THE WEST LINE OF OUTLOT A, PHEASANT HILLS PRESERVE 3RD ADDITION (E. LINE NW 1/4 SEC. 27, T. 31, R.22) IS ASSUMED TO BEAR N1°07'04"W

- DENOTES 1/2 INCH X 14 INCH IRON MONUMENT, MARKED " RLS 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 THIS:



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



LOCATION MAP  
NO SCALE

