

PHEASANT HILLS PRESERVE 7TH ADDITION

CITY OF LIND LAKES
COUNTY OF ANOKA

20

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 B, PHEASANT HILLS PRESERVE 2ND ADDITION

Have caused the same to be surveyed and platted as PHEASANT HILLS PRESERVE 7TH ADDITION, and do hereby donate and dedicate to the public for public use forever the trail and hill, 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 21st day of August, 1996.

Edward E. Vaughan Dolores E. Vaughan
Edward 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 21 day of August, 1996.

FIRST STATE BANK OF WYOMING

MA ZACHA BERTIE ZACHA
MA ZACHA, Sec Vice President Bertie ZACHA, Vice President

STATE OF MINNESOTA
COUNTY OF Ramsey

The foregoing instrument was acknowledged before me this 21st day of August, 1996, by Edward E. Vaughan and Dolores E. Vaughan, husband and wife.

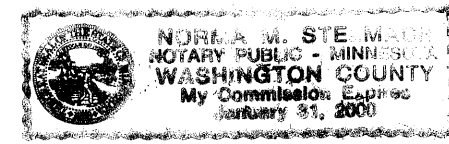
Chad N. Thuet
Notary Public Dakota County, Minnesota
My Commission Expires January 31, 2000



STATE OF MINNESOTA
COUNTY OF Chisago

The foregoing instrument was acknowledged before me this 21 day of August, 1996, by MA ZACHA and BERTIE ZACHA, Executive Vice President and Vice President, of First State Bank of Wyoming, a Minnesota corporation, on behalf of the corporation.

Yvonne M. Stelmach
Notary Public Washington County, Minnesota
My Commission Expires January 31, 2000



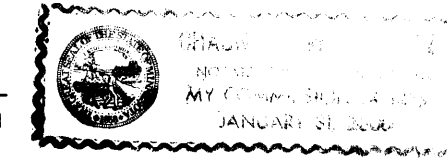
I hereby certify that I have surveyed and platted the property described on this plat as PHEASANT HILLS PRESERVE 7TH ADDITION; that this plat is a correct representation of said survey; that all distances are correctly shown on the plat in feet and hundredths of a foot; that all monuments will be correctly 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 16th day of August, 1996, by Paul J. McGinley, Registered Land Surveyor.

Charvency W. Schmitt
Notary Public Sherman County, Minnesota
My Commission Expires January 31, 2000



LIND LAKES, MINNESOTA

This plat of PHEASANT HILLS PRESERVE 7TH ADDITION was approved by the City Council of Lind Lakes, Minnesota, at a regular meeting thereof held this 24th day of June, 1996. 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 LIND LAKES, MINNESOTA

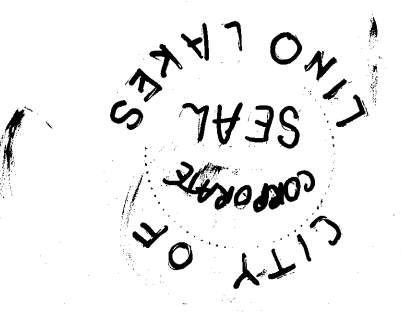
Public L. Sealus Mailey G. Anderson
Mayor Clerk

ANOKA COUNTY SURVEYOR

Checked and approved this 9th day of SEPTEMBER, 1996.

MERLYN D. ANDERSON
Anoka County Surveyor

by Larry D. Stein
deputy



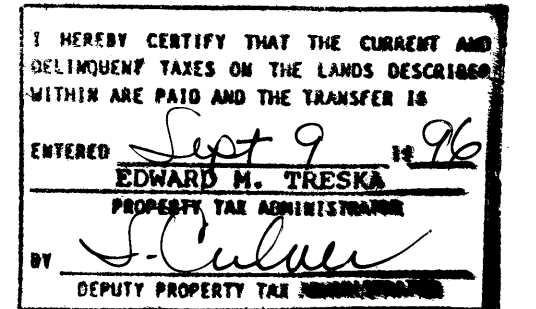
DOC # 1239603

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 9th of Sept A.D., 1996 at 11:25 o'clock A.M., and was duly recorded in book 53 of page 20.

By Edward M. Treska
County Recorder

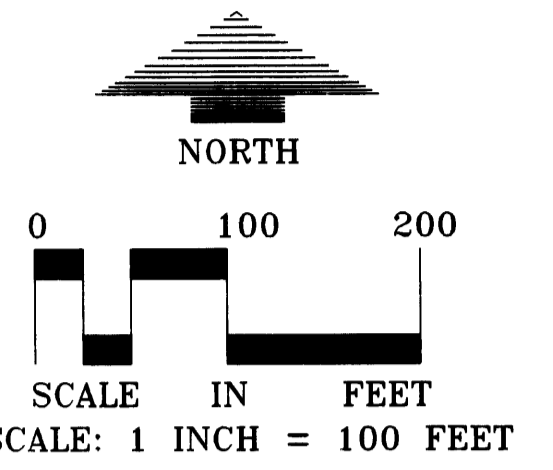
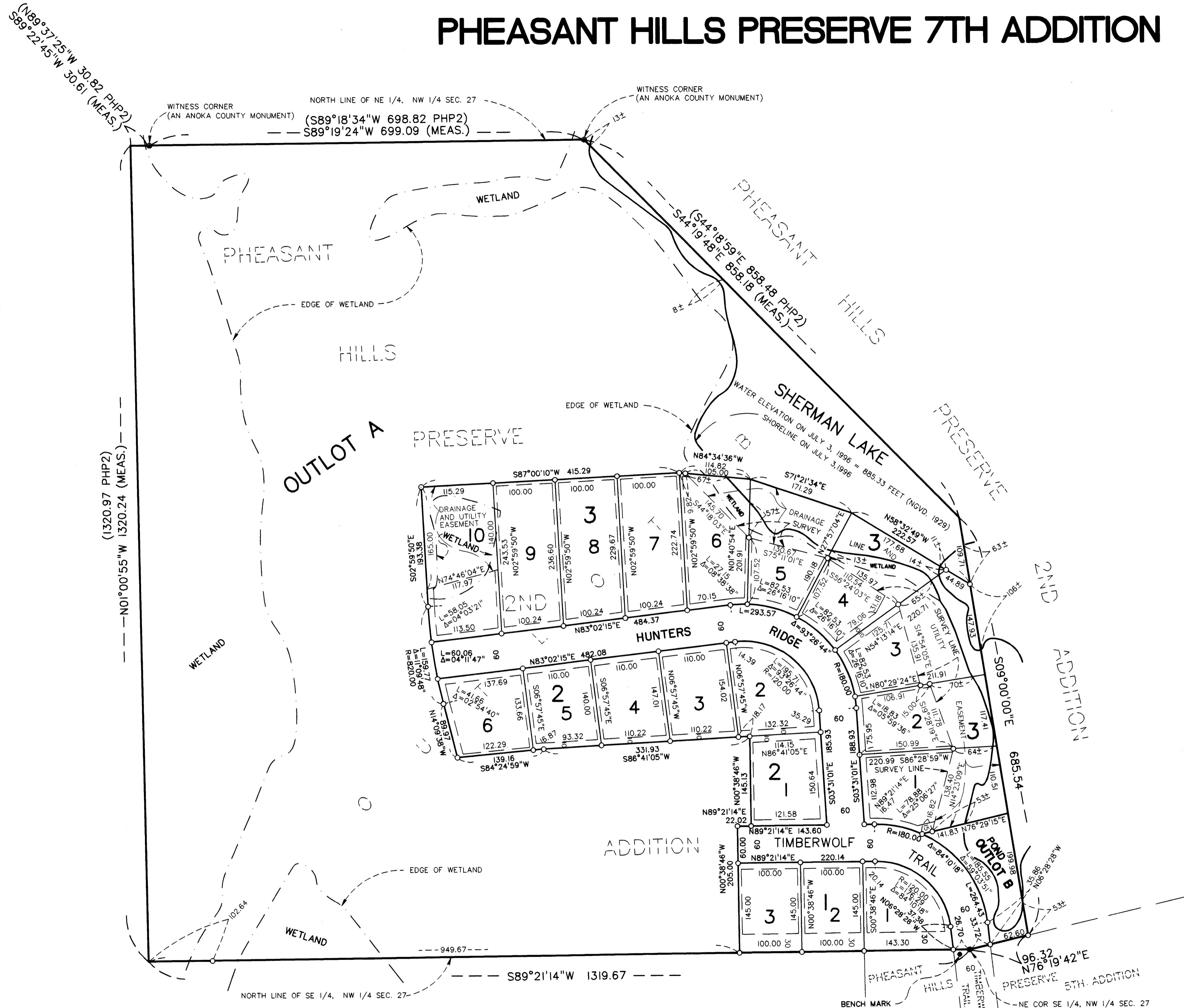
By ASH
Deputy



PHEASANT HILLS PRESERVE 7TH ADDITION

CITY OF LIND LAKES
COUNTY OF ANOKA

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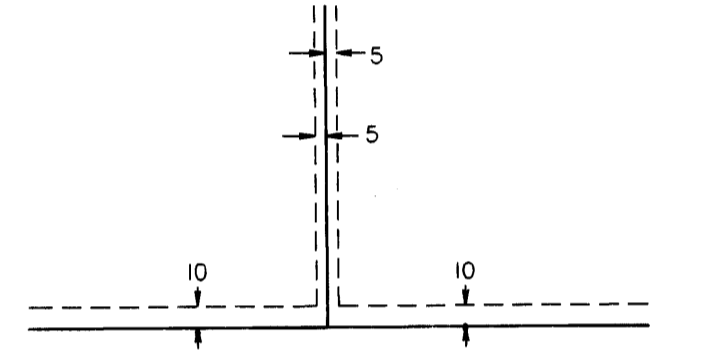


○ DENOTES 1/2" X 1/4" IRON MONUMENT, MARKED "RLS 16099", TO BE SET ACCORDING TO MINNESOTA STATUTES, WHICH SHALL BE SET WITHIN ONE YEAR OF RECORDING THIS PLAT.

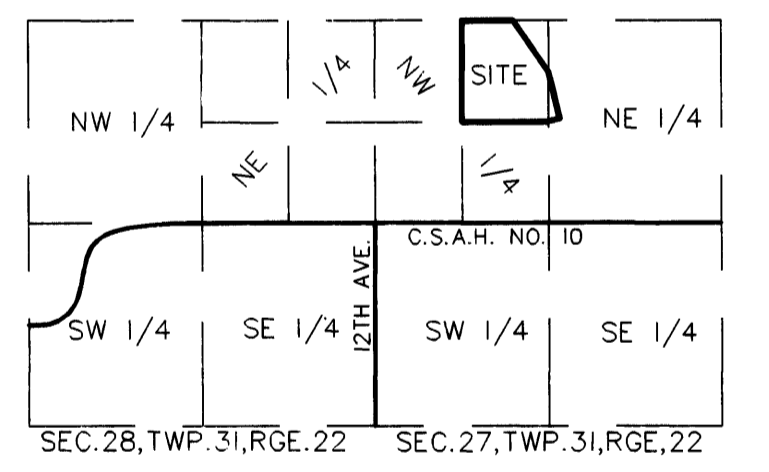
● DENOTES IRON MONUMENT FOUND.

FOR THE PURPOSE OF THIS PLAT, THE SOUTH LINE OF OUTLOT B, PHEASANT HILLS PRESERVE 2ND ADDITION IS ASSUMED TO HAVE A BEARING OF $S89^{\circ}21'14''W$.

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.



BENCH MARK: TOP NUT OF FIRE HYDRANT LOCATED NEAR THE S.E. CORNER OF LOT 1, BLOCK I. ELEVATION = 898.52 FEET (NGVD 1929)

"PHP2" INDICATES "PHEASANT HILLS PRESERVE 2ND ADDITION"