

# PHEASANT HILLS PRESERVE 9TH ADDITION

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:

That part of Outlot A, PHEASANT HILLS PRESERVE 8TH ADDITION, Anoka County, Minnesota, lying West of a line described as follows:

Commencing at the most easterly corner of said Outlot A; thence on an assumed bearing of North 58 degrees 32 minutes 49 seconds West, along the southerly line of said Outlot A, 222.57 feet; thence North 71 degrees 21 minutes 34 seconds West, along said southerly line, 171.29 feet; thence North 84 degrees 34 minutes 36 seconds West, along said southerly line, 93.49 feet to the point of beginning of the line to be described; thence North 15 degrees 57 minutes 02 seconds East 202.38 feet; thence North 27 degrees 28 minutes 33 seconds West 226.06 feet; thence North 79 degrees 32 minutes 33 seconds West 313.96 feet; thence North 01 degrees 27 minutes 45 seconds West, 88.19 feet to the north line of said Outlot A and there terminating.

and lying east of the following described line:

Commencing at the Southwest corner of said Outlot A; thence on an assumed bearing of North 89 degrees 21 minutes 14 seconds East, along the most southerly line of said Outlot A, 61.78 feet, to the most southwesterly corner of said Lot 6, Block 1 PHEASANT HILLS PRESERVE 8TH ADDITION, said point being the point of beginning of the line to be described; thence North 22 degrees 37 minutes 35 seconds East along the easterly line of said Outlot A, 369.13 feet; thence North 02 degrees 59 minutes 50 seconds West, along said easterly line, 486.89 feet to the northwest corner of Lot 12, Block 1, PHEASANT HILLS PRESERVE 8TH ADDITION; thence North 17 degrees 21 minutes 15 seconds West 516.44 feet to the north line of said Outlot A and there terminating.

Have caused the same to be surveyed and platted as PHEASANT HILLS PRESERVE 9TH ADDITION, and do hereby donate and dedicate to the public for public use forever the trail, circle and park, 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 16<sup>th</sup> day of December, 1998.

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 16<sup>th</sup> day of December, 1998.

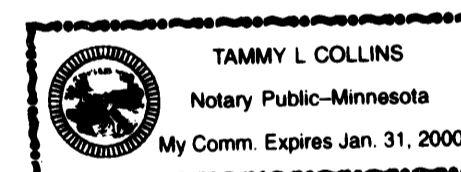
FIRST STATE BANK OF WYOMING

Kristi S. Nelson  
Kristi S. Nelson, Cashier  
Beatrice Zanuba  
Beatrice Zanuba, Vice President

STATE OF MINNESOTA  
COUNTY OF Chicago

The foregoing instrument was acknowledged before me this 16<sup>th</sup> day of December, 1998, by Edward E. Vaughan and Dolores E. Vaughan, husband and wife.

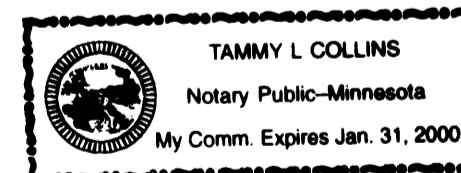
Tammy L. Collins  
Notary Public Washington County, Minnesota  
My Commission Expires \_\_\_\_\_



STATE OF MINNESOTA  
COUNTY OF Chicago

The foregoing instrument was acknowledged before me this 16<sup>th</sup> day of December, 1998, by Edward E. Vaughan and Dolores E. Vaughan and Kristi S. Nelson, Beatrice Zanuba, of First State Bank of Wyoming, a Minnesota corporation, on behalf of the corporation.

Tammy L. Collins  
Notary Public Washington County, Minnesota  
My Commission Expires \_\_\_\_\_



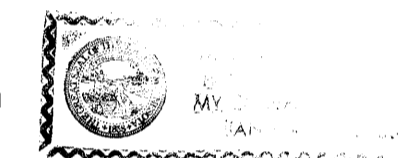
I hereby certify that I have surveyed and platted the property described on this plat as PHEASANT HILLS PRESERVE 9TH ADDITION; that this plat is a correct representation of said survey; that all distances are correctly shown on the plat in feet and hundredths of a foot; that all monuments will be correctly 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 15<sup>th</sup> day of December, 1998, by Paul J. McGinley, Registered Land Surveyor.

Chavonne K. Schuetz  
Notary Public Shakopee County, Minnesota  
My Commission Expires January 31, 2000



LINO LAKES, MINNESOTA

This plat of PHEASANT HILLS PRESERVE 9TH ADDITION was approved by the City Council of Lino Lakes, Minnesota, at a regular meeting thereof held this 24<sup>th</sup> day of August, 1998. 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.

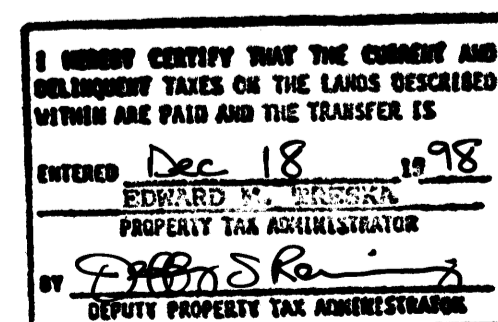
CITY COUNCIL OF LINO LAKES, MINNESOTA

Mayor  
Mayor  
Marilyn D. Anderson  
Clerk

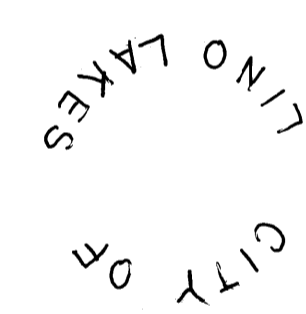
ANOKA COUNTY SURVEYOR

Checked and approved this 18<sup>th</sup> day of DECEMBER, 1998.

Larry D. Hoidan  
LARRY D. HOIDAN, Anoka County Surveyor



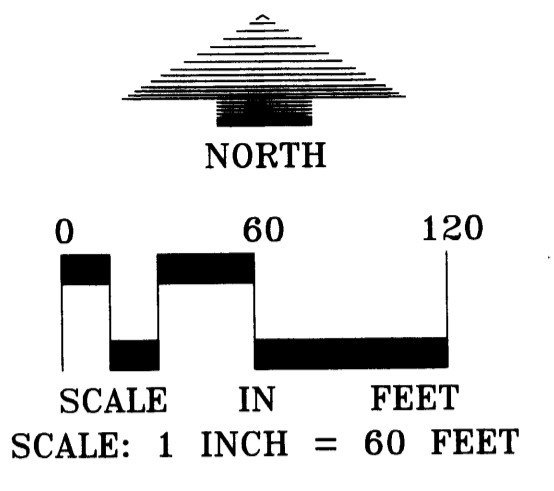
1394194  
OFFICE OF COUNTY RECORDER  
STATE OF MINNESOTA, COUNTY OF ANOKA  
I hereby certify that the within instrument was filed in this office for record on the Dec 18 A.D. 1998 at 9:30 o'clock A.M. and was duly recorded in book 56 page 35  
Edward M. Troaska  
County Recorder  
By MAE  
Deputy





CITY OF LIND LAKES  
COUNTY OF ANOKA

# PHEASANT HILLS PRESERVE 9TH ADDITION



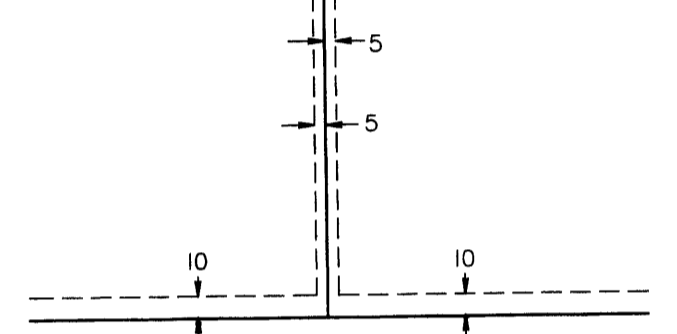
○ DENOTES 1/2" X 14" IRON MONUMENT, MARKED "RLS 16099", TO BE SET ACCORDING TO MINNESOTA STATUTES, WHICH SHALL BE SET WITHIN ONE YEAR OF RECORDING THIS PLAT.

● DENOTES IRON MONUMENT FOUND.

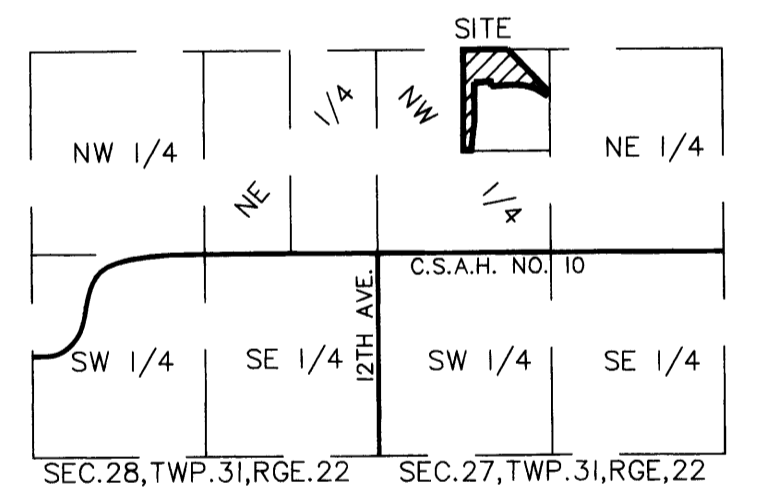
ALL MONUMENTS REQUIRED BY MINNESOTA STATUTE, AND NOT SHOWN ON THIS PLAT, WILL BE SET WITHIN 1 YEAR OF THE RECORDING DATE OF THIS PLAT, AND SHALL BE EVIDENCED BY A 1/2" X 14" IRON PIPE MARKED BY "RLS 16099".

FOR THE PURPOSES OF THIS PLAT, THE WEST LINE OF OUTLOT A, PHEASANT HILLS PRESERVE 8TH ADDITION IS ASSUMED TO HAVE A BEARING OF N01°00'55"W.

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

BENCH MARK: TOP NUT OF FIRE HYDRANT LOCATED APPROX. 110 FEET E. OF THE INTERSECTION OF HUNTERS RIDGE AND TIMBERWOLF TRAIL. ELEVATION = 912.32 FEET (NGVD 1929) (SEE SHEET 2 OF 3 SHEETS)

