

PHEASANT HILLS PRESERVE

CITY OF LINO LAKES
COUNTY OF ANOKA

KNOW ALL MEN BY THESE PRESENTS: That Edward E. Vaughan and Delores E. Vaughan, aka Edward E. Vaughn and Delores E. Vaughn, husband and wife, owners and proprietors of the following described property situated in the County of Anoka, State of Minnesota, to wit:

The North Half of the East Half of the Northwest Quarter of Section 27, Township 31, Range 22.

And

The Northeast Quarter of Section 27, Township 31, Range 22, EXCEPT the following tracts of land:

The East one and one-half rods thereof, as measured along the south line of the Northeast Quarter, Section 27;

and

Beginning at a point on the south line of the Northeast Quarter 24.75 feet West of the southeast corner thereof; thence north parallel with the east line of said Northeast Quarter for 333 feet; thence West parallel with the south line of said Northeast Quarter for 150 feet; thence South parallel with said east line of the Northeast Quarter for 333 feet to said south line of the Northeast Quarter, thence East along said south line for 150 feet to the point of beginning;

and

Beginning at a point on the south line of the Northeast Quarter 174.75 feet West of the southeast corner thereof; thence North parallel with the east line of said Northeast Quarter for 333 feet; thence East parallel with said south line of the Northeast Quarter for 150 feet; thence North parallel with said east line of the Northeast Quarter for 100 feet; thence West parallel with said south line of the Northeast Quarter for 450 feet; thence South parallel with said east line of the Northeast Quarter for 433 feet to said south line of the Northeast Quarter; thence East along said south line for 300 feet to the point of beginning;

and

That certain part of the Southwest Quarter of the Northeast Quarter in Section 27, Township 31, Range 22, described as follows, to-wit: Beginning at a point on the east line of said Northeast Quarter of Section 27, distant 33 feet North of the east quarter corner thereof; thence West along the north line of a public road parallel with the south line of said Northeast Quarter for 1390 feet to the point of beginning of the tract hereby described; thence continuing West along said north line of road parallel with said south line of the Northeast Quarter for 410 feet; thence North parallel with the east line of said Northeast Quarter for 425 feet; thence East parallel with said south line of the Northeast Quarter for 410 feet; thence South parallel with said East line of the Northeast Quarter for 425 feet to the point of beginning;

and

Parcel 45, ANOKA COUNTY HIGHWAY RIGHT-OF-WAY PLAT NO. 11.

And

The Northeast Quarter of the Northeast Quarter of Section 28, Township 31, Range 22.

And

The West Half of the Northwest Quarter of Section 27, Township 31, Range 22, EXCEPT the following described tracts of land:

Beginning at a point on the east and west quarter section line of Section 27, Township 31, Range 22, a distance of 1157.55 feet East of the west quarter corner of said Section 27; thence Northerly parallel with the east line of the West Half of the Northwest Quarter of said Section 27, a distance of 418.85 feet; thence Westerly parallel with said east and west quarter section line a distance of 208 feet; thence Southerly parallel with said east line of the West Half of the Northwest a distance of 418.85 feet to said east and west quarter section line; thence Easterly along said east and west quarter section line a distance of 208 feet to the point of beginning;

and

Commencing at the West Quarter corner of Section 27, Township 31, Range 22; thence Northerly along the west line of the Northwest Quarter of said Section 27 a distance of 560 feet; thence Easterly parallel with the south line of said Northwest Quarter of Section 27 a distance of 309.8 feet; thence Southerly parallel with said west line of the Northwest Quarter a distance of 560 feet to said south line of the Northwest Quarter of Section 27; thence Westerly along said south line of the Northwest Quarter a distance of 309.8 feet to the point of beginning;

and

Beginning at a point on the east and west quarter section line of Section 27, Township 31, Range 22, a distance of 949.55 feet Easterly from the west quarter corner of said Section 27; thence Northerly parallel with the east line of the West Half of the Northwest Quarter of said Section 27 a distance of 418.85 feet; thence westerly parallel with said east and west quarter section line a distance of 208.0 feet; thence Southerly parallel with said east line of the West Half of the Northwest Quarter a distance of 418.85 feet to said east and west quarter section line; thence Easterly along said east and west quarter section line a distance of 208.0 feet to the point of beginning;

and

Parcel 43, ANOKA COUNTY HIGHWAY RIGHT-OF-WAY PLAT NO. 11.

have caused the same to be surveyed and platted as PHEASANT HILLS PRESERVE and do hereby donate and dedicate to the public for public use forever the drive, the trail, the circle, the glen and park, and the easements for drainage and utility purposes only.

In witness whereof said Edward E. Vaughan and Delores E. Vaughan aka Edward E. Vaughn and Delores E. Vaughn, husband and wife, have hereunto set their hands this 7 day of May, 1991.

Edward E. Vaughan
Edward E. Vaughan
aka Edward E. Vaughn

Delores E. Vaughan
Delores E. Vaughan
aka Delores E. Vaughn

STATE OF MINNESOTA
COUNTY OF Chisago

The foregoing instrument was acknowledged before me this 7 day of May, 1991, by Edward E. Vaughan and Delores E. Vaughan aka Edward E. Vaughn and Delores E. Vaughn, husband and wife.

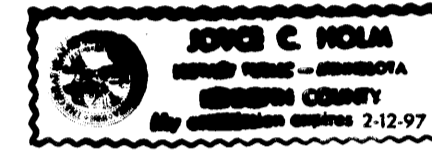
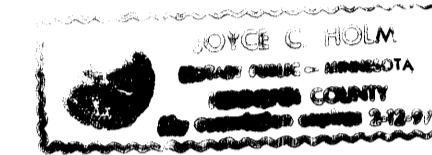
Patricia J. Arnold
Notary Public, Chisago County, Minnesota
My Commission expires April 29, 1992.

I hereby certify that I have surveyed and platted the property described on this plat as PHEASANT HILLS PRESERVE; 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 have been correctly placed in the ground as shown; that the outside boundary lines are correctly designated on the plat and that there are no wetlands or public highways to be designated on said plat other than as shown.

Walter J. Gregory
Walter J. Gregory, Land Surveyor
Minnesota License No. 14889

STATE OF MINNESOTA
COUNTY OF HENNEPIN

The foregoing Surveyor's Certificate was acknowledged before me this 14th day of May, 1991, by Walter J. Gregory, Land Surveyor.



Joyce C. Helm
Notary Public, Hennepin County, Minnesota
My Commission expires 2-12-97

LINO LAKES, MINNESOTA

This plat of PHEASANT HILLS PRESERVE was approved and accepted by the City Council of Lino Lakes, Minnesota, at a regular meeting thereof held this 13th day of November, A.D., 1991. The 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, provided by Minnesota Statutes, Section 505.03, Subd. 2.

CITY COUNCIL OF LINO LAKES, MINNESOTA

By Harold L. Biel Mayor
By Randall B. Schumacher City Administrator

This plat has been checked and approved this 11th day of June, 1991.

Merlyn D. Anderson
Merlyn D. Anderson
Anoka County Surveyor

936012

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 11 A.D., 1991

at 1:40 o'clock P.M., and was duly recorded in book 43 of Plats page 24

Red A. Rindell
County Recorder
By Dreta Kay Ege
Deputy

Edward M. Treaster
Edward M. Treaster
Anoka County Treasurer
Debra S. Remington
Deputy

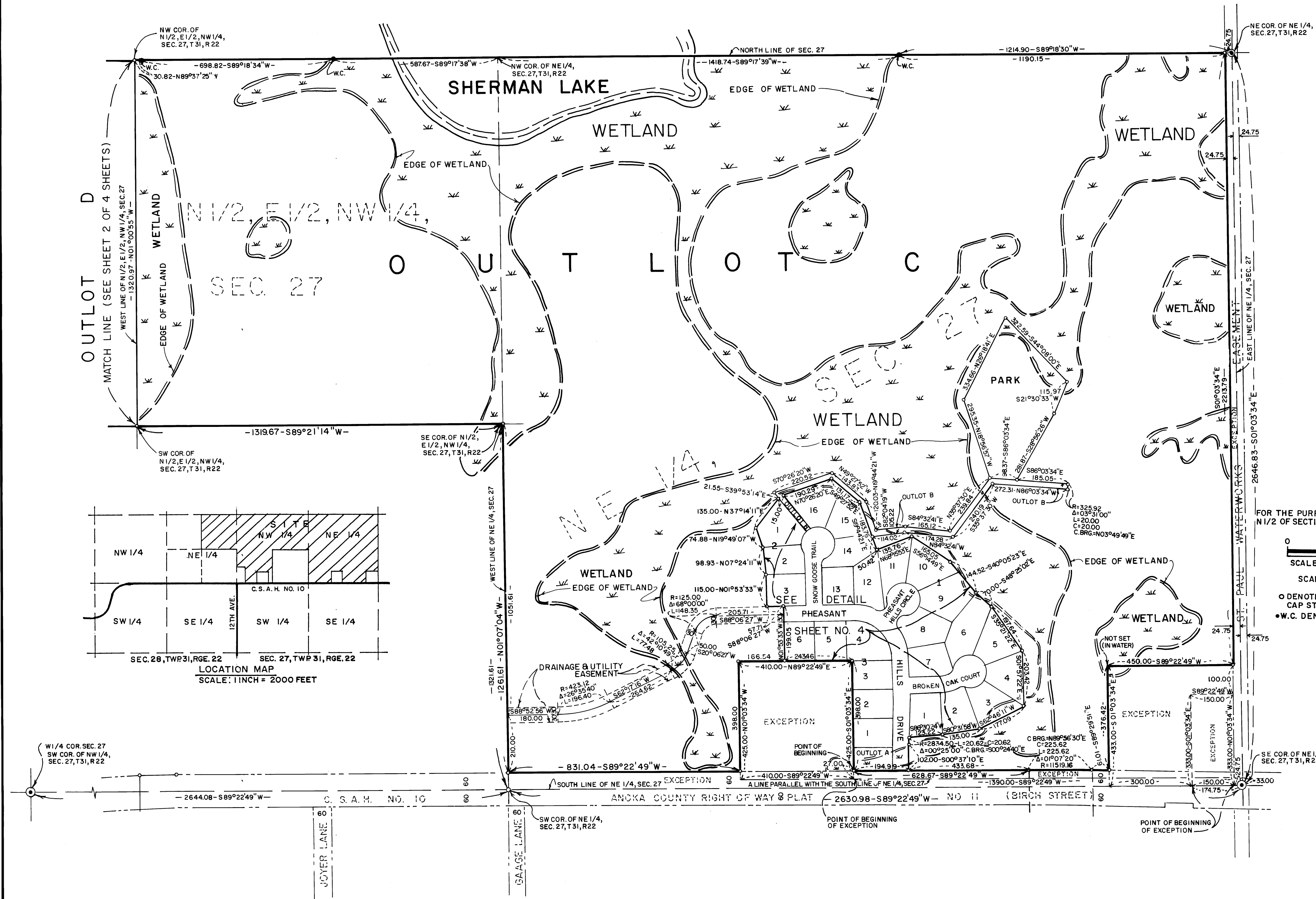
HEREBY CERTIFY THAT THE TAXES DUE ON THE LANDS DESCRIBED WITHIN ARE PAID
J. S. Seefeldt
Anoka County Treasurer



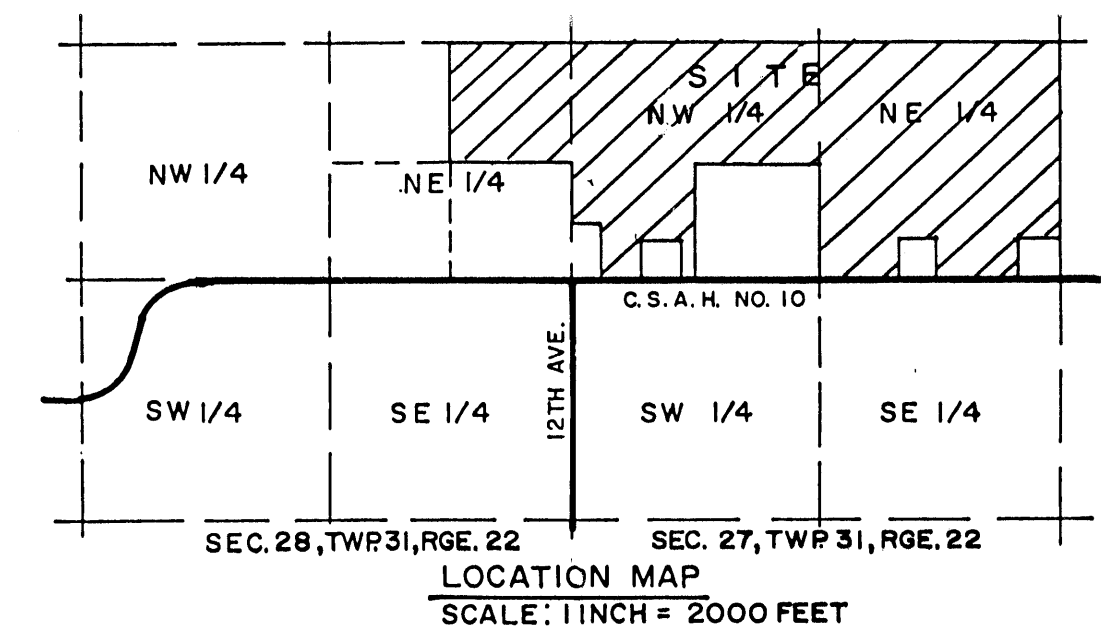
ENGINEERING SURVEYING PLANNING

PHEASANT HILLS PRESERVE

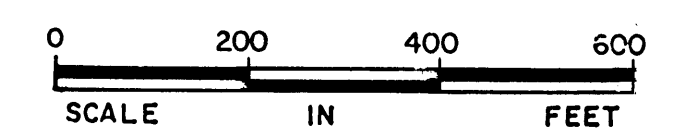
CITY OF LINO LAKES
COUNTY OF ANOKA



OUTLOT D
MATCH LINE (SEE SHEET 2 OF 4 SHEETS)

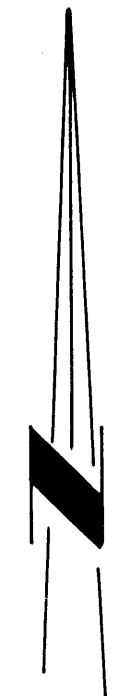


FOR THE PURPOSE OF THIS PLAT THE SOUTH LINE OF THE
NE 1/2 OF SECTION 27, T 31, R 22 IS ASSUMED TO BEAR N 89° 22' 49" E



SCALE: 1 INCH = 200 FEET

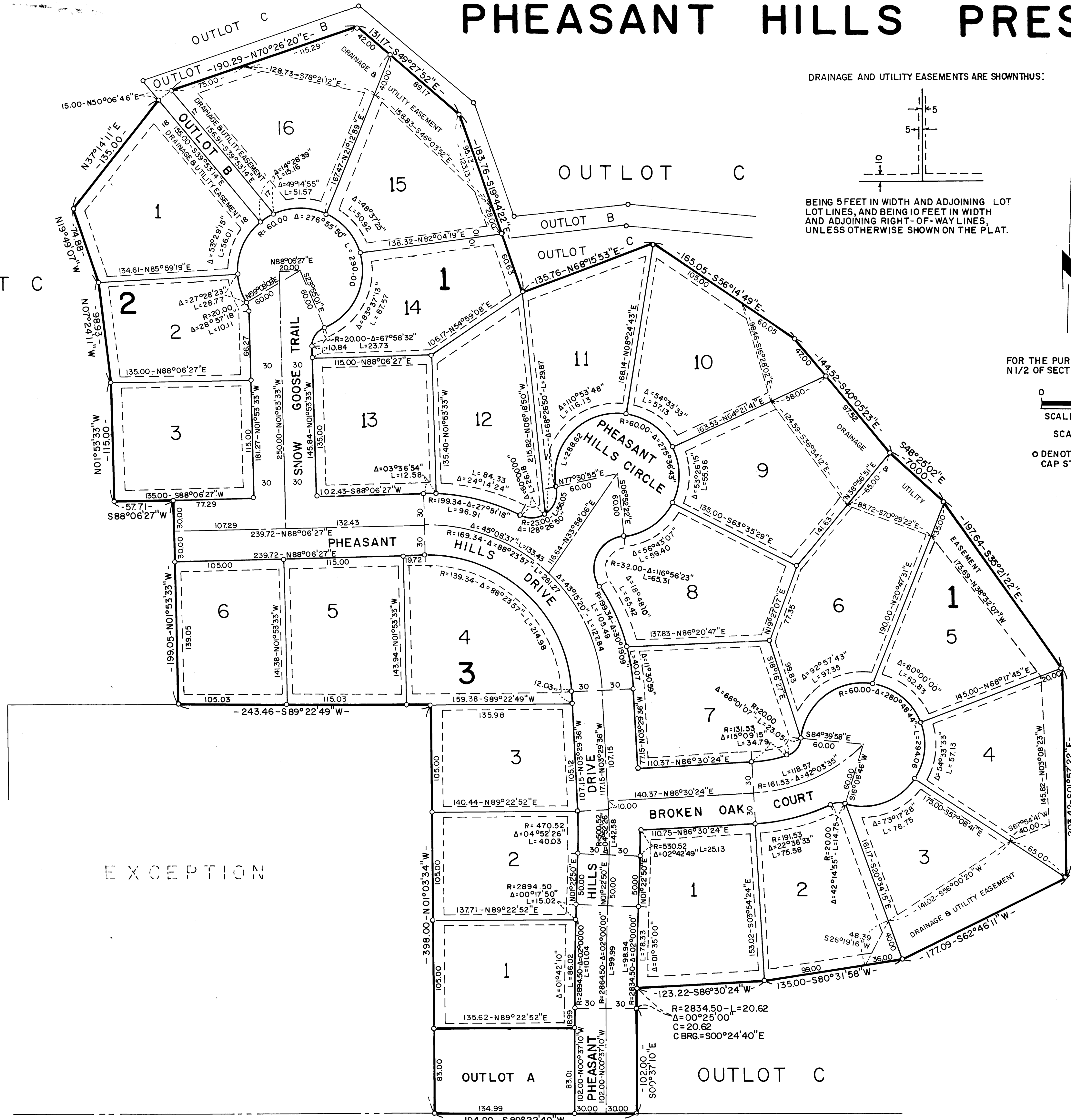
- DENOTES IRON MONUMENT SET WITH CAP STAMPED RLS 14889
- W.C. DENOTES WITNESS CORNER



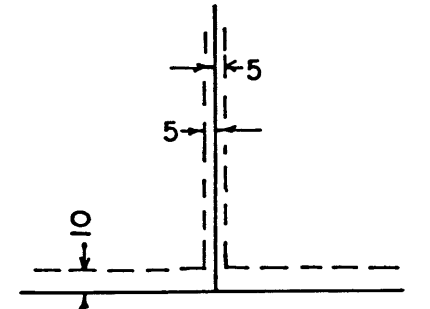
PHEASANT HILLS PRESERVE

CITY OF LINO LAKES
COUNTY OF ANOKA

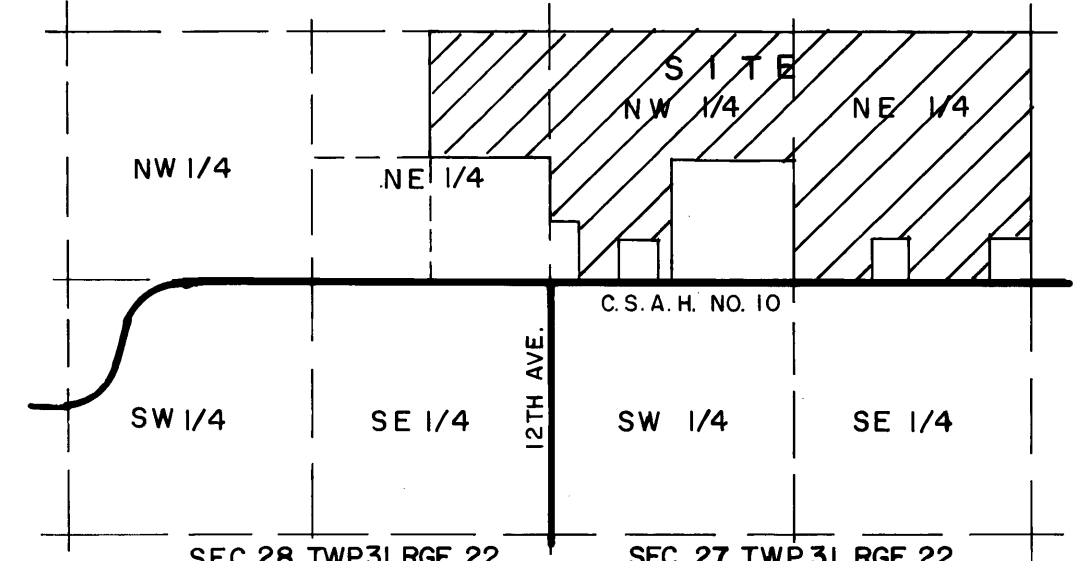
OUTLOT C



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
SCALE: 1 INCH = 2000 FEET

FOR THE PURPOSE OF THIS PLAT THE SOUTH LINE OF THE N 1/2 OF SECTION 27, T 31, R 22 IS ASSUMED TO BEAR N 89° 22' 49" E



SCALE: 1 INCH = 60 FEET

○ DENOTES IRON MONUMENT SET WITH CAP STAMPED RLS 14889

EXCEPTION

C.S.A.H. NO. 10 ANOKA COUNTY RIGHT OF WAY PLAT NO. 11 (BIRCH STREET)