

CITY OF COON RAPIDS
COUNTY OF ANOKA
SEC. 10, T. 31, R. 24

PHEASANT HILLS THIRD ADDITION

KNOW ALL PERSONS BY THESE PRESENTS: That John D. Caldwell, a single person, owner of the following described property:

Outlot B, PHEASANT HILLS, Anoka County, Minnesota.
(Certificate of Title No. 126605)
AND
The East 600 feet of the North Half of Lot 4, of COON CREEK GARDENS, EXCEPT;

That part of the North Half of Lot 4, COON CREEK GARDENS, Anoka County, Minnesota, lying easterly of a line parallel with and 40.00 feet easterly of the following described line:
Commencing at the North Quarter Corner of Section 10, Township 31, Range 24, thence North 88 degrees, 51 minutes, 49 seconds West along the North Line of the Northwest Quarter of said Section 10 a distance of 250.00 feet; thence South 0 degrees, 40 minutes, 36 seconds East, parallel to the East line of the Northwest Quarter of said Section 10, a distance of 75.00 feet to the point of beginning of the centerline to be described; thence continuing along the last described course a distance of 256.81 feet; thence southeasterly along a tangential curve, concave to the northeast, central angle 36 degrees, 52 minutes, 12 seconds, radius 599.97 feet, a distance of 366.08 feet; thence southerly along a reverse curve, concave to the southwest, central angle 36 degrees, 52 minutes, 12 seconds, radius 450.00 feet, a distance of 289.58 feet and there terminating.

AND that Richard A. Battles, a single person, owner of the following described property:
Outlot A, PHEASANT HILLS, Anoka County, Minnesota.
(Certificate of Title No. 117649)

Have caused the same to be surveyed and platted as PHEASANT HILLS THIRD ADDITION and do hereby dedicate to the public for public use the public ways and the drainage and utility easements as shown on this plat.

In witness whereof said John D. Caldwell, a single person, has hereunto set his hand this 10th day of May, 2018.
John D. Caldwell
John D. Caldwell

STATE OF Minnesota
COUNTY OF Anoka
This instrument was acknowledged before me this 10th day of May, 2018 by John D. Caldwell, a single person.
Seth M. Monroe
Seth M. Monroe
Notary Public, Minnesota
My commission expires January 31, 2019

In witness whereof said Richard A. Battles, a single person, has hereunto set his hand this 10th day of May, 2018.
Richard A. Battles
Richard A. Battles
STATE OF Minnesota
COUNTY OF Anoka
This instrument was acknowledged before me this 10th day of May, 2018 by Richard A. Battles, a single person.
Seth M. Monroe
Seth M. Monroe
Notary Public, Minnesota
My commission expires January 31, 2019

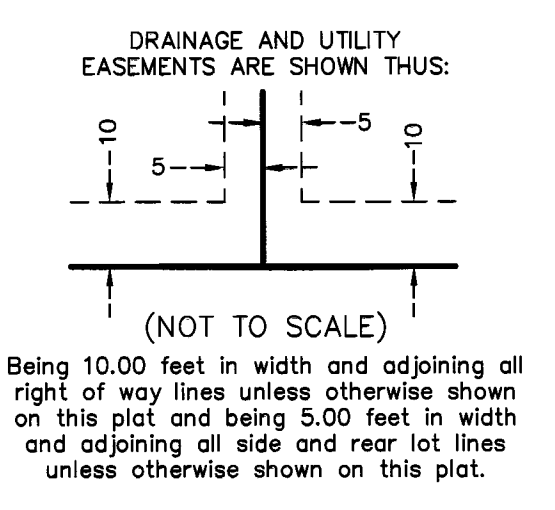
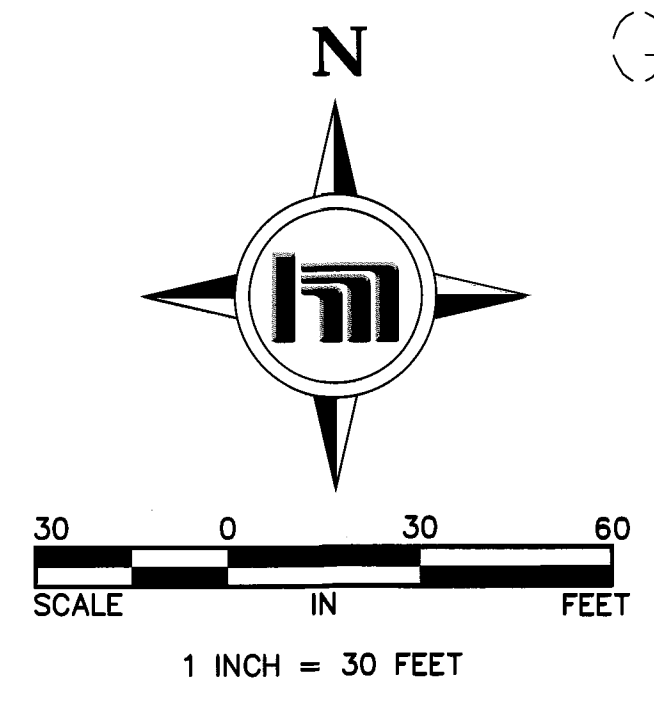
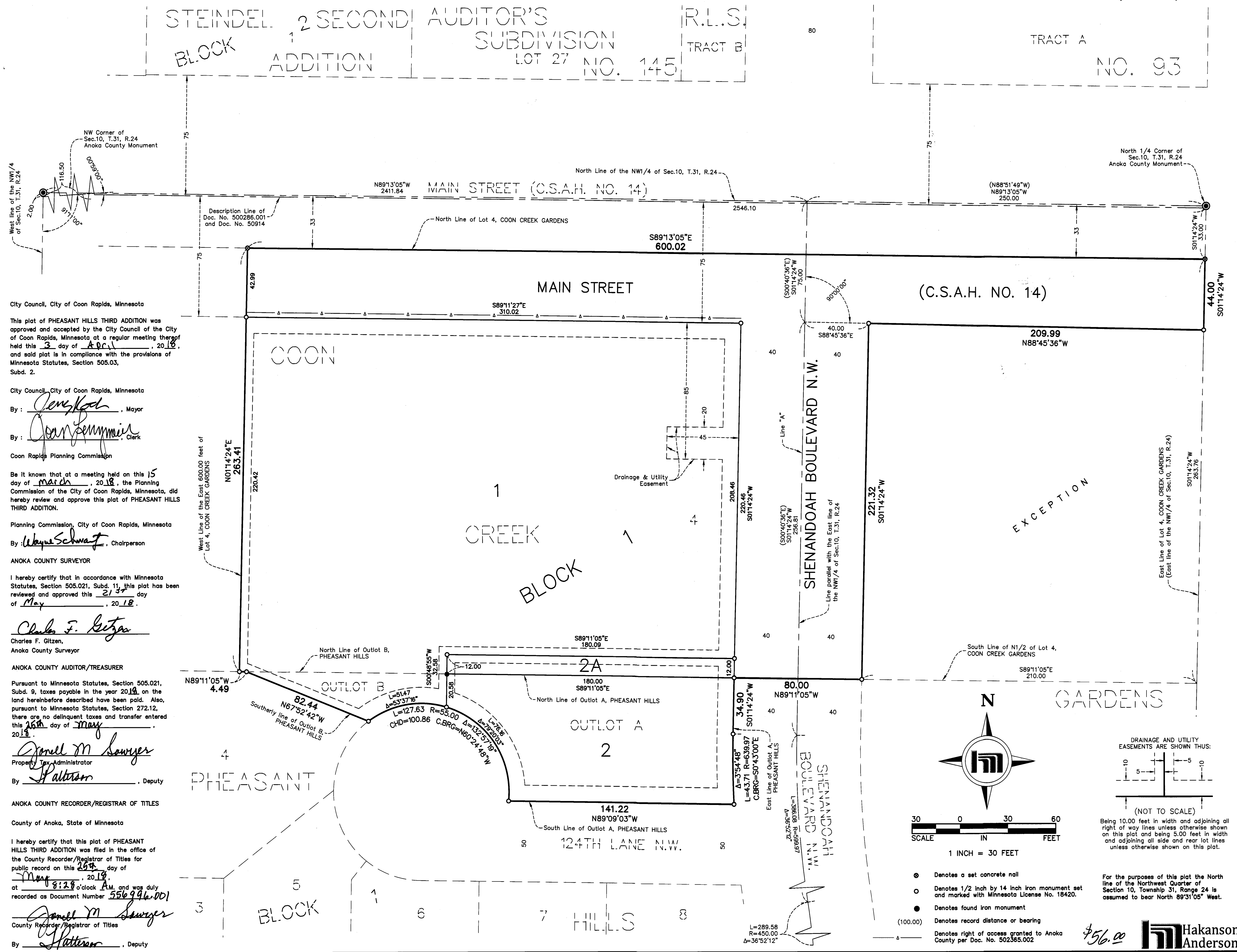
I Charles R. Christopherson do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this 9th day of May, 2018.
Charles R. Christopherson
Charles R. Christopherson, Licensed Land Surveyor
Minnesota License No. 18420
STATE OF MINNESOTA
COUNTY OF ANOKA
This instrument was acknowledged before me this 9th day of May, 2018 by Charles R. Christopherson.
Seth M. Monroe
Seth M. Monroe
Notary Public, Minnesota.
My commission expires January 31, 2019

I hereby certify that this plat of PHEASANT HILLS THIRD ADDITION was approved and accepted by the City Council of the City of Coon Rapids, Minnesota at a regular meeting thereof held this 3rd day of April, 2018, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

City Council, City of Coon Rapids, Minnesota
By: *John Kead*, Mayor
By: *Joan Pennington*, Clerk
Coon Rapids Planning Commission
By: *Wayne Schwart*, Chairperson
ANOKA COUNTY SURVEYOR
I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this 21st day of May, 2018.
Charles F. Gitzen
Charles F. Gitzen,
Anoka County Surveyor

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 2018 on the land hereinbefore described have been paid. Also, pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer entered this 16th day of May, 2018.
Janell M Sawyer
Janell M Sawyer
Property Tax Administrator
By: *Pat Johnson*, Deputy
ANOKA COUNTY RECORDER/REGISTRAR OF TITLES
County of Anoka, State of Minnesota
I hereby certify that this plat of PHEASANT HILLS THIRD ADDITION was filed in the office of the County Recorder/Registrar of Titles for public record on this 26th day of May, 2018.
at 8:28 o'clock A.M. and was duly recorded as Document Number 556 996.001
Janell M Sawyer
Janell M Sawyer
County Recorder/Registrar of Titles
By: *Pat Johnson*, Deputy



● Denotes a set concrete nail
○ Denotes 1/2 inch by 14 inch iron monument set and marked with Minnesota License No. 18420.
● Denotes found iron monument
(100.00) Denotes record distance or bearing
Denotes right of access granted to Anoka County per Doc. No. 502365.002
For the purposes of this plat the North line of the Northwest Quarter of Section 10, Township 31, Range 24 is assumed to bear North 89°31'05" West.
\$56.00
Hakanson Anderson