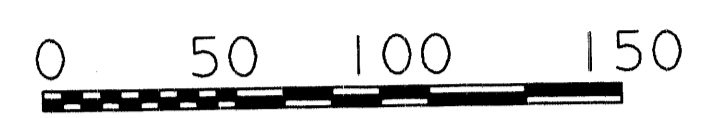


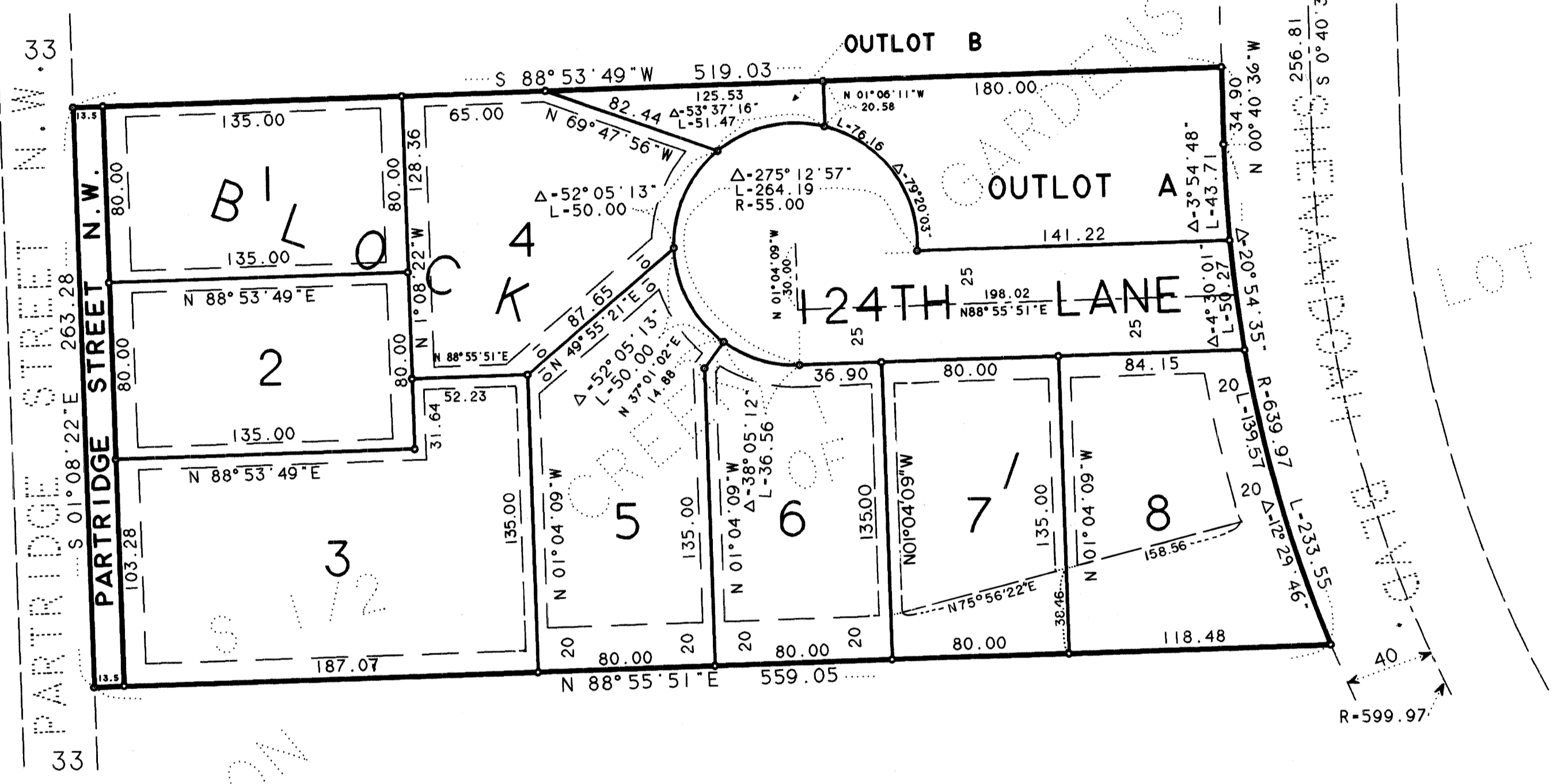
PHEASANT HILLS CITY OF COON RAPIDS COUNTY OF ANOKA

270642
 Office of REGISTRAR OF TITLES
 STATE OF MINNESOTA
 COUNTY OF ANOKA
 I believe to be the original instrument
 was filed in the office on AUG 17 1995
 at 4:30 o'clock P.M.
 County of Anoka, Registrar of Titles
 Katherine Bair



SCALE: 1 INCH = 50 FEET

• DENOTES IRON MONUMENT
 FOR THE PURPOSES OF THIS PLAT
 THE SOUTH LINE OF LOT 4 HAS AN
 ASSUMED BEARING OF N 88°55'51"E



KNOW ALL MEN BY THESE PRESENTS: That Richard A. Battles, single, owner, and GMAC Mortgage Corporation, of P.A., a Pennsylvania Corporation, successor by merger to GMAC Mortgage Corporation of Iowa, mortgagee of the following described property situated in the County of Anoka, State of Minnesota, to-wit:

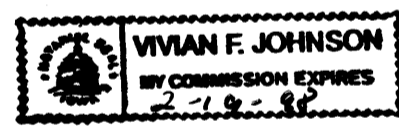
That part of the South One Half of Lot 4, Coon Creek Gardens, Anoka County, Minnesota, which lies westerly of a line distant 40.00 feet westerly of the following described line:

Commencing at the North Quarter Corner of Section 10, Township 31, Range 24; thence South 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 of said 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 386.08 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.

Have caused the same to be surveyed and platted as PHEASANT HILLS and do hereby donate and dedicate to the public for public use forever the lane, street and easements for utility and drainage purposes as shown on the plat. In witness whereof said Richard A. Battles, single, has hereunto set his hand this 17th day of August, 1995. In witness whereof said GMAC Mortgage Corporation of P.A., a Pennsylvania Corporation, has caused these presents to be signed by its proper officer this 25th day of July, 1995.

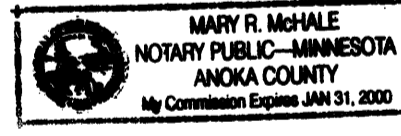
Signed: GMAC Mortgage Corporation of P.A.
 By: Linda L. Hunstad as Assistant Vice President
 By: Christina G. Ward as Assistant Secretary
Richard A. Battles
 Richard A. Battles

State of Iowa, County of Black Hawk. The foregoing instrument was acknowledged before me this 25th day of July, 1995, by Linda L. Hunstad as Assistant Vice President and Christina G. Ward as Assistant Secretary of GMAC Mortgage Corporation, of P.A., a Pennsylvania Corporation on behalf of said corporation.



Vivian F. Johnson
 Notary Public, Black Hawk County, Iowa
 My commission expires 2-19-1998

State of Minnesota, County of Anoka. The foregoing instrument was acknowledged before me this 17th day of August, 1995, by Richard A. Battles, single.



Mary R. Mahle
 Notary Public, Anoka County, Minnesota
 My commission expires 1/31/2000

I hereby certify that I have surveyed and platted the land described on this plat as PHEASANT HILLS; and that this plat is a correct representation of said survey; that all distances are correctly shown on said plat in feet and hundredths of a foot; that all monuments have been correctly placed in the ground as shown on said plat; that the outside boundary lines are correctly designated on said plat; and that there are no public highways or wetlands to be designated on said plat other than as shown thereon.

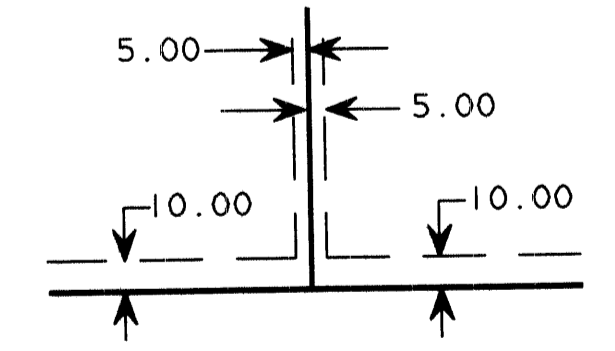
Milton E. Hyland
 Milton E. Hyland, Licensed Land Surveyor
 Minnesota License No. 20262

State of Minnesota, County of Hennepin. The foregoing instrument was acknowledged before me this 21st day of July, 1995, by Milton E. Hyland, Licensed Land Surveyor.



Ruthanne Mary Hyland
 Ruthanne Mary Hyland, Notary Public
 Hennepin County, Minnesota
 My Commission Expires January 31, 2000

DRAINAGE AND UTILITY EASEMENTS SHOWN THUS:
 NOT TO SCALE



BEING 5.00 FEET IN WIDTH, UNLESS OTHERWISE INDICATED AND ADJOINING LOT LINES, AND BEING 10.00 FEET IN WIDTH, UNLESS OTHERWISE INDICATED AND ADJOINING RIGHT OF WAY LINES AS SHOWN ON THE PLAT.

The plat of PHEASANT HILLS was approved by the Planning and Zoning Commission of the City of Coon Rapids at a regular meeting thereof held this 19th day of May, 1995.

By: Donna M. Naeve Chairman
 By: David A. Zeff Secretary

We hereby certify that the City Council of the City of Coon Rapids, Anoka County, Minnesota, duly accepted and approved the plat of PHEASANT HILLS, at a regular meeting thereof held this 17th day of July, 1995. 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 Minn. Statutes Section 505.03 Subd. 2.
 CITY COUNCIL OF COON RAPIDS, MINNESOTA

By: William L. Thompson Mayor
 By: Soraine Manges Clerk

Checked and approved this 17th day of August, 1995.

By: Meryl D. Anderson
 Meryl D. Anderson, Anoka County Surveyor

