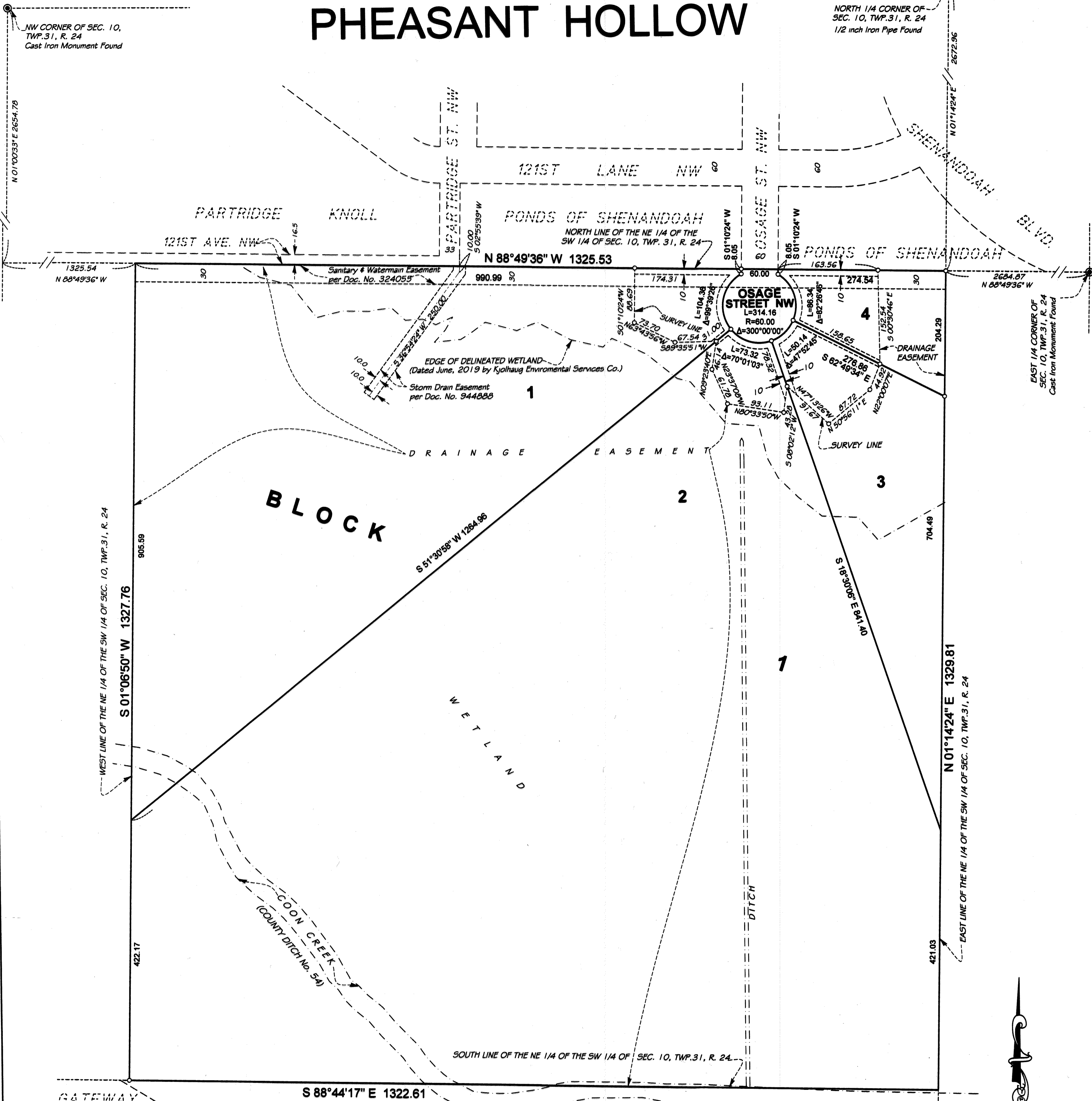


PHEASANT HOLLOW



KNOW ALL PERSONS BY THESE PRESENTS: That Northstar Improvements, LLC, a Minnesota limited liability company, owner of the following described property:
 The Northeast Quarter of the Southwest Quarter of Section 10, Township 31, Range 24, Anoka County, Minnesota.

Has caused the same to be surveyed and platted as PHEASANT HOLLOW and does hereby dedicate to the public for public use the public way and the drainage and utility easements as shown on this plat.

In witness whereof said Northstar Improvements, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this 26 day of May, 2022

By Gary J. Knisley, its Governor

STATE OF MINNESOTA
 COUNTY OF Anoka

The instrument was acknowledged before me this 26 day of May, 2022 by Gary J. Knisley, its Governor of Northstar Improvements, LLC, a Minnesota limited liability company.

Stephanie Lincoln
 (signature)
 Notary Public, Anoka County, Minnesota, My Commission Expires 1/31/2025

I Gregory R. Prasch 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 5th day of MAY, 2022.

Gregory R. Prasch
 Gregory R. Prasch, Licensed Land Surveyor
 Minnesota License No. 24992

STATE OF MINNESOTA
 COUNTY OF HENNEPIN

This instrument was acknowledged before me this 5th day of May, 2022 by Gregory R. Prasch.

Signature of Notary Susan Prasch (Notary's Printed Name) SUSAN PRASCH
 Notary Public Hennepin County, Minnesota. My commission expires 1-31-26

CITY COUNCIL, CITY OF COON RAPIDS, MINNESOTA

This plat of PHEASANT HOLLOW was approved and accepted by the City Council of the City of Coon Rapids, Minnesota at a regular meeting thereof held this 22nd day of March, 2022, 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 Jon Koch, Mayor

By Jean Lemymair, Clerk

COON RAPIDS PLANNING COMMISSION

Be it known that at a meeting held on this 20th day of February, 2022, the Planning Commission of the City of Coon Rapids, Minnesota, did hereby review and approve this plat of PHEASANT HOLLOW.

PLANNING COMMISSION, CITY OF COON RAPIDS, MINNESOTA

By Wayne Schwartz, 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 1st day of June, 2022.

By David M. Ziegler
 David M. Ziegler, Anoka County Surveyor

COUNTY AUDITOR / TREASURER

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 2022 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 1 day of June, 2022.

By Pamela J. LeBlanc, Property Tax Administrator

By Holly Herchen, Deputy

COUNTY RECORDER / REGISTRAR OF TITLES
 County of Anoka, State of Minnesota

I hereby certify that this plat of PHEASANT HOLLOW was filed in the office of the County Recorder / Registrar of Titles for public record on this 1st day of June, 2022, at 11:53 o'clock A.M. and was duly recorded as Document Number 231ddo16.001.

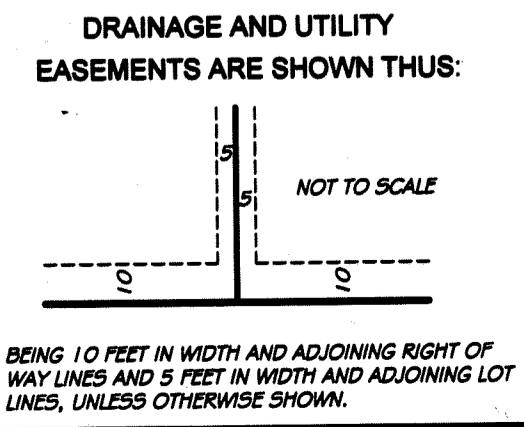
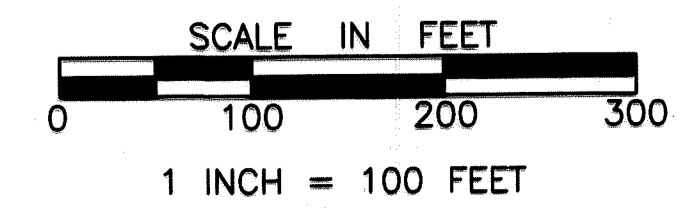
By Pamela J. LeBlanc, County Recorder / Registrar of Titles

By Holly Herchen, Deputy

○ DENOTES 1/2 INCH BY 1/4 INCH IRON PIPE MONUMENT SET AND MARKED BY LICENSE NUMBER 24992.

● DENOTES FOUND 1/2 INCH IRON PIPE MONUMENT UNLESS OTHERWISE NOTED.

◎ DENOTES FOUND CAST IRON MONUMENT.



FOR THE PURPOSES OF THIS PLAT THE EAST LINE OF THE NE 1/4 OF THE SW 1/4 OF SEC. 10, TWP. 31, R. 24 IS ASSUMED TO BEAR NORTH 01°14'24\"/>

856.00