

PHEASANT MARSH FIRST ADDITION

CITY OF CENTERVILLE
COUNTY OF ANOKA
SEC. 23, T. 31, R. 22

Book 62, Page 22

KNOW ALL PERSONS BY THESE PRESENTS: That Ground Development, Inc., a Minnesota corporation, fee owner of the following described property, situated in the County of Anoka, State of Minnesota, to-wit:

The Southeast Quarter of the Southwest Quarter of Section 23, Township 31, Range 22, Anoka County, Minnesota, except the South 528.64 feet of the North 578.64 feet of the West 445 feet thereof.

And

The North Half of the Southwest Quarter of the Southeast Quarter of Section 23, Township 31, Range 22, Anoka County, Minnesota.

Has caused the same to be surveyed and platted as PHEASANT MARSH FIRST ADDITION and does hereby dedicate to the public, for public use forever, the roads, way and hollow and also dedicates the drainage and utility easements and also dedicating to the County of Anoka the right of access onto County State Aid Highway No. 21 as shown on the plat. In witness whereof said Ground Development, Inc., has caused these presents to be signed by its proper officers this 25th day of March, 2002.

GROUND DEVELOPMENT, INC.

By Amanda J. Smith as Assistant Vice President

STATE OF MINNESOTA
COUNTY OF Hennepin

The foregoing instrument was acknowledged before me this 25th day of March, 2002, by Amanda J. Smith as Assistant Vice President of Ground Development, Inc., a Minnesota corporation, on behalf of the corporation.

Laurence Harry AuBuchon
Notary Public,
Hennepin County, Minnesota
My Commission Expires: January 31, 2005

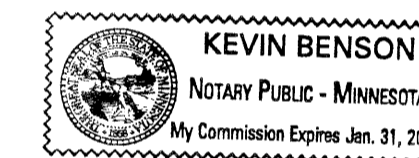
I hereby certify that I have surveyed and platted the property described on this plat as PHEASANT MARSH FIRST ADDITION; that this plat is a correct representation of the survey; that all distances are correctly shown on the plat in feet and hundredths of a foot; that all monuments will be correctly placed in the ground as designated within one year after the recording date of this plat; that the outside boundary lines are correctly designated on the plat; and that there are no wet lands as defined in Minnesota Statutes 505.02, Subdivision 1, or public highways to be designated on said plat other than as shown.

Harold C. Peterson
Harold C. Peterson, Land Surveyor, License No. 12294

STATE OF MINNESOTA
COUNTY OF Hennepin

The foregoing Surveyor's Certificate was acknowledged before me this 7th day of February, 2002, by Harold C. Peterson, Minnesota License No. 12294.

Kevin Benson
Notary Public,
Hennepin County, Minnesota
My Commission Expires: January 31, 2005



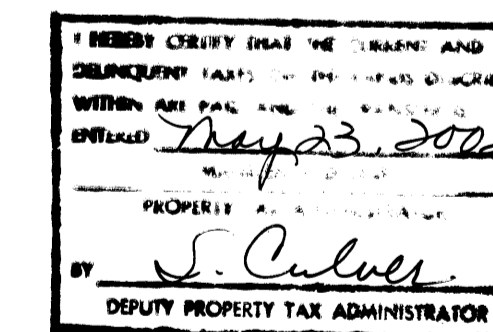
CITY OF CENTERVILLE

We hereby certify that the City Council of the City of Centerville, Anoka County, Minnesota, duly accepted and approved the plat of PHEASANT MARSH FIRST ADDITION at a regular meeting held this 29th day of March, 2002. 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 such comments and recommendations, as provided by Minn. Statutes, Section 505.03, Subd. 2.

By Tim Dullberg Mayor By Lucretia Bender Clerk

Checked and approved this 16th day of May, 2002.

By Larry D. Klein Anoka County Surveyor

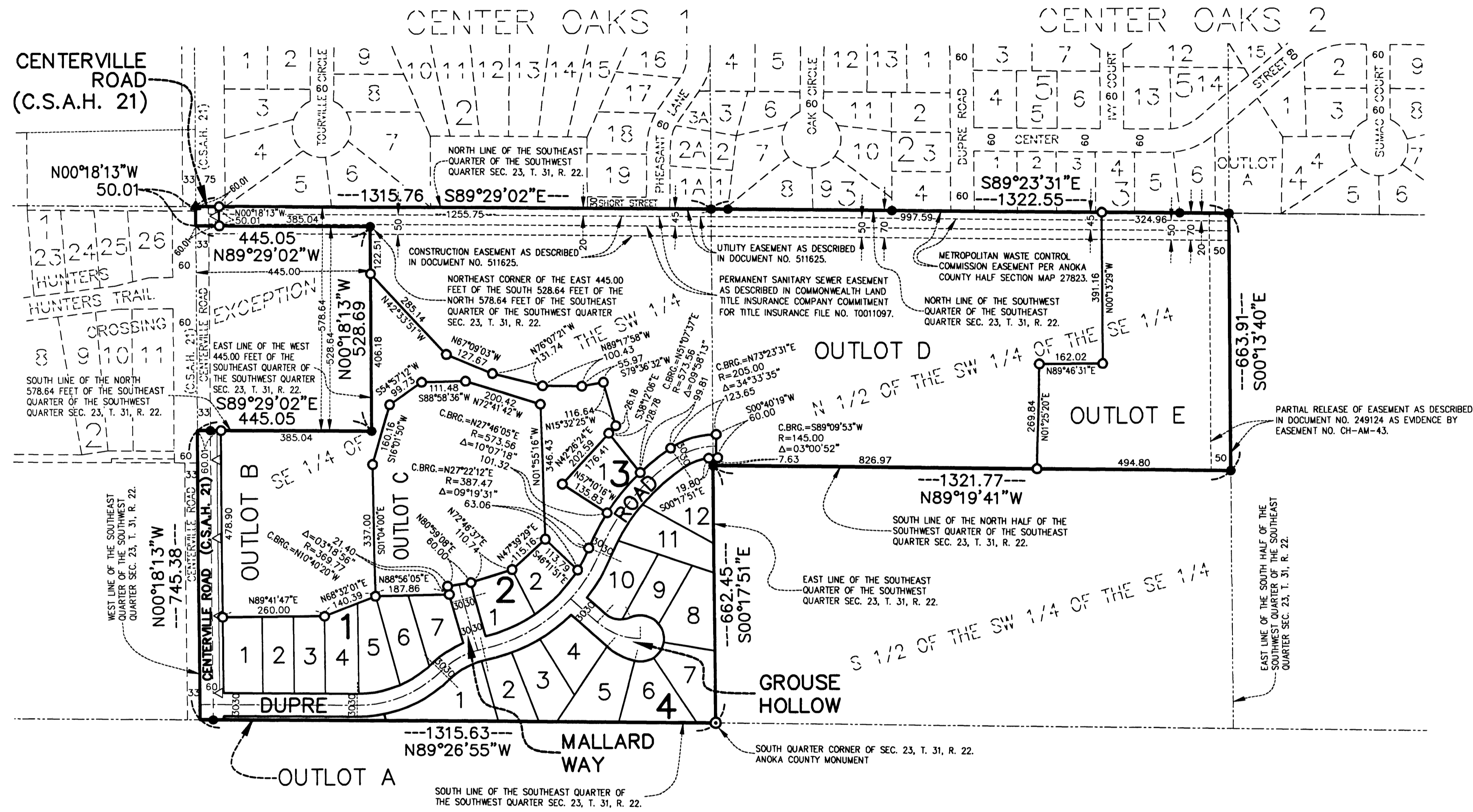


Doc. # 1677989
OFFICE OF COUNTY RECORDER
STATE OF MINNESOTA, COUNTY OF ANOKA
I hereby certify that the within instrument was filed in this office for record on the May 23 A.D., 2002
3:10 o'clock P.M., and was duly recorded in book 62 page 22
Maureen J. Devine
County Recorder
By MLE



PHEASANT MARSH FIRST ADDITION

CITY OF CENTERVILLE
COUNTY OF ANOKA
SEC. 23, T. 31, R. 22
Book 42, Page 22

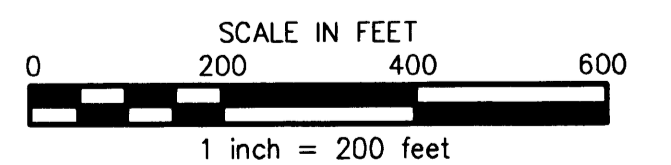


NOTE: ALL MONUMENTS REQUIRED BY MINNESOTA STATUTE AND NOT SHOWN ON THIS PLAT WILL BE SET WITHIN ONE YEAR OF THE RECORDING DATE OF THIS PLAT, AND SHALL BE EVIDENCED BY A 1/2 INCH BY 14 INCH IRON PIPE MARKED BY R.L.S. NO. 12294.

FOR THE PURPOSES OF THIS PLAT THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER SECTION 23, TOWNSHIP 31, RANGE 22, ANOKA COUNTY, MINNESOTA IS ASSUMED TO HAVE A BEARING OF N89°26'55\"/>

SEE SHEET 3 OF 3 SHEETS
FOR DETAIL OF BLOCKS 1,
2, 3, 4 AND 5.

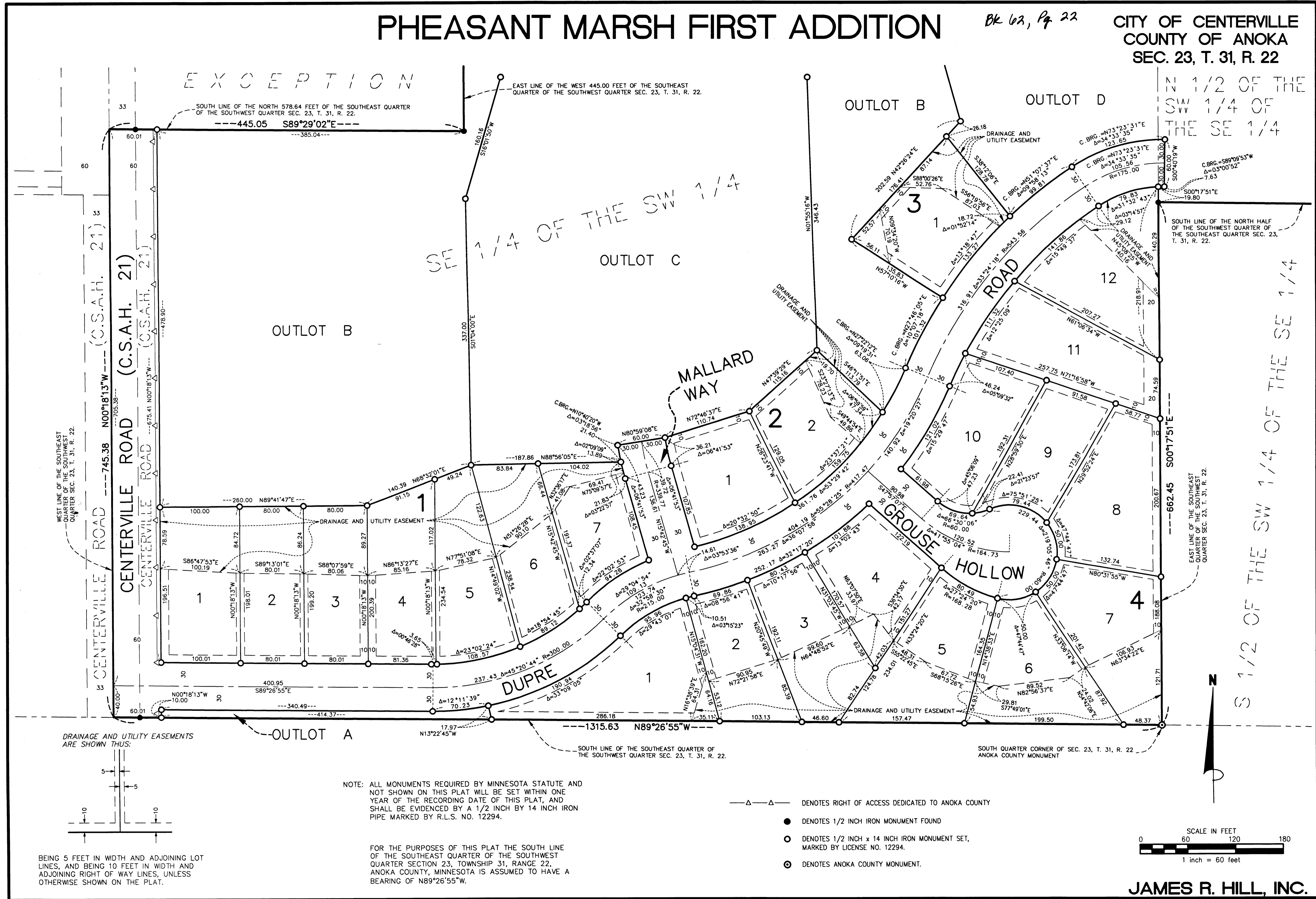
- △—△— DENOTES RIGHT OF ACCESS DEDICATED TO ANOKA COUNTY
- DENOTES 1/2 INCH IRON MONUMENT FOUND
- DENOTES 1/2 INCH x 14 INCH IRON MONUMENT SET, MARKED BY LICENSE NO. 12294.
- ⊙ DENOTES ANOKA COUNTY MONUMENT.
- ▲ DENOTES PK NAIL FOUND.



PHEASANT MARSH FIRST ADDITION

Bk 62, Pg 22

CITY OF CENTERVILLE
COUNTY OF ANOKA
SEC. 23, T. 31, R. 22



EXCEPTION

SOUTH LINE OF THE NORTH 578.64 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER SEC. 23, T. 31, R. 22.

---445.05 S89°29'02"E---

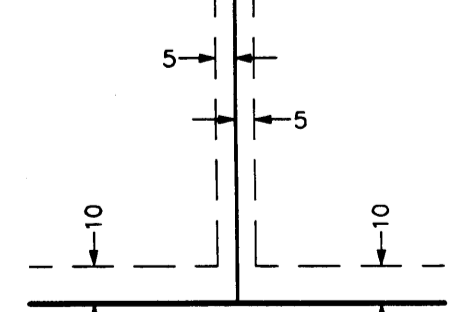
---385.04---

EAST LINE OF THE WEST 445.00 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER SEC. 23, T. 31, R. 22.

WEST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER SEC. 23, T. 31, R. 22.

SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER SEC. 23, T. 31, R. 22.

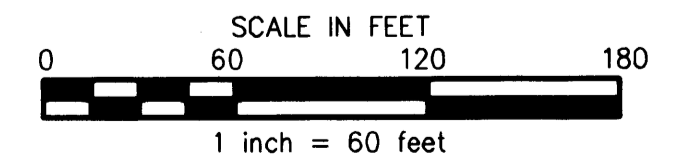
DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



NOTE: ALL MONUMENTS REQUIRED BY MINNESOTA STATUTE AND NOT SHOWN ON THIS PLAT WILL BE SET WITHIN ONE YEAR OF THE RECORDING DATE OF THIS PLAT, AND SHALL BE EVIDENCED BY A 1/2 INCH BY 14 INCH IRON PIPE MARKED BY R.L.S. NO. 12294.

FOR THE PURPOSES OF THIS PLAT THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER SECTION 23, TOWNSHIP 31, RANGE 22, ANOKA COUNTY, MINNESOTA IS ASSUMED TO HAVE A BEARING OF N89°26'55"W.

- Δ—Δ— DENOTES RIGHT OF ACCESS DEDICATED TO ANOKA COUNTY
- DENOTES 1/2 INCH IRON MONUMENT FOUND
- DENOTES 1/2 INCH x 14 INCH IRON MONUMENT SET, MARKED BY LICENSE NO. 12294.
- ⊙ DENOTES ANOKA COUNTY MONUMENT.



JAMES R. HILL, INC.
SHEET 3 OF 3 SHEETS