

PHEASANT MARSH SECOND ADDITION

CITY OF CENTERVILLE
COUNTY OF ANOKA
SEC. 23, T. 31, R. 22
Bk 64 of Abst Pg 32

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:

Outlot C, PHEASANT MARSH FIRST ADDITION, according to the recorded plat thereof, Anoka County, Minnesota.

And

Outlot D, PHEASANT MARSH FIRST ADDITION, according to the recorded plat thereof, Anoka County, Minnesota.

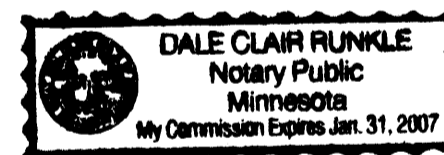
Has caused the same to be surveyed and platted as PHEASANT MARSH SECOND ADDITION and does hereby dedicate to the public, for public use forever, the lane, place and way and also dedicates the drainage and utility easements as shown on the plat. In witness whereof said Ground Development, Inc., has caused these presents to be signed by its proper officer this 20 day of February, 2003

GROUND DEVELOPMENT, INC.

By Steven Fitzerman as President

STATE OF MINNESOTA
COUNTY OF HENNEPIN

The foregoing instrument was acknowledged before me this 20 day of February, 2003 by STEVEN FITZGERMAN as PRESIDENT of Ground Development, Inc., a Minnesota corporation, on behalf of the corporation.



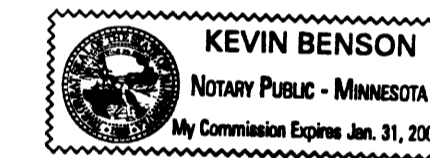
Dale Clair Runkle
Notary Public,
Dakota County, Minnesota
My Commission Expires: January 31, 2007

I hereby certify that I have surveyed and platted the property described on this plat as PHEASANT MARSH SECOND 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 8th day of October, 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

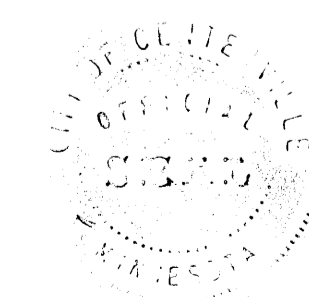
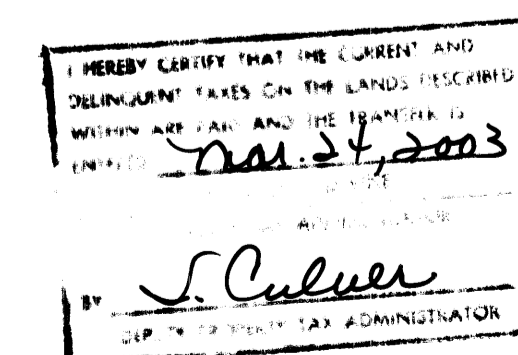
We hereby certify that the City Council of the City of Centerville, Anoka County, Minnesota, duly accepted and approved the plat of PHEASANT MARSH SECOND ADDITION at a regular meeting held this 10th day of July, 2002. If applicable, the written comments and recommendations of the Commissioner of Transportation 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 [Signature] Mayor By [Signature] Clerk

Checked and approved this 24th day of MARCH, 2003.

By [Signature]
Anoka County Surveyor

1778973
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 24 March A.D., 2003 at 3:00 o'clock P.M., and was duly recorded in book 64 of Abst page 32
Margaret A. Devine
County Recorder
BAP



Receipt # 2003036445 / \$965.00

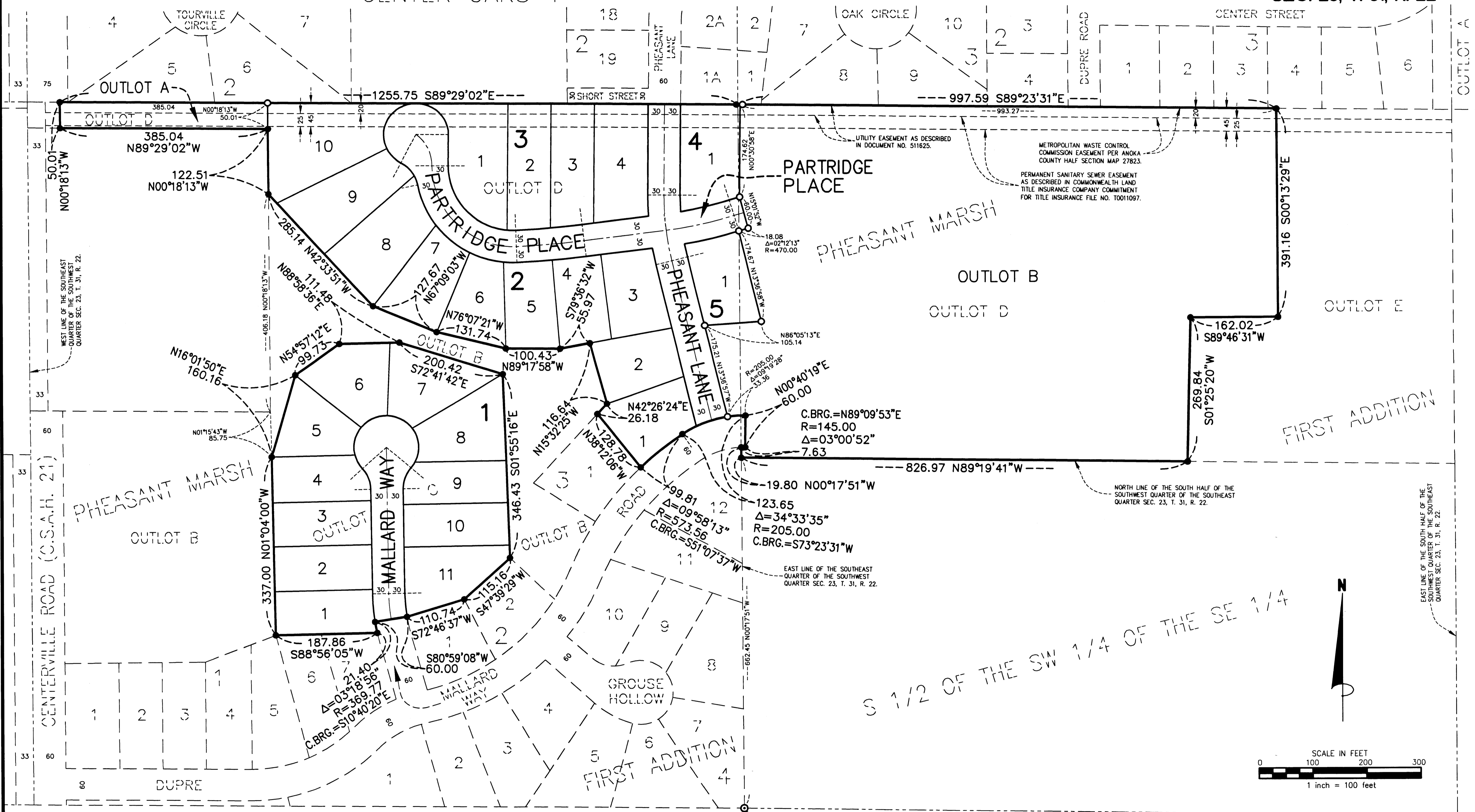
OFFICIAL PLAT

PHEASANT MARSH SECOND ADDITION

BLK 64 of ABST of 32
CITY OF CENTERVILLE
COUNTY OF ANOKA
SEC. 23, T. 31, R. 22

CENTER OAKS 1

CENTER OAKS 2



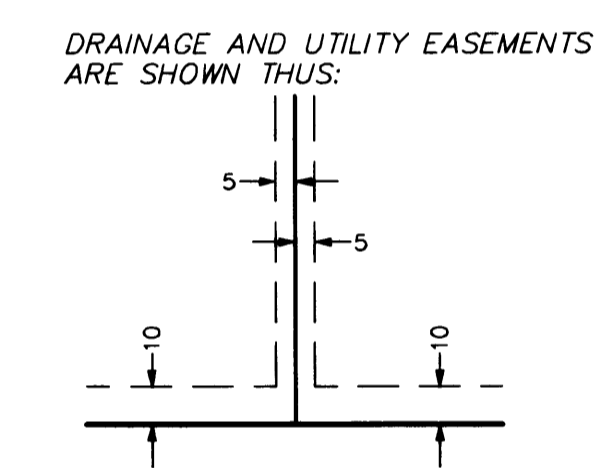
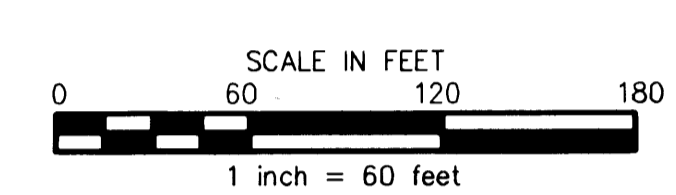
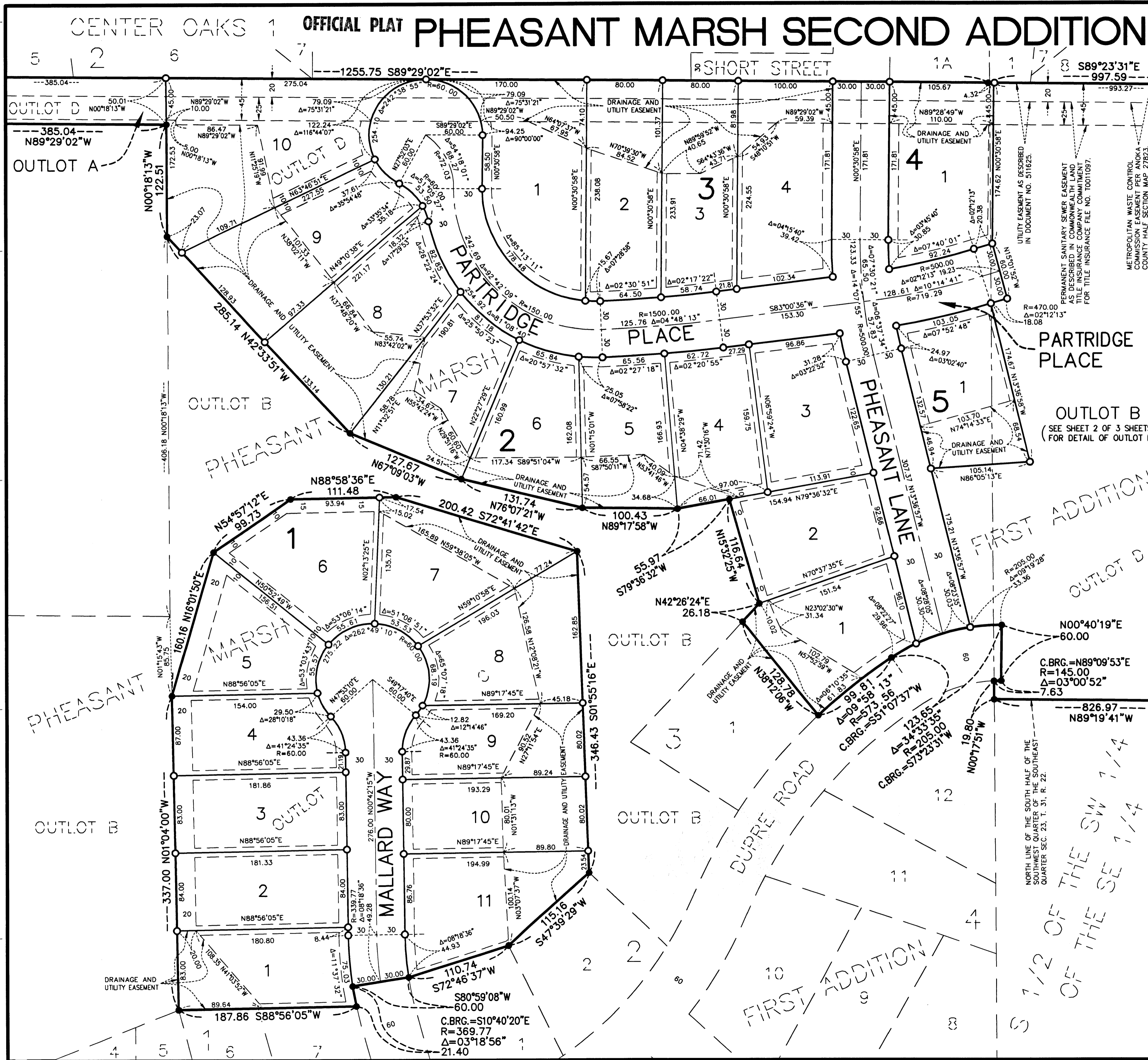
NOTE: ALL MONUMENTS REQUIRED BY MINNESOTA STATUTE AND NOT SHOWN ON THIS PLAT WILL BE SET WITHIN ONE YEAR OF THE RECORDING DATE OF THIS PLAT, AND SHALL BE EVIDENCED BY A 1/2 INCH BY 14 INCH IRON PIPE MARKED BY R.L.S. NO. 12294.

FOR THE PURPOSES OF THIS PLAT THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER SECTION 23, TOWNSHIP 31, RANGE 22, ANOKA COUNTY, MINNESOTA IS ASSUMED TO HAVE A BEARING OF N89°19'41"W.

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

- 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 2 OF 3 SHEETS



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.

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 NORTH LINE OF THE SOUTH HALF OF THE WEST HALF OF THE SOUTH EAST QUARTER OF THE SOUTH EAST QUARTER SECTION 23, T. 31, R. 22, ANOKA COUNTY, MINNESOTA IS ASSUMED TO HAVE A BEARING OF N89°19'41"W.

- 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.