

PHEASANT MARSH THIRD ADDITION

CITY OF CENTERVILLE
COUNTY OF ANOKA
SEC. 23, T. 31, R. 22
Book 72 of Most
page 33

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 B, PHEASANT MARSH SECOND ADDITION, according to the recorded plat thereof, Anoka County, Minnesota.

Has caused the same to be surveyed and platted as PHEASANT MARSH THIRD ADDITION and does hereby dedicate to the public, for public use forever, the Place and Road and also dedicates the drainage and utility easements as shown on the plat.

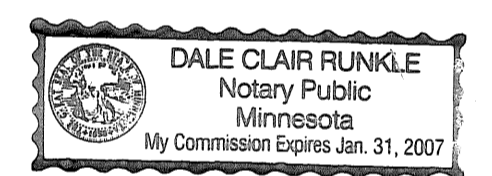
In witness whereof said Ground Development, Inc., a Minnesota corporation, has caused these presents to be signed by its proper officer this 21 day of September, 2006.

GROUND DEVELOPMENT, INC.

By Steve Fitzen its President

STATE OF MINNESOTA
COUNTY OF HENNEPIN

The foregoing instrument was acknowledged before me this 21 day of September, 2006, by STEVEN FITZGERALD as President of Ground Development, Inc., a Minnesota corporation, on behalf of the corporation.



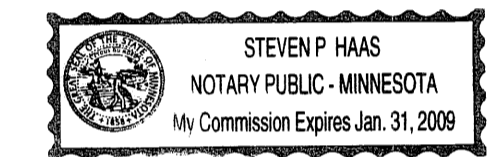
Dale Clair Runkle
Notary Public,
Dale County, Minnesota
My Commission Expires: January 31, 2007

I hereby certify that I have surveyed and platted the property described on this plat as PHEASANT MARSH THIRD 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 ANOKA

The foregoing Surveyor's Certificate was acknowledged before me this 8th day of JUNE, 2006, by Harold C. Peterson, Minnesota License No. 12294.



Steven P. Haas
Notary Public,
Anoka County, Minnesota
My Commission Expires: January 31, 2009

CITY OF CENTERVILLE

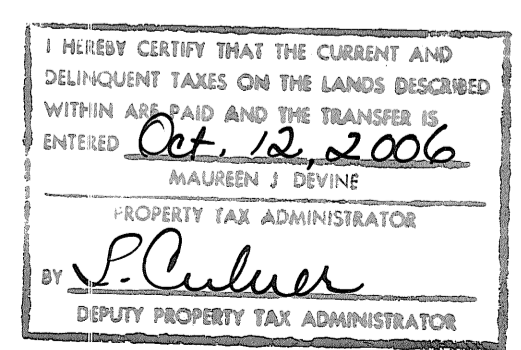
We hereby certify that the City Council of the City of Centerville, Anoka County, Minnesota, duly accepted and approved the plat of PHEASANT MARSH THIRD ADDITION at a regular meeting held this 22 day of February, 2006. If applicable, the written comments and recommendations of the Commissioner of Transportation 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 Mary Copra Mayor By Anna K... Clerk

Checked and approved this 12th day of OCTOBER, 2006.

By Larry D. ...
Anoka County Surveyor

1988213.001
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 12th October A.D., 2006 at 1:27 o'clock P.M., and was duly recorded in book 72 page 33
Maureen J. Devine
County Recorder
By DLA
Deputy



\$ 56.00

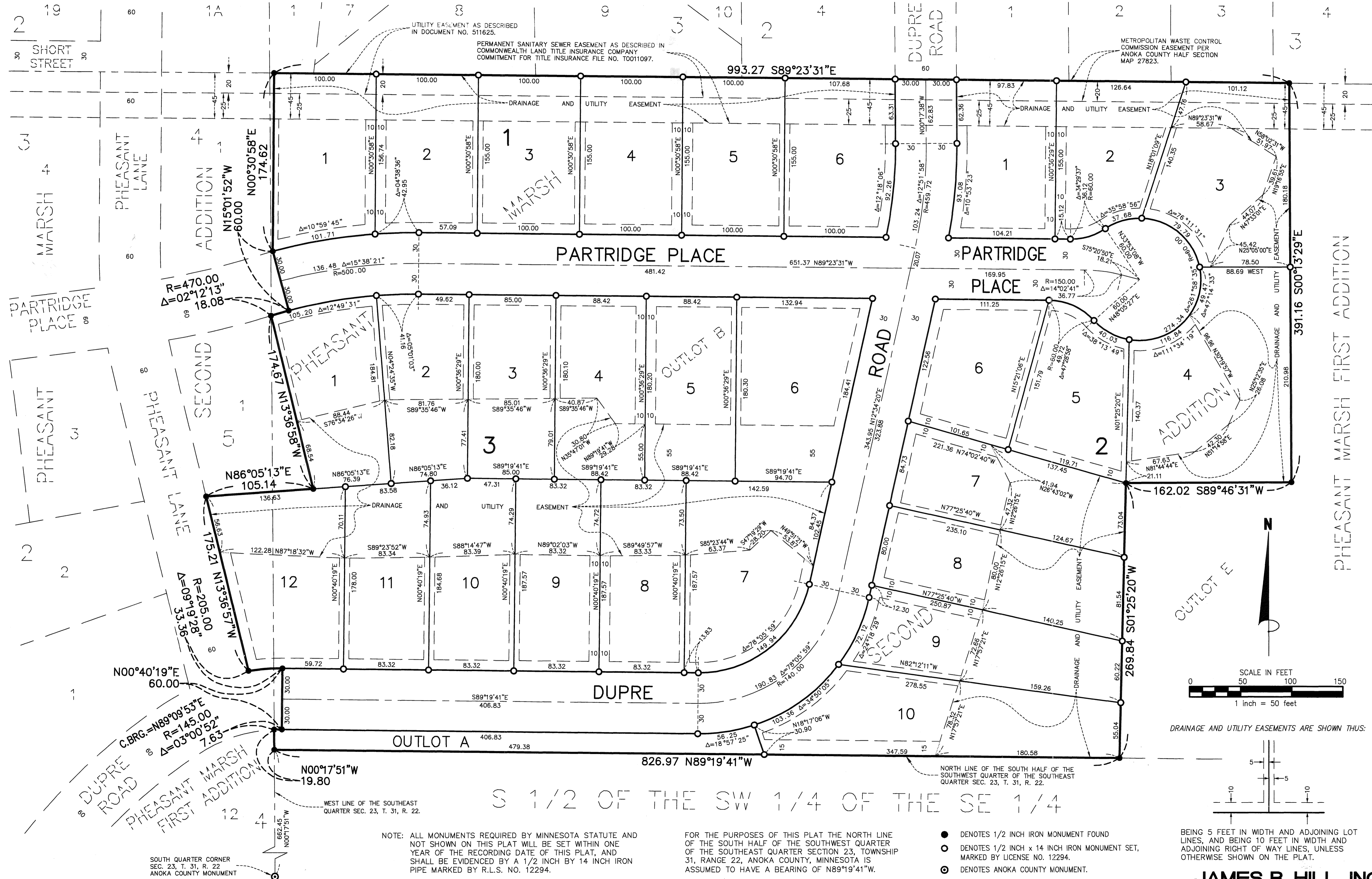
PHEASANT MARSH THIRD ADDITION

Book 72 of Abst
Page 33

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

CENTER
OAKS 1

CENTER
OAKS 2



SHORT STREET

MARSH 4

PARTRIDGE PLACE

PHEASANT

PARTRIDGE PLACE

PARTRIDGE PLACE

DUPRE ROAD

PHEASANT MARSH FIRST ADDITION

SOUTH QUARTER CORNER
SEC. 23, T. 31, R. 22
ANOKA COUNTY MONUMENT

UTILITY EASEMENT AS DESCRIBED
IN DOCUMENT NO. 511625.
PERMANENT SANITARY SEWER EASEMENT AS DESCRIBED IN
COMMONWEALTH LAND TITLE INSURANCE COMPANY
COMMITMENT FOR TITLE INSURANCE FILE NO. T0011097.

DUPRE ROAD

METROPOLITAN WASTE CONTROL
COMMISSION EASEMENT PER
ANOKA COUNTY HALF SECTION
MAP 27823.

PARTRIDGE PLACE

PARTRIDGE PLACE

ROAD

DUPRE

OUTLOT A

826.97 N89°19'41"W

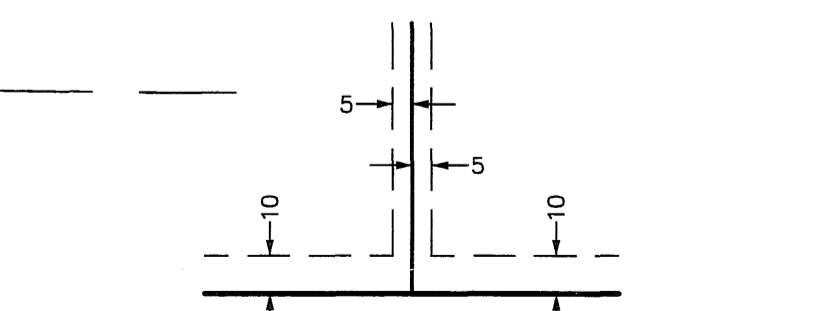
S 1/2 OF THE SW 1/4 OF THE SE 1/4

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 1 1/2 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 SOUTHWEST QUARTER SECTION 23, TOWNSHIP 31, RANGE 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.

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



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.

JAMES R. HILL, INC.