

# PHEASANT RIDGE 2ND ADDITION

CITY OF COON RAPIDS, COUNTY OF ANOKA

BINDING

FOR

RESERVED

SPACE

THIS

KNOW ALL MEN BY THESE PRESENTS: That Good Value Homes, Inc., a Minnesota corporation, owner and proprietor, and Lumberman's Investment Corporation, a Texas corporation, mortgagee, of the following described property situate in the County of Anoka, State of Minnesota, to wit:

Lots 24 and 25, Auditor's Subdivision Number 149, according to the recorded plat thereof on file and of record in the Office of the Registrar of Titles, Anoka County, Minnesota, subject to sanitary sewer easement as recorded in Doc. No. 57389 and subject to utility easement recorded in Doc. No. 52209;

also, OUTLOT A, PHEASANT RIDGE, according to the recorded plat thereof on file and of record in the Office of the County Recorder, Anoka County, Minnesota.

Have caused the same to be surveyed and platted as PHEASANT RIDGE 2ND ADDITION and do hereby donate and dedicate to the public for the public use forever the Avenues, Streets, Lane, Circle, Boulevard, Walkway, Park, and the drainage and utility easements as shown on the plat. In witness whereof said Good Value Homes, Inc. has caused these presents to be signed by its proper officers and its corporate seal to be hereunto affixed this 5 day of July, 1978. Also, in witness whereof said Lumberman's Investment Corporation has caused these presents to be signed by its proper officers this 5 day of July, 1978.

Good Value Homes, Inc.:

Donald L. Hardle  
Donald L. Hardle, President

Betty R. Hardle  
Betty R. Hardle, Secretary-Treasurer

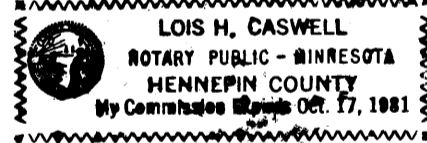
Lumberman's Investment Corporation:

David J. Iverson  
DAVID J. IVERSON its Ass't. Pres.

Dennis J. Czech  
Dennis J. Czech its Ass't. Pres.

State of Minnesota)  
County of Anoka)

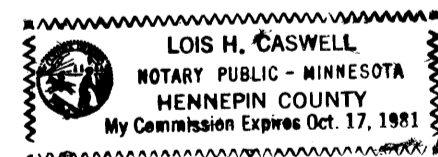
The foregoing instrument was acknowledged before me this 5th day of July, 1978 by Donald L. Hardle, President, and Betty R. Hardle, Secretary-Treasurer, of Good Value Homes, Inc., a Minnesota corporation, on behalf of the corporation.



Lois H. Caswell  
Notary Public, Hennepin County, Minnesota  
My commission expires \_\_\_\_\_

State of Minnesota)  
County of Anoka)

The foregoing instrument was acknowledged before me this 5th day of July, 1978 by David J. Iverson its Ass't. Vice Pres. and Dennis J. Czech its Ass't. Vice Pres. of Lumberman's Investment Corporation, a Texas corporation, on behalf of the corporation.



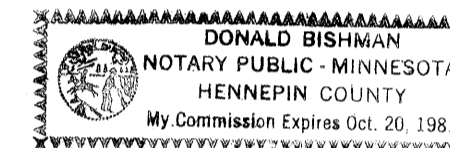
Lois H. Caswell  
Notary Public, Hennepin County, Minnesota  
My commission expires \_\_\_\_\_

I hereby certify that I have surveyed and platted the property described on this plat as PHEASANT RIDGE 2ND ADDITION; that this plat is a correct representation of said survey; that all distances are correctly shown in feet and hundredths of a foot; that all monuments have been correctly placed in the ground as shown; that the outside boundary lines are correctly designated on said plat.

Richard H. Cherrier  
Richard H. Cherrier  
Land Surveyor, Minnesota Reg. No. 9064

State of Minnesota)  
County of Hennepin)

The foregoing instrument was acknowledged before me this 26th day of June, 1978, by Richard H. Cherrier, Land Surveyor.



Donald Bishman  
Notary Public, Hennepin County, Minnesota  
My commission expires October 20, 1981

COON RAPIDS, MINNESOTA

This plat was approved and accepted by the City Planning Commission of the City of Coon Rapids, Minnesota at a regular meeting thereof held this Feb day of 16, 1978.

CITY PLANNING COMMISSION OF THE CITY OF COON RAPIDS, MINNESOTA

Donald A. Olson, Chairman William M. Olson, Secretary

This plat was approved and accepted by the City Council of the City of Coon Rapids, Minnesota at a regular meeting thereof held this July day of 18, 1978.

CITY COUNCIL OF THE CITY OF COON RAPIDS, MINNESOTA

George J. Huber, Mayor Betty Bell, omc, Clerk

ANOKA COUNTY SURVEYOR

This plat was checked and approved on this 10th day of August, 1978.

Robert W. Anderson  
County Surveyor, Anoka County, Minnesota



504346

"NO DELINQUENT TAXES AND TRANSFER ENTERED"

Aug 10 1978  
Charles R. Johnson  
Auditor, Anoka County  
William C. Johnson  
Deputy

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 AUG 10 1978 A.D., 1978 at 4 o'clock P.M., and was duly recorded in book 137 page 7

Richard J. Smittell  
County Recorder  
By V. E. Holmquist  
Deputy



101006  
Office of REGISTRAR OF TITLES  
STATE OF MINNESOTA  
COUNTY OF ANOKA  
I hereby certify that the within instrument was filed in this office on the 11 day of AUG 11 1978 A.D. 1978 at 3:00 o'clock P.M.  
Walter J. Stettin  
DEPUTY REGISTRAR OF TITLES

CHERRIER - WINTER & ASSOCIATES, INC.

REGISTERED PROFESSIONAL LAND SURVEYORS

ANOKA COUNTY

62001-

# PHEASANT RIDGE 2ND ADDITION

CITY OF COON RAPIDS, COUNTY OF ANOKA

North line of Lot 24, Auditor's Subdivision No. 149

2622.59

North line of Lot 25, Auditor's Subdivision No. 149

N 88°53'27"E

RESERVED FOR BINDING THIS SPACE



S. 1/4 cor. Sec. 8, T. 31, R. 24  
Anoka Co. Minn.

**AUDITOR'S SUBDIVISION NO. 36**

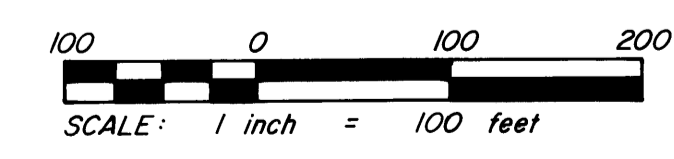
South line of Lot 24, Auditor's Subdivision No. 149

1469.99

S 89°05'25"W West line of OUTLOT A,  
PHEASANT RIDGE  
**PHEASANT**  
 $\Delta = 4^{\circ}22'28"$   
 $R = 934.00$   
 $L = 71.31$   
 $CH. = 71.29$   
 $CH. BRG. = N10^{\circ}59'02"E$

78.05  
 N 88°05'26"W  
 Southern line of OUTLOT A,  
PHEASANT RIDGE

South line of Lot 25, Auditor's Subdivision No. 149



○ DENOTE IRON MONUMENT  
 BEARINGS SHOWN ARE ASSUMED

**RIDGE**

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:

10 5 10  
 being 5 feet in width and adjoining lot lines, unless otherwise indicated, and 10 feet in width and adjoining street lines, unless otherwise indicated on the plat.

**CHERRIER - WINTER & ASSOCIATES, INC.**  
 REGISTERED PROFESSIONAL LAND SURVEYORS

SHEET 2 OF 2 SHEETS

East line of Lot 25, Auditor's Subdivision No. 149