

OFFICIAL PLAT

PHEASANT RIDGE 3RD ADDITION

Bk 19 of Town pg. 44

CITY OF COON RAPIDS  
COUNTY OF ANOKA  
SEC. 8, TWP. 31, RGE. 24

KNOW ALL MEN BY THESE PRESENTS: That Ricky J. Piepho, unmarried, fee owner of the following described property situated in the County of Anoka, State of Minnesota to wit:

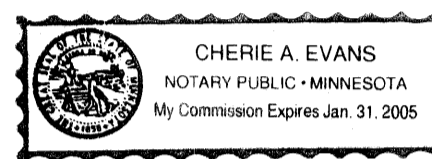
That part of Lot 1, Block 6, PHEASANT RIDGE 2ND ADDITION, lying northerly of a line drawn from a point on the East line of said Lot, distant 52.46 feet north of the southeast corner of said Lot, to a point on the West line of said Lot, distant 52.54 feet north of the southwest corner of said Lot, Anoka County, Minnesota.

Has caused the same to be surveyed and platted as PHEASANT RIDGE 3RD ADDITION and does hereby donate and dedicate to the public for public use forever the easements for drainage and utility purposes only. In witness whereof said Ricky J. Piepho, unmarried, has hereunto set his hand this 28<sup>th</sup> day of October 2004.

*Ricky J. Piepho*  
Ricky J. Piepho

STATE OF MINNESOTA  
COUNTY OF Anoka

The foregoing instrument was acknowledged before me this 28<sup>th</sup> day of October, 2004, by Ricky J. Piepho, unmarried.



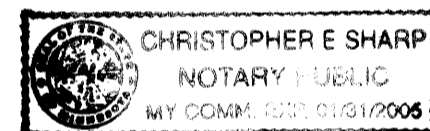
*Cherie A. Evans*  
Notary Public, Anoka County, Minnesota  
My Commission Expires January 31, 2005

I hereby certify that I have surveyed and platted the property described on this plat as PHEASANT RIDGE 3RD 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 have been correctly placed in the ground as shown or will be placed as required by the local governmental unit; that the outside boundary lines are correctly designated on the plat; and that there are no wetlands, in accordance with section 505.02 Subdivision 1, or public highways to be designated other than as shown.

*Terrence E. Rothenbacher*  
Terrence E. Rothenbacher, Land Surveyor  
Minnesota License Number 20595

STATE OF MINNESOTA  
COUNTY OF Anoka

The foregoing instrument was acknowledged before me this 21<sup>st</sup> day of OCTOBER, 2004, by Terrence E. Rothenbacher, Land Surveyor, Minnesota License No. 20595.



*Christopher E. Sharp*  
Notary Public, Anoka County, Minnesota  
My Commission Expires January 31, 2005

COON RAPIDS, MINNESOTA

This plat of PHEASANT RIDGE 3RD ADDITION was approved and accepted by the City Council of the City of Coon Rapids, Minnesota, at a regular meeting thereof held this 10<sup>th</sup> day of July 2004. 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 receipt of such comments and recommendations, as provided by Minnesota Statutes Section 505.03, Section 2.

By: *[Signature]* Mayor  
By: *Jon R. Anderson* Clerk

This plat was approved by the Planning Commission of the City of Coon Rapids, Minnesota, at a meeting held this 17<sup>th</sup> day of June 2004.

By: *Dorcas M. Naess*  
Chairman

Checked and approved this 2<sup>nd</sup> day of MARCH, 2005.

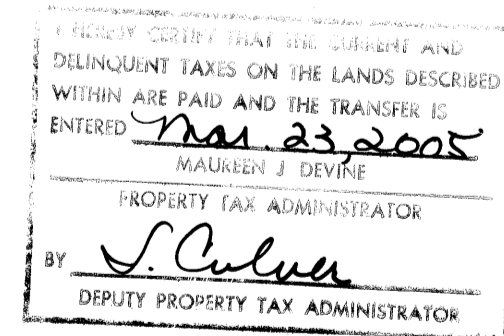
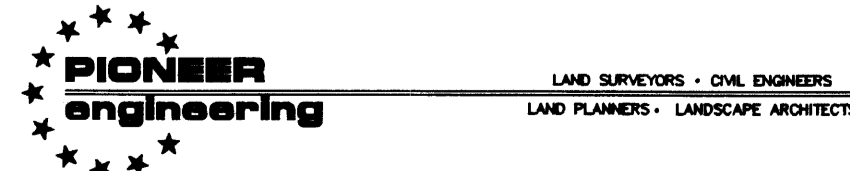
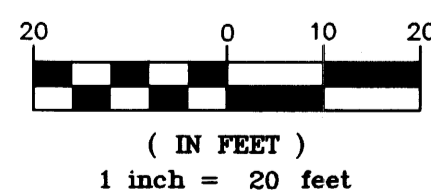
By: *[Signature]*  
Anoka County Surveyor

- Denotes found iron monument
- Denotes 1/2 inch by 14 inch iron monument set and marked with license number 20595.

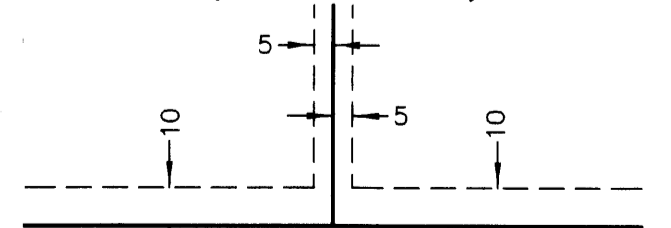
For the purposes of this plat, the west line of Lot 1, Block 6, PHEASANT RIDGE 2ND ADDITION, is assumed to have a bearing of South 09 degrees 05 minutes 42 seconds East.

All monuments required by Minnesota Statute, whether shown on this plat or not, 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 RLS 20595.

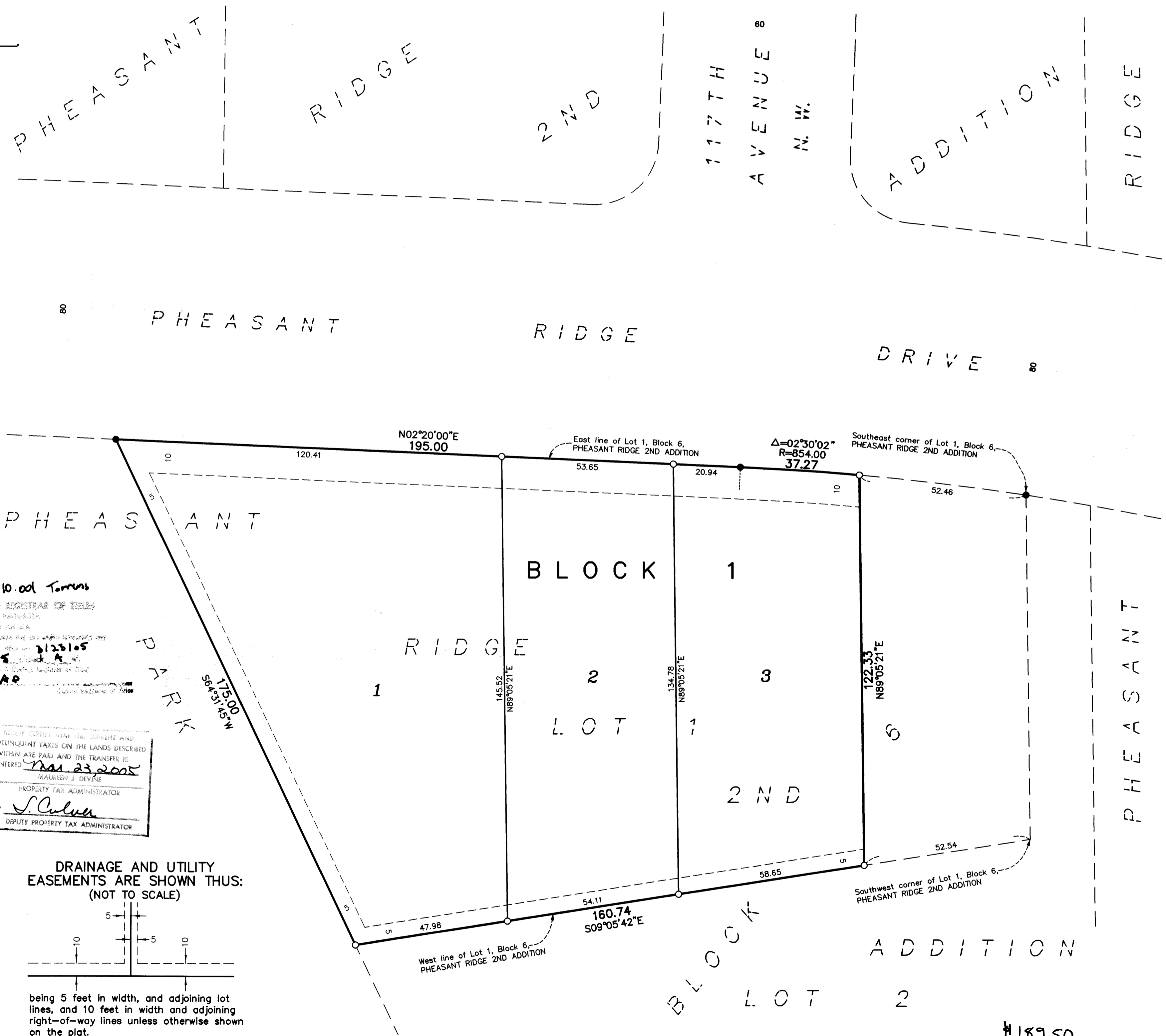
GRAPHIC SCALE



DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS: (NOT TO SCALE)



being 5 feet in width, and adjoining lot lines, and 10 feet in width and adjoining right-of-way lines unless otherwise shown on the plat.



#189.50