

# PHEASANT RIDGE WEST

KNOW ALL MEN BY THESE PRESENTS: That Blaine Economic Development Authority, a Municipal corporation, owner and proprietor of the following described property situated in the County of Anoka, State of Minnesota, to wit:

The Southwest Quarter of the Northeast Quarter of Section 23, Township 31, Range 23, Anoka County, Minnesota except that part of the east 345 feet of the Southwest Quarter of the Northeast Quarter of Section 23, lying southerly of a 100.00 foot strip of land which lies 50 feet on each side of the following described centerline:

Beginning at the northeast corner of the south 730 feet of the Southeast Quarter of said Northeast Quarter of Section 23; thence west, along the north line of said south 730.00 feet, to the west line of said Southeast Quarter of the Northeast Quarter; thence southwesterly along a tangential curve, concave to the south and having a radius of 1189.47 feet, to the west line of said east 345 feet of the Southwest Quarter of the Northeast Quarter and there terminating. The side lines of said 100.00 foot strip are to be prolonged or shortened as necessary to terminate in the west line of said east 345 feet of the Southwest Quarter of the Northeast Quarter.

That part of the Southedst Quarter of the Northeast Quarter of Section 23, Township 31, Range 23, Anoka County, Minnesota lying north of the south 780 feet thereof, except that part lying easterly of a line drawn 30 feet easterly from the following described line, as measured perpendicularly and radially thereto:

Commencing at the northeast corner of said Southeast Quarter of the Northeast Quarter; thence along the North line thereof South 89 degrees 27 minutes 45 seconds West, assumed basis of bearings, a distance of 780.00 feet to the point of beginning of the line to be described; thence along a nontangential curve, concave northwesterly and having a radius of 285.67 feet, a central angle of 53 degrees 10 minutes 40 seconds, and a chord of 255.72 feet bearing South 26 degrees 03 minutes 05 seconds West, an arc distance of 265.14 feet to a point of reverse curvature; thence along a tangential curve, concave easterly and having a radius of 285.67 feet and a central angle of 53 degrees 06 minutes 16 seconds, an arc distance of 264.77 feet to a point of tangency; thence South 0 degrees 27 minutes 51 seconds East 100.00 feet to a point of termination in the north line of said south 780 feet of the Southeast Quarter of the Northeast Quarter, distant 1006.68 feet westerly of the northeast corner of said south 780 feet.

The north 100 feet of the south 780 feet of the Southeast Quarter of the Northeast Quarter of Section 23, Township 31, Range 23, Anoka County, Minnesota.

Has caused the same to be surveyed and platted as PHEASANT RIDGE WEST and does hereby donate and dedicate to the public for public use forever the avenue, drive and street and the drainage and utility easements as shown on the plat.

In witness whereof said Blaine Economic Development Authority, a Municipal corporation, has caused these presents to be signed by its proper officers this 9th day of July, 1993.

BLAINE ECONOMIC DEVELOPMENT AUTHORITY

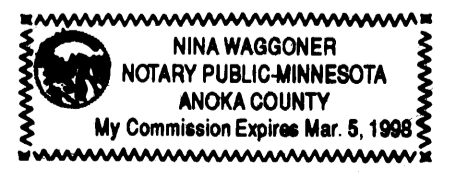
By Elwyn Tinklenberg  
Elwyn Tinklenberg, President

By Donald G. Poss  
Donald G. Poss, Executive Director

STATE OF MINNESOTA  
COUNTY OF ANOKA

This instrument was acknowledged before me this 9th day of JULY, 1993, by Elwyn Tinklenberg, President and by Donald G. Poss, Executive Director of Blaine Economic Development Authority, a Municipal corporation, on behalf of the corporation.

Nina Waggoner  
Notary Public, ANOKA County, Minnesota  
My Commission Expires 3-5-98



**E. G. RUD & SONS, INC.**  
Land Surveyors



I Ernest G. Rud, hereby certify that I have surveyed and platted the property described in the dedication of this plat as PHEASANT RIDGE WEST; that this plat is a correct representation of said survey; that all distances are correctly shown on said plat in feet and hundredths of a foot; that all monuments have been correctly placed in the ground as shown on said plat or will be placed as required by the local governmental unit as designated on the plat; and there are no wet lands or public highways other than as shown thereon.

Ernest G. Rud  
Ernest G. Rud, Land Surveyor  
Minnesota Registration No. 9808

STATE OF MINNESOTA  
COUNTY OF ANOKA

The Surveyor's certificate was acknowledged before me, a Notary Public, this 7th day of July, 1993, by Ernest G. Rud, registered land surveyor.



Marian E. Rud  
Notary Public, Anoka County, Minnesota  
My Commission Expires, May 24, 1997

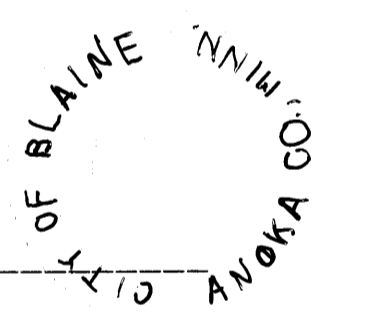
This plat of PHEASANT RIDGE WEST was approved and accepted by the City Council of the City of Blaine, Minnesota, this 17th day of JUNE, 1993. If applicable the written comments and recommendations of the Commissioner of Transportation and the County Highway Engineer have been received by the City or the prescribed 30 day period has elapsed without receipt of such comments and recommendations, as provided by Minnesota Statutes Section 505.03, Subdivision 2.

Elwyn Tinklenberg  
Mayor

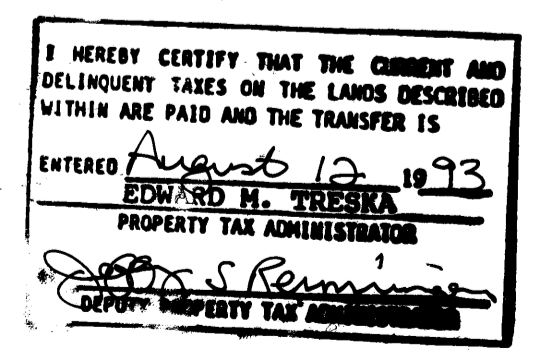
Donald G. Poss  
Manager

Checked and approved this 12th day of AUGUST, 1993.

Merlyn D. Anderson by Larry D. Hoin  
Merlyn D. Anderson  
Anoka County Surveyor  
deputy



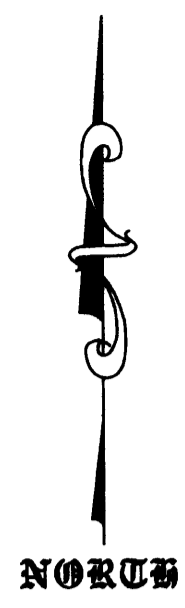
1059097  
OFFICE OF COUNTY RECORDER  
STATE OF MINNESOTA, COUNTY OF ANOKA  
I hereby certify that the within instrument was filed in this office for record on the AUG 12 A.D., 1993 at 2:10 o'clock PM, and was duly recorded in book 478 Plat page 4  
Edward M. Treka  
County Recorder  
By [Signature]



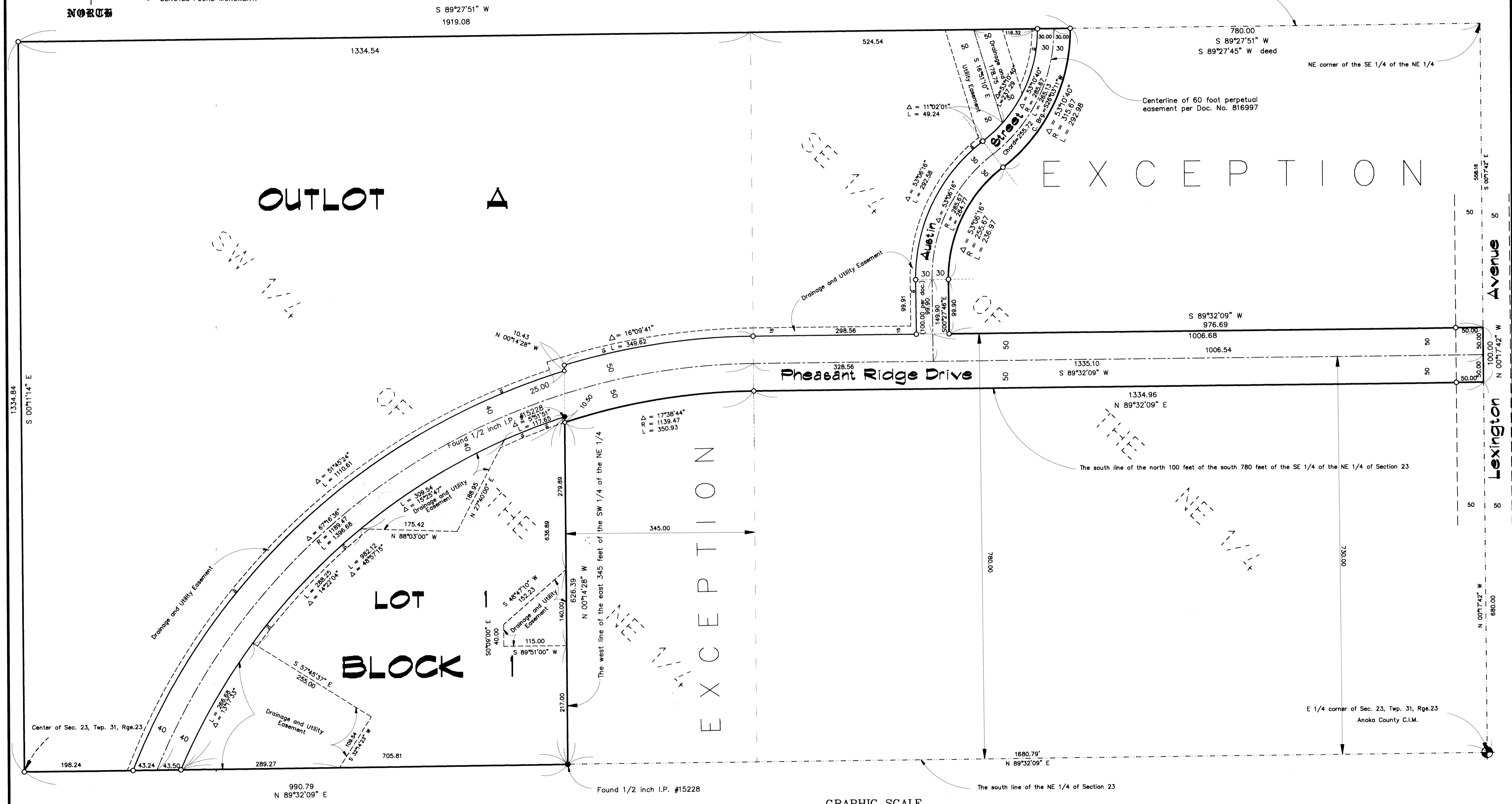
# PHEASANT RIDGE WEST

City of Blaine, County of Anoka

The orientation of this bearing system is based on the north line of the SE 1/4 of the NE 1/4 of Section 23, Twp. 31, Rge. 23, which is assumed to bear  $S 89^{\circ}27'51'' W$ .



- DENOTES SET 1/2" X 18" IRON MONUMENT MARKED R.L.S. NO. 9808.
- DENOTES FOUND MONUMENT.



**E. G. RUD & SONS, INC.**  
Land Surveyors

