

PHEASANT RIDGE

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 Lumbermen's Investment Corporation, a Texas corporation, mortgagee, of the following described property situate in the County of Anoka, State of Minnesota, to wit:

That part of Lots 2 and 3, Auditor's Subdivision Number 36, Anoka County, Minnesota, described as follows:

Beginning at the northeast corner of said Lot 2; thence westerly along the northerly line of said Lots 2 and 3 a distance of 1791.73 feet to a point distant 126.9 feet easterly of the northwest corner of said Lot 3; thence southwesterly along a line parallel with the westerly line of said Lot 3 to a point 435.17 feet northerly (measured along said parallel line) from the northeasterly right of way line of former United States Highway No. 10 as described in Book 292 of Deeds, page 337, now known as Coon Rapids Boulevard; thence South 62 degrees 08 minutes 30 seconds East along a line parallel with said right of way line 545.82 feet; thence South 330.19 feet; thence South 27 degrees 51 minutes 04 seconds West, 120.06 feet to a point in said right of way line, distant 692 feet southeasterly (measured along said right of way line) from the westerly line of said Lot 3; thence South 62 degrees 08 minutes 30 seconds East along said right of way line 80 feet; thence North 27 degrees 51 minutes 30 seconds East, 139.92 feet; thence North 307.74 feet; thence South 62 degrees 08 minutes 30 seconds East, 545.56 feet, more or less, to the west line of Lot 1 in said Auditor's Subdivision Number 36; thence North along the west line of said Lot 1 a distance of 417.68 feet, more or less, to the northwest corner of said Lot 1; thence East along the north line of said Lot 1 a distance of 900 feet to the northeast corner of said Lot 1; thence North along the east line of said Lot 2 a distance of 1120 feet to the point of beginning.

except that part of Lots 2 and 3, Auditor's Subdivision Number 36, Anoka County, Minnesota described as follows:

Commencing at the northeast corner of said Lot 2; thence South 89 degrees 08 minutes West along the northerly line of said Lots 2 and 3 a distance of 1792 feet to a point therein distant 126.9 feet easterly of the northwest corner of said Lot 3; thence South 9 degrees 04 minutes 36 seconds West along a line parallel with the westerly line of said Lot 3 to a point 435.17 feet northerly (measured along said parallel line) from the northeasterly right of way line of former United States Highway No. 10 as described in Book 292 of Deeds, page 337, now known as Coon Rapids Boulevard; thence South 62 degrees 08 minutes 30 seconds East along a line parallel with said right of way line 545.82 feet; thence South 330.19 feet; thence South 27 degrees 51 minutes 30 seconds West, 120.08 feet to a point in said right of way line, distant 692 feet southeasterly (measured along said right of way line) from the westerly line of said Lot 3; thence South 62 degrees 08 minutes 30 seconds East along said right of way line 80 feet; thence North 27 degrees 51 minutes 30 seconds East, 139.92 feet; thence North 307.74 feet to the actual point of beginning of the tract of land to be described; thence South 62 degrees 08 minutes 30 seconds East, 545.56 feet, more or less, to the west line of Lot 1, Auditor's Subdivision Number 36; thence North to the northwest corner of said Lot 1; thence West to an intersection with a line drawn North from the actual point of beginning; thence South to the actual point of beginning. (The east line of said Lot 2 is assumed at bearing North 0 degrees West).

Have caused the same to be surveyed and platted as PHEASANT RIDGE and do hereby donate and dedicate to the public for the public use forever the Lanes, Boulevard, Streets, Avenue, 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 1st day of August 1977. Also, in witness whereof said Lumbermen's Investment Corporation has caused these presents to be signed by its proper officers and its corporate seal to be hereunto affixed this 1st day of Aug. 1977.

Good Value Homes, Inc.:

Donald L. Hardle
Donald L. Hardle, President

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

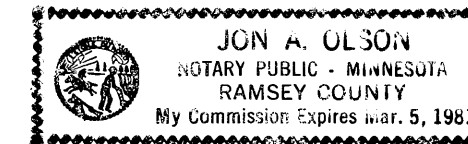
Lumbermen's Investment Corporation:

Dennis J. Cozack
its Asst. Vice Pres.

Sucile M. Shaw
its Asst. Secy.

State of Minnesota)
County of Anoka)

The foregoing instrument was acknowledged before me this 1st day of August 1977 by Donald L. Hardle, President, and Betty R. Hardle, Secretary-Treasurer, of Good Value Homes, Inc., a Minnesota corporation, on behalf of the corporation.



Jon A. Olson
Notary Public, Ramsey County, Minnesota
My commission expires March 5, 1981

State of Minnesota)
County of Anoka)

The foregoing instrument was acknowledged before me this 1st day of August 1977 by Dennis J. Cozack its Asst. Vice Pres. and Sucile M. Shaw its Asst. Secy. of Lumbermen's Investment Corporation, a Texas corporation, on behalf of the corporation.

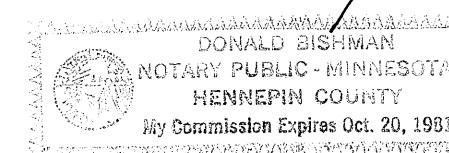
Debra A. Bauer
Notary Public, Hennepin County, Minnesota
My commission expires Dec. 10, 1982

I hereby certify that I have surveyed and platted the property described on this plat as PHEASANT RIDGE; 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; and that there are no wet lands to be 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 1st day of August 1977 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 21st day of APRIL 1977.

CITY PLANNING COMMISSION OF THE CITY OF COON RAPIDS, MINNESOTA

Donald L. Shaw, Chairman William J. McLean Jr., 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 9th day of AUGUST 1977.

CITY COUNCIL OF THE CITY OF COON RAPIDS, MINNESOTA

George J. Hubert, Mayor Betty Bell, Clerk

ANOKA COUNTY SURVEYOR

This plat was checked and approved on this 15th day of Sept. 1977.

478329

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 SEP 16 1977 A.D., 1977 at 10 o'clock AM. and was duly recorded in book 24 of Plat page 7.

"NO DELINQUENT TAXES AND TRANSFER ENTERED"

Sept. 16 19 77
Charles R. Johnson
Auditor, Anoka County

Paul J. Carls
County Recorder
By John J. Johnson
Deputy

Poland W. Anderson
County Surveyor, Anoka County, Minnesota

CHERRIER - WINTER & ASSOCIATES, INC.

REGISTERED PROFESSIONAL • LAND SURVEYORS

PHEASANT RIDGE

CITY OF COON RAPIDS, COUNTY OF ANOKA

SUBDIVISION

(1792.00 ... 589°08'W deed)

NO.

northeast corner Lot 2, Aud. Subd. No. 36

149

northwest corner of Lot 3
Aud. Subd. No. 36

AUDITOR'S

North line of Lot 3, Aud. Subd. No. 36

1791.73

North line of Lot 2, Aud. Subd. No. 36

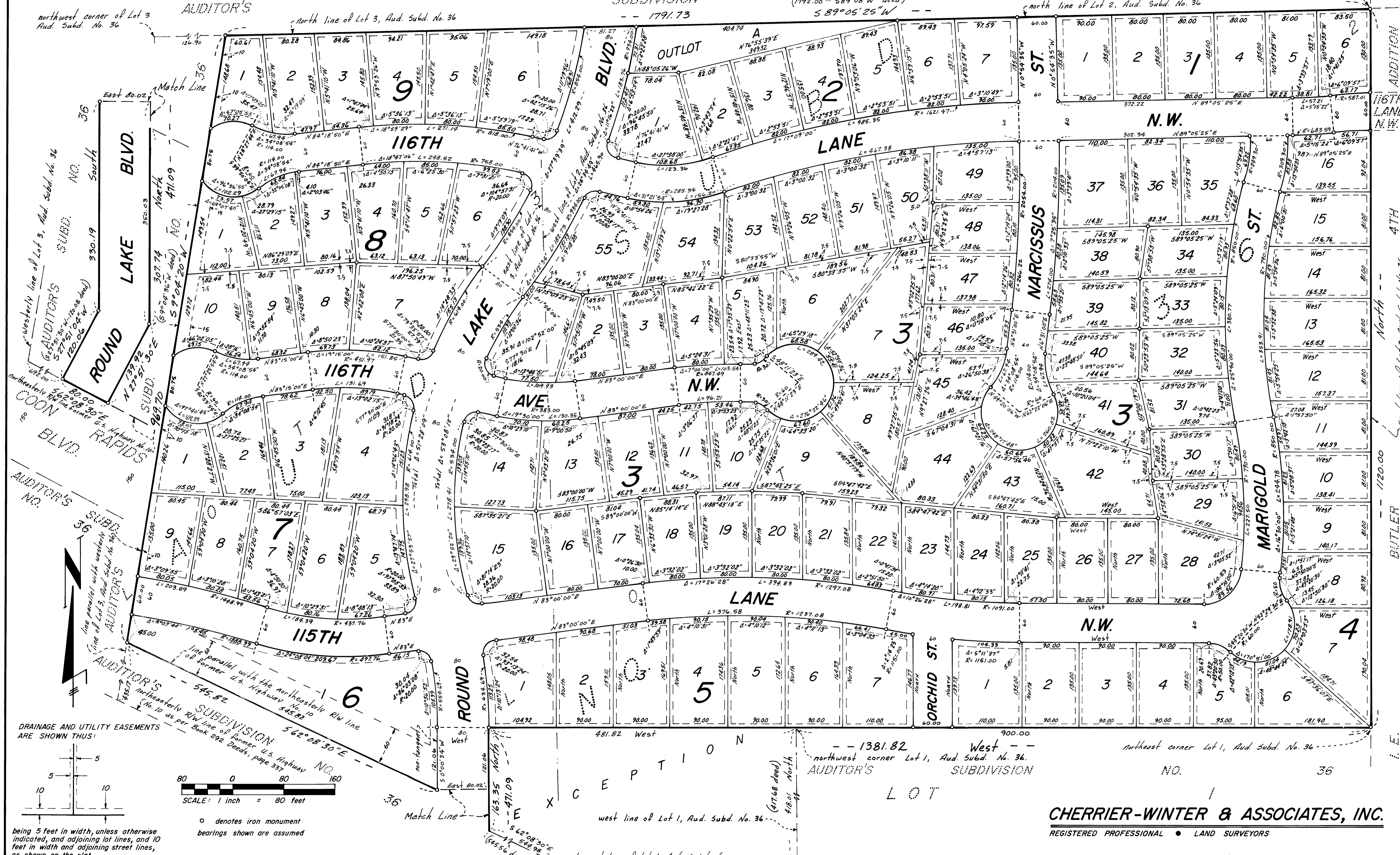
BINDING

FOR

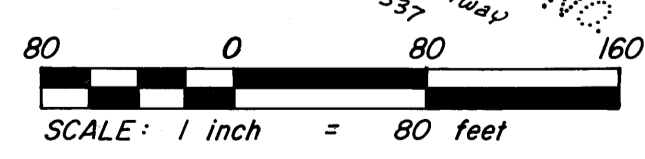
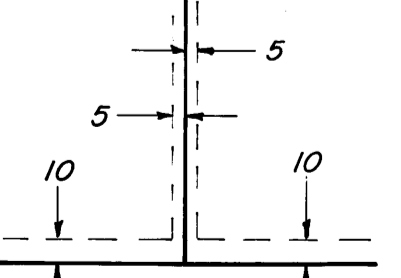
RESERVED

SPACE

THIS



DRAINAGE AND UTILITY EASEMENTS
ARE SHOWN THUS:



o denotes iron monument
bearings shown are assumed

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

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