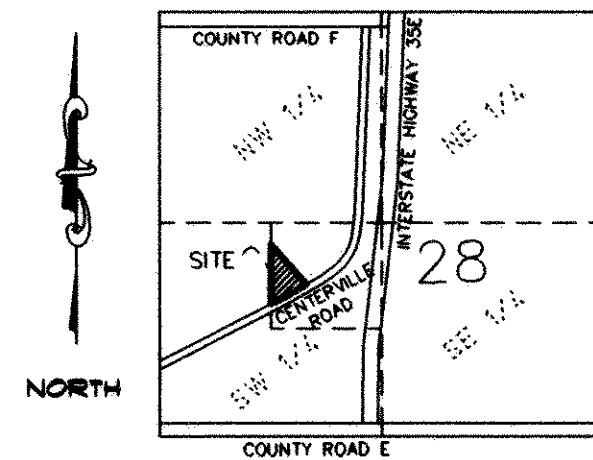


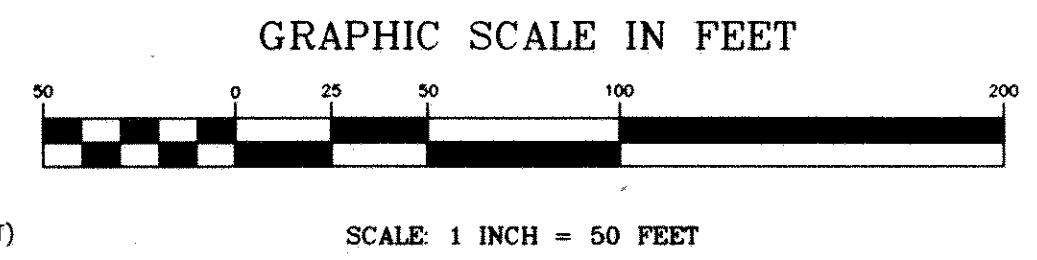
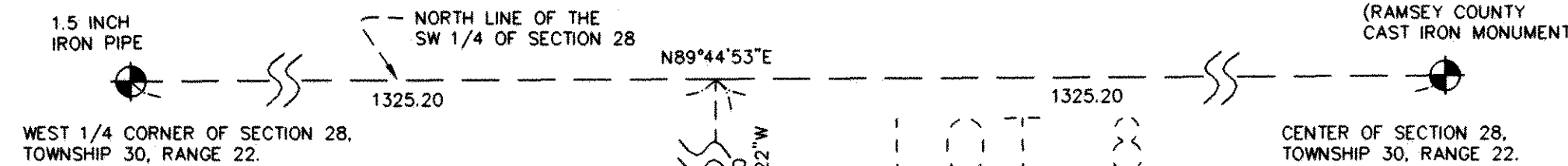
# PHEASANT HILLS

VICINITY MAP  
(NO SCALE)

SECTION 28, T.30, R.22  
VADNAIS HEIGHTS, RAMSEY COUNTY, MINNESOTA



THE ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE WEST LINE OF LOT 9, BLOCK 2, DAVIDSON'S SEVENTH SUBDIVISION, RAMSEY COUNTY, MINNESOTA, WHICH IS ASSUMED TO BEAR N00°06'22"E



KNOW ALL MEN BY THESE PRESENTS: That Timberline Development, L.L.C., a Minnesota Limited Liability Corporation, fee owner of the following described property situated in the City of Vadnaiss Heights, County of Ramsey, State of Minnesota:

All of Lot 9, Block 2, in DAVIDSON'S SEVENTH SUBDIVISION, Ramsey County, Minnesota, Except that part described as follows:

Beginning at the northwesterly corner of said Lot 9; thence easterly along the northerly line of said Lot 9 to the northeasterly corner thereof; thence southwesterly along the southeasterly line of Lot 9 a distance of 500 feet to a point (hereinafter designated as point A); thence northwesterly in a straight line to the place of beginning;

And also except that part described as follows:

Beginning at the hereinbefore described point A; thence northwesterly in a straight line a distance of 483.88 feet (said straight line if extended would intersect the northwesterly corner of said Lot 9); thence southeasterly 468 feet, more or less, to a point in the southeasterly line of said Lot 9, 61.09 feet southwesterly of the point of beginning; thence northeasterly to the point of beginning.

Has caused the same to be surveyed and platted as PHEASANT HILLS and does hereby dedicate to the public for public use forever the cul-de-sac and the drainage and utility easements as shown on this plat.

In witness whereof said Timberline Development, L.L.C., a Minnesota Limited Liability Corporation, has caused these presents to be signed by its proper officer, this 13 day of May, 2003.

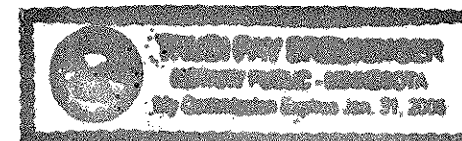
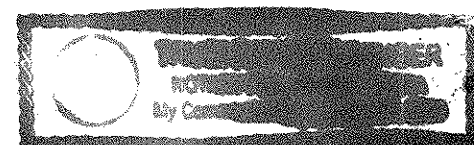
Signed: Timberline Development, L.L.C.

Mitch Ammerman, Chief Manager

STATE OF MINNESOTA  
COUNTY OF St. Louis

The foregoing instrument was acknowledged before me this 13 day of May, 2003, by Mitch Ammerman, Chief Manager of Timberline Development, L.L.C., a Minnesota Limited Liability Corporation, on behalf of the corporation.

Notary Public, St. Louis County, Minnesota  
My Commission Expires 12/1/05



I hereby certify that I have surveyed and platted the property described on this plat as PHEASANT HILLS; 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; that the outside boundary lines are correctly designated on the plat; and there are no wet lands as defined in Minnesota Statutes, Section 505.02, Subd. 1, or public highways to be designated other than as shown on this plat.

Jason E. Rud, Land Surveyor  
Minnesota License No. 41578

STATE OF MINNESOTA  
COUNTY OF ANOKA

The foregoing Surveyor's Certificate was acknowledged before me this 3rd day of April, 2003, by Jason E. Rud, a Licensed Land Surveyor.

Notary Public, Anoka County, Minnesota  
My Commission Expires January 31, 2005



City of Vadnaiss Heights  
We do hereby certify that on the 15th day of April, 2003, the City Council of the City of Vadnaiss Heights, Minnesota, approved this plat. All monuments will be set as specified by the City Council and as stated on this plat, according to Minnesota Statutes, Section 505.02, Subdivision 1.

Susan S. Benovetz, Mayor  
Gerald Huban, City Manager

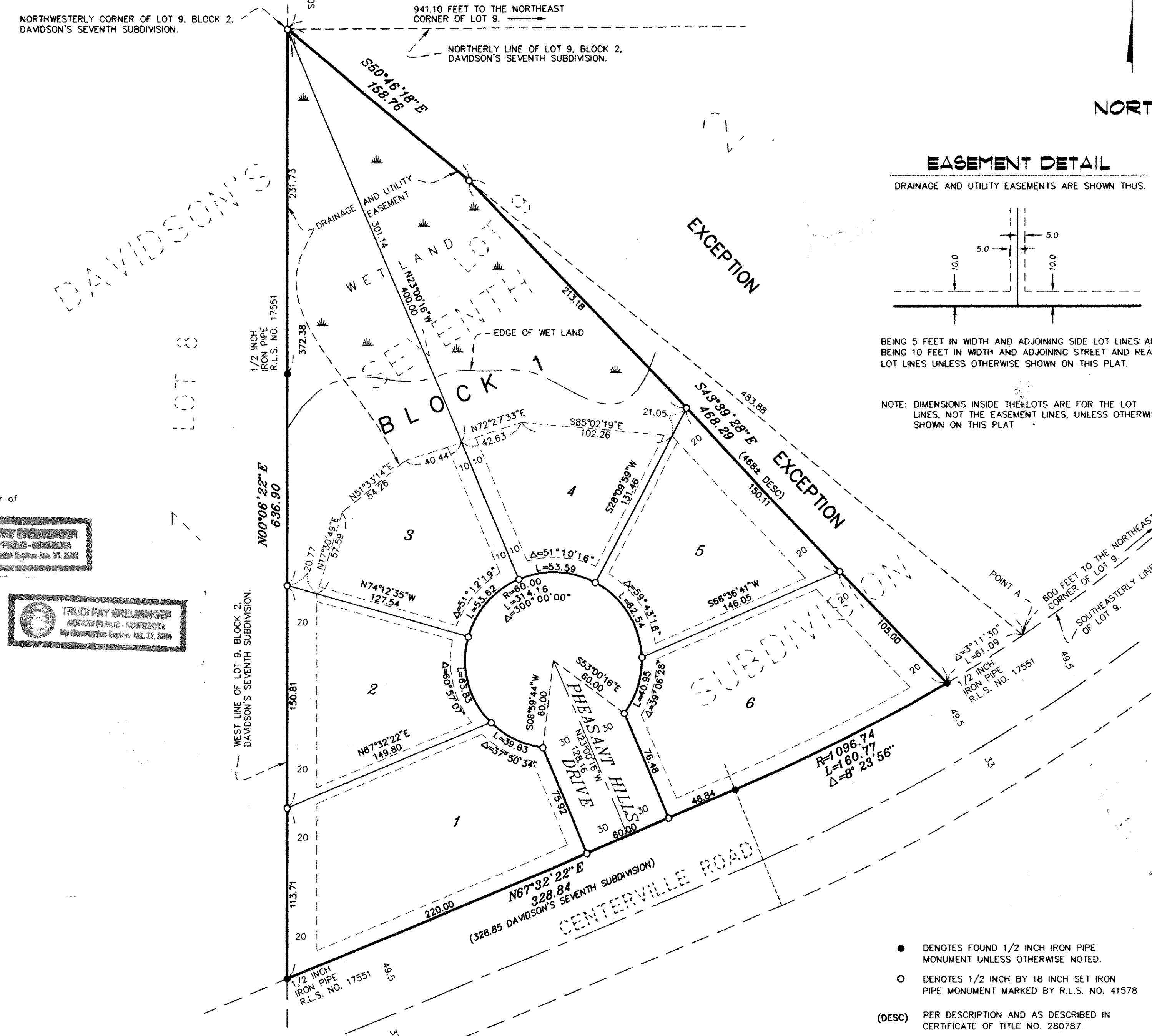
Taxes payable in the year 2004 on the land herein described have been paid, also there are no delinquent taxes and transfer entered this 15th day of April, 2003.

Pursuant to Minnesota Statutes, Section 383A.42, this plat has been examined and is approved this 9th day of April, 2004, and the conditions of Minnesota Statutes, Section 505.03, Subdivision 2, have been fulfilled.

David D. Claypool, L.S.  
Ramsey County Surveyor

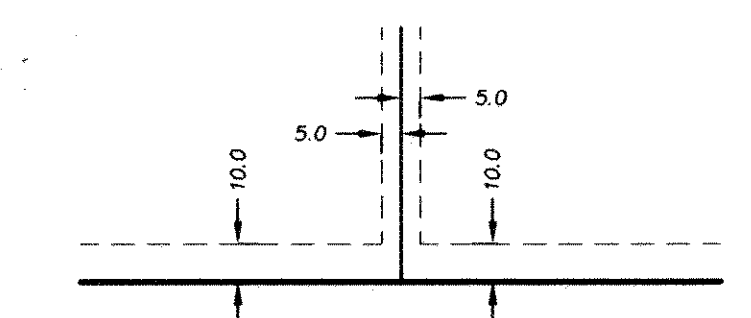
Registrar of Titles  
County of Ramsey, State of Minnesota  
I hereby certify that this plat of PHEASANT HILLS was filed in the office of the Registrar of Titles for public record on this 12th day of April, 2004 at 4 o'clock P.M. and was duly filed in Book 45 of Plats,  
Page 17 as Document Number 1012862.

Deputy Registrar of Titles



### EASEMENT DETAIL

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



BEING 5 FEET IN WIDTH AND ADJOINING SIDE LOT LINES AND BEING 10 FEET IN WIDTH AND ADJOINING STREET AND REAR LOT LINES UNLESS OTHERWISE SHOWN ON THIS PLAT.

NOTE: DIMENSIONS INSIDE THE LOTS ARE FOR THE LOT LINES, NOT THE EASEMENT LINES, UNLESS OTHERWISE SHOWN ON THIS PLAT.

- DENOTES FOUND 1/2 INCH IRON PIPE MONUMENT UNLESS OTHERWISE NOTED.
- DENOTES 1/2 INCH BY 18 INCH SET IRON PIPE MONUMENT MARKED BY R.L.S. NO. 41578
- (DESC) PER DESCRIPTION AND AS DESCRIBED IN CERTIFICATE OF TITLE NO. 280787.

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

