

ALEXANDRAS COVE

KNOW ALL PERSONS BY THESE PRESENTS: That Shamrock Development, Inc., a Minnesota corporation, fee owner of the following described property situated in the State of Minnesota, County of Anoka, to wit:

(TORRENS)

That part of Government Lot 4, Section 4, Township 31, Range 24 lying easterly of a line drawn from a point on the south line of said Government Lot 4 distant 697.125 feet west from the southeast corner of said government Lot 4 to a point on the north line of said Government Lot 4 distant 280 feet East from the northwest corner of said Government Lot 4.

Except that part of said Government Lot 4 lying southwesterly of a line parallel with and distant 164 feet northeasterly of the following described line: Beginning at a point on the North and South Quarter line of Section 5, Township 31, Range 24, distant 2,440.6 feet north of the South Quarter corner of said Section 5, thence run easterly at an angle of 90 degrees 24 minutes with said North and South Quarter line (measured from North to East) a distance of 777.22 feet; thence deflect to the right on a 1 degree 30 minute curve (delta angle 49 degrees 43 minutes) a distance of 3,314.44 feet and there terminating.

Also excepting therefrom all that portion platted as LAKES EDGE.

AND

That part of Government Lot 3, Section 4, Township 31, Range 24, lying westerly of the following described line:

Commencing at the northeast corner of said Government Lot 3, thence on an assumed bearing of South 88 degrees 03 minutes 35 seconds West, along the north line of said Government Lot 3, a distance of 536.15 feet to the intersection with the westerly right-of-way line of Crooked Lake Boulevard (County State Aid Highway No. 18), said point being marked by a Judicial Landmark set pursuant to Torrens Case No. T-1733; thence South 5 degrees 33 minutes 34 seconds East, along said westerly right-of-way line a distance of 616.87 feet; thence southerly, along said westerly right-of-way line on a tangential curve, concave to the West, radius 1117.51 feet, central angle 23 degrees 25 minutes 23 seconds, a distance of 456.85 feet; thence South 17 degrees 51 minutes 49 seconds West, along said westerly right-of-way line a distance of 523.57 feet to the actual point of beginning of the line to be described; thence North 29 degrees 36 minutes 08 seconds West a distance of 808.89 feet; thence North 28 degrees 14 minutes 09 seconds West, a distance of 138 feet, more or less to the shoreline of Crooked Lake, and there terminating.

AND

Outlot C, RIVERDALE VILLAGE.

(ABSTRACT)

All that part of Lot 17, AUDITOR'S SUBDIVISION NUMBER 97 lying Northerly of the Northerly R/W line of U.S. Highway 10.

All that part of Lot 18, AUDITOR'S SUBDIVISION NUMBER 97 lying North of U.S. Highway No. 10 and Trunk Highway No. 47.

Has caused the same to be surveyed and platted as ALEXANDRAS COVE and does hereby dedicate to the public for public use forever the easements, as shown on this plat, for drainage and utility purposes only. Also dedicating to the State of Minnesota the right to restrict access onto U.S. Highway No. 10 and State Trunk Highway No. 47 as shown on this plat.

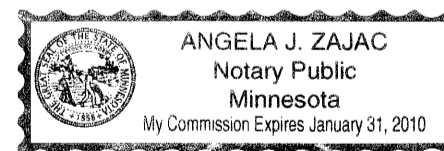
In witness whereof said Shamrock Development, Inc. has caused these presents to be signed by its proper officer this 25th day of January, 2006.

SHAMROCK DEVELOPMENT, INC.

By: James M. Stanton
James M. Stanton, President

State of Minnesota, County of Anoka

The foregoing instrument was acknowledged before me this 25th day of January, 2006, by James M. Stanton, as President of Shamrock Development, Inc., a Minnesota corporation, on behalf of the corporation.



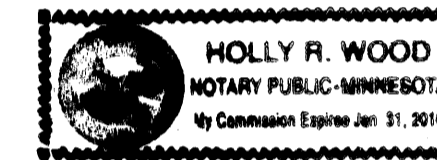
Angela Zajac Notary Public
Anoka County, Minnesota
My Commission expires: January 31, 2010

I hereby certify that I have surveyed and platted the property described in this plat as ALEXANDRAS COVE and that this plat is a correct representation of said survey; that all monuments have been or will be correctly placed in the ground as shown within one year after recording, or sooner, as specified by the approving local governmental unit; that all distances are correctly shown on the plat in feet and hundredths of a foot; that the outside boundary lines are correctly designated on the plat; and that there are no wet lands as defined in Minnesota Statutes 505.02, Subdivision 1, or public highways to be designated on the plat other than as shown thereon.

Lynn P. Caswell
Lynn P. Caswell, Land Surveyor
Minnesota License No. 13057

State of Minnesota, County of Sherburne

The foregoing instrument was acknowledged before me this 23rd day of January, 2006 by Lynn P. Caswell, Land Surveyor, Minnesota License No. 13057.



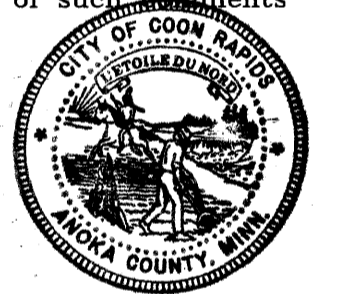
Holly R. Wood Notary Public
Sherburne County, Minnesota
My Commission expires: January 31, 2010

Annexed plat of ALEXANDRAS COVE was approved by the Planning Commission of the City of Coon Rapids, Minnesota this 10th day of September, 2005.

By: Doreen M. Haase, Chairman

Annexed plat of ALEXANDRAS COVE was approved by the City Council of Coon Rapids, Minnesota at a regular meeting thereof held this 20th day of December, 2005. 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.

By: [Signature] Mayor
Attest: [Signature] Clerk

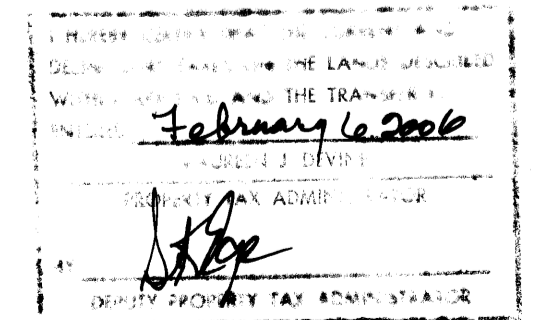


This plat has been checked and approved this 6th day of FEBRUARY, 2006.

[Signature] Anoka County Surveyor

1981912.002 Abstract
OFFICE OF COUNTY RECORDS
STATE OF MINNESOTA, COUNTY OF ANOKA
I hereby certify that the within instrument was filed in this office for record on the 6 day of Feb A.D. 2006 at 4:02 o'clock P.M. and was duly recorded in book 71 Most page 14
Maurice J. Devine
County Recorder
GKE

486382.001 Torrens
Office of Registrar of Titles
STATE OF MINNESOTA
COUNTY OF ANOKA
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GKE

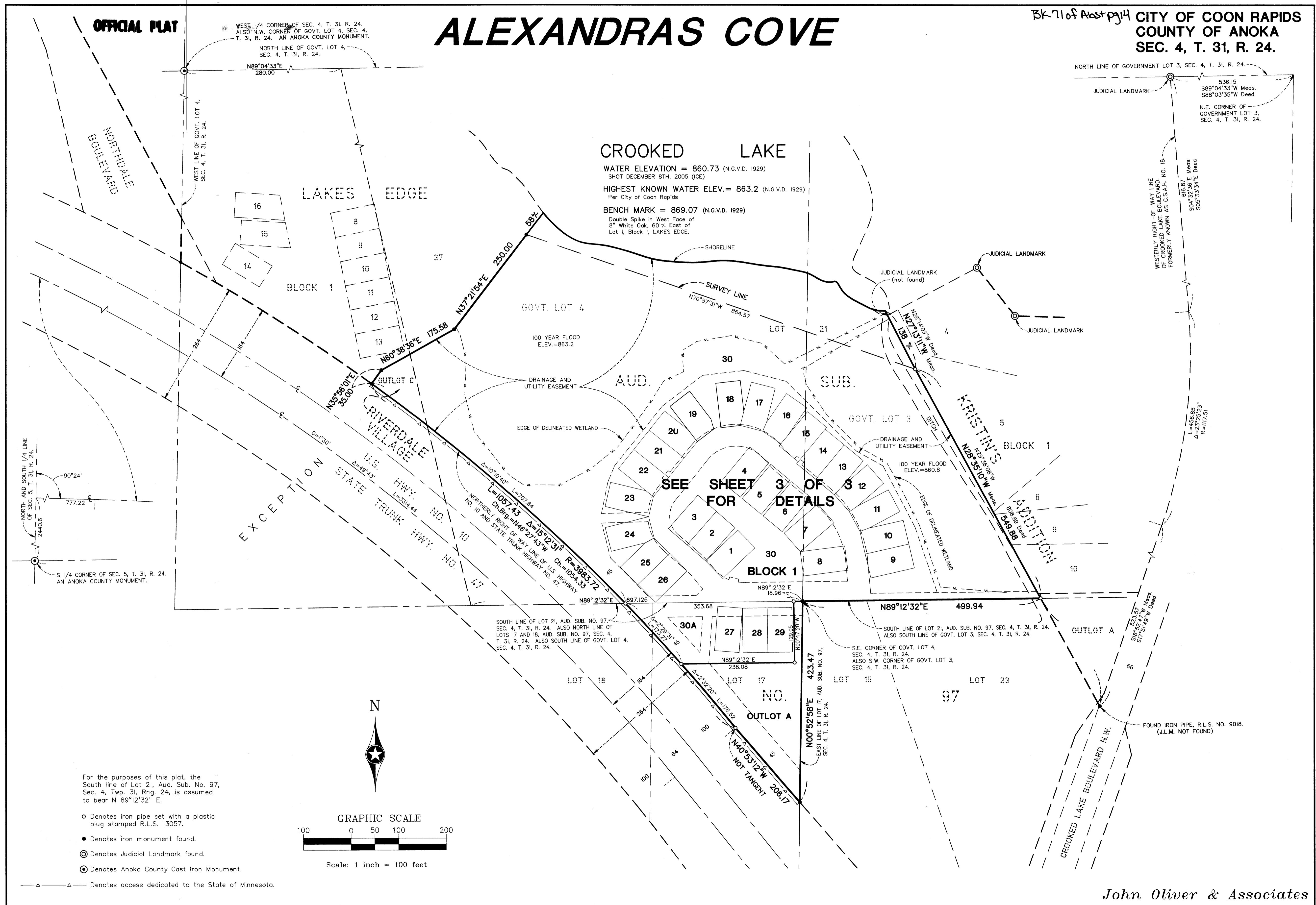


A\$56.00/T\$96.00

John Oliver & Associates

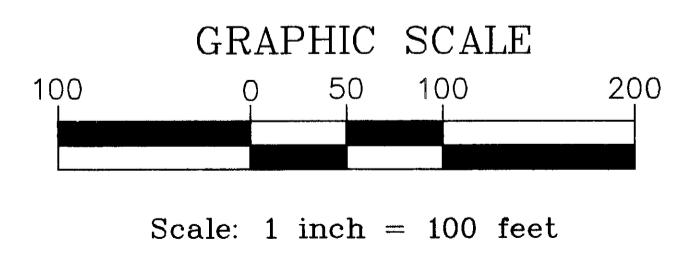
ALEXANDRAS COVE

BK 71 of Abst pg 14 CITY OF COON RAPIDS
 COUNTY OF ANOKA
 SEC. 4, T. 31, R. 24.



For the purposes of this plat, the South line of Lot 21, Aud. Sub. No. 97, Sec. 4, Twp. 31, Rng. 24, is assumed to bear N 89°12'32" E.

- Denotes iron pipe set with a plastic plug stamped R.L.S. 13057.
- Denotes iron monument found.
- ⊙ Denotes Judicial Landmark found.
- ⊛ Denotes Anoka County Cast Iron Monument.
- ▲—▲— Denotes access dedicated to the State of Minnesota.



John Oliver & Associates

OFFICIAL PLAT

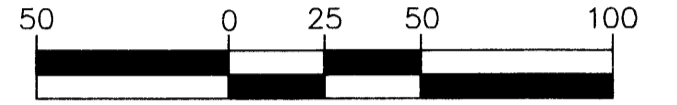
ALEXANDRAS COVE

BK 711 of Most pg 14 CITY OF COON RAPIDS
COUNTY OF ANOKA
SEC. 4, T. 31, R. 24.

N



GRAPHIC SCALE

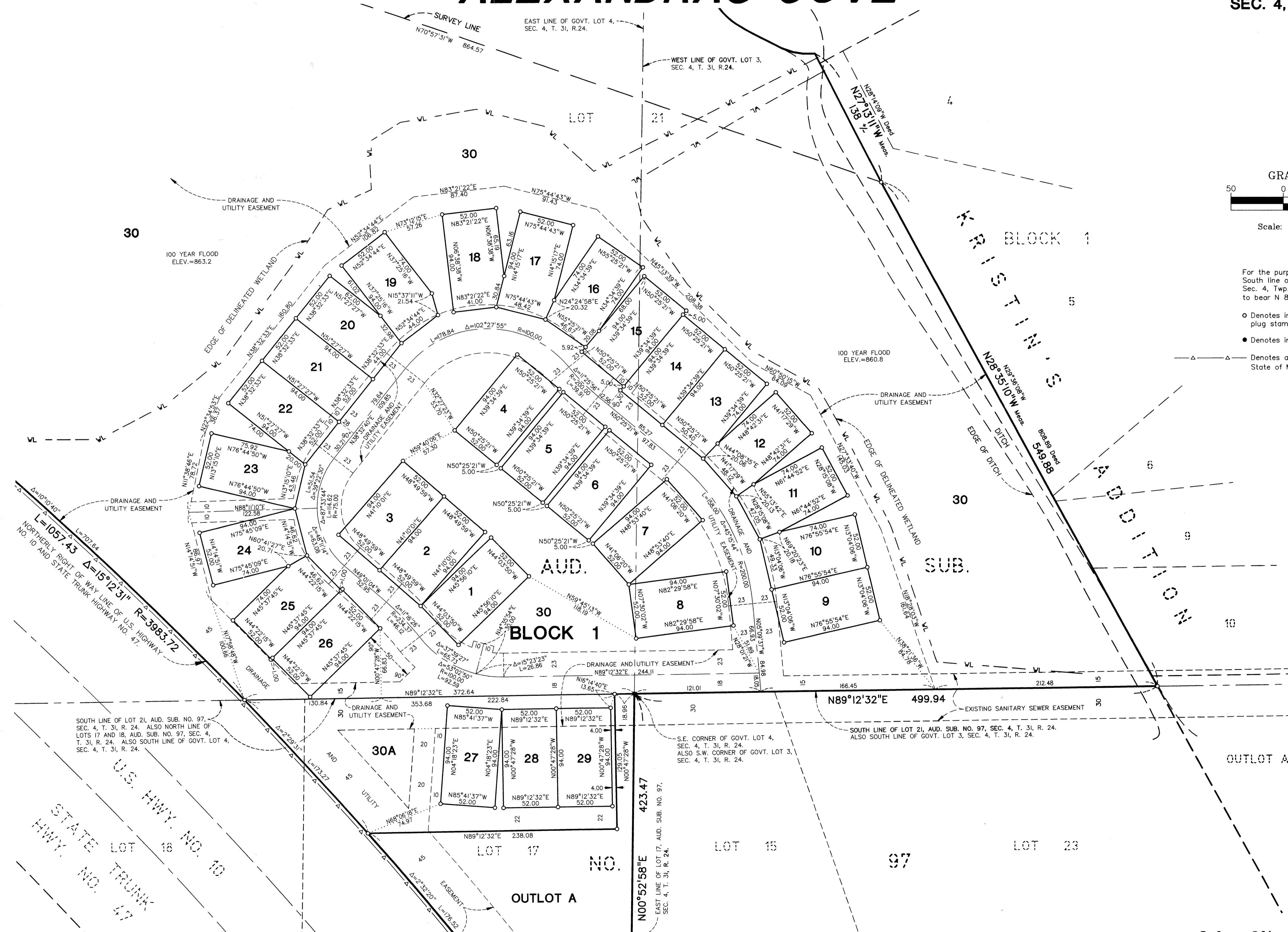


Scale: 1 inch = 50 feet

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● Denotes iron monument found.

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STATE LOT 18
U.S. HWY. NO. 10
STATE TRUNK
HWY. NO. 47

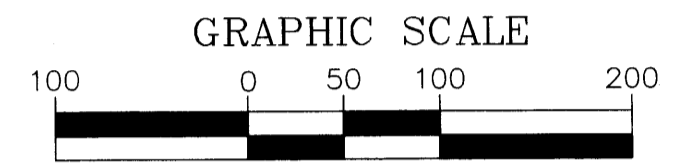
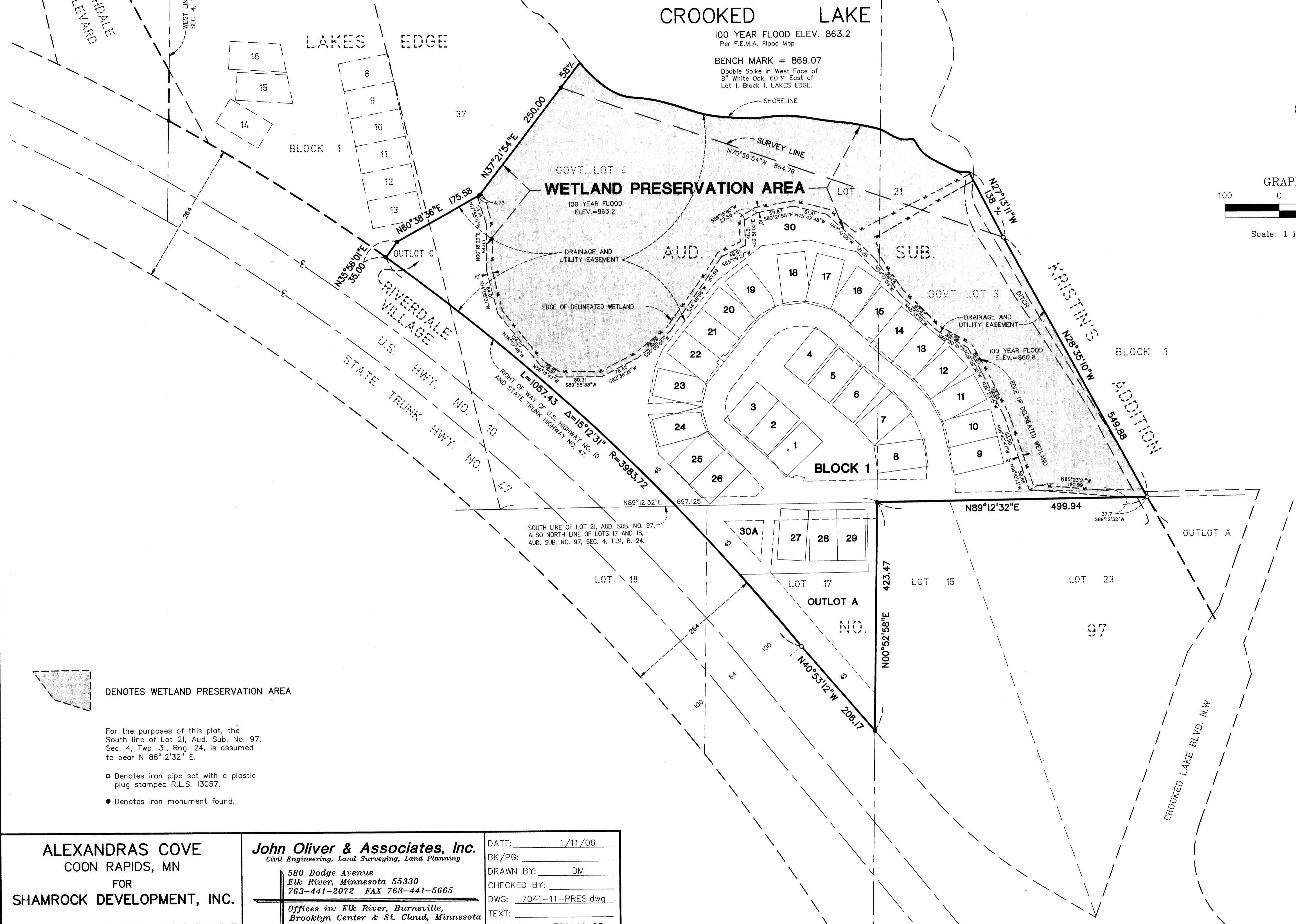
John Oliver & Associates

SHEET 3 OF 3 SHEETS

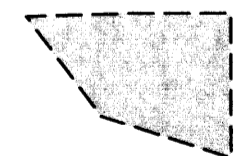
OFFICIAL PLAT

ALEXANDRAS COVE

WETLAND PRESERVATION AREA EXHIBIT



Scale: 1 inch = 100 feet



DENOTES WETLAND PRESERVATION AREA

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- Denotes iron monument found.

ALEXANDRAS COVE
 COON RAPIDS, MN
 FOR
SHAMROCK DEVELOPMENT, INC.
 WETLAND PRESERVATION AREA EXHIBIT

John Oliver & Associates, Inc.
Civil Engineering, Land Surveying, Land Planning
 580 Dodge Avenue
 Elk River, Minnesota 55330
 763-441-2072 FAX 763-441-5665
 Offices in: Elk River, Burnsville,
 Brooklyn Center & St. Cloud, Minnesota

DATE: 1/11/06
 BK/PG:
 DRAWN BY: DM
 CHECKED BY:
 DWG: 7041-11-PRES.dwg
 TEXT:
 FILE NO.: 7041.11-03