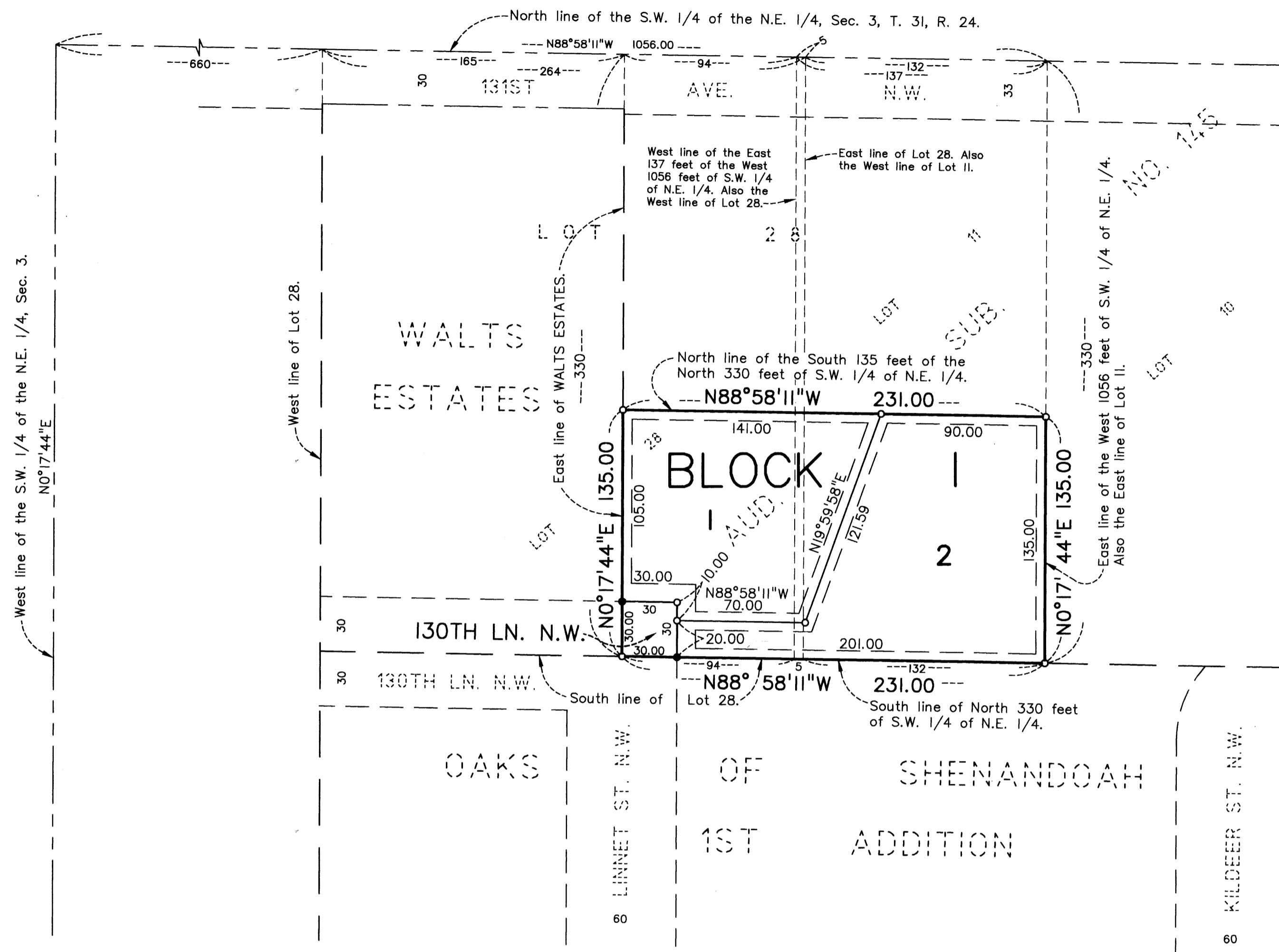


ITSY BITSY OAKS ADDITION

CITY OF COON RAPIDS,
ANOKA COUNTY, MN.



KNOW ALL MEN 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:

The East 137.00 feet of the West 1056.00 feet of the South 135.00 feet of the North 330.00 feet as measured along the North and West lines respectively, of the Southwest Quarter of the Northeast Quarter of Section 3, Township 31, Range 24, being a part of Lots 11 and 28, of the duly recorded plat of AUDITOR'S SUBDIVISION NO. 145.

AND THAT Theodore Warren Thorpe, a single man, fee owner; and Twin City Federal Savings and Loan Association, a U.S. Corporation, and TCF Banking and Savings, F.A., a U.S. Corporation, both now known as TCF Bank Minnesota fsb, a U.S. Corporation, mortgagee of the following described property situated in the State of Minnesota, County of Anoka, to-wit:

That part of the South 135.00 feet (as measured along the West line of said Southwest Quarter of the Northeast Quarter) of said Lot 28, AUDITOR'S SUBDIVISION NO. 145, lying east of the duly recorded plat of WALTS ESTATES. EXCEPT the East 5.00 feet of said Lot 28.

Has caused the same to be surveyed and platted as ITSY BITSY OAKS ADDITION and does hereby donate and dedicate to the public for the public use forever the Lane and the easements for drainage and drainage and utility purposes as shown on this plat, the witness whereof Shamrock Development, Inc. has caused these presents to be signed by its proper officer this 12th day of May 1994.

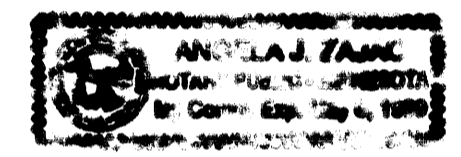
By: James M. Stanton President
Shamrock Development, Inc.

ALSO in witness whereof said Theodore Warren Thorpe has hereunto set his hand this 12th day of May 1994.

Theodore Warren Thorpe
Theodore Warren Thorpe

State of Minnesota, County of Anoka

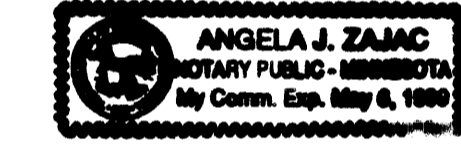
The foregoing instrument was acknowledged before me this 12th day of May 1994 by James M. Stanton as President of Shamrock Development, Inc. a Minnesota corporation, on behalf of the corporation.



Angela J. Zajac Notary Public
Anoka County, Minnesota
My commission expires: May 6, 1999

State of Minnesota, County of Anoka

The foregoing instrument was acknowledged before me this 12th day of May 1994 by Theodore Warren Thorpe, a single man.



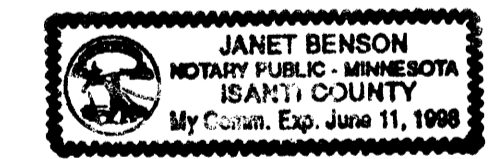
Angela J. Zajac Notary Public
Anoka County, Minnesota
My commission expires: May 6, 1999

I hereby certify that I have surveyed and platted the property described in this plat as ITSY BITSY OAKS ADDITION and that this plat is a correct representation of said survey; that all monuments have been correctly placed in the ground as shown on the plat; 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 Registration No. 13057

State of Minnesota, County of Sherburne

The foregoing instrument was acknowledged before me this 22nd day of November 1993, by Lynn P. Caswell, Land Surveyor, Minnesota Registration No. 13057.



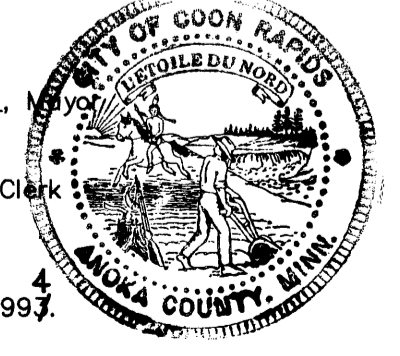
Janet Benson Notary Public
Isanti County, Minnesota
My commission expires: June 11, 1998

Annexed plat of ITSY BITSY OAKS ADDITION was approved by the Planning Commission of the City of Coon Rapids, Minnesota this 17th day of JUNE 1993.

By: Dorena M. Naeve Chairman

Annexed plat of ITSY BITSY OAKS ADDITION was approved by the City Council of Coon Rapids, Minnesota at a regular meeting thereof held this 13th day of NOV 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.

By: William F. Thompson
Attest: Betty Backes, CM Clerk



This plat has been checked and approved this 12th day of May 1994.

W. D. Ouel Anoka County Surveyor

West line of the S.W. 1/4 of the N.E. 1/4, Sec. 3, N0°17'44"E

West line of Lot 28.

East line of WALTS ESTATES.

East line of the West 1056 feet of S.W. 1/4 of N.E. 1/4. Also the East line of Lot 11.

North line of the South 135 feet of the North 330 feet of S.W. 1/4 of N.E. 1/4.

East line of Lot 28.

South line of Lot 28.

South line of North 330 feet of S.W. 1/4 of N.E. 1/4.

KILDEER ST. N.W.

LINNET ST. N.W.

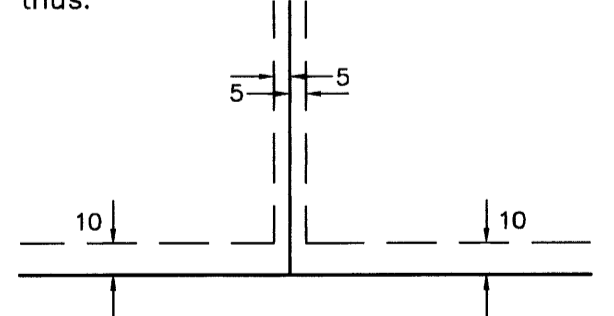
Scale: 1 inch = 50 feet.

For the purposes of this plat, the North line of the S.W. 1/4 of the N.E. 1/4, Sec. 3, T. 31, R. 24 is assumed to bear N 88°58'11" W.

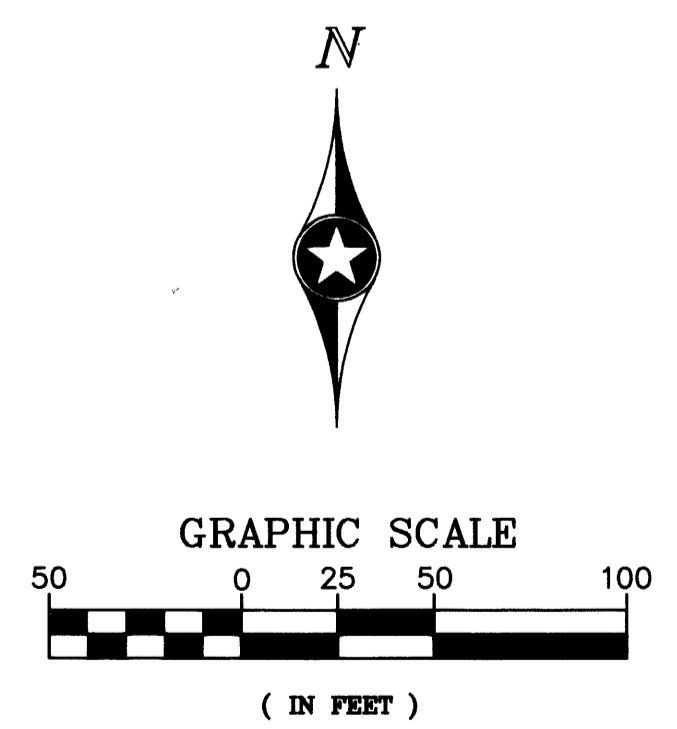
○ Denotes iron pipe set with a plastic plug stamped R.L.S. 13057.

● Denotes iron monument found.

Drainage and Utility Easements are shown thus:



Being 10 feet in width and adjoining right-of-way lines, also being 5 feet in width and adjoining side and rear lot lines, unless otherwise indicated, as shown on the plat.



1115252
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 May 12 A.D., 1994 at 9:50 o'clock A.M., and was duly recorded in book 48 of Plate 12
Edward M. Treska
County Recorder
By: J. Raymond

I HEREBY CERTIFY THAT THE CURRENT AND DELINQUENT TAXES ON THE LANDS DESCRIBED WITHIN ARE PAID AND THE TRANSFER IS
ENTERED May 12 1994
EDWARD M. TRESKA
PROPERTY TAX ADMINISTRATOR
BY: Edward S. Remington
PROPERTY TAX ADMINISTRATOR

John Oliver & Associates