

# TUSCANY VILLAS SECOND ADDITION

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:

That part of Lot 4, Auditor's Subdivision Number 72 lying East of the following described Line A: "Line A" is described as commencing at the northeast corner of the Northwest Quarter of Section 8, Township 31, Range 24, Anoka County, Minnesota; thence South 89 degrees 25 minutes 26 seconds West, assumed bearing, along the north line of said Northwest Quarter a distance of 95.00 feet to the point of beginning of "Line A" to be described; thence South 00 degrees 00 minutes 55 seconds East 261.41 feet; thence southwesterly 419.92 feet along tangential curve, concave to the northwest having a central angle of 18 degrees 52 minutes 13 seconds and a radius of 1275.00 feet; thence South 11 degrees 42 minutes 59 seconds West not tangent to the last described curve 142.56 feet; thence southwesterly 686.98 feet along a non-tangential curve concave to the northwest, having a central angle of 20 degrees 24 minutes 17 seconds, a radius of 1929.02 feet and the chord of said curve bears South 39 degrees 12 minutes 09 seconds West; thence South 49 degrees 24 minutes 18 seconds West 421.77 feet; thence southwesterly 61.27 feet along a tangential curve, concave to the southeast having a central angle of 2 degrees 57 minutes 17 seconds and a radius of 1188.00 feet to the south line of Lot 10, Auditor's Subdivision No. 149, and there terminating, according to the plat thereof on file and of record in the office of the Register of Deeds in and for said Anoka County.

AND

That part of Lot 5, AUDITOR'S SUBDIVISION NUMBER 72, Anoka County, Minnesota, lying East of the following described Line A: "Line A" is described as commencing at the northeast corner of the Northwest Quarter of Section 8, Township 31, Range 24, Anoka County, Minnesota; thence South 89 degrees 25 minutes 26 seconds West, assumed bearing, along the north line of said Northwest Quarter a distance of 95.00 feet to the point of beginning of "Line A" to be described; thence South 00 degrees 00 minutes 55 seconds East 261.41 feet; thence southwesterly 419.92 feet along tangential curve, concave to the northwest having a central angle of 18 degrees 52 minutes 13 seconds and a radius of 1275.00 feet; thence South 11 degrees 42 minutes 59 seconds West not tangent to the last described curve 142.56 feet; thence southwesterly 686.98 feet along a non-tangential curve concave to the northwest, having a central angle of 20 degrees 24 minutes 17 seconds, a radius of 1929.02 feet and the chord of said curve bears South 39 degrees 12 minutes 09 seconds West; thence South 49 degrees 24 minutes 18 seconds West 421.77 feet; thence southwesterly 61.27 feet along a tangential curve, concave to the southeast having a central angle of 2 degrees 57 minutes 17 seconds and a radius of 1188.00 feet to the south line of Lot 10, Auditor's Subdivision No. 149, and there terminating.

AND

That part of Lot 6, AUDITOR'S SUBDIVISION NUMBER 72, Anoka County, Minnesota, lying East of the following described Line A: "Line A" is described as commencing at the northeast corner of the Northwest Quarter of Section 8, Township 31, Range 24, Anoka County, Minnesota; thence South 89 degrees 25 minutes 26 seconds West, assumed bearing, along the north line of said Northwest Quarter a distance of 95.00 feet to the point of beginning of "Line A" to be described; thence South 00 degrees 00 minutes 55 seconds East 261.41 feet; thence southwesterly 419.92 feet along tangential curve, concave to the northwest having a central angle of 18 degrees 52 minutes 13 seconds and a radius of 1275.00 feet; thence South 11 degrees 42 minutes 59 seconds West not tangent to the last described curve 142.56 feet; thence southwesterly 686.98 feet along a non-tangential curve concave to the northwest, having a central angle of 20 degrees 24 minutes 17 seconds, a radius of 1929.02 feet and the chord of said curve bears South 39 degrees 12 minutes 09 seconds West; thence South 49 degrees 24 minutes 18 seconds West 421.77 feet; thence southwesterly 61.27 feet along a tangential curve, concave to the southeast having a central angle of 2 degrees 57 minutes 17 seconds and a radius of 1188.00 feet to the south line of Lot 10, Auditor's Subdivision No. 149, and there terminating.

AND

That part of Lot 10, AUDITOR'S SUBDIVISION NUMBER 149, Anoka County, Minnesota, lying East of the following described Line A: "Line A" is described as commencing at the northeast corner of the Northwest Quarter of Section 8, Township 31, Range 24, Anoka County, Minnesota; thence South 89 degrees 25 minutes 26 seconds West, assumed bearing, along the north line of said Northwest Quarter a distance of 95.00 feet to the point of beginning of "Line A" to be described; thence South 00 degrees 00 minutes 55 seconds East 261.41 feet; thence southwesterly 419.92 feet along tangential curve, concave to the northwest having a central angle of 18 degrees 52 minutes 13 seconds and a radius of 1275.00 feet; thence South 11 degrees 42 minutes 59 seconds West not tangent to the last described curve 142.56 feet; thence southwesterly 686.98 feet along a non-tangential curve concave to the northwest, having a central angle of 20 degrees 24 minutes 17 seconds, a radius of 1929.02 feet and the chord of said curve bears South 39 degrees 12 minutes 09 seconds West; thence South 49 degrees 24 minutes 18 seconds West 421.77 feet; thence southwesterly 61.27 feet along a tangential curve, concave to the southeast having a central angle of 2 degrees 57 minutes 17 seconds and a radius of 1188.00 feet to the south line of Lot 10, Auditor's Subdivision No. 149, and there terminating.

AND

Outlot A, WEDGEWOOD PARC 5TH ADDITION

AND

That part of Outlot A, WEDGEWOOD PARC 4TH ADDITION, Anoka County, Minnesota, which lies West of the following described line: Beginning at a point on the South line of said Outlot A distant 37.50 feet East of the Southwest corner of said Outlot A; thence North 0 degrees 00 minutes 55 seconds West, parallel with the West line of said Outlot A, a distance of 194.40 feet; thence North 40 degrees 27 minutes 18 seconds East, a distance of 440.62 feet to the Northeast line of said Outlot A and there terminating.

Has caused the same to be surveyed and platted as TUSCANY VILLAS SECOND ADDITION and does hereby donate and dedicate to the public for the public use forever the Boulevard and easements for drainage and utility purposes only, as shown on this plat.

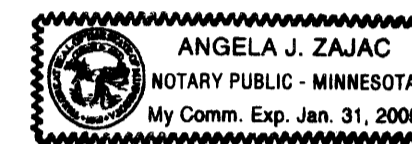
In witness whereof, said Shamrock Development, Inc. has caused these presents to be signed by its proper officer this 11<sup>th</sup> day of June, 2001.

SHAMROCK DEVELOPMENT, INC.

By: James M. Stanton President  
James M. Stanton

State of Minnesota, County of Anoka

The foregoing instrument was acknowledged before me this 11<sup>th</sup> day of June, 2001 by James M. Stanton, as President of Shamrock Development, Inc., a Minnesota corporation, on behalf of the corporation.



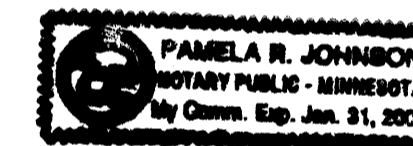
Angela J. Zajac Notary Public  
Anoka County, Minnesota  
My Commission expires: Jan. 31, 2005

I hereby certify that I have surveyed and platted the property described in this plat as TUSCANY VILLAS SECOND 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 Shelburne

The foregoing instrument was acknowledged before me this 9<sup>th</sup> day of June, 2001 by Lynn P. Caswell, Land Surveyor, Minnesota Registration No. 13057.



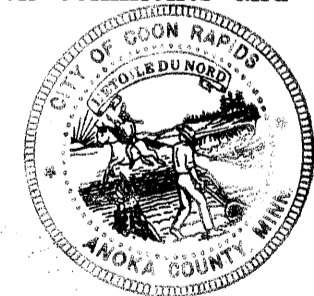
Pamela R. Johnson Notary Public  
Shelburne County, Minnesota  
My Commission expires: January 31, 2005

Annexed plat of TUSCANY VILLAS SECOND ADDITION was approved by the Planning Commission of the City of Coon Rapids, Minnesota this 20<sup>th</sup> day of February, 2001.

By: Dorena M. Naue Chairman

Annexed plat of TUSCANY VILLAS SECOND ADDITION was approved by the City Council of Coon Rapids, Minnesota at a regular meeting thereof held this 19<sup>th</sup> day of June, 2001. 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.

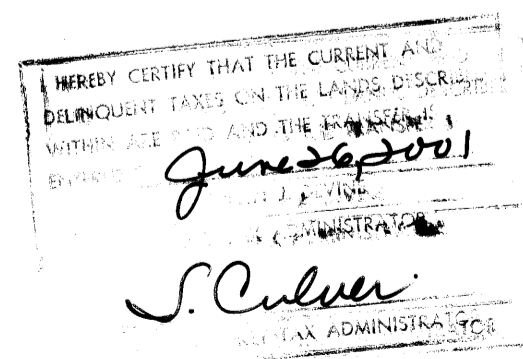
By: John M. Conley Mayor  
Attest: Jan A. Anderson Clerk



This plat has been checked and approved this 26<sup>th</sup> day of JUNE, 2001.

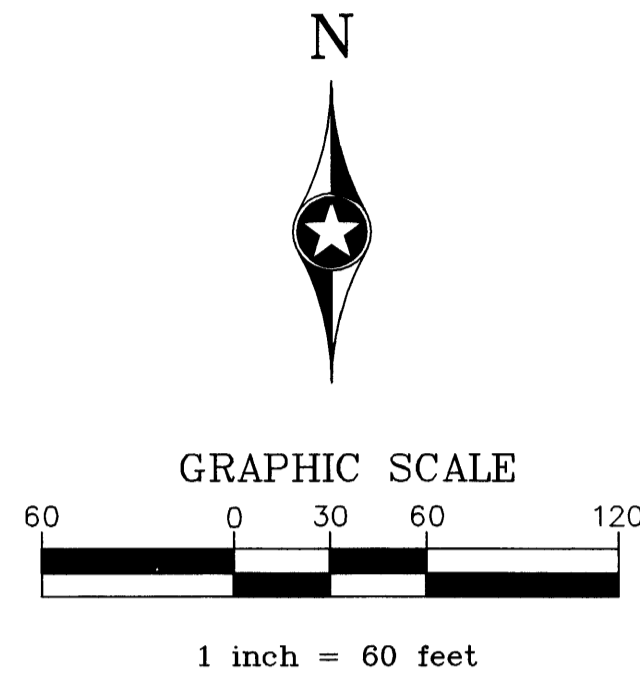
Larry D. Stein Anoka County Surveyor

Office of REGISTRAR OF TITLES  
STATE OF MINNESOTA  
COUNTY OF ANOKA  
I hereby certify that the within instrument was filed in this office on Jun 26 2001 at 12:30 o'clock P M  
Maureen J. George, Registrar of Titles  
By: Maureen J. George Deputy Registrar of Titles



2001056062 #1369.50

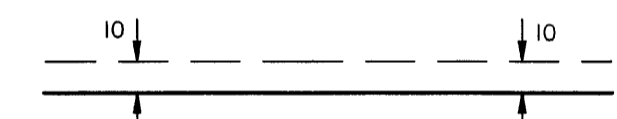
# TUSCANY VILLAS SECOND ADDITION



For the purposes of this plat, the North line of the N.W. 1/4, Sec. 8, T. 31, R. 24, is assumed to bear S 89°25'26" 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, unless otherwise shown on the plat.

