

TUSCANY VILLAS

BK 14 TOROS Pg 41

CITY OF COON RAPIDS,
ANOKA COUNTY, MN.
SEC. 8, T. 31, R. 24.

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:

Outlot A, WEDGEWOOD PARC 7TH ADDITION.

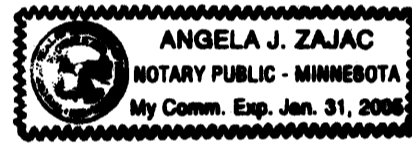
Has caused the same to be surveyed and platted as TUSCANY VILLAS and does hereby donate and dedicate to the public for the public use forever the easements for drainage and utility purposes only, as shown on this plat.

In witness whereof said Shamrock Development, Inc., has caused these presents to be signed by its proper officer this 20th day of March, 2000.

By: James M. Stanton President
SHAMROCK DEVELOPMENT, INC.
James M. Stanton

State of Minnesota, County of Anoka

The foregoing instrument was acknowledged before me this 20th day of March, 2000 by James M. Stanton as President of Shamrock Development, Inc., a Minnesota corporation, on behalf of the corporation.



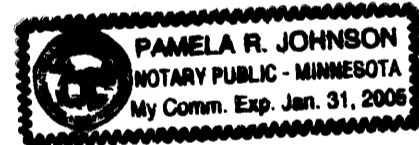
By: Angela Zajac Notary Public
Anoka County, Minnesota
My Commission expires: Jan. 31, 2005

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

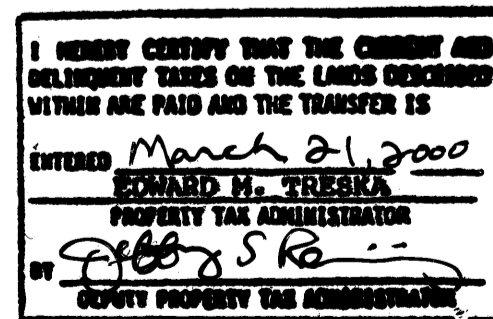
By: Lynn P. Caswell
Lynn P. Caswell, Land Surveyor
Minnesota Registration No. 13057

State of Minnesota, County of Sharburne

The foregoing instrument was acknowledged before me this 16th day of February, 2000 by Lynn P. Caswell, Land Surveyor, Minnesota Registration No. 13057.



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



Annexed plat of TUSCANY VILLAS was approved by the Planning Commission of the City of Coon Rapids, Minnesota this 21st day of October, 1999.

By: Dorena M. Mauer, Chairman

Annexed plat of TUSCANY VILLAS was approved by the City Council of Coon Rapids, Minnesota at a regular meeting thereof held this 8th day of March, 2000. 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 McCarley, Mayor
Attest: Betty Backes, CME, Clerk



This plat has been checked and approved this 21st day of MARCH, 2000.

By: Larry D. Hein, Anoka County Surveyor

351184

Office of REGISTRAR OF TITLES
STATE OF MINNESOTA
COUNTY OF ANOKA

I hereby certify that the within instrument was filed in this office on Mar 21 2000 at 10:00 o'clock A.M.

Edward M. Treska, Registrar of Titles

By: [Signature] Deputy Registrar of Titles

Receipt # 2000021719 #1,569.50

John Oliver & Associates

TUSCANY VILLAS

C.S.A.H. 14

(MAIN STREET)



TRACT B
P.L.S. NO. 185
TRACT C

W E D G E W O O D

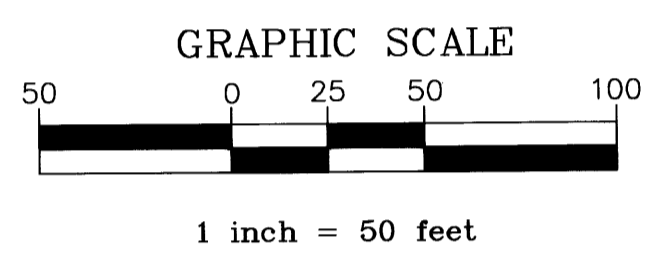
T U S C A N Y

B L O C K 1
5
7 T H

W E D G E W O O D
D R I V E

Z E A S T R E E T N W

A D D I T I O N



For the purposes of this plat, the West line of OUTLOT A, WEDGEWOOD PARC 7TH ADDITION, is assumed to bear N 00°09'37" 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, unless otherwise shown on the plat.