

VILLAGE TOWNHOMES

CITY OF COON RAPIDS
COUNTY OF ANOKA
SECTION 16, T. 31, R. 24

KNOW ALL PERSONS BY THESE PRESENTS: That Village Town Homes, LLC, a Minnesota Limited Liability Company, fee owner, of the following described property situated in the County of Anoka, State of Minnesota, to wit:

That part of lot 12, AUDITOR'S SUBDIVISION NO. 74, Anoka County, Minnesota, described as follows: Beginning at the intersection of easterly line of said Lot 12 with the northeasterly right-of-way line of Coon Rapids Boulevard (said northeasterly right-of-way line being 17.00 feet northeasterly of the southwesterly line of said Lot 12); thence northeasterly on an assumed bearing of North 32 degrees 04 minutes 30 seconds East, along said easterly line of Lot 12, a distance of 110.00 feet to an angle point in said easterly line; thence North 0 degrees 49 minutes 47 seconds East, along said easterly line, a distance of 107.61 feet; thence North 57 degrees 54 minutes 48 seconds West a distance of 36.20 feet; thence North 89 degrees 23 minutes 06 seconds West a distance of 107.94 feet; thence South 24 degrees 36 minutes 09 seconds West a distance of 146.81 feet to said northeasterly right-of-way line; thence South 57 degrees 55 minutes 30 seconds East along said northeasterly right-of-way line a distance of 165.00 feet to the point of beginning.

AND

That part of Lot 13, AUDITOR'S SUBDIVISION NO. 74, Anoka County, Minnesota, described as follows: Commencing at the intersection of the westerly line of said Lot 13 with the Northeasterly right-of-way line of Coon Rapids Boulevard (said northeasterly right-of-way line being 17.00 feet northeasterly of the southwesterly line of said Lot 13); thence northeasterly on an assumed bearing of North 32 degrees 04 minutes 30 seconds East, along said westerly line of Lot 13 a distance of 110.00 feet to an angle point in said westerly line; thence North 0 degrees 49 minutes 47 seconds East, along said westerly line, a distance of 107.61 feet; thence South 57 degrees 55 minutes 30 seconds East, a distance of 228.82 feet to the point of beginning of the land to be described; thence South 32 degrees 04 minutes 30 seconds West a distance of 50.00 feet; thence South 57 degrees 55 minutes 30 seconds East a distance of 23.53 feet; thence South 32 degrees 04 minutes 30 seconds West a distance of 152.00 feet to said northeasterly right-of-way line of Coon Rapids Boulevard; thence South 57 degrees 55 minutes 30 seconds East, along said right-of-way line, a distance of 235.14 feet to the intersection with the east line of said Lot 13; thence North 0 degrees 49 minutes 47 seconds East, along said east line a distance of 307.52 feet to the intersection with a line bearing South 89 degrees 29 minutes 30 seconds East from the point of beginning; thence North 89 degrees 29 minutes 30 seconds West a distance of 116.37 feet to the point of beginning.

Has caused the same to be surveyed and platted as VILLAGE TOWNHOMES and does hereby donate and dedicate to the public for public use forever the drainage and utility easements as shown on this plat. In witness whereof said Village Town Homes, LLC, a Minnesota Limited Liability Company, has caused these presents to be signed by its proper officers this 17th day of November, 2004.

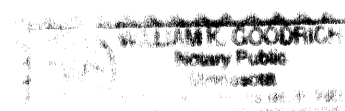
Village Town Homes, LLC

Karen A. Rosar
Karen A. Rosar, as Chief Manager

Philip C. Rosar
Philip C. Rosar, as Chief Financial Manager

STATE OF MINNESOTA Anoka
COUNTY OF Anoka

The foregoing instrument was acknowledged before me this 17th day of November, 2004 by Karen A. Rosar, as Chief Manager and Philip C. Rosar, as Chief Financial Manager of Village Town Homes, LLC, a Minnesota Limited Liability Company, on behalf of the company.



William H. Goodrich
Notary Public, Minnesota
My Commission Expires January 31, 2005

I hereby certify that I have surveyed and platted the property on this plat as VILLAGE TOWNHOMES; that this plat is a correct representation of said survey; that all distances are correctly shown on said plat in feet and hundredths of a foot; that all monuments have been correctly placed in the ground as shown on said plat or will be placed as required by the local governmental unit as designated on said plat; that the outside boundary lines are correctly designated on said plat; and that there are no wetlands as defined in MS 505.02, subd. 1, or public highways to be designated other than as shown.

Charles R. Christopherson

Charles R. Christopherson, Land Surveyor
Minnesota License No. 18420

STATE OF MINNESOTA
COUNTY OF ANOKA

The foregoing instrument was acknowledged before me this 20th day of April, 2004 by Charles R. Christopherson, Land Surveyor.

Michelle L. Howland

Michelle L. Howland, Notary Public, Minnesota
My Commission Expires January 31, 2005



Annexed plat of VILLAGE TOWNHOMES was approved by the Planning Commission of the City of Coon Rapids, Minnesota, this 18th day of September, 2003.

By: Dorcas M. Nease, Chairman

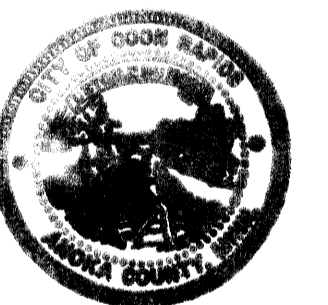
COON RAPIDS, MINNESOTA

This plat of VILLAGE TOWNHOMES was approved and accepted by the City Council of Coon Rapids, Minnesota, at a regular meeting thereof held this 7th day of October, 2003. 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 Minn. Statutes Section 505.03, Subd. 2.

CITY COUNCIL OF THE CITY OF COON RAPIDS, MINNESOTA

E. L. Howe, Mayor

Paul Anderson, Clerk

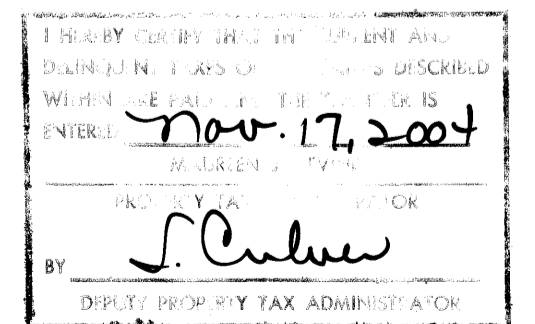


ANOKA COUNTY SURVEYOR

This plat was checked and approved on this 17th day of NOVEMBER, 2004.

Larry Hoiu
Larry Hoiu, Anoka County Surveyor

1970708.002 Abstract
OFFICE OF COUNTY RECORDS
STATE OF MINNESOTA, COUNTY OF ANOKA
I hereby certify that the foregoing instrument was recorded on the 17th day of Nov, 2004 at 2:19 o'clock P. in book 608 page 28
Maureen J. Devine
County Recorder
By: BMC



\$545.00

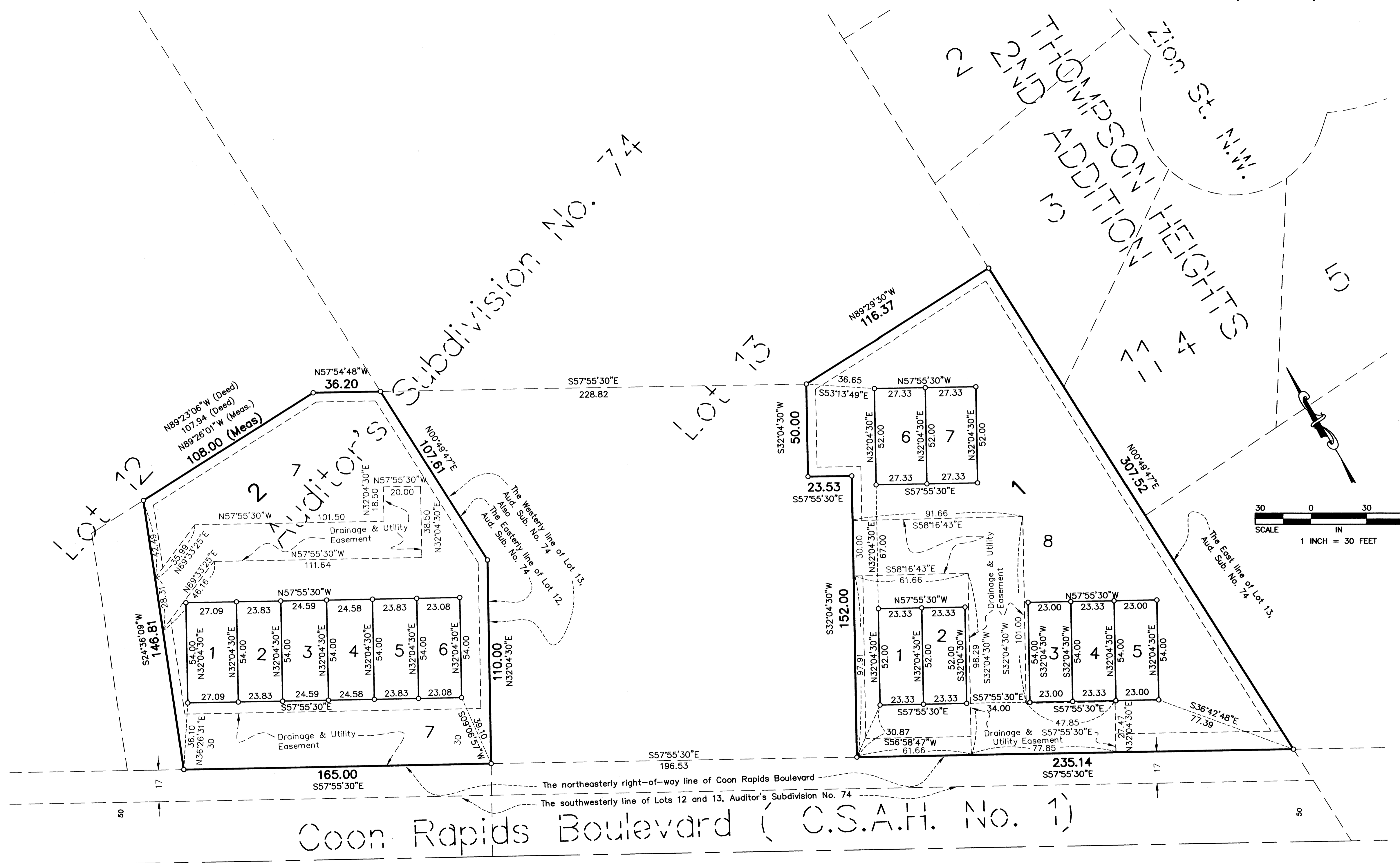


OFFICIAL PLAT

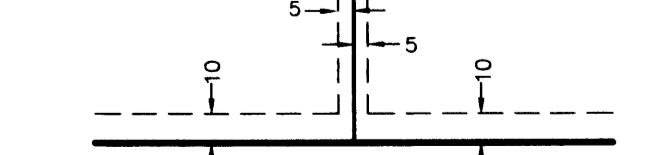
VILLAGE TOWNHOMES

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CITY OF COON RAPIDS
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DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



Being 5 feet in width and adjoining lot lines,
and 10 feet in width and adjoining street lines
unless otherwise shown on the plat.
Not to Scale

- Denotes 1/2 inch by 14 inch iron monument set and marked with Minnesota License No. 18420.
 - Denotes iron monument found
- For the purposes of this plat the east line of Lot 13, Auditor's Subdivision No. 74 is assumed to bear N 00°49'47" E

