

WESTON WOODS ON PINE RIDGE

CITY OF COON RAPIDS
COUNTY OF ANOKA
SECTION 11, TOWNSHIP 31, RANGE 24.

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KNOW ALL MEN BY THESE PRESENTS: That Mark Of Excellence Homes, Inc., a Minnesota Corporation, owner and proprietor, of the following described property situated in the County of Anoka, State of Minnesota, to-wit:

The West Half of the West Half of the Northwest Quarter of the Northwest Quarter of Section 11, Township 31, Range 24, Anoka County, Minnesota.

EXCEPT that part described as commencing at the Northwest corner of the Northwest Quarter of the Northwest Quarter of said Section 11; thence South (assumed bearing) along the West line of said Northwest Quarter of the Northwest Quarter a distance of 1080.75 feet to the point of beginning of the land to be described; thence continuing South along the West line of said Northwest Quarter of the Northwest Quarter a distance of 239.25 feet; thence East at right angles a distance of 123.75 feet; thence North 28 degrees 23 minutes 30 seconds East a distance of 239.25 feet; thence North 83 degrees 05 minutes 29 seconds West a distance of 239.25 feet to the point of beginning.

ALSO EXCEPT All that part of the West 75.00 feet of said West Half of the West Half of the Northwest Quarter of the Northwest Quarter of Section 11, lying Northerly and Southerly of the above described exception.

ALSO EXCEPT all that part of said West Half of the West Half of the Northwest Quarter of the Northwest Quarter of Section 11 described as beginning at the intersection of the East line of said West 75.00 feet described above and the South right-of-way line of State Trunk Highway No. 242 as described in Document No. 273056, as recorded in the Office of the Anoka County Recorder; thence South (assumed bearing) along the East line of said West 75.00 feet a distance of 30.00 feet; thence North 45 degrees 24 minutes 03 seconds East 42.13 feet, more or less, to a point on said South right-of-way line 30.00 feet easterly of the point of beginning; thence westerly along said South right-of-way line 30.00 feet to the point of beginning.

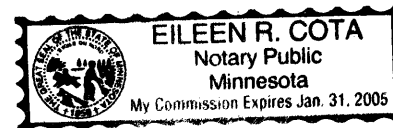
ALSO EXCEPT that part taken for State Trunk Highway No. 242 as described in Document No. 273056.

Has caused the same to be surveyed and platted as WESTON WOODS ON PINE RIDGE and does hereby donate and dedicate to the public for public use forever the easements for drainage and utility purposes as shown on the plat. Also dedicating to the State of Minnesota the right-of-way access onto State Trunk Highway No. 242, as shown on the plat. Also dedicating to the County of Anoka the right of access onto County State Aid Highway No. 78, as shown on the plat. In witness whereof said Mark Of Excellence Homes, Inc., a Minnesota Corporation, has caused these presents to be signed by its proper officer this 18th day of April 2000.

Signed: MARK OF EXCELLENCE HOMES, INC.

Mark R. Smith
Mark R. Smith, President

State of Minnesota
County of Anoka The foregoing instrument was acknowledged before me this 18th day of April, 2000, by Mark R. Smith as President of Mark Of Excellence Homes, Inc., a Minnesota Corporation on behalf of said Corporation.

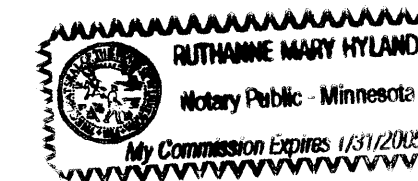


Eileen R. Cota
Notary Public, Anoka County, Minnesota
My commission expires 1-31-2005

I hereby certify that I have surveyed and platted the property described on this plat of WESTON WOODS ON PINE RIDGE and 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; that the outside boundary lines are correctly designated on said plat; and that there are no wetlands as defined in MS505.02 Sub. 1 or public highways to be designated on said plat other than as shown thereon.

Milton E. Hyland
Milton E. Hyland, Licensed Land Surveyor
Minnesota License No. 20262

State of Minnesota
County of Hennepin The foregoing instrument was acknowledged before me this 24th day of February, 2000, by Milton E. Hyland, Licensed Land Surveyor.



Ruthanne Mary Hyland
Notary Public, Hennepin County, Minnesota
My Commission Expires _____

The plat of WESTON WOODS ON PINE RIDGE was approved by the Planning and Zoning Commission of Coon Rapids at a regular meeting thereof held this 21st day of October, 1999.

By: W. J. Jounis
Vice Chairman

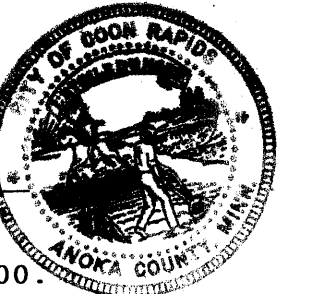
This plat of WESTON WOODS ON PINE RIDGE was approved and accepted by the City Council of Coon Rapids, Minnesota, at a regular meeting thereof held this 21st day of December, 1999.

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.

Alfred M. Cawley
Mayor

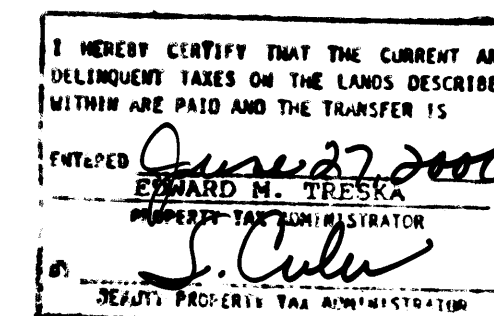
Betty Backes, BSN
Clerk

Checked and approved this 27th day of June, 2000.



Larry Hoium by [Signature] Deputy
Larry Hoium, Anoka County Surveyor

Doc. # 1508650
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 27th June A.D., 2000 at 1:00 o'clock P.M., and was duly recorded in book 58 of Abstr page 43
Edward M. Treska
County Recorder
By MLP
Deputy



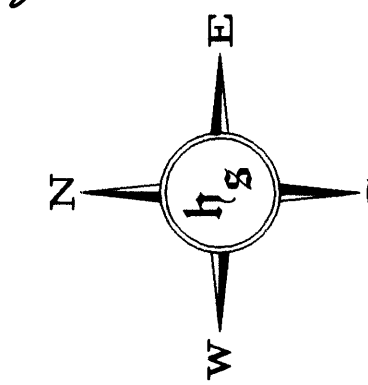
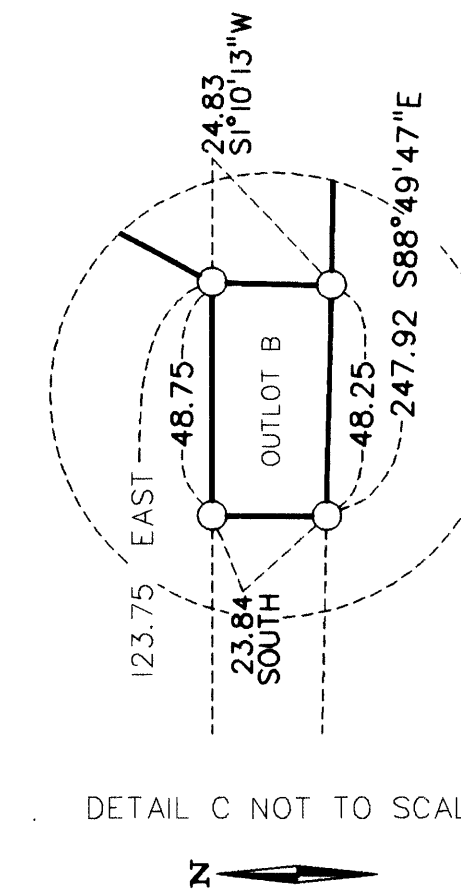
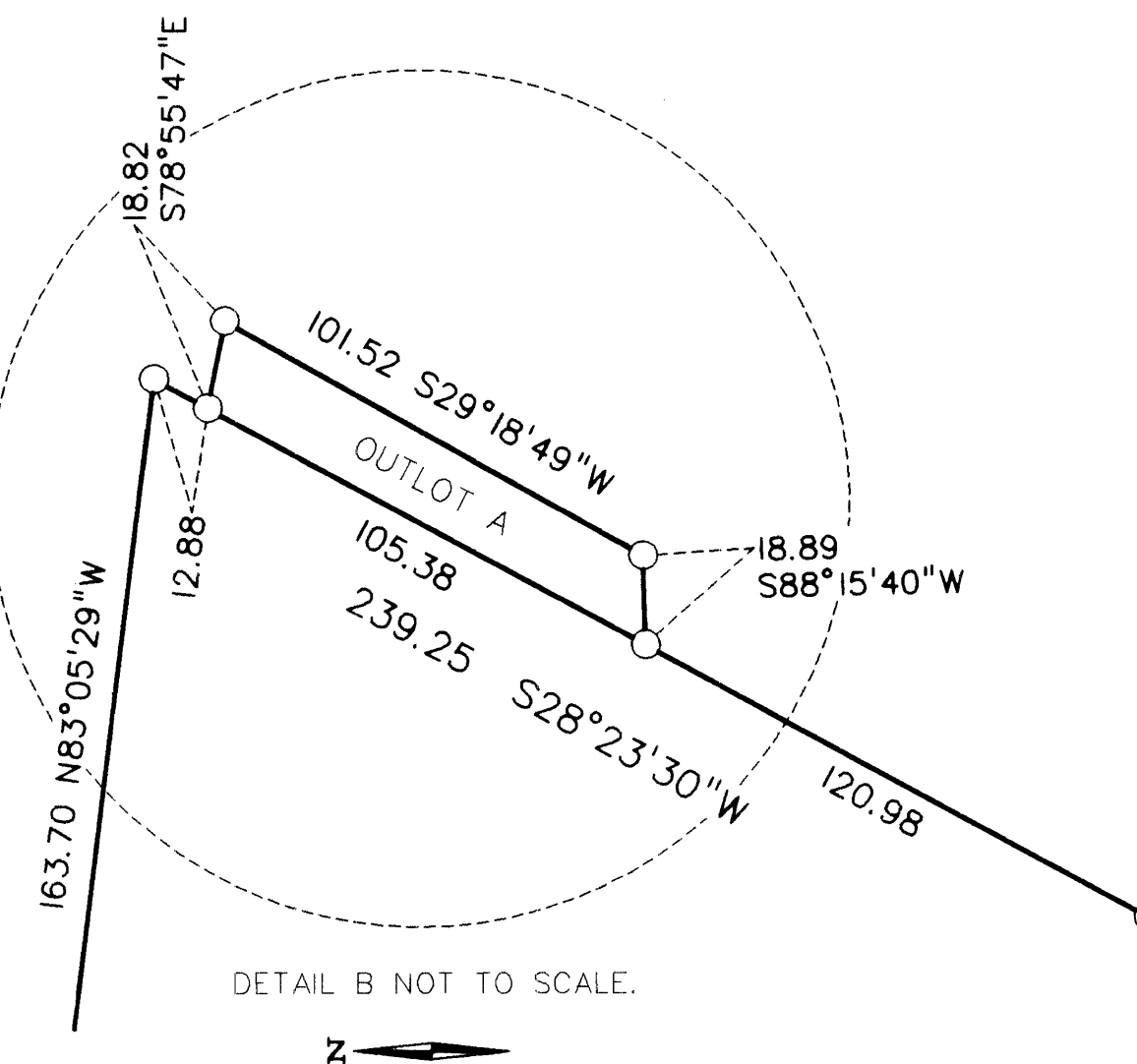
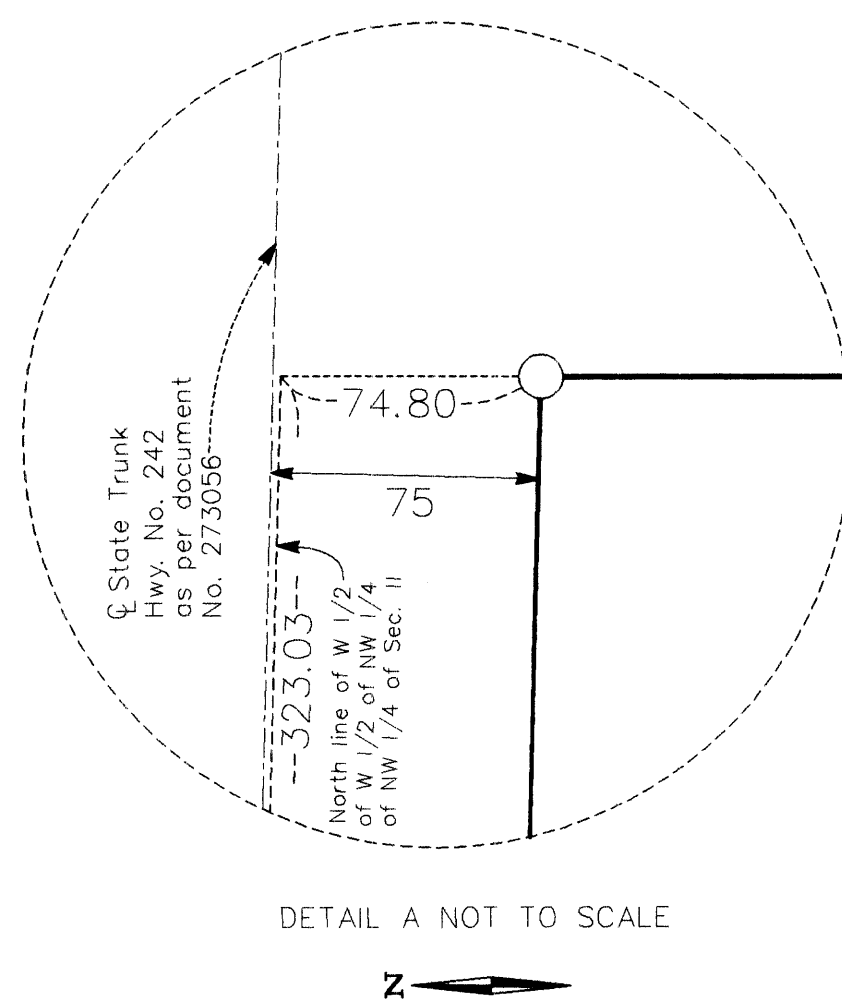
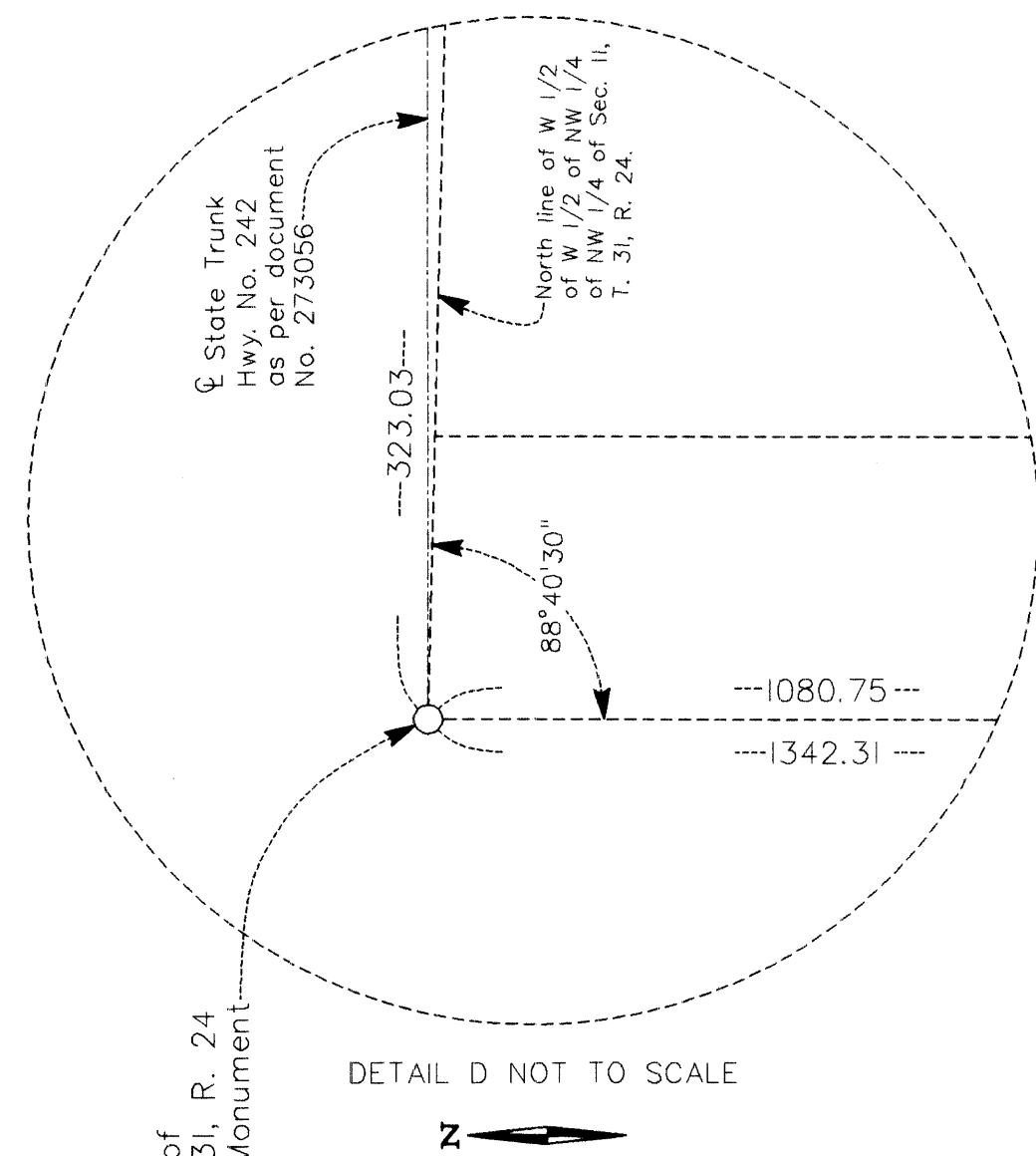
receipt No. 2000049874
\$ 845.00

HY-LAND SURVEYING, P.A.
LAND SURVEYORS

WESTON WOODS ON PINE RIDGE

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COUNTY OF ANOKA
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0 80 160 240
SCALE: 1 INCH = 80 FEET

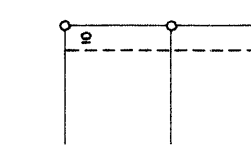
○ - DENOTES IRON MONUMENT TO BE SET WITHIN ONE YEAR OF THE RECORDING DATE OF THIS PLAT, AND SHALL BE EVIDENCED BY A 1/2 INCH x 14 INCH IRON, MARKED BY R.L.S. 20262.

● - DENOTES FOUND IRON MONUMENT.

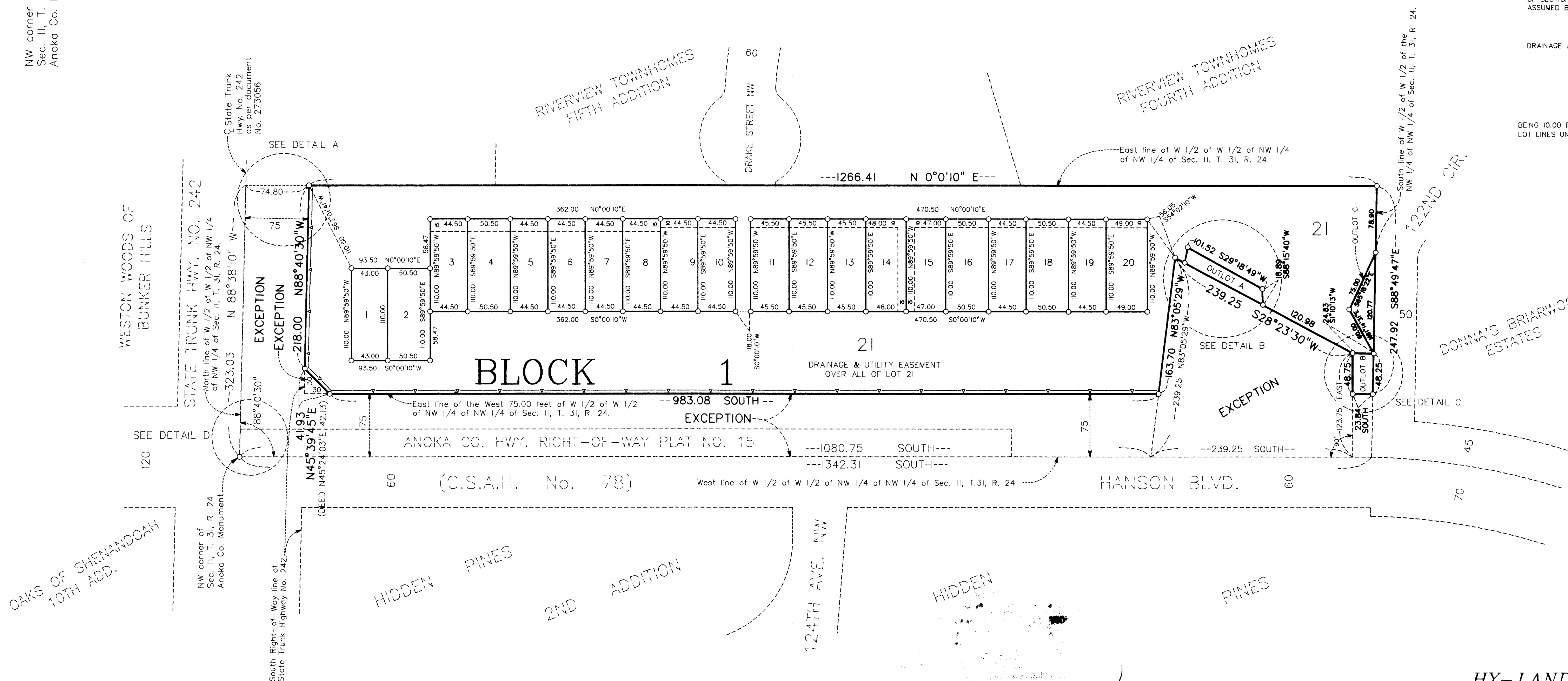
—△—△—△— DENOTES RIGHT OF ACCESS DEDICATED TO THE STATE OF MINNESOTA AND THE COUNTY OF ANOKA.

FOR THE PURPOSES OF THIS PLAT, THE WEST LINE OF THE WEST 1/2 OF THE WEST 1/2 OF THE NW 1/4 OF SECTION 11, TOWNSHIP 31, RANGE 24, HAS AN ASSUMED BEARING OF SOUTH.

DRAINAGE AND UTILITY EASEMENTS SHOWN THUS



BEING 10.00 FEET IN WIDTH, AND ADJOINING FRONT LOT LINES UNLESS OTHERWISE SHOWN ON THE PLAT.



HY-LAND SURVEYING, P.A.
LAND SURVEYORS