

# WEXFORD FOURTH ADDITION

BK48 of Abs+pg45

CITY OF COON RAPIDS,  
COUNTY OF ANOKA  
SEC. 2, T. 31, R. 24.

KNOW ALL MEN BY THESE PRESENTS: That Twin Peaks Properties, LLC, a Minnesota limited liability company, fee owner of the following described property situated in the State of Minnesota, County of Anoka, to wit:

(Torrens)

Outlot A and Outlot C, WEXFORD VILLAS;

AND

Outlot E, WESTON WOODS ON THE PARK.

AND

(Abstract)

Outlot A, WEXFORD VILLAS SECOND ADDITION, according to the recorded plat thereof.

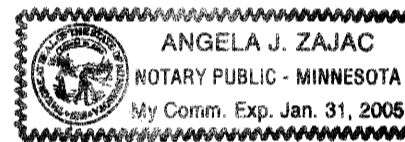
Has caused the same to be surveyed and platted as WEXFORD FOURTH ADDITION and does hereby donate and dedicate to the public for the public use forever the easements for drainage and utility purposes only, as shown on this plat.

In witness whereof said Twin Peaks Properties, LLC has caused these presents to be signed by its proper officer this 23rd day of November, 2004.

Twin Peaks Properties, LLC  
By: James M. Stanton  
James M. Stanton, Chief Manager

State of Minnesota, County of Anoka

The foregoing instrument was acknowledged before me this 2nd day of November, 2004 by James M. Stanton, as Chief Manager of Twin Peaks Properties, LLC, a Minnesota limited liability company, on behalf of the company.



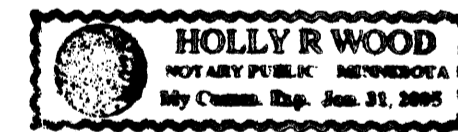
Angela J. Zajac Notary Public  
Anoka County, Minnesota  
My Commission expires: Jan. 31, 2005

I hereby certify that I have surveyed and platted the property described in this plat as WEXFORD FOURTH ADDITION and that this plat is a correct representation of said survey; that all monuments have been or will be correctly placed in the ground as shown within one year after recording, or sooner, as specified by the approving local governmental unit; 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 License No. 13057

State of Minnesota, County of Sherburne

The foregoing instrument was acknowledged before me this 9th day of November, 2004 by Lynn P. Caswell, Land Surveyor, Minnesota License No. 13057.



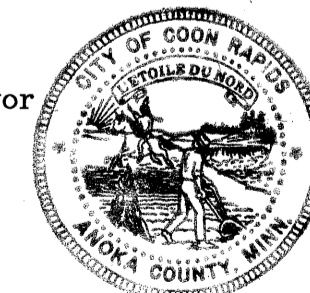
Holly R. Wood Notary Public  
Sherburne County, Minnesota  
My Commission expires: January 31, 2005

Annexed plat of WEXFORD FOURTH ADDITION was approved by the Planning Commission of the City of Coon Rapids, Minnesota this 14th day of November, 2004.

By: Doreen M. Nalve, Chairman

Annexed plat of WEXFORD FOURTH ADDITION was approved by the City Council of Coon Rapids, Minnesota at a regular meeting thereof held this 5th day of December, 2004. 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: Si-Hwa Mayor  
Attest: Jon A. Anderson Clerk



This plat has been checked and approved this 7th day of DECEMBER, 2004.

Larry J. Hain, Anoka County Surveyor

1971213.002 Abstract  
OFFICE OF COUNTY RECORDER  
STATE OF MINNESOTA, COUNTY OF ANOKA  
I hereby certify that the within instru-  
ment was filed in this office for record  
on the 7 Dec 10, 2004  
at 1:42 PM, and was duly recorded  
in Book 48 Abstract page 45  
Maureen J. Devine  
County Recorder  
TAP

480869.002 Torrens  
Office of REGISTER OF DEEDS  
STATE OF MINNESOTA  
COUNTY OF ANOKA  
I have noted that the within instrument was  
filed in this office on 12/7/04  
at 1:43 PM  
Maureen J. Devine, Register of Deeds  
TAP  
Maureen J. Devine, Register of Deeds

Dec 7, 2004  
S. Culver  
DEPUTY COUNTY CLERK

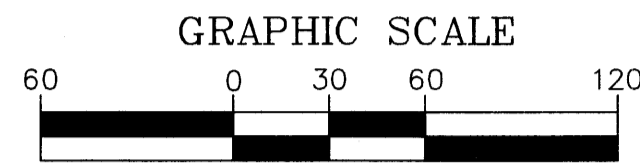
A\$55.00/T\$879.50

John Oliver & Associates

# WEXFORD FOURTH ADDITION

Bk 68 of Abst pg 45

CITY OF COON RAPIDS,  
COUNTY OF ANOKA  
SEC. 2, T. 31, R. 24.

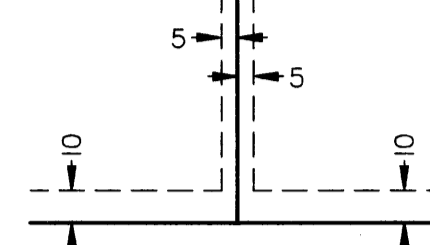


Scale: 1 inch = 60 feet

For the purposes of this plat, the North line of the N.W. 1/4 of the N.W. 1/4, Sec. 2, Twp. 31, Rng. 24, is assumed to bear N 89°45'10" 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, and being 5 feet in width and adjoining lot lines, unless otherwise shown on the plat.

