

DRAINAGE AND UTILITY EASEMENT OVER ALL OF OUTLOT D AND OUTLOT E.

NOT TO SCALE  
DETAIL A  
(SEE SHEET 3 OF 3)

Office of **REGISTER OF TITLES**  
STATE OF MINNESOTA 398432.0  
COUNTY OF ANOKA

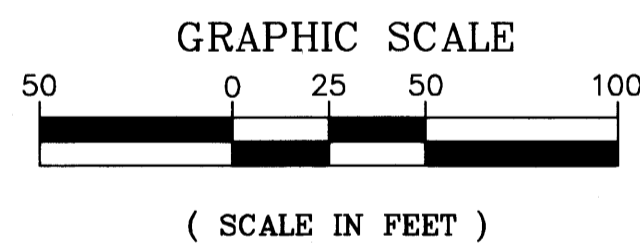
I hereby certify that the within instrument was filed in this office on **MAY 22 2002** at **10:40 o'clock A.M.**

Maureen J. Devine, Registrar of Titles  
By **JMD** Deputy Registrar of Titles

1677518  
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 **22nd May**, A.D., 2002 at **10:48** o'clock **A.M.**, and was duly recorded in book **62** page **21**

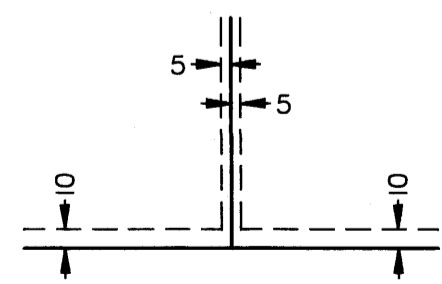
**Maureen J. Devine**  
County Recorder  
By **JMD** Deputy



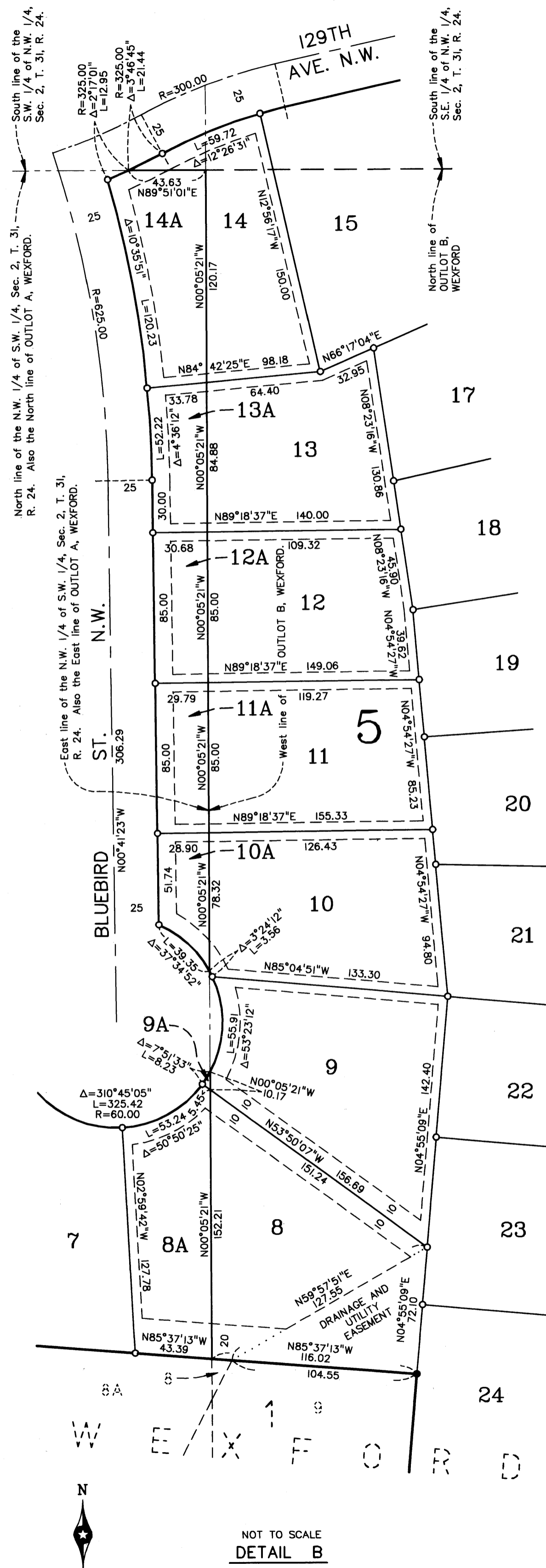
For the purposes of this plat, the South line of the S.W. 1/4, Sec. 2, Twp. 31, Rng. 24, is assumed to bear N 88°32'43" W.

- 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.



NOT TO SCALE  
DETAIL B  
(SEE SHEET 3 OF 3)

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)
- The South 659.97 feet of the East one-half (E 1/2) of Southwest Quarter (SW 1/4), Section 2, Township 31, Range 24, Anoka County, Minnesota.
  - AND
  - Outlot A, WEXFORD, according to the recorded plat thereof.
  - AND
  - Outlot B, WEXFORD, according to the recorded plat thereof.
  - AND
  - The South 420.00 feet of the Southeast Quarter (SE 1/4) of the Northwest Quarter (NW1/4), Section 2, Township 31, Range 24, Anoka County, Minnesota.
  - AND
  - The South 420 feet of the East ten (E 10) acres of the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4), Section 2, Township 31, Range 24, Anoka County, Minnesota.

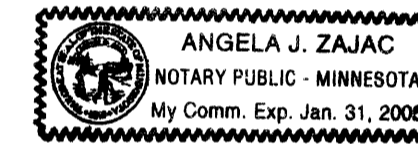
Has caused the same to be surveyed and platted as WEXFORD SECOND ADDITION and does hereby donate and dedicate to the public for the public use forever the avenues, streets, circles, and lane, and the easements for drainage and utility purposes only, as shown on this plat.

In witness whereof said Twin Peaks Properties, LLC has caused these presents to be signed by its proper officer this 24th day of April, 2002.

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 29th day of April, 2002 by James M. Stanton, Chief Manager of Twin Peaks Properties, LLC, a Minnesota limited liability company, on behalf of the company.



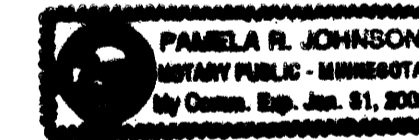
Angela J. Zajac Notary Public  
Anoka County, Minnesota  
My Commission expires: Jan 31, 2005

I hereby certify that I have surveyed and platted the property described in this plat as WEXFORD SECOND 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 Stearns

The foregoing instrument was acknowledged before me this 23rd day of April, 2002 by Lynn P. Caswell, Land Surveyor, Minnesota License No. 13057.



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

Annexed plat of WEXFORD SECOND ADDITION was approved by the Planning Commission of the City of Coon Rapids, Minnesota this 8th day of August, 2002.

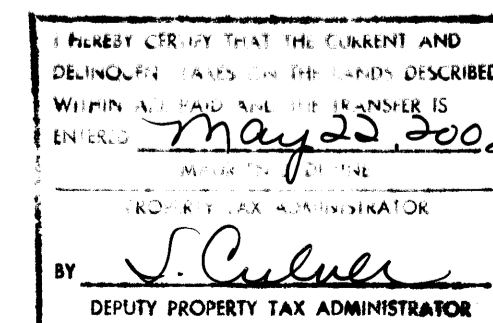
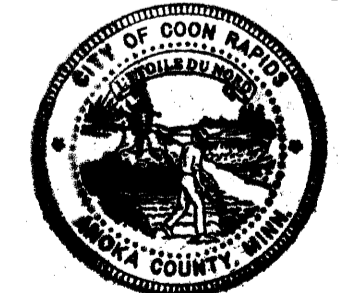
By: Tom Greenwood Chairman

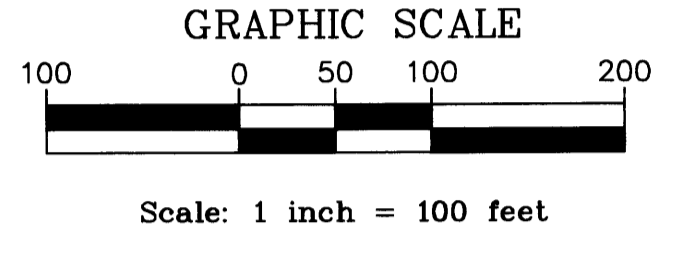
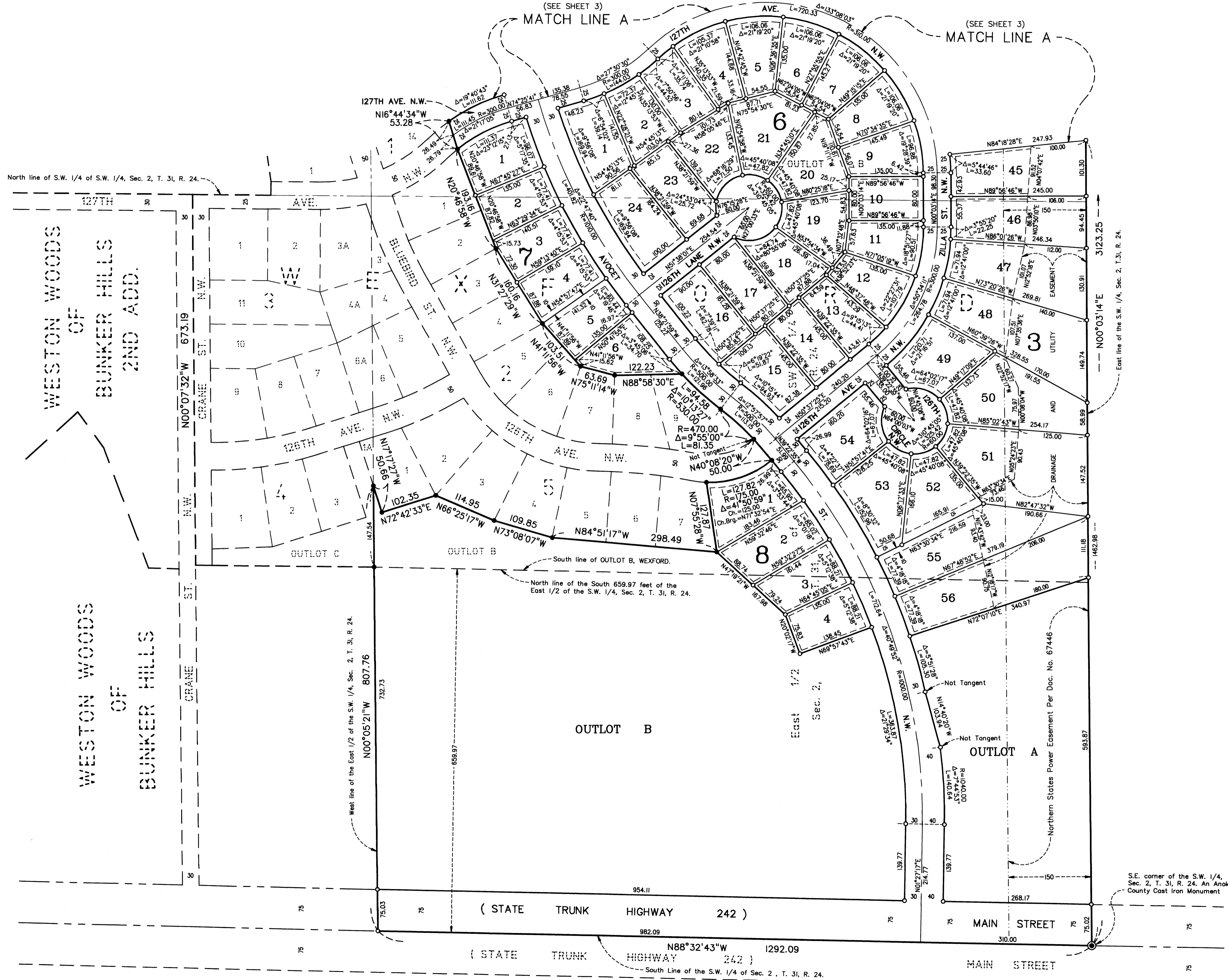
Annexed plat of WEXFORD SECOND ADDITION was approved by the City Council of Coon Rapids, Minnesota at a regular meeting thereof held this 19th day of January, 2002. If applicable, the written comments and recommendations of the Commissioner of Transportation and the County Highway Engineer have been 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. Carley Mayor  
Attest: Jean A. Anderson Clerk

This plat has been checked and approved this 21st day of May, 2002.

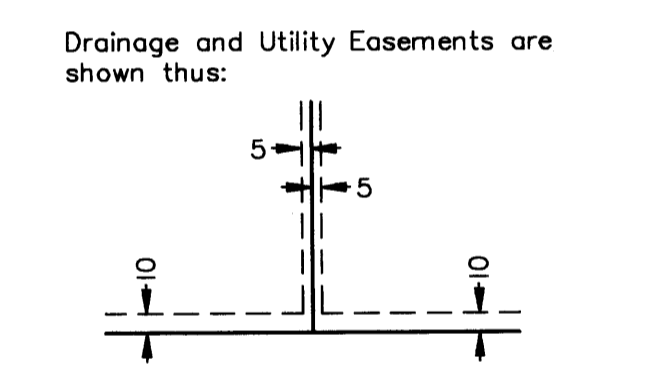
By: Larry P. Finn Anoka County Surveyor





For the purposes of this plat, the South line of the S.W. 1/4, Sec. 2, Twp. 31, Rng. 24, is assumed to bear N 88°32'43" W.

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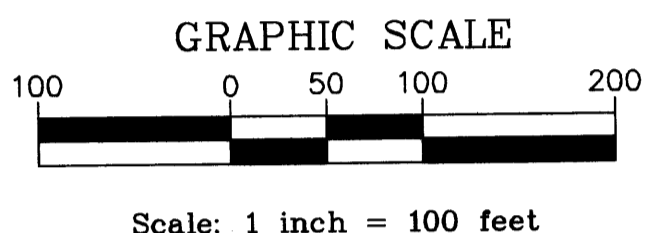
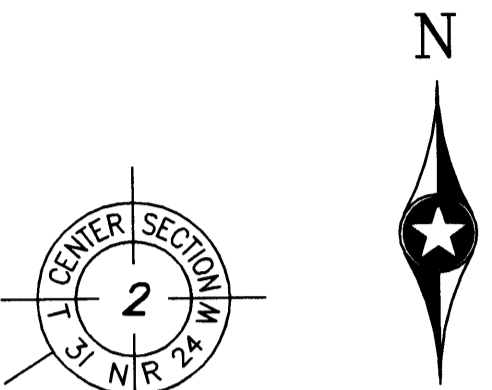
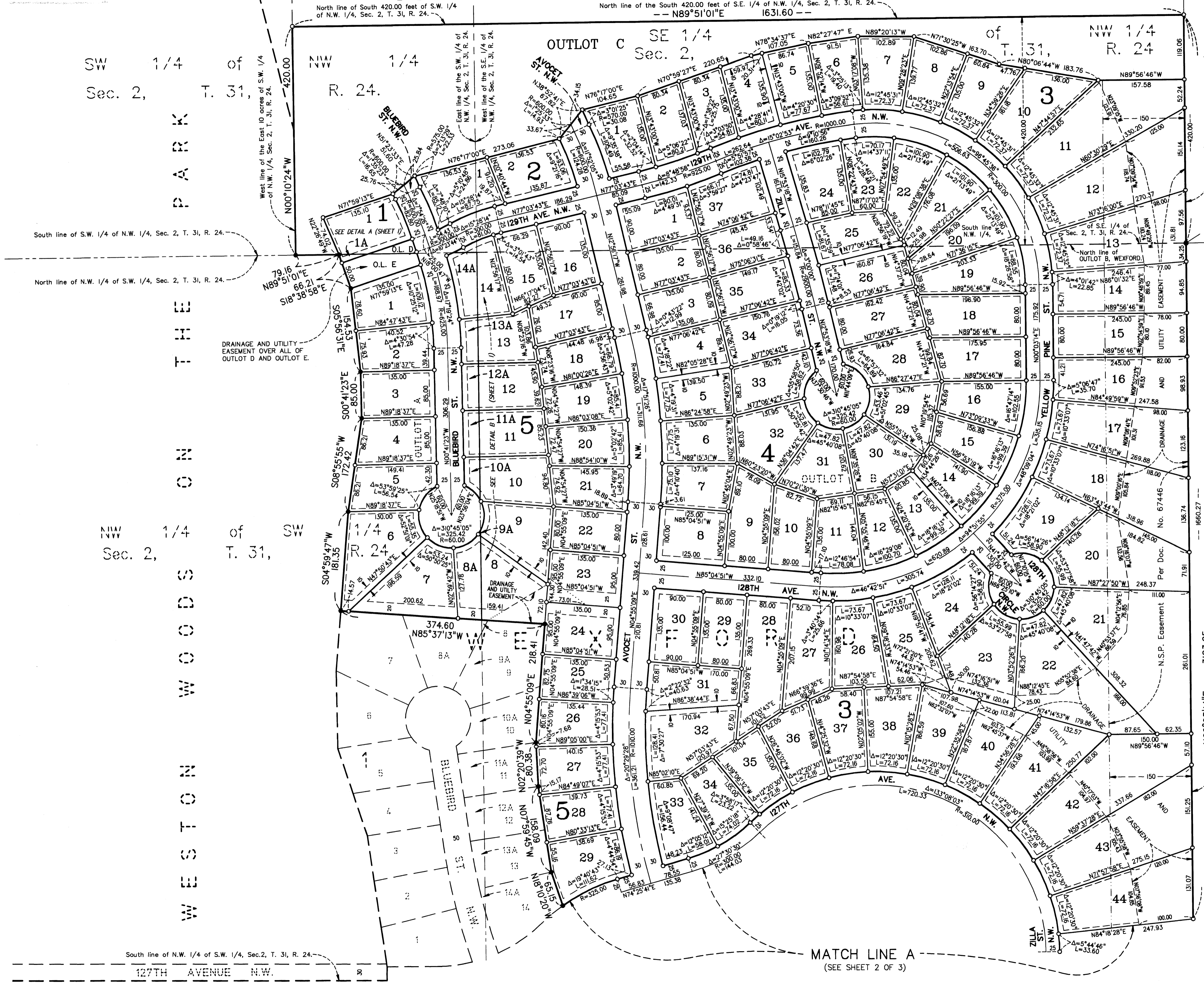
2002063947 \$5289.50  
John Oliver & Associates

OFFICIAL PLAT

# WEXFORD SECOND ADDITION

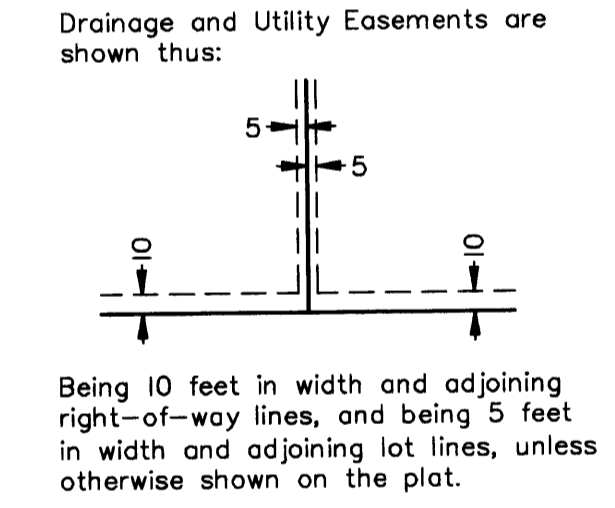
Bk 62 of Abst Pg 21

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



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South line of N.W. 1/4 of S.W. 1/4, Sec. 2, T. 31, R. 24.  
127TH AVENUE N.W.

MATCH LINE A  
(SEE SHEET 2 OF 3)

2002063947 \$ 5289.50  
John Oliver & Associates