

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)

That part of the Southeast Quarter of Northwest Quarter (SE 1/4 of NW 1/4) lying North of the South 420.00 feet thereof, Section Two (2), Township Thirty-one (31), Range Twenty-four (24);

AND

That part of the East Ten (10) acres of the Southwest Quarter of Northwest Quarter (SW 1/4 of NW 1/4) lying North of the South 420.00 feet thereof, Section Two (2), Township Thirty-one (31), Range Twenty-four (24);

AND

Outlot C, WEXFORD SECOND ADDITION;

AND

(Abstract)

That part of the Southwest Quarter of the Northwest Quarter of Section 2, Township 31, Range 24, which lies West of the West line of the East 10.00 acres of said Southwest Quarter of the Northwest Quarter and which lies East of the East line of WESTON WOODS ON THE PARK.

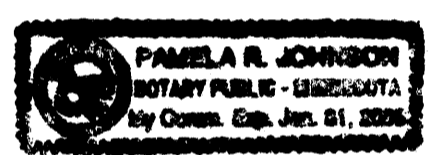
Has caused the same to be surveyed and platted as WEXFORD THIRD ADDITION and does hereby donate and dedicate to the public for the public use forever the streets, circles, and lanes, and the easements for drainage and utility purposes only, as shown on this plat.

In witness whereof said Twin Peaks Properties, LLC has caused these presents to be signed by its proper officer this 8th day of October, 2002.

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

State of Minnesota, County of Sherburne

The foregoing instrument was acknowledged before me this 8th day of October, 2002 by James M. Stanton, as Chief Manager of Twin Peaks Properties, LLC, a Minnesota limited liability company, on behalf of the company.



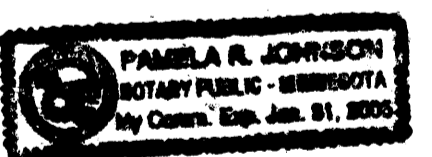
Pamela R. Johnson, Notary Public
Sherburne, Minnesota
My Commission expires: January 31, 2005

I hereby certify that I have surveyed and platted the property described in this plat as WEXFORD THIRD 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 8th day of October, 2002 by Lynn P. Caswell, Land Surveyor, Minnesota License No. 13057.



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

Annexed plat of WEXFORD THIRD ADDITION was approved by the Planning Commission of the City of Coon Rapids, Minnesota this 7th day of May, 2002.

By: Tom Greenwood, Vice Chairman

Annexed plat of WEXFORD THIRD ADDITION was approved by the City Council of Coon Rapids, Minnesota at a regular meeting thereof held this 10th day of July, 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 McCarley, Mayor
Attest: Joan A. Anderson, Clerk

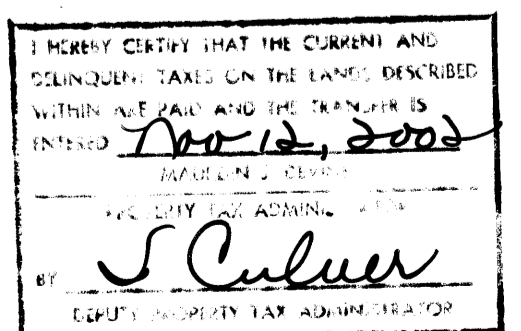


This plat has been checked and approved this 8th day of November, 2002.

Larry P. Hanson, Anoka County Surveyor

1728921
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 12th NOV AD, 2002 at 9:00 o'clock A.M., and was duly recorded in book 63 page 45
Maureen J. Devine
County Recorder
By: TAP, Deputy

Office of REGISTRAR OF TITLES
STATE OF MINNESOTA 411710.0
COUNTY OF ANOKA
I hereby certify that the within instrument was filed in this office on Nov 12 2002 at 9:00 o'clock A.M.
Maureen J. Devine, Registrar of Titles
By: TAP, Deputy Registrar of Titles

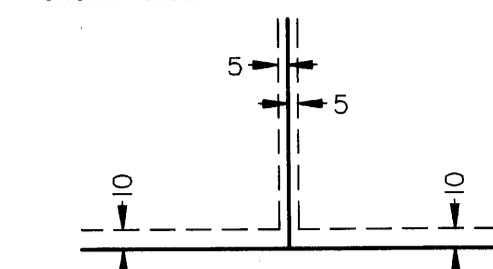
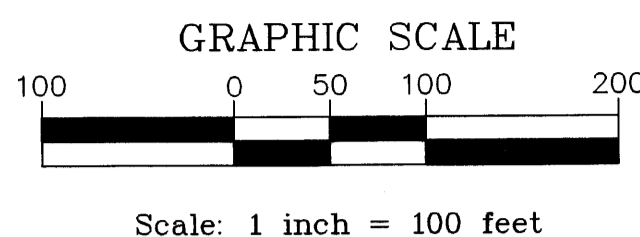


OFFICIAL PLAT

WEXFORD THIRD ADDITION

Bk L3 of Abst, Pg 45
Drainage and Utility Easements are shown thus:

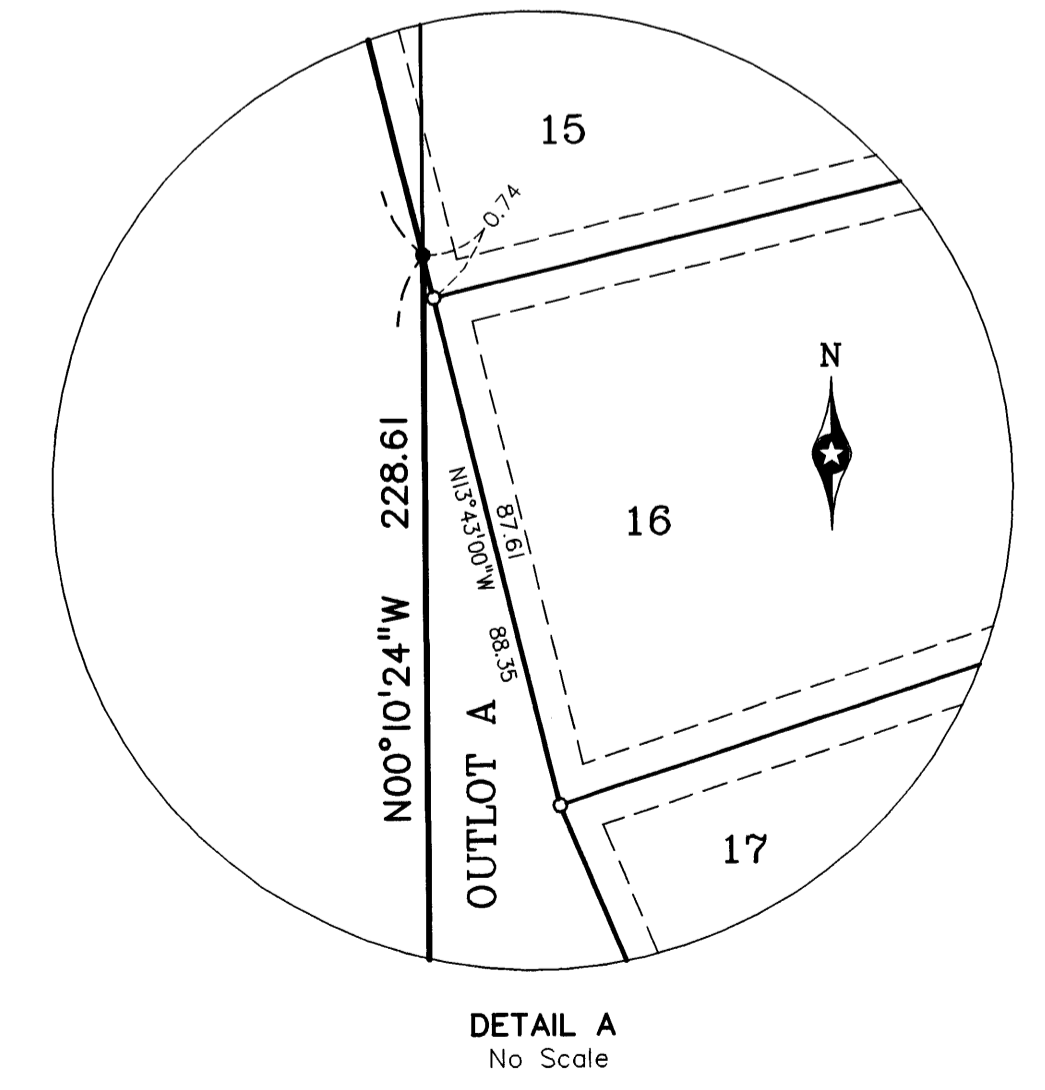
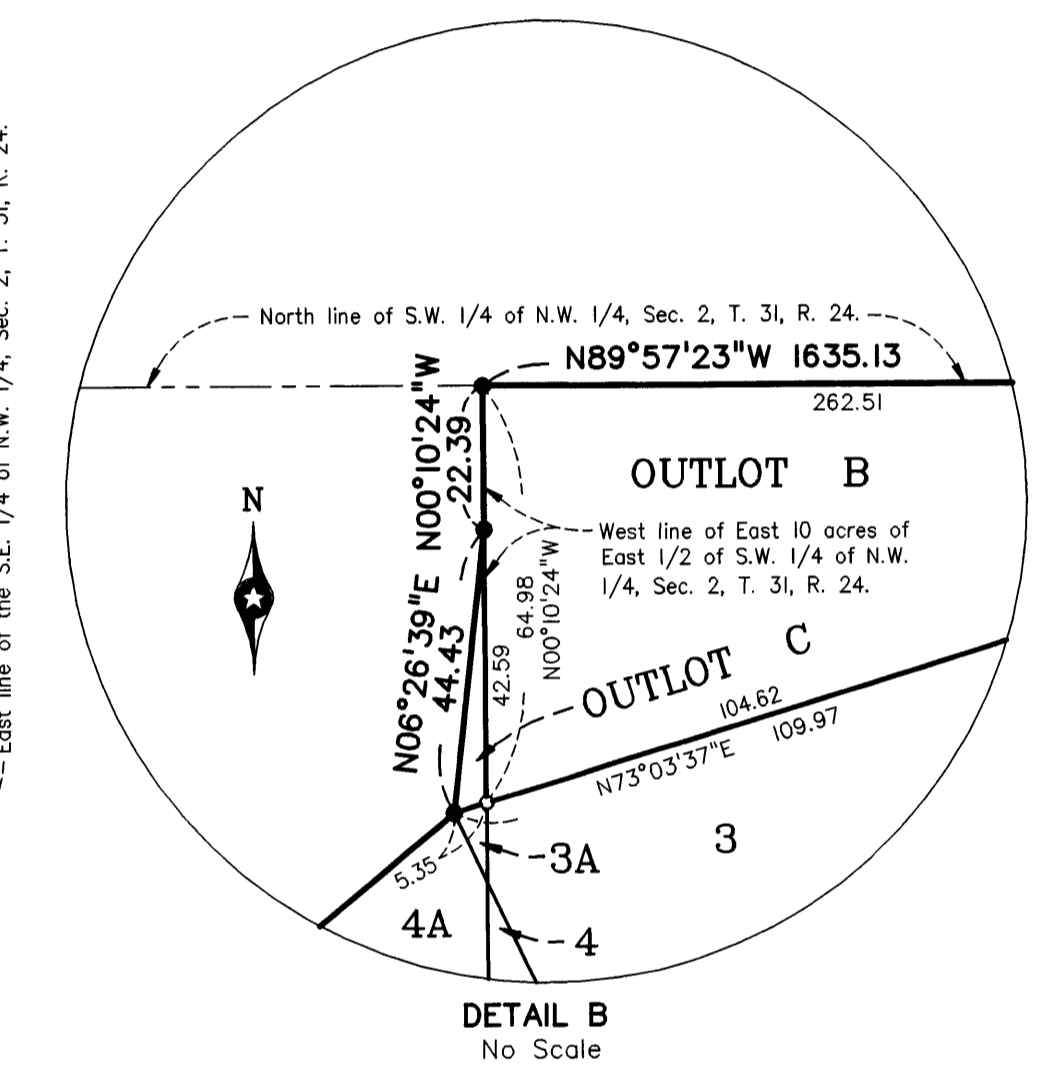
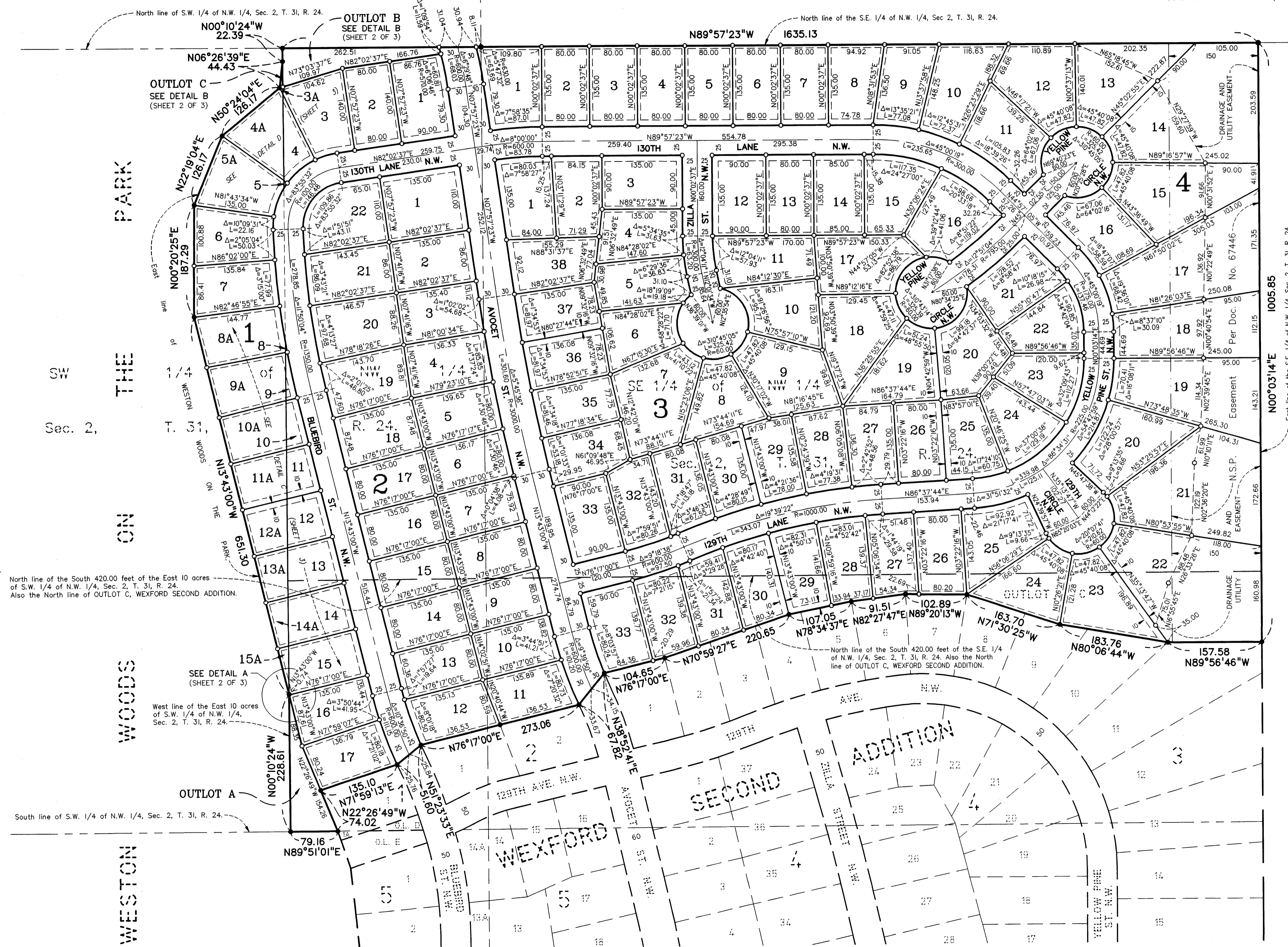
CITY OF COON RAPIDS,
COUNTY OF ANOKA
SEC. 2, T. 31, R. 24.



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.

For the purposes of this plat, the East line of the S.E. 1/4 of the N.W. 1/4, Sec. 2, Twp. 31, Rng. 24, is assumed to bear N 00°03'14" E.

- Denotes iron pipe set with a plastic plug stamped R.L.S. 13057.
- Denotes iron monument found.



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John Oliver & Associates

