

# WEXFORD VILLAS SECOND ADDITION

CITY OF COON RAPIDS,  
COUNTY OF ANOKA  
SEC. 2, T. 31, R. 24.  
Book 65 of Abstract Page 16

KNOW ALL MEN BY THESE PRESENTS: That Shamrock Development, Inc., a Minnesota corporation, fee owner of the following described property situated in the State of Minnesota, County of Anoka, to wit:

(Torrens)

Outlot B, WEXFORD VILLAS;

AND

(Abstract)

That part of the Northwest Quarter of the Northwest Quarter of Section 2, Township 31, Range 24, Anoka County, Minnesota, described as follows:

Commencing at the Northwest corner of said Northwest Quarter of Northwest Quarter; thence South along the west line of said Northwest Quarter of Northwest Quarter a distance of 467.47 feet to a point 927.00 feet North of the Southwest corner of said Northwest Quarter of Northwest Quarter as measured along said west line of the Northwest Quarter of the Northwest Quarter, to the actual Point of Beginning of the tract to be described; thence continuing South along said west line of the Northwest Quarter of the Northwest Quarter a distance of 300.00 feet to a point which is 627 feet North of said Southwest corner of the Northwest Quarter of the Northwest Quarter; thence East parallel with the South line of said Northwest Quarter of the Northwest Quarter a distance of 420.75 feet; thence North parallel with the west line of said Northwest Quarter of the Northwest Quarter a distance of 33.00 feet; thence East parallel with the South line of said Northwest Quarter of the Northwest Quarter a distance of 33.00 feet; thence South parallel with the west line of said Northwest Quarter of the Northwest Quarter a distance of 122.00 feet; thence North parallel with the west line of said Northwest Quarter of the Northwest Quarter a distance of 33.00 feet; thence East parallel with the South line of said Northwest Quarter of the Northwest Quarter a distance of 151.37 feet to its intersection with the west line of the East 20 rods of said Northwest Quarter of the Northwest Quarter; thence North along said west line of the East 20 rods a distance of 104.00 feet to its intersection with the south line of the North 38 rods of said Northwest Quarter of the Northwest Quarter; thence West along said south line of the North 38 rods a distance of 330.00 feet to its intersection with the west line of the East 40 rods of said Northwest Quarter of the Northwest Quarter as measured along the north line of said Northwest Quarter of the Northwest Quarter; thence North along said west line of the East 40 rods a distance of 219.62 feet to its intersection with the following described Line A:

Commencing at said Northwest Corner of the Northwest Quarter of the Northwest Quarter; thence South along said West line of the Northwest Quarter of the Northwest Quarter a distance of 467.47 feet to a point distant 927.00 feet north of the Southwest corner of said Northwest Quarter of the Northwest Quarter, as measured along said West line; thence North 87 degrees 09 minutes 36 seconds East a distance of 645.49 feet to a point to be referred to as Point A and also the Point of Beginning of the line to be referred to as Line A; thence North 2 degrees 27 minutes 40 seconds East to the North line of said Northwest Quarter of the Northwest Quarter and there terminating.

thence South 2 degrees 27 minutes 40 seconds West, along said Line A, a distance of 21.90 feet to the above referenced Point A; thence South 87 degrees 09 minutes 36 seconds West a distance of 645.49 feet to the Point of Beginning.

EXCEPT that part of the Northwest Quarter of the Northwest Quarter of Section 2, Township 31, Range 24, Anoka County, Minnesota, described as follows:

Commencing at the Northwest corner of said Northwest Quarter of Northwest Quarter; thence South along the west line of said Northwest Quarter of Northwest Quarter a distance of 467.47 feet to a point 927.00 feet North of the Southwest corner of said Northwest Quarter of Northwest Quarter as measured along said west line of the Northwest Quarter of the Northwest Quarter, and the actual Point of Beginning of the tract to be described; thence east parallel with the North line of said Northwest Quarter of the Northwest Quarter a distance of 100.00 feet to the east line of the West 100.00 feet of said Northwest Quarter of the Northwest Quarter; thence North along said east line a distance of 5.93 feet to a point that intersects a line that bears North 87 degrees 09 minutes 36 seconds East from the Point of Beginning; thence South 87 degrees 09 minutes 36 seconds West a distance of 100.12 feet to the Point of Beginning.

Has caused the same to be surveyed and platted as WEXFORD VILLAS SECOND ADDITION and does hereby donate and dedicate to the public for the public use forever the street, avenue, and boulevard, and the easements for drainage and utility purposes only, as shown on this plat. Also dedicating to the County of Anoka the right of access onto County State Aid Highway No. 78, as shown on this plat.

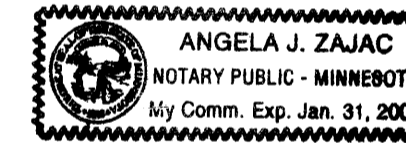
In witness whereof said Shamrock Development, Inc. has caused these presents to be signed by its proper officer this 7<sup>th</sup> day of July, 2003.

By: James M. Stanton  
SHAMROCK DEVELOPMENT, INC.  
James M. Stanton, President

State of Minnesota, County of Anoka

The foregoing instrument was acknowledged before me this 7<sup>th</sup> day of July, 2003 by James M. Stanton, as President of Shamrock Development, Inc., a Minnesota corporation, on behalf of the corporation.

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

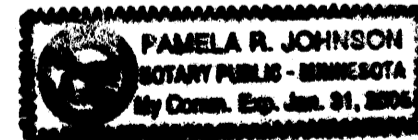


I hereby certify that I have surveyed and platted the property described in this plat as WEXFORD VILLAS SECOND ADDITION and that this plat is a correct representation of said survey; that all monuments have been or will be correctly placed in the ground as shown within one year after recording, or sooner, 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 Shelburne

The foregoing instrument was acknowledged before me this 24<sup>th</sup> day of June, 2003 by Lynn P. Caswell, Land Surveyor, Minnesota License No. 13057.



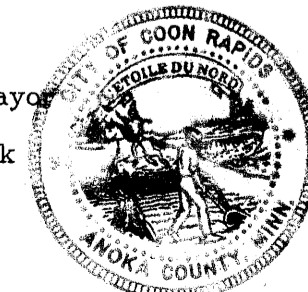
Pamela R. Johnson Notary Public  
Shelburne County, Minnesota  
My Commission expires: January 31, 2005

Annexed plat of WEXFORD VILLAS SECOND ADDITION was approved by the Planning Commission of the City of Coon Rapids, Minnesota this 17<sup>th</sup> day of April, 2003.

By: Tom Greenawald VICE, Chairman

Annexed plat of WEXFORD VILLAS SECOND ADDITION was approved by the City Council of Coon Rapids, Minnesota at a regular meeting thereof held this 04<sup>th</sup> day of May, 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 Minnesota Statutes Section 505.03, Subdivision 2.

Jon R. Anderson Mayor  
Attest: Jon R. Anderson Clerk



This plat has been checked and approved this 7<sup>th</sup> day of July, 2003.

Larry D. Hain Anoka County Surveyor

1819717.0  
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 7<sup>th</sup> July A.D., 2003 at 1:00 o'clock P.M., and was duly recorded in book 65 page 16  
Maureen J. Devine  
County Recorder  
By: BLP  
Deputy

Office of REGISTRAR OF TITLES  
STATE OF MINNESOTA  
COUNTY OF ANOKA  
436597.0  
I hereby certify that the within instrument was filed in this office on July 7, 2003 at 1:00 o'clock P.M.  
Maureen J. Devine, Registrar of Titles  
By: BLP  
Deputy Registrar of Titles

I HEREBY CERTIFY THAT THE CURRENT AND DELINQUENT TAXES ON THE LANDS DESCRIBED WITHIN ARE PAID AND THE TRANSFER IS ENTERED  
July 7, 2003  
Maureen J. Devine  
PROPERTY TAX ADMINISTRATOR  
By: J. Calves  
DEPUTY PROPERTY TAX ADMINISTRATOR

2003088263 \$60.00  
Receipt # 2003088272 / \$1,445.00 John Oliver & Associates

OFFICIAL PLAT

N.W. corner of the N.W. 1/4 of the N.W. 1/4, Sec. 2, T. 31, R. 24. Anoka County Cast Iron Monument

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Book 65 of Abstract Page 16

1819717.0

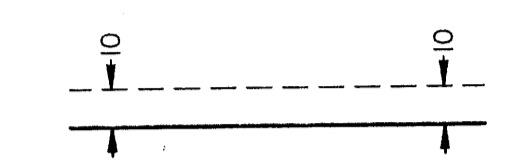
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Maureen J. Devine  
County Recorder

For the purposes of this plat, the South 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°57'23" W.

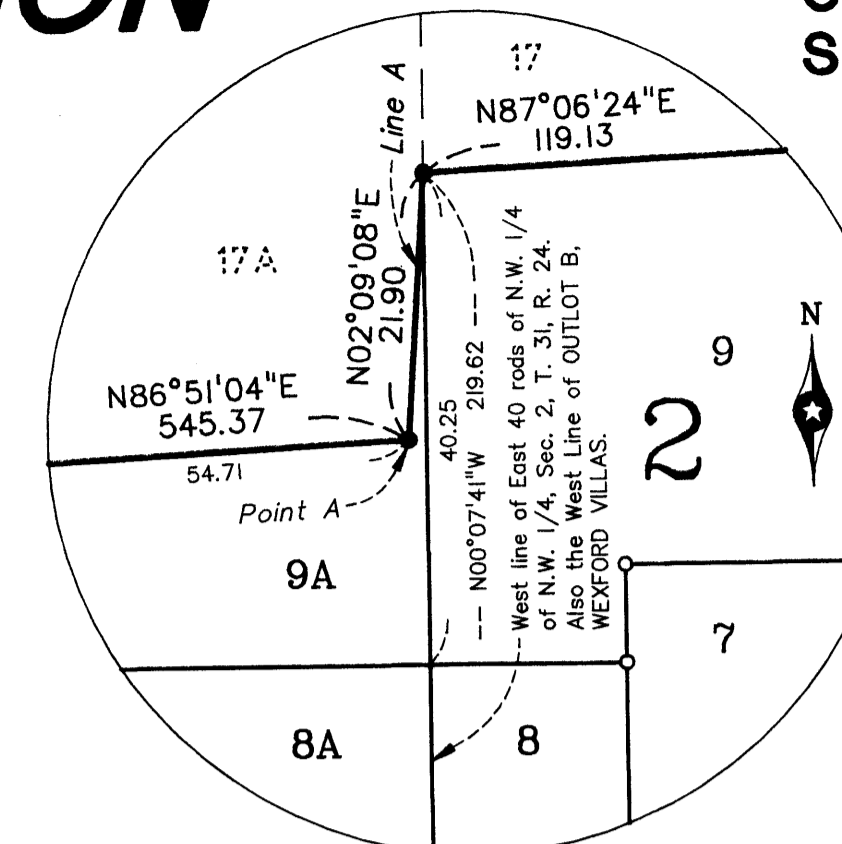
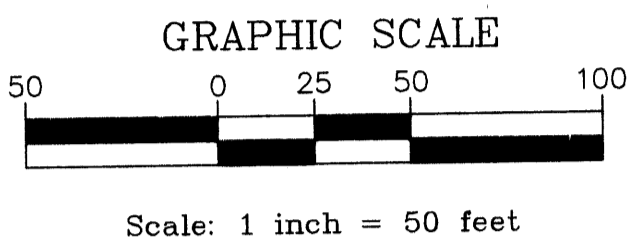
By BLP  
Deputy

- Denotes iron pipe set with a plastic plug stamped R.L.S. 13057.
- Denotes iron monument found.
- △ Denotes "right of access" dedicated to County of Anoka.

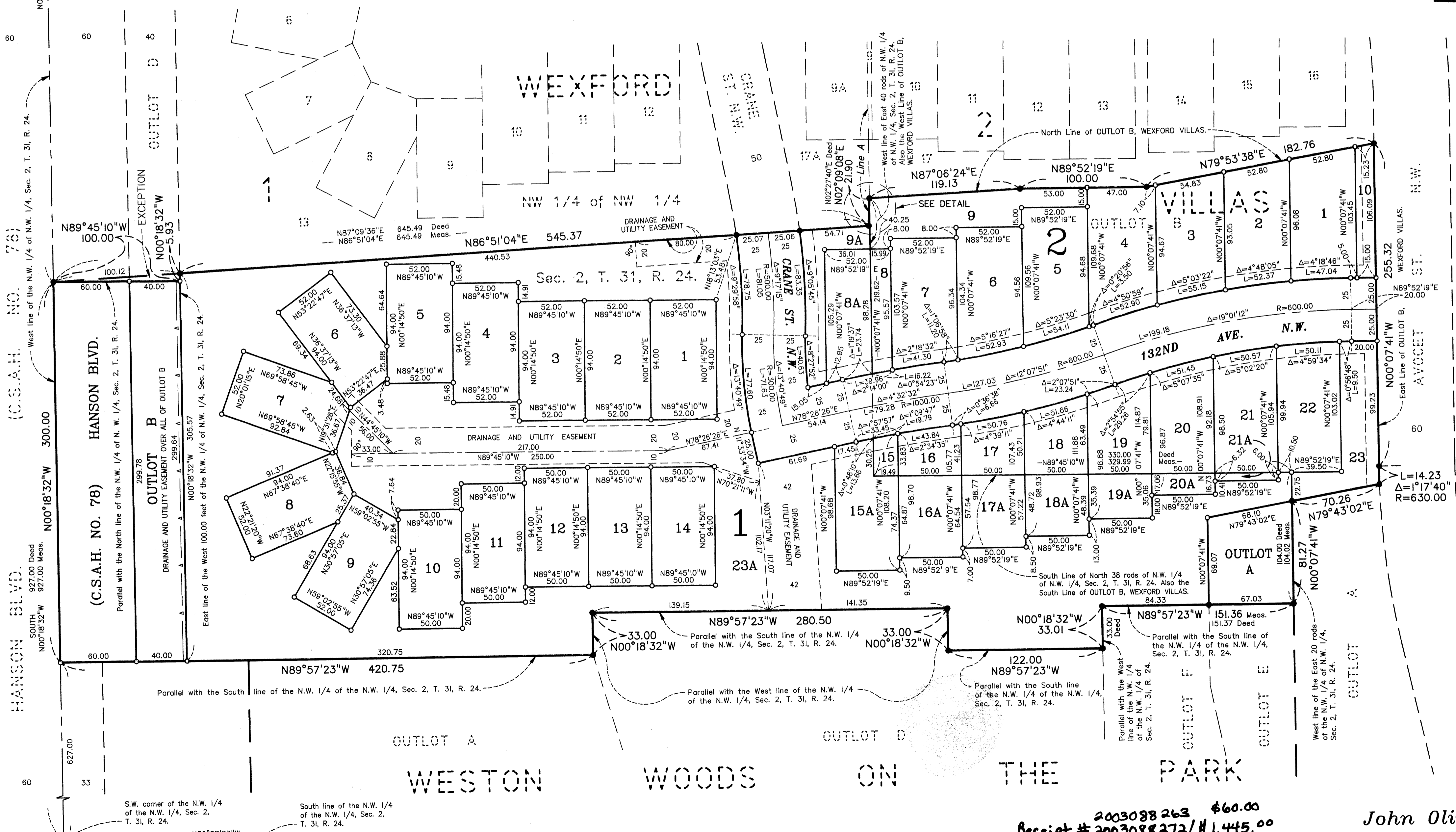
Drainage and Utility Easements are shown thus:



Being 10 feet in width, unless otherwise shown on the plat.



I HEREBY CERTIFY THAT THE CURRENT AND DELINQUENT TAXES ON THE LANDS DESCRIBED WITHIN ARE PAID AND THE TRANSFER IS ENTERED  
July 7, 2003  
Maureen J. Devine  
PROPERTY TAX ADMINISTRATOR  
BY S. Culver  
DEPUTY PROPERTY TAX ADMINISTRATOR



200308263 \$60.00  
Receipt # 2003088272/ \$1,445.00

John Oliver & Associates