

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)

That part of the East Twenty (20) rods of the Northwest Quarter of the Northwest Quarter (NW 1/4 of NW 1/4) of Section Two (2), Township Thirty-one (31), Range Twenty-four (24), lying South of the North Thirty-eight (38) rods thereof; and that part of said Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) described as follows: Commencing at a point Four (4) rods West of the Northeast (NE) corner thereof; thence South Thirty-eight (38) rods; thence West Thirty-six (36) rods; thence North Thirty-eight (38) rods; thence East Thirty-six rods to the point of beginning, all located in Section Two (2), Township Thirty-one (31), Range Twenty-four (24), Anoka County, State of Minnesota according to the United States Government Survey thereof.

(Abstract)

That part of the Northwest Quarter of the Northwest Quarter of Section 2, Township 31, Range 24, described as follows: Commencing at the Northwest corner of said Northwest Quarter of the Northwest Quarter; thence South on the West line of said Northwest Quarter of the Northwest Quarter 467.57 feet to a point 927 feet North of the Southwest corner of said Northwest Quarter of the Northwest Quarter, as measured along said West line of said Northwest Quarter of the Northwest Quarter; thence North 87 degrees 9 minutes 36 seconds East, 645.49 feet; thence North 2 degrees 27 minutes 40 seconds East to the North line of said Northwest Quarter of the Northwest Quarter; thence West along said North line to the point of beginning, Anoka County, Minnesota.

Has caused the same to be surveyed and platted as WEXFORD VILLAS and does hereby donate and dedicate to the public for the public use forever the streets 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 to limit access to C.S.A.H. No. 78, as shown on this plat.

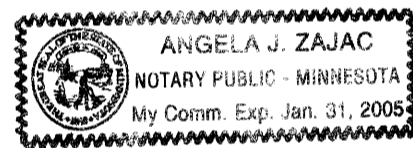
In witness whereof said Shamrock Development, Inc. has caused these presents to be signed by its proper officer this 4th day of November, 2002.

SHAMROCK DEVELOPMENT, INC.

By: James M. Stanton, President

State of Minnesota, County of Anoka

The foregoing instrument was acknowledged before me this 4th day of November, 2002 by James M. Stanton, as President of Shamrock Development, Inc., a Minnesota corporation, on behalf of the corporation.



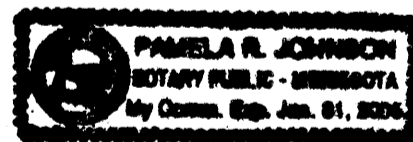
Notary Public, County of Anoka, My Commission expires: Jan 31, 2005

I hereby certify that I have surveyed and platted the property described in this plat as WEXFORD VILLAS 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, Land Surveyor, Minnesota License No. 13057

State of Minnesota, County of Sherburne

The foregoing instrument was acknowledged before me this 4th day of November, 2002 by Lynn P. Caswell, Land Surveyor, Minnesota License No. 13057.



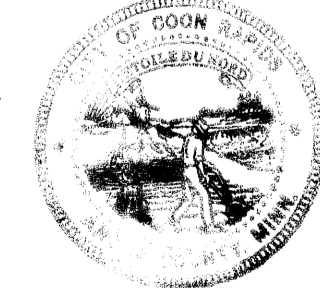
Notary Public, County of Sherburne, My Commission expires: January 31, 2005

Annexed plat of WEXFORD VILLAS was approved by the Planning Commission of the City of Coon Rapids, Minnesota this 17th day of October, 2002. By: Tom Greenwood, Vice Chairman

Annexed plat of WEXFORD VILLAS was approved by the City Council of Coon Rapids, Minnesota at a regular meeting thereof held this 12th day of November, 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: Alan McCarley, Mayor; Attest: Joan R. Anderson, Clerk

This plat has been checked and approved this 8th day of November, 2002 by Larry D. Hain, Anoka County Surveyor

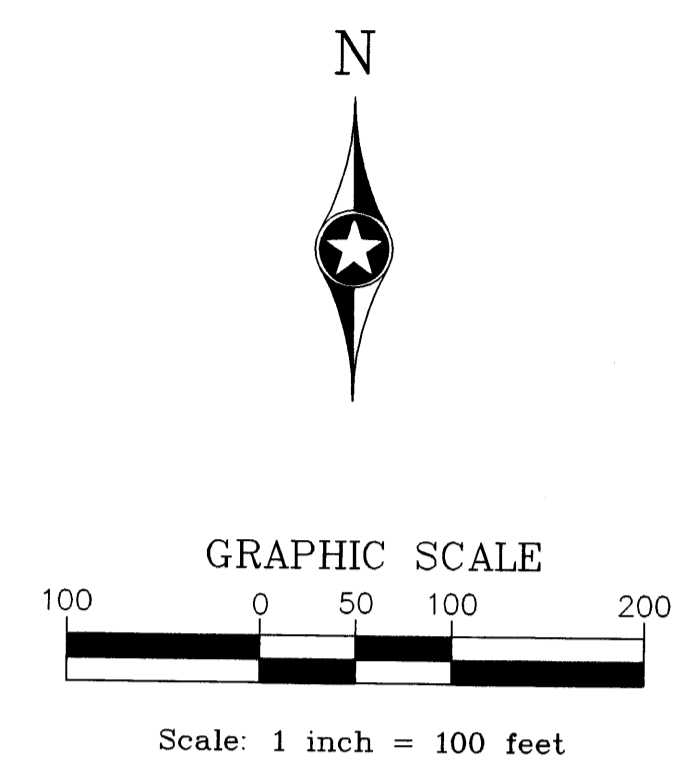
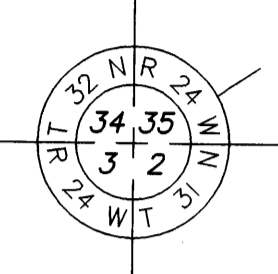
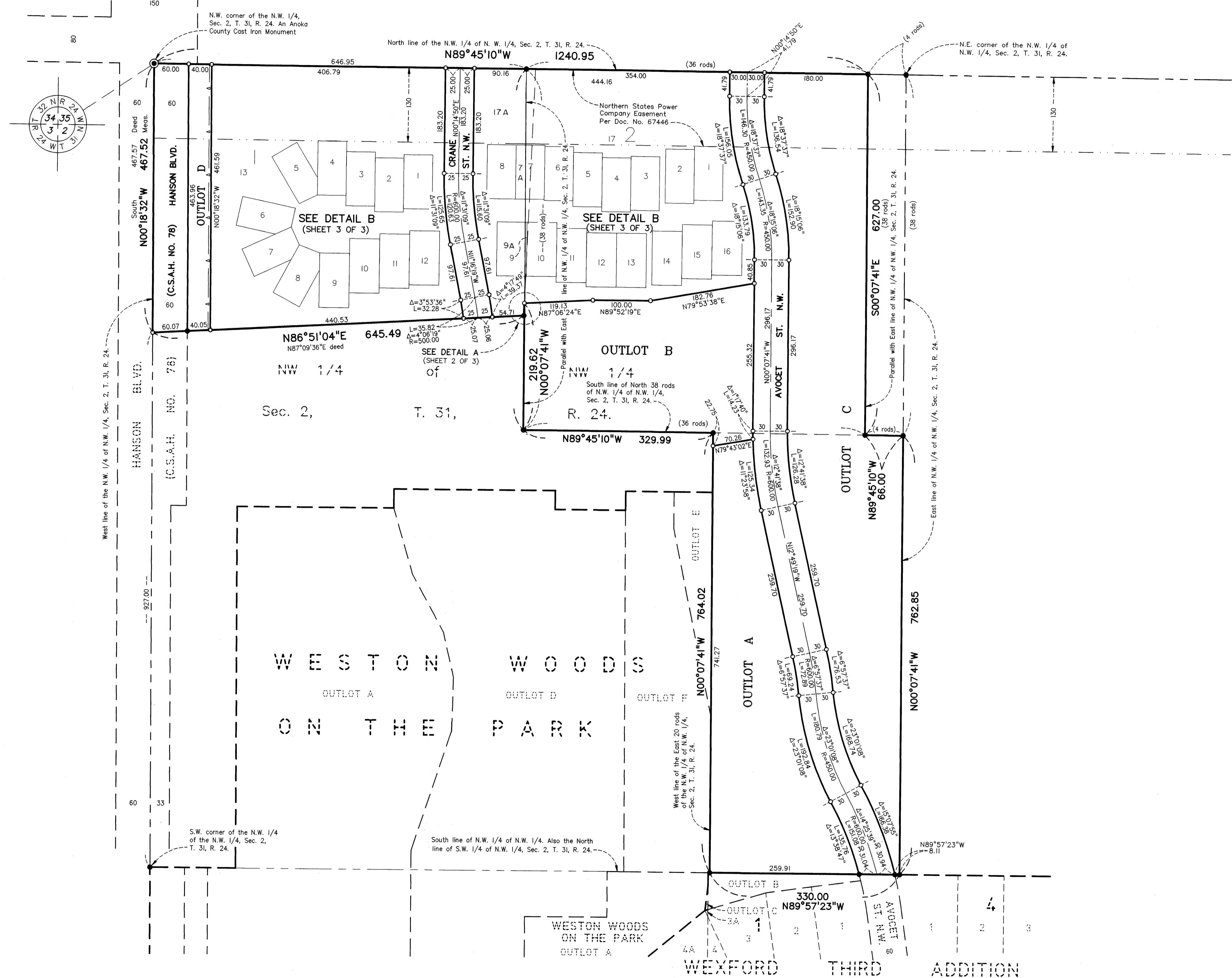


1728922 OFFICE OF COUNTY RECORDER STATE OF MINNESOTA, COUNTY OF ANOKA I hereby certify that the within instrument was filed in this office for record on the 12th NOV. AD, 2002 at 9:00 o'clock A.M., and was duly recorded in book 63 page 46 Maureen J. Devine County Recorder TAP

Office of REGISTRAR OF TITLES STATE OF MINNESOTA COUNTY OF ANOKA 411712.0 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, County of Anoka By: TAP Deputy Registrar of Titles

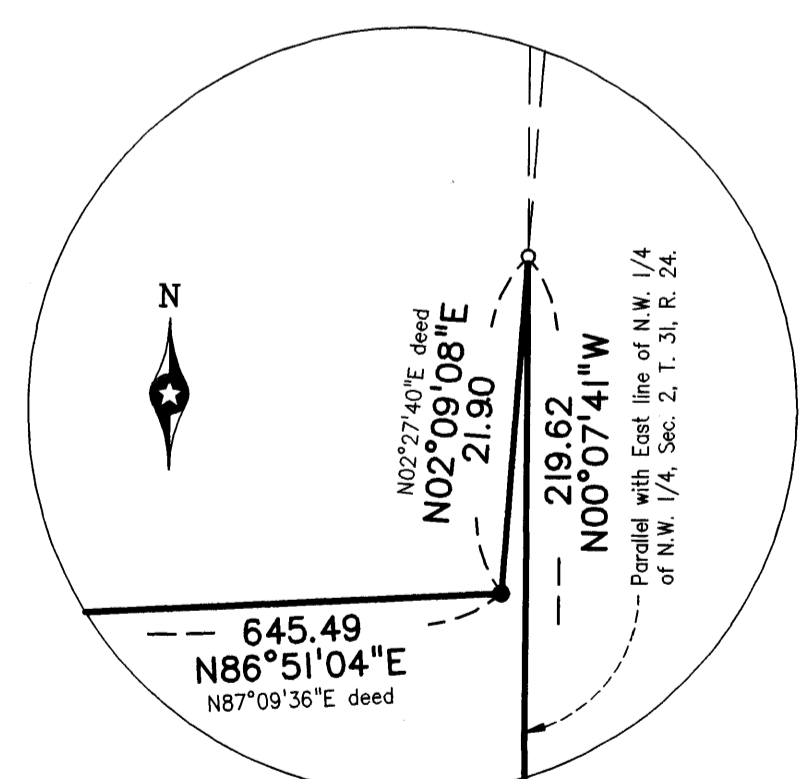
PLEASE CERTIFY THAT THE CURRENT AND CORRECTLY PAID TAXES ON THE LAND DESCRIBED WITHIN ARE PAID AND THE TRANSFER IS CORRECTLY FILED Nov 12, 2002 J. Culver DEPUTY REGISTER OF TITLES

WEXFORD VILLAS



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.
- ▲—▲— Denotes "right of access" dedicated to County of Anoka.



DETAIL A
No Scale

OFFICIAL PLAT

WEXFORD VILLAS

Bk L3 of Abst, pg 46

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

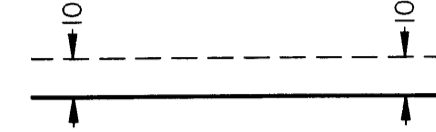
For the purposes of this plat, the North line of the N.W. 1/4 of the N.W. 1/4, Sec. 2, Twp. 31, Rng. 24, is assumed to bear N 89°45'10" W.

○ Denotes iron pipe set with a plastic plug stamped R.L.S. 13057.

● Denotes iron monument found.

△ — △ — Denotes "right of access" dedicated to County of Anoka.

Drainage and Utility Easements are shown thus:

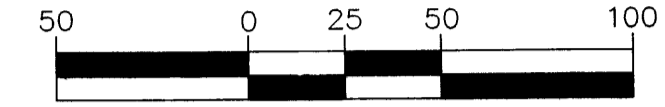


Being 10 feet in width, unless otherwise shown on the plat.

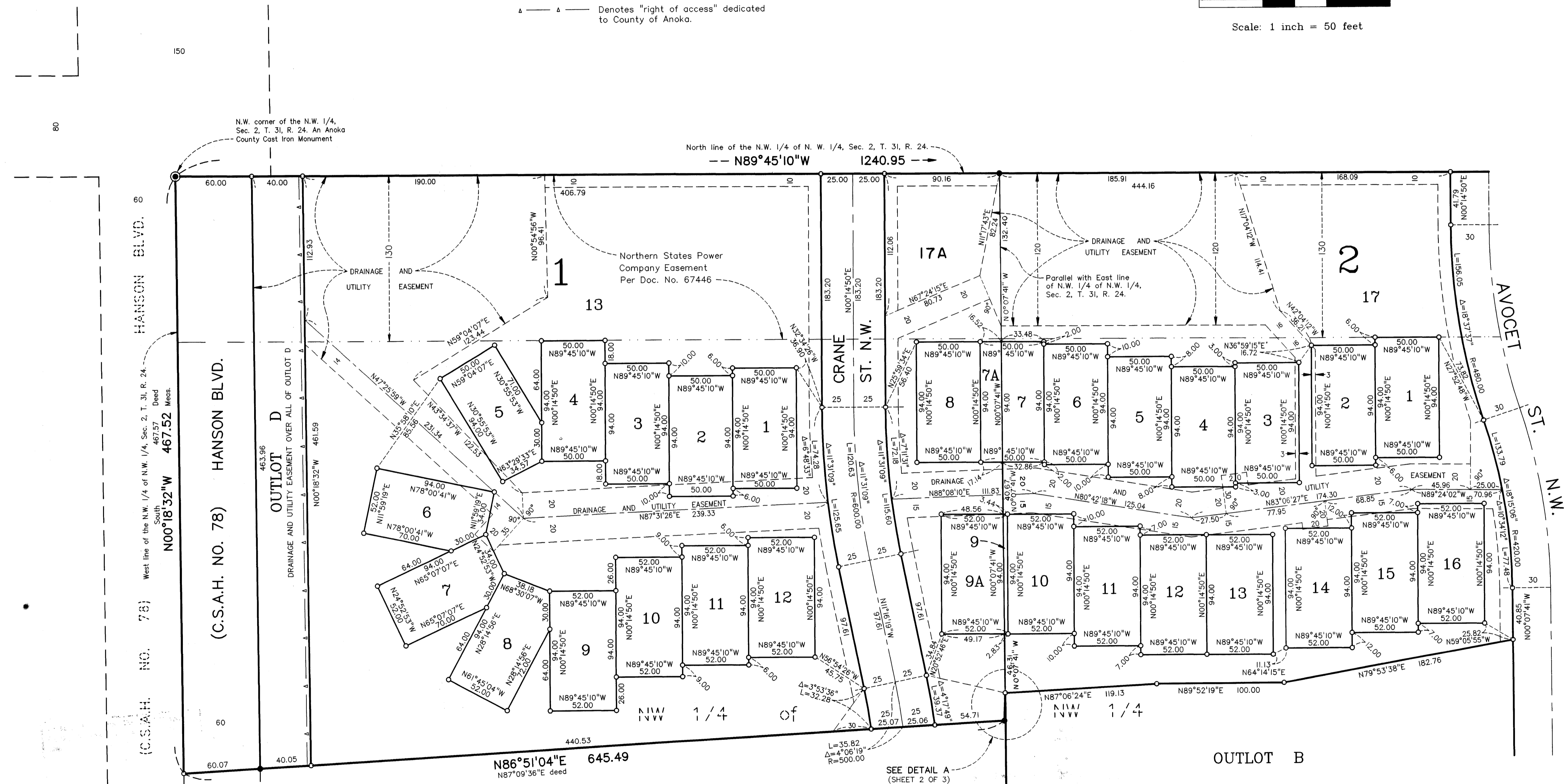
N



GRAPHIC SCALE



Scale: 1 inch = 50 feet



Sec. 2, T. 31, R. 24.

DETAIL B