

WEXFORD

OFFICIAL PLAT

CITY OF COON RAPIDS,
COUNTY OF ANOKA
SEC. 2, T. 31, R. 24.
BK-61-Abst
Pg 37

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)

East one-half (E 1/2) of Southwest Quarter (SW 1/4) except the South 659.97 feet thereof, Section 2, Township 31, Range 24, Anoka County, Minnesota.

(Abstract)

The North 5 acres of the East Quarter of Southwest Quarter of Southwest Quarter of Section 2, Township 31, Range 24, Anoka County, Minnesota.

AND

That part of the Northwest Quarter of the Southwest Quarter of Section 2, Township 31, Range 24, Anoka County, Minnesota lying easterly of the following described line: Commencing at the Northeast corner of said Northwest Quarter of the Southwest Quarter; thence South 89 degrees 51 minutes 01 seconds West along the North line of said Northwest Quarter of the Southwest Quarter, a distance of 252.40 feet to the point of beginning of the line to be described; thence South 18 degrees 38 minutes 58 seconds East, a distance of 66.21 feet; thence South 05 degrees 56 minutes 31 seconds East, a distance of 154.53 feet; thence South 00 degrees 41 minutes 23 seconds East, a distance of 85.00 feet; thence South 08 degrees 55 minutes 55 seconds West, a distance of 172.42 feet; thence South 04 degrees 59 minutes 47 seconds West, a distance of 291.30 feet; thence South 00 degrees 32 minutes 50 seconds East, a distance of 143.16 feet; thence South 18 degrees 10 minutes 40 seconds East, a distance of 167.70 feet; thence South 07 degrees 53 minutes 17 seconds East, a distance of 243.68 feet; thence South 00 degrees 39 minutes 02 seconds West, a distance of 25.00 feet to the South line of said Northwest Quarter of the Southwest Quarter and there terminating.

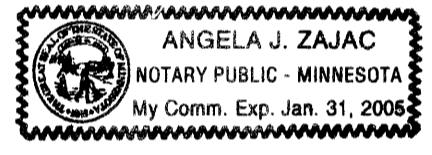
Has caused the same to be surveyed and platted as WEXFORD and does hereby donate and dedicate to the public for the public use forever the avenues and streets, and the easements for drainage and utility purposes only, as shown on this plat.

In witness whereof said Twin Peaks Properties, LLC has caused these presents to be signed by its proper officer this 5th day of November, 2001.

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 5th day of November, 2001 by James M. Stanton, as Chief Manager of Twin Peaks Properties, LLC, a Minnesota limited liability company, on behalf of the company.



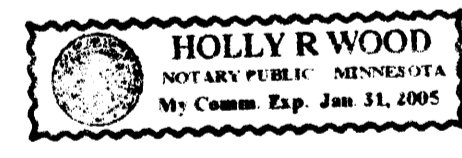
Angela J. Zajac Notary Public
Anoka County, Minnesota
My Commission expires: Jan 31, 2005

I hereby certify that I have surveyed and platted the property described in this plat as WEXFORD 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 29th day of October, 2001 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 was approved by the Planning Commission of the City of Coon Rapids, Minnesota this 8th day of August, 2001.

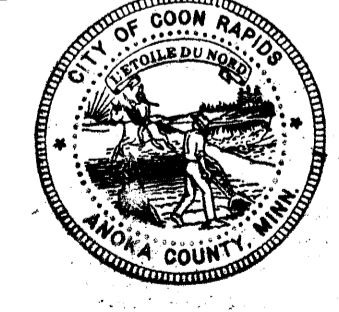
By: Drew M. Nalue, Chairman

Annexed plat of WEXFORD was approved by the City Council of Coon Rapids, Minnesota at a regular meeting thereof held this 7th day of November, 2001. 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: Oliver McCarty, Mayor
Attest: Joan R. Anderson, Clerk

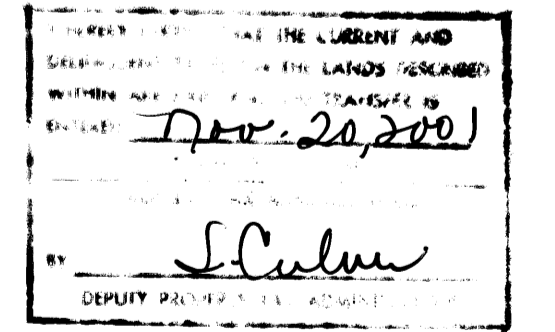
This plat has been checked and approved this 20th day of November, 2001.

Larry D. Hain Deputy, Anoka County Surveyor



384652
Office of REGISTRAR OF TITLES
STATE OF MINNESOTA
COUNTY OF ANOKA
I hereby certify that the within instrument was filed in this office on Nov 20, 2001 at 2:00 o'clock P.M.
Maureen J. Devine, Registrar of Titles
by SLZ Deputy Registrar of Titles

1621677
OFFICE OF COUNTY RECORDER
STATE OF MINNESOTA COUNTY OF ANOKA
I hereby certify that the within instrument was filed in this office to record on the 20 of Nov A.D., 2001 at 2 o'clock P.M. and was duly recorded in book 61-Abst page 37
Maureen J. Devine
County Recorder
By SLZ Deputy



Receipt No. 200111108 \$55.00

200111110 \$ 1959.50

John Oliver & Associates

WEXFORD

OFFICIAL PLAT

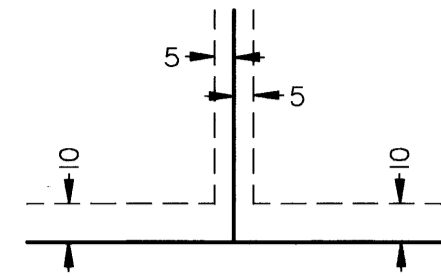
CITY OF COON RAPIDS,
COUNTY OF ANOKA
SEC. 2, T. 31, R. 24.

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.

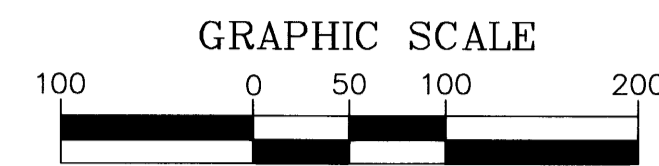
○ Denotes iron pipe set with a plastic plug stamped R.L.S. 13057.

● Denotes iron monument found.

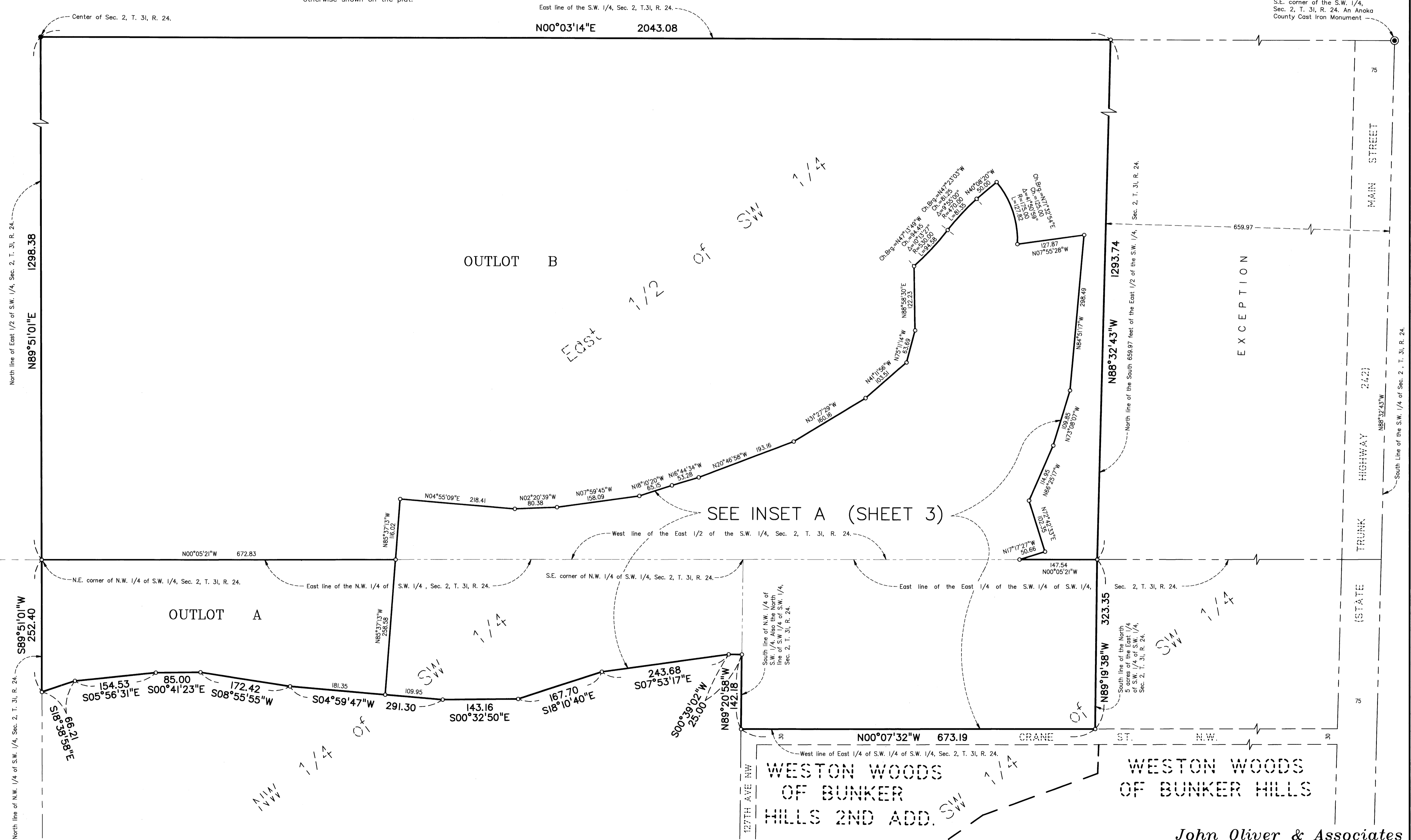
Drainage and Utility Easements are shown thus:



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.



Scale: 1 inch = 100 feet



John Oliver & Associates

WEXFORD

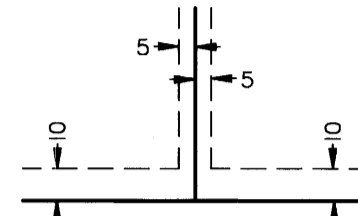
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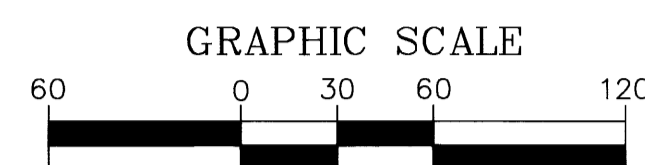
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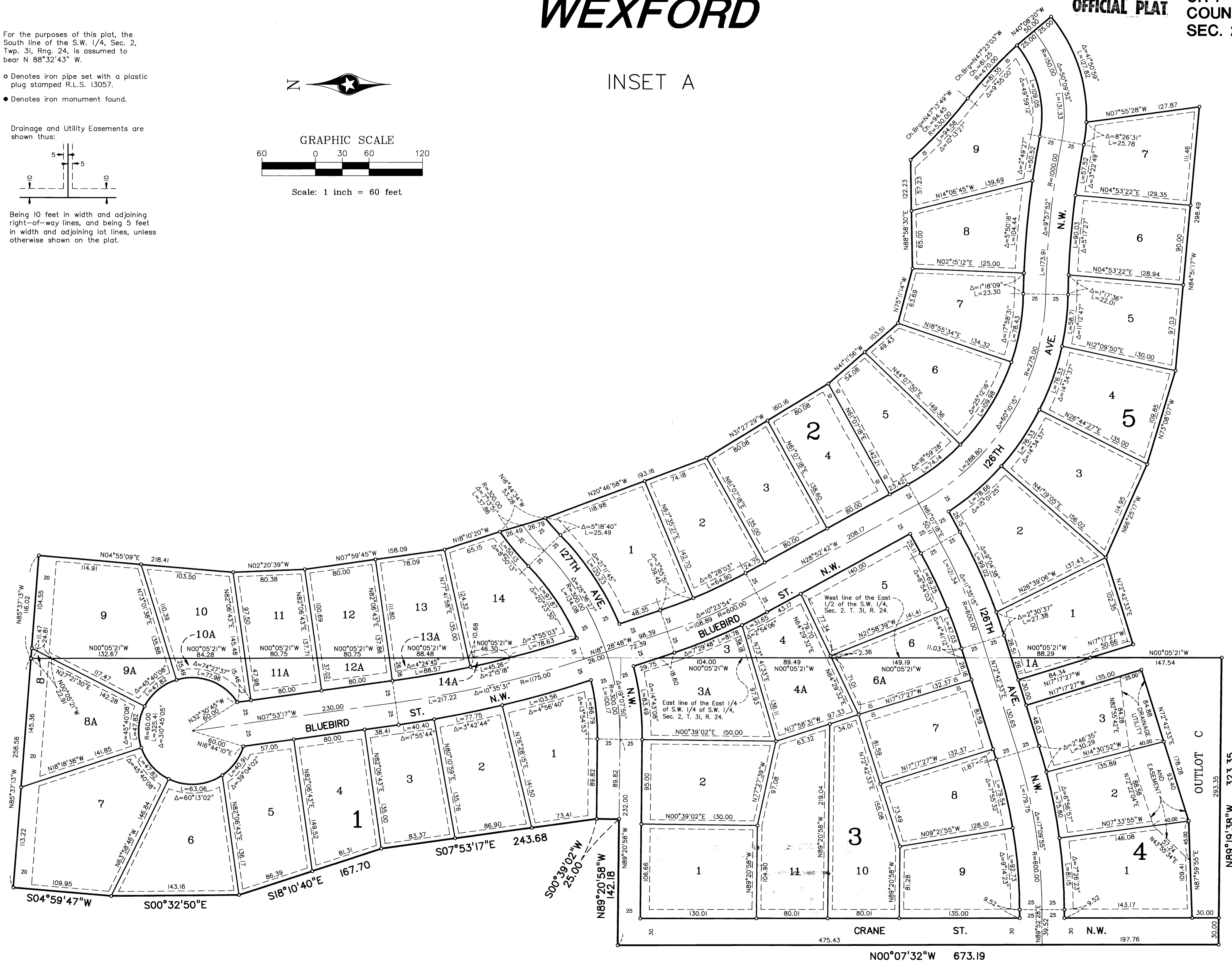


Being 10 feet in width and adjoining right-of-way lines, and being 5 feet in width and adjoining lot lines, unless otherwise shown on the plat.



Scale: 1 inch = 60 feet

INSET A



John Oliver & Associates