

# APRIL RIDGE 4TH ADDITION

BK 71 of Abot Pg 27 City of Blaine  
County of Anoka  
Section 29, T.31, R.23

KNOW ALL MEN BY THESE PRESENTS: That Blaine Rentals, LLC, a Minnesota Limited Liability Company, fee owner and BankVista, a Minnesota banking corporation, mortgagee of the following described property situated in the State of Minnesota, County of Anoka, to wit:

That part of the Northeast Quarter of the Northwest Quarter of Section 29, Township 31, Range 23, Anoka County, Minnesota, described as follows;

Commencing at a point 34 rods North of the Southeast corner of the Northeast Quarter of the Northwest Quarter of said Section 29, thence West at right angles 20 rods; thence North at right angles 9 rods; thence East at right angles 20 rods; thence South along the East line of said Northeast Quarter of the Northwest Quarter, 9 rods to the point of commencement.

AND

Commencing at a point 43 rods North of the Southeast corner of the Northeast Quarter of the Northwest Quarter of Section 29, Township 31, Range 23; thence West at right angles 20 rods; thence at right angles to last course North 7 rods; thence at right angles to last course, East 20 rods; thence South along the East line of the Northeast Quarter of the Northwest Quarter, 7 rods to the point of beginning, except the Easterly 72 feet thereof, Anoka County, Minnesota.

AND

Outlot A, APRIL RIDGE 3RD ADDITION, Anoka County, Minnesota.

AND

The West 153 feet of the East 225 feet of the North 131 feet of the South 164 feet of the South Half of the North Half of the Northwest Quarter of Section 29, Township 31, Range 23, Anoka County, Minnesota.

Have caused the same to be surveyed and platted as APRIL RIDGE 4TH ADDITION and do hereby donate and dedicate to the public for public use forever the Avenue and Highway as shown on this plat. Also dedicating to the public, the easements as shown on this plat for drainage and utility purposes only. Also dedicating to the State of Minnesota the right of access onto State Trunk Highway No. 65 as shown on this plat.

In witness whereof said Blaine Rentals, LLC, a Minnesota Limited Liability Company, has caused these presents to be signed by its proper officer this 15th day of March, 2006.

BLAINE RENTALS, LLC

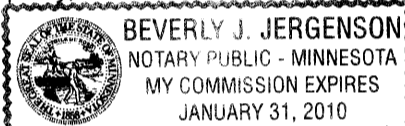
By Thomas O'Brien  
Thomas O'Brien, Chief Manager

STATE OF MINNESOTA

COUNTY OF Stearns

The foregoing instrument was acknowledged before me this 15th day of March, 2006, by Thomas O'Brien as Chief Manager of Blaine Rentals, LLC, a Minnesota limited liability company, on behalf of the company.

Beverly J. Jergenson  
Notary Public, Stearns County, Minnesota  
My Commission Expires 1-31-2010



In witness whereof said BankVista, a Minnesota banking corporation has caused these presents to be signed by its proper officer this 15th day of March, 2006.

BANKVISTA

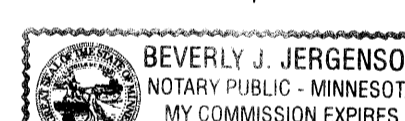
By Stefan C. Freeman  
Stefan C. Freeman, Vice-President

STATE OF MINNESOTA

COUNTY OF Stearns

The foregoing instrument was acknowledged before me this 15th day of March, 2006, by Stefan C. Freeman, as Vice-President, of BankVista, a Minnesota banking corporation, on behalf of the corporation.

Beverly J. Jergenson  
Notary Public, Stearns County, Minnesota  
My Commission Expires 1-31-2010



I hereby certify that I have surveyed and platted the property described on this plat as APRIL RIDGE 4TH ADDITION; that this plat is a correct representation of said survey, that all distances are correctly shown on the plat in feet and hundredths of a foot; that all monuments have been correctly placed in the ground as shown; that the outside boundary lines are correctly designated on said plat and that there are no wetlands as defined in MS 505.02, Subd. 1, or public highways to be designated other than as shown on said plat.

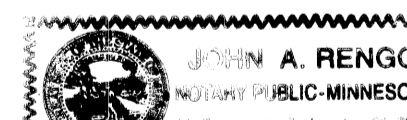
Jason E. Rud  
Jason E. Rud, Land Surveyor  
Minnesota Registration No. 41578

STATE OF MINNESOTA

COUNTY OF ANOKA

The foregoing Surveyor's Certificate was acknowledged before me this 15th day of March, 2006, by Jason E. Rud, Land Surveyor.

John A. Rengo  
Notary Public, Anoka County, Minnesota  
My Commission Expires January 31, 2010



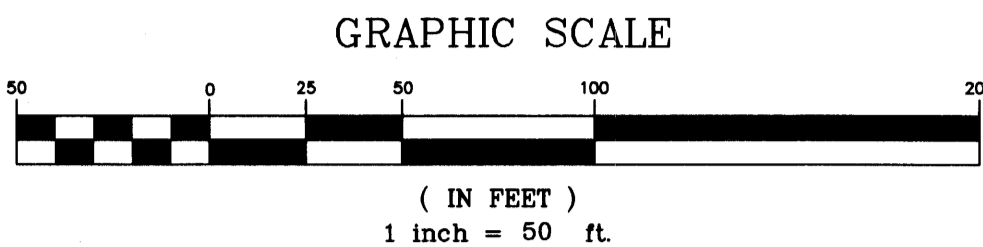
This plat of APRIL RIDGE 4TH ADDITION was approved by the City Council of Blaine, Minnesota at a regular meeting thereof held this 10th day of February, 2006, and if applicable, the written comments and recommendations of the Commissioner of Transportation and the County Highway Engineer have been received 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, Subd. 2.

By Tom Hym Mayor By Dawn Cross Clerk

This plat has been checked and approved this 29th day of March, 2006.

Larry D. Holum  
Larry D. Holum  
Anoka County Surveyor

**E. G. RUD & SONS, INC.**  
Land Surveyors



All monuments required by Minnesota Statute, and not shown on this plat, will be set within one year of the recording date of this plat, and shall be evidenced by a 1/2 inch by 18 inch iron pipe marked by RLS 41578.

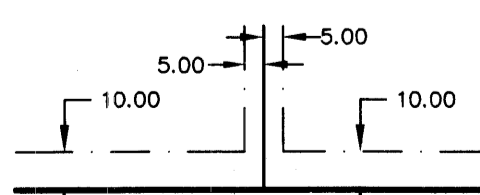
For the purposes of this plat the East line of the Northeast Quarter of the Northwest Quarter of Sec. 29, T.31, R.23 is assumed to have a bearing of S00°19'06"W.

NORTH LINE OF OUTLOT A AND NORTH LINE OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE NW 1/4 OF SEC. 29, T.31, R.23

**1903/92.001 Abstract**  
OFFICE OF COUNTY RECORDER  
STATE OF MINNESOTA, COUNTY OF ANOKA  
I hereby certify that the within instrument was filed for recording on the 29th MAR 2006 at 10:55 AM, and was duly recorded in book 71 Abstract 27  
By ABS  
Notary

I HEREBY CERTIFY THAT THE CURRENT AND DELINQUENT TAXES ON THE LANDS DESCRIBED WITHIN ARE PAID AND THE TRANSFER IS ENTERED  
March 29 2006  
MARJOLEN J. DULVE  
PROPERTY TAX ADMINISTRATOR  
By S. C. ...  
DEPUTY PROPERTY TAX ADMINISTRATOR

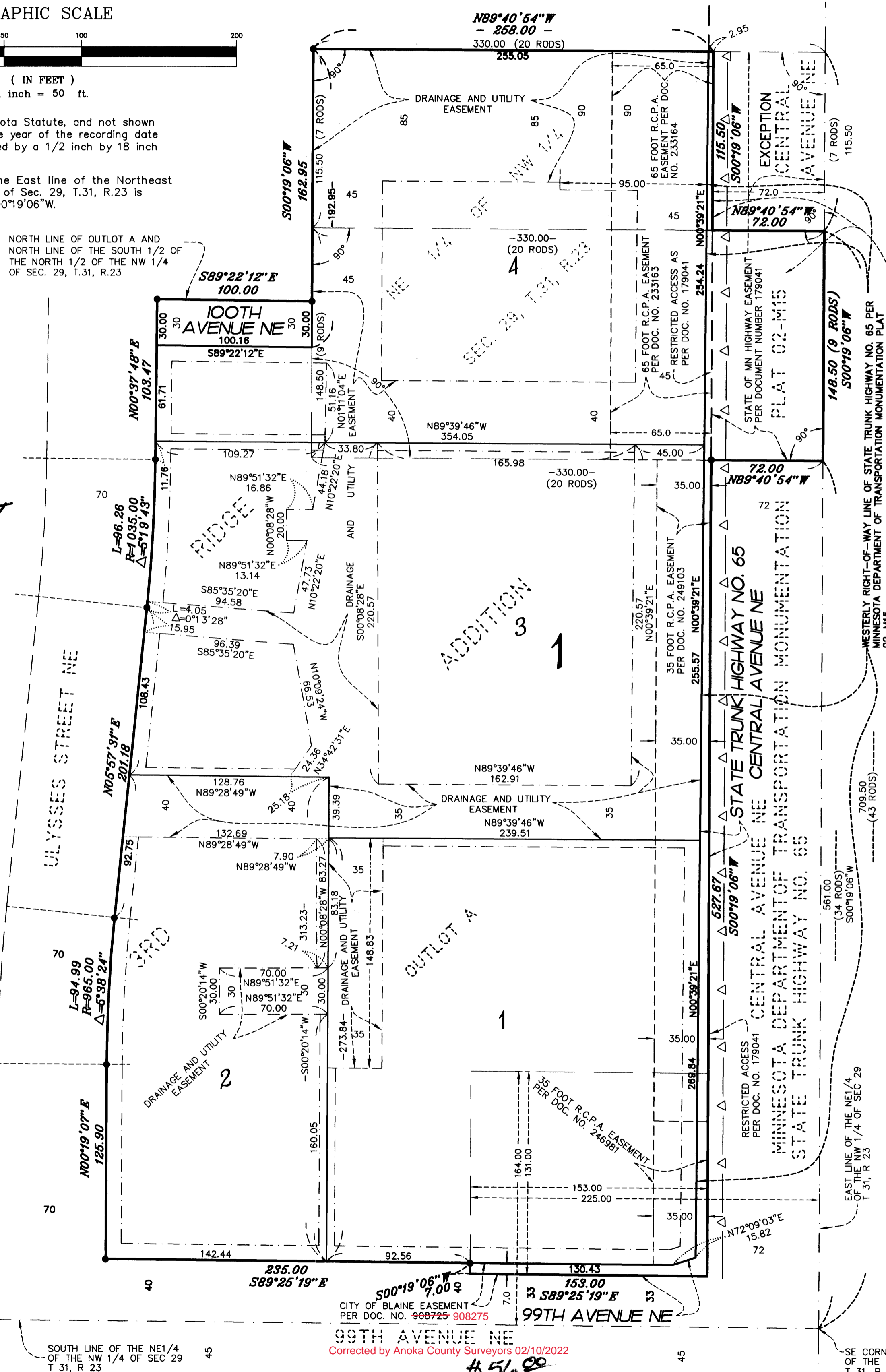
DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



BEING 5 FEET IN WIDTH AND ADJOINING SIDE LOT LINES, AND BEING 10 FEET IN WIDTH AND ADJOINING STREET AND REAR LOT LINES, UNLESS OTHERWISE SHOWN ON THIS PLAT.

SOUTH LINE OF THE NE 1/4 OF THE NW 1/4 OF SEC 29 T. 31, R. 23

- Denotes Anoka County Monument
- Denotes 1/2" Found Iron Monument.
- Denotes Restricted Access Dedicated to the State of Minnesota.



STATE TRUNK HIGHWAY NO. 65  
CENTRAL AVENUE NE

NORTH

100TH AVENUE NE  
CITY OF BLAINE EASEMENT  
PER DOC. NO. 908725-908275  
Corrected by Anoka County Surveyors 02/10/2022  
\$56.00

SE CORNER OF THE NE 1/4 OF THE NW 1/4 OF SEC 29 T. 31, R. 23