

BALFANY FARMS

KNOW ALL PERSONS BY THESE PRESENTS: That Landspec Fund 5 LLC, a Minnesota limited liability company, and JSN Properties, LLC, a Minnesota limited liability company, owners of the following described property:

The Northwest Quarter of the Northeast Quarter, Section 10, Township 31, Range 24, Anoka County, Minnesota, Excepting therefrom all that part of the Northwest Quarter of the Northeast Quarter of Section 10, Township 31, Range 24, Anoka County, Minnesota, described as beginning at the Northeast corner of said Northwest Quarter of the Northeast Quarter; thence South 89 degrees, 00 minutes, 14 seconds West, assumed bearing, along the North line thereof for 135.00 feet, more or less, to intersect the West line of the East 135.00 feet, as measured at right angles, of said Northwest Quarter of the Northeast Quarter; thence South 0 degrees, 51 minutes, 13 seconds East along said West line of the East 135.00 feet for 855.16 feet; thence South 88 degrees, 26 minutes, 30 seconds West for 428.00 feet; thence South 6 degrees, 26 minutes, 30 seconds East for 420.00 feet; thence South 5 degrees, 11 minutes, 30 seconds West for 60.97 feet, more or less, to intersect the South line of said Northwest Quarter of the Northeast Quarter; thence North 89 degrees, 08 minutes, 09 seconds East along said South line for 528.49 feet, more or less, to the Southeast corner of said Northwest Quarter of the Northeast Quarter; thence North 0 degrees, 51 minutes, 13 second West along said East line thereof for 1339.30 feet, more or less, to the point of beginning.

Have caused the same to be surveyed and platted as BALFANY FARMS and do hereby dedicate to the public for public use the public ways and the drainage and utility easements as created by this plat. Also dedicating to the County of Anoka the right of access onto County State Aid Highway No. 14 as shown on this plat.

In witness whereof said Landspec Fund 5 LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this 5th day of May, 2026.

Landspec Fund 5 LLC

[Signature]
Luke T. Appert as manager

STATE OF MN
COUNTY OF Anoka

The foregoing instrument was acknowledged before me on this 5th day of May, 2026 by Luke T. Appert as manager of Landspec Fund 5 LLC, a Minnesota limited liability company.

[Signature] (Signed)
Katherine Diane Meehan (Printed)
Notary Public, Katherine Diane Meehan, Anoka County
My commission expires January 31, 2030

In witness whereof said JSN Properties, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this 5th day of May, 2026.

JSN Properties, LLC

[Signature]
Stephanie M. Neumann as manager

STATE OF MN
COUNTY OF Anoka

The foregoing instrument was acknowledged before me on this 5th day of May, 2026 by Stephanie M. Neumann as manager of JSN Properties, LLC, a Minnesota limited liability company.

[Signature] (Signed)
Katherine Diane Meehan (Printed)
Notary Public, Anoka County
My commission expires January 31, 2030

I Kevin C. McCain do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this 17th day of APRIL, 2026.

[Signature]
Kevin C. McCain, Licensed Land Surveyor
Minnesota License No. 58542

STATE OF MN
COUNTY OF Anoka

The foregoing instrument was acknowledged before me on this 17th day of April, 2026 by Kevin C. McCain, a Licensed Land Surveyor, Minnesota License No. 58542.

[Signature] (Signed)
Alexia Mercado Vega (Printed)
Notary Public, Anoka County MN
My commission expires Jan 31, 2030

COON RAPIDS PLANNING COMMISSION

Be it know that at a meeting held on the 6th day of May, 2026, the Planning Commission of the City of Coon Rapids, Minnesota did review and approve this plat of BALFANY FARMS.

PLANNING COMMISSION, CITY OF COON RAPIDS, MINNESOTA

By: [Signature]
Chairperson

CITY COUNCIL, CITY OF COON RAPIDS, MINNESOTA

This plat of BALFANY FARMS was approved and accepted by the City Council of the City of Coon Rapids, Minnesota at a regular meeting thereof held the 5th day of May, 2026, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

CITY COUNCIL, CITY OF COON RAPIDS, MINNESOTA

By: [Signature]
Mayor
By: [Signature]
Clerk

COUNTY SURVEYOR

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this 19th day of May, 2026.

[Signature]
David M. Ziegler
Anoka County Surveyor

COUNTY AUDITOR/TREASURER

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 2026 on the land hereinbefore described have been paid. Also, pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer entered this 19th day of May, 2026.

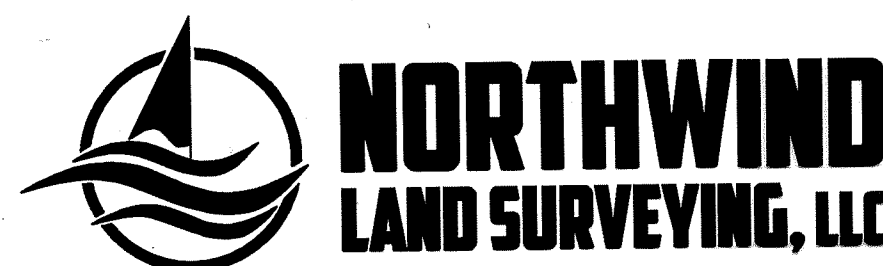
[Signature]
Property Tax Administrator
By: [Signature], Deputy

COUNTY RECORDER/REGISTRAR OF TITLES

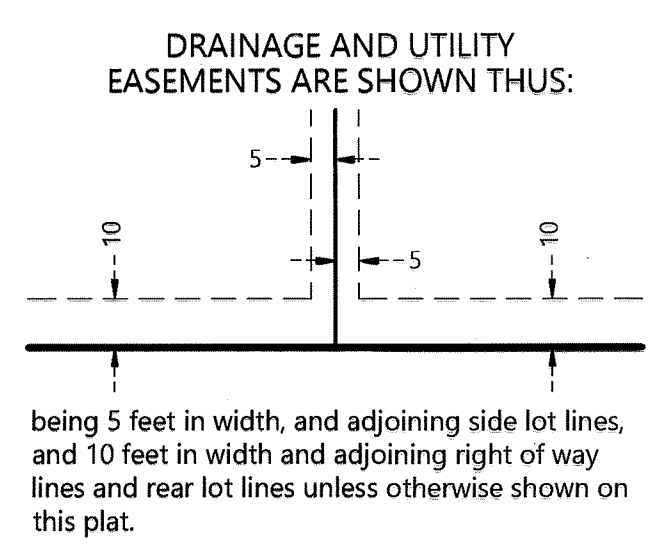
County of Anoka, State of Minnesota

I hereby certify that this plat of BALFANY FARMS was filed in the office of the County Recorder/Registrar of Titles for public record on this 19th day of May, 2026, at 9:17 o'clock A.M. and was duly recorded as Document Number 2466818.001.

[Signature]
County Recorder/Registrar of Titles
By: [Signature], Deputy



BALFANY FARMS INSET



- LEGEND**
- Denotes Found Iron Monument, as noted
 - Denotes Set 5/8 inch by 14 inch Rebar, Marked RLS No. 58542
 - (90°00'00"W) Denotes bearing call in Legal Description

For the purposes of this plat, the West line of Northwest Quarter of the Northeast Quarter of Section 10, Township 31, Range 24 is assumed to have a bearing of North 01 degree 14 minutes 24 seconds East.

