

# BLAINE RETAIL CENTER

CITY OF BLAINE  
COUNTY OF ANOKA  
SEC. 31, T. 31, R. 23

KNOW ALL PERSONS BY THESE PRESENTS: That 405 87th LLC, a Minnesota limited liability company, owner of the following described property:

Lots 1, 2 and 3, Block 1; Lots 1 and 2, Block 2; and Lot 1, Block 6, all in MUIR'S NORTHTOWN 3RD ADDITION, according to the recorded plat thereof, Anoka County, Minnesota.

AND

Lot 9, AUDITOR'S SUBDIVISION NO. 143, Anoka County, Minnesota.

AND

That part of Lot 8, AUDITOR'S SUBDIVISION NO. 143, Anoka County, Minnesota, described as follows: Commencing at the southeast corner of Lot 9, said AUDITOR'S SUBDIVISION NO. 143, and proceeding thence West on the south line of said Lot 9 to the southwest corner of said Lot 9; and proceeding thence South and parallel to the east line of said Lot 8 for a distance of 90 feet; and proceeding thence East and parallel to the south line of said Lot 9 to the east line of said Lot 8; and proceeding; thence North on said east line to the point of commencement herein.

AND

That part of Terrace Road vacated by Ordinance No. 89-1153 recorded as Document No. 863875, and Ordinance No. 89-1172 recorded as Document No. 880521, all in the records of the County Recorder, Anoka County, Minnesota.

AND

That part of Jefferson Street vacated by Ordinance No. 89-1172, recorded as Document No. 880521 in the records of the County Recorder, Anoka County, Minnesota.

Has caused the same to be surveyed and platted as BLAINE RETAIL CENTER and does hereby dedicate to the public for public use the public ways and the drainage and utility easements as shown on this plat.

In witness whereof said 405 87th LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this 22 day of December, 2023

405 87TH LLC

PAZ

By: Peter Cornica, as President

STATE OF MINNESOTA  
COUNTY OF Hennepin

This instrument was acknowledged before me this 22 day of December, 2023 by Peter Cornica, as President of 405 87th LLC, a Minnesota limited liability company, on behalf of the company.

Robin A. Armstrong (signed) Robin A. Armstrong (print)

Notary Public, Carver County, Minnesota  
My Commission Expires 1/31/2026

### SURVEYOR'S CERTIFICATE

I Mark R. Salo 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 22nd day of December, 2023.

Mark R. Salo  
Mark R. Salo, Licensed Land Surveyor, Minnesota License No. 43933

STATE OF MINNESOTA  
COUNTY OF Hennepin

This instrument was acknowledged before me this 22nd day of December, 2023 by Mark R. Salo.

Richard L. Zilka (signed) Richard L. Zilka (print)

Notary Public, Hennepin County, Minnesota  
My Commission Expires January 31, 2026

### CITY COUNCIL, CITY OF BLAINE, MINNESOTA

This plat of BLAINE RETAIL CENTER was approved and accepted by the City Council of the City of Blaine Minnesota at a regular meeting thereof held this 4th day of December, 2023, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd.2.

City Council, City of Blaine, Minnesota

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

### ANOKA COUNTY SURVEYOR

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this 28th day of December, 2023

By: David M. Ziegler  
David M. Ziegler, Anoka County Surveyor

### COUNTY AUDITOR/TREASURER

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 2023 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 28 day of December, 2023.

Pamela J LeBlanc  
Property Tax Administrator

By: [Signature], Deputy

### COUNTY RECORDER / REGISTRAR OF TITLES COUNTY OF ANOKA, STATE OF MINNESOTA

I hereby certify that this plat of BLAINE RETAIL CENTER was filed in the office of the County Recorder/Registrar of Titles for public record on this 28 day of December, 2023, at 9:58 o'clock A.M. and was duly recorded as Document Number 2405607.003.

Pamela J LeBlanc  
County Recorder/Registrar of Titles

By: [Signature], Deputy

