

BLAINE SQUARE SECOND ADDITION

CITY OF BLAINE
COUNTY OF ANOKA
SEC. 8, TWP. 31, RGE. 23

KNOW ALL PERSONS BY THESE PRESENTS: That Blaine Square LLC, a Delaware limited liability company, owner of the following described property:

Lot 1, Block 1, BLAINE SQUARE, according to the plat on file in the Office of the Registrar of Titles of Anoka County, Minnesota, less and except that part described as Parcel 31 on MINNESOTA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAT NUMBERED 02-31 as the same is on file and of record in the office of the Registrar of Titles in and for Anoka County, Minnesota.

(Torrens Property)

And

That part of the Northeast Quarter of the Northwest Quarter of Section 8, Township 31 North, Range 23 West, Anoka County, Minnesota, described as follows: Beginning at a point on the center line of Central Avenue, so called, which point is 5 rods South of the Northeast corner of said Northeast Quarter of the Northwest Quarter; thence South along the center of said Central Avenue, 40 feet; thence West 16 rods; thence North 40 feet; thence East 16 rods to the point of beginning; excepting therefrom the right of way of Trunk Highway No. 65 as located and established prior to January 1, 1985;

Which lies Southerly of Line 1 described below:

Line 1: Beginning at a point on a line run parallel with and distant 100 feet Southerly of Line 2 described below, distant 400 feet Westerly of its intersection with the East line of said Northeast Quarter of the Northwest Quarter; thence run Easterly along said 100 foot parallel line to a point, distant 200 feet Westerly of its intersection with said East line; thence run Southeasterly to a point on a line run parallel with and distant 100 feet Westerly of said East line, distant 200 feet Southerly of its intersection with Line 2 described below; thence run Southerly on said 100 foot parallel line for 200 feet and there terminating;

Line 2: Beginning at the Northwest corner of said Section 8; thence run Easterly to a point on the North and South Quarter line of Section 5, Township 31 North, Range 23 West, distant 4.9 feet North of the South Quarter corner thereof and there terminating.

And

That part of the Northeast Quarter of the Northwest Quarter of Section 8, Township 31 North, Range 23 West, Anoka County, Minnesota, described as follows: Beginning at the Northeast corner of said Northeast Quarter of the Northwest Quarter; thence running South 18 rods; thence West 18 rods; thence North 18 rods to the center line of Main Street, so called; thence East along the center line of said Main Street, 18 rods to the point of beginning; excepting therefrom that part described as follows: Beginning at the Northeast corner of said Northeast Quarter of the Northwest Quarter; thence running South along the center line of Central Avenue, so called 5 rods; thence West 16 rods; thence North 5 rods to the center line of Main Street, so called; thence East along the center line of said Main Street, 16 rods to the point of beginning; also excepting therefrom that part described as follows: Beginning at a point in the center line of Central Avenue, so called, which point is 5 rods South of the Northeast corner of said Northeast Quarter of the Northwest Quarter; thence South along the center of said Central Avenue a distance of 40 feet; thence West 16 rods; thence North 40 feet; thence East 16 rods to the point of beginning, according to the United States Government Survey thereof and situate in Anoka County, Minnesota.

Which lies Southerly and Westerly of Line 1 described below:

Line 1: Beginning at a point on a line run parallel with and distant 100 feet Southerly of Line 2 described below, distant 400 feet Westerly of its intersection with the East line of said Northeast Quarter of the Northwest Quarter thence run Easterly along said 100 foot parallel line to a point, distant 200 feet Westerly of its intersection with said East line; thence run Southeasterly to a point on a line run parallel with and distant 100 feet Westerly of said East line, distant 200 feet Southerly of its intersection with Line 2 described below; thence run Southerly on said 100 foot parallel line for 200 feet and there terminating;

Line 2: Beginning at the Northwest corner of said Section 8; thence run Easterly to a point on the North and South Quarter line of Section 5, Township 31 North, Range 23 West, distant 4.9 feet North of the South Quarter corner thereof and there terminating.

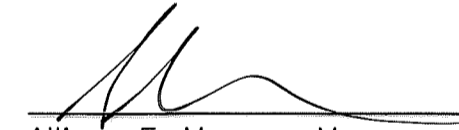
EXCEPT that part described as Parcel 31 on MINNESOTA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAT NUMBERED 02-31.

(Abstract Property)

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

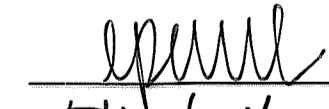
In witness whereof said Blaine Square LLC, a Delaware limited liability company, has caused these presents to be signed by its proper officer this 10th day of August, 2021.

BLAINE SQUARE LLC


Allison F. Morgan, Manager

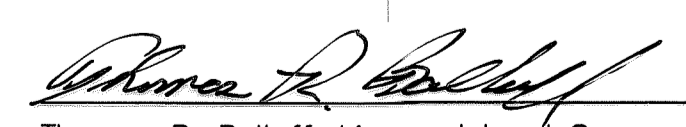
STATE OF Minnesota
COUNTY OF Anoka

This instrument was acknowledged before me on August 10, 2021 by Allison F. Morgan, Manager of Blaine Square LLC, a Delaware limited liability company, on behalf of the company.

 (Signed)
Elizabeth Paulrissian (Printed)
Notary Public, State of Minnesota
My commission expires January 31, 2026

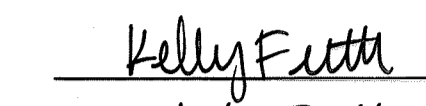
I Thomas R. Balluff do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated 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 19th day of JULY, 2021


Thomas R. Balluff, Licensed Land Surveyor
Minnesota License No. 40361

STATE OF Minnesota
COUNTY OF Anoka

This instrument was acknowledged before me on July 19th, 2021 by Thomas R. Balluff.

 (Signed)
Kelly Frette (Printed)
Notary Public, State of Minnesota
My commission expires January 31st, 2025

CITY COUNCIL, CITY OF BLAINE, MINNESOTA

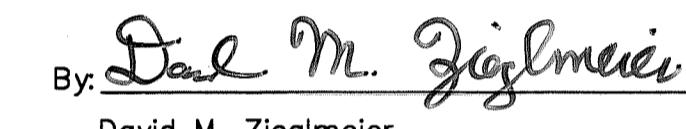
This plat of BLAINE SQUARE SECOND ADDITION was approved and accepted by the City Council of the City of Blaine, Minnesota at a regular meeting thereof held this 7th day of June, 2021, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

CITY COUNCIL, CITY OF BLAINE, MINNESOTA

By:  Mayor
By:  Clerk

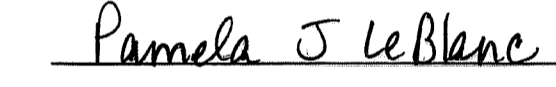
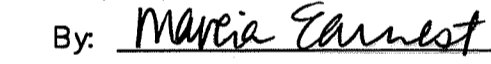
COUNTY SURVEYOR

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this 2nd day of September, 2021.

By: 
David M. Ziegler
Anoka County Surveyor

COUNTY AUDITOR/TREASURER

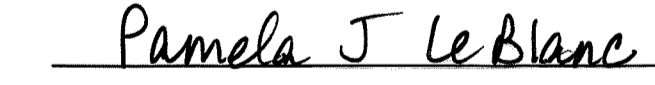
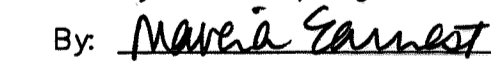
Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 2021 on the land hereinbefore described have been paid. Also, pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer entered this 9th day of September, 2021.


Pamela J LeBlanc
Property Tax Administrator
By:  Deputy

COUNTY RECORDER/REGISTRAR OF TITLES

County of Anoka, State of Minnesota


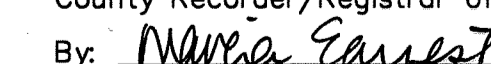
I hereby certify that this plat of BLAINE SQUARE SECOND ADDITION was filed in the office of the County Recorder/Registrar of Titles for public record on this 9th day of September, 2021, at 12:17 o'clock P.M. and was duly recorded as Document Number 592736.003.


Pamela J LeBlanc
County Recorder/Registrar of Titles
By:  Deputy

COUNTY RECORDER/REGISTRAR OF TITLES

County of Anoka, State of Minnesota

I hereby certify that this plat of BLAINE SQUARE SECOND ADDITION was filed in the office of the County Recorder/Registrar of Titles for public record on this 9th day of September, 2021, at 12:17 o'clock P.M. and was duly recorded as Document Number 2335754.003.


Pamela J LeBlanc
County Recorder/Registrar of Titles
By:  Deputy

\$56- / \$56-



BLAINE SQUARE SECOND ADDITION

CITY OF BLAINE
COUNTY OF ANOKA
SEC. 8, TWP. 31, RGE. 23

SECTION 5,

TOWNSHIP 31,

RANGE 23

North and South 1/4 line of Section 5, Township 31, Range 23

MNDOT RIGHT OF WAY PLAT NO. 02-31

125TH AVENUE NE. (MAIN STREET) (C.S.A.H. NO. 14)

SECTION 8,

EXCEPTION

TOWNSHIP 31,

South 1/4 Corner of Section 5, Township 31, Range 23 also Northeast Corner of the Northeast 1/4 of Section 8, Township 31, Range 23 (brass cap in concrete bridge deck)

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS: (NOT TO SCALE)

being 10 feet in width, and adjoining right of way lines unless otherwise shown on this plat.

Northwestern Bell Telephone Company (now known as US West Communications) Easement per the plat of DONNAY'S OAK PARK 15TH and as described in Book 580, Page 427

Northwestern Bell Telephone Company Easement per Doc. No. 859226, and affected by Quit Claim Deed Easement per Doc. No. 491908.003

South Right of Way line of 125th Avenue NE. (Main Street, Trunk Highway No. 242)

Right of Access per Document Nos. 491046.001, 510462.001 and as shown on MNDOT Right of Way Plat No. 02-31 filed as Doc. Nos. 489081.001 and 1987682.001

Access restrictions per Doc. No. 1245707 and 1245708

EXCEPTION N89°27'18"E 367.49

EXCEPTION N89°20'52"E 97.01

EXCEPTION N89°27'12"E (Meas.) East (Desc.) 264.00 (16 Rods)

EXCEPTION West (Desc.) 200 (Desc.) 200.05 (Meas.)

25.94 N01°04'51"E

Footings and Wall Maintenance Easement per Document Nos. 491046.001, 510462.001 and as shown on MNDOT Right of Way Plat No. 02-31 filed as Doc. Nos. 489081.001 and 1987682.001

Permanent Public Utility Easement per Document No. 114752

Drainage and Utility Easement

EXCEPTION N89°21'50"E (Meas.) North (Desc.) 40.00

EXCEPTION N89°27'12"E (Meas.) West (Desc.) 264.00 (16 Rods)

EXCEPTION West (Desc.) 200 (Desc.) 200.05 (Meas.)

77.96 R=110.00 Δ=40°36'25"

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41.43 N39°31'34"W

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4.43 N39°31'34"W

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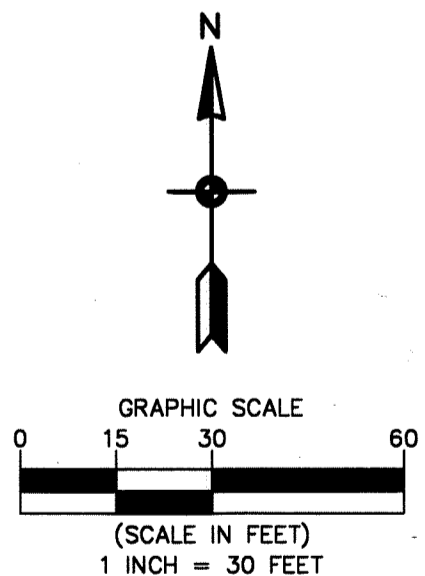
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Drainage and Utility Easement

- PK Denotes set PK Nail
- Denotes 5/8 inch by 14 inch Rebar, set or to be set within one year of recording of this plat and marked with license number 40361
- Denotes Found Iron Monument, as noted
- ⊙ Denotes Found Anoka County Section Monument, as noted
- △ Denotes Right of Access per Document Numbers 491046.001, 510462.001 and as shown on MNDOT Right of Way Plat No. 02-31, filed as Document Numbers 489081.001 and 1987682.001
- Denotes Access Restrictions per Document Numbers 1245707 and 1245708



For the purposes of this plat, the South line of Lot 1, Block 1, BLAINE SQUARE is assumed to have a bearing of North 89 degrees 38 minutes 13 seconds West.