

BLAINE TOWN CENTER EAST

City of Blaine
County of Anoka
Sec. 21, Twp. 31, Rng. 23

KNOW ALL PERSONS BY THESE PRESENTS: That Blaine Town Center East, LLC, a Minnesota limited liability company, owner of the following described property:

Lot 2, Block 1, NORTHEAST NSC EXTENSION, Anoka County, Minnesota.

AND

Lots 4, 5, and 6, Block 1, NORTHWAY ESTATES, Anoka County, Minnesota.

AND

The East 350.00 feet of the West 900.00 feet of that part of the Southeast Quarter of the Northwest Quarter of Section 21, Township 31, Range 23, Anoka County, Minnesota, lying north of the South 685.00 feet and south of the North 450.00 feet thereof.

AND

The North 150.00 feet of the South 812.69 feet lying East of the West 900.00 feet of the Southeast Quarter of the Northwest Quarter of Section 21, Township 31, Range 23, Anoka County, Minnesota. Except Parcel 7 of ANOKA COUNTY HIGHWAY RIGHT-OF-WAY PLAT NO. 62.

AND

The North 150.00 feet of the South 662.69 feet of the Southeast Quarter of the Northwest Quarter (SE 1/4 of NW 1/4) of Section 21, Township 31, Range 23, lying East of the West 900.00 feet thereof, Anoka County, Minnesota.

AND

That part of the Southeast Quarter of the Northwest Quarter (SE1/4 of NW1/4) of Section 21, Township 31, Range 23 lying North of the South 363.00 feet and South of the North line of the South 512.69 feet and East of the West 900.00 feet, according to the U.S. Government Survey thereof, Anoka County, Minnesota, except Parcel 9 of ANOKA COUNTY HIGHWAY RIGHT-OF-WAY PLAT NO. 62.

AND

The East Three hundred fifty (350.00) feet of the West Nine hundred (900.00) feet of the North Three hundred (300.00) feet of the South Six hundred eighty-five (685.00) feet of the Southeast Quarter (SE1/4) of the Northwest Quarter (NW1/4) of Section Twenty-one (21), Township Thirty-one (31), Range Twenty-three (23), subject to road easement, Anoka County, Minnesota.

AND

The North 100.00 feet of the South 385.00 feet of the East 350.00 feet of the West 900.00 feet of the Southeast Quarter of the Northwest Quarter of Section 21, Township 31, Range 23, Anoka County, Minnesota.

AND

The East 165.00 feet of the East 350.00 feet of the West 900.00 feet of the South 285.00 feet of the Southeast Quarter of the Northwest Quarter of Section 21, Township 31, Range 23, Anoka County, Minnesota.

AND

The East One Hundred Eighty-five (185.00) feet of the West Seven Hundred Thirty-five (735.00) feet of the South Two Hundred Eighty-five (285.00) feet of the Southeast One-quarter of the Northwest One-quarter (SE1/4 of NW1/4) of Section Twenty-one (21), Township Thirty-one (31), Range Twenty-three (23), Anoka County, Minnesota.

AND

That part of the South 435.00 feet of the East 150.00 feet of the West 550.00 feet of the Southeast Quarter of the Northwest Quarter of Section 21, Township 31, Range 23, lying North of the South 218.00 feet of said Southeast Quarter of the Northwest Quarter, Anoka County, Minnesota.

AND

The East One Hundred Fifty (150.00) feet of the West Five Hundred Fifty (550.00) feet of the South Two Hundred Eighteen (218.00) feet of the Southeast One-quarter of the Northwest One-quarter (SE1/4 of NW1/4) of Section Twenty-one (21), Township Thirty-one (31), Range Twenty-three (23), Anoka County, Minnesota.

AND

The South 435.00 feet of the East 200.0 feet of the West 400.00 feet of the Southeast Quarter of the Northwest Quarter of Section 21, Township 31, Range 23, Anoka County, Minnesota.

AND

The South 435.00 feet of the West 200.00 feet of the Southeast Quarter of the Northwest Quarter of Section 21, Township 31, Range 23, Anoka County, Minnesota.

AND

The North 250.00 feet of the South 685.00 feet of the West 550.00 feet of the Southeast Quarter of the Northwest Quarter of Section 21, Township 31, Range 23, Anoka County, Minnesota.

AND

That part of Nassau Street Northeast, vacated per Document No. 2465800.001

Has caused the same to be surveyed and platted as BLAINE TOWN CENTER EAST and does 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. 52 as shown on this plat.

In witness whereof said Blaine Town Center East, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this 21st day of April, 2026.

BLAINE TOWN CENTER EAST, LLC

[Signature]
Corey Burstad, Manager

STATE OF MINNESOTA
COUNTY OF ANOKA

The foregoing instrument was acknowledged before me this 21st day of APRIL, 2026 by Corey Burstad, as Manager of Blaine Town Center East, LLC, a Minnesota limited liability company.

[Signature] KELSEY COLLINS
Signature Printed Name, Notary
Notary Public, ANOKA County, MINNESOTA
My Commission Expires JAN 31, 2027

SURVEYORS CERTIFICATION

I Max L. Stanislawski 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 21st day of APRIL, 2026.

[Signature]
Max L. Stanislawski, Licensed Land Surveyor
Minnesota License No. 48988

STATE OF MINNESOTA
COUNTY OF HENNEPIN

The foregoing instrument was acknowledged before me this 21st day of APRIL, 2026 by Max L. Stanislawski, a Licensed Land Surveyor, Minnesota License No. 48988.

[Signature] Brian Pechacek
Signature Printed Name, Notary
Notary Public, Washington County, Minnesota
My Commission Expires January 31, 2027

CITY COUNCIL, CITY OF BLAINE, MINNESOTA

This plat of BLAINE TOWN CENTER EAST was approved and accepted by the City Council of the City of Blaine, Minnesota at a regular meeting thereof held the 5th day of January, 2026, 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

COUNTY SURVEYOR

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this 5th day of May, 2026.

[Signature]
David M. Ziegemeier, 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 5 day of May, 2026.

By: [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 BLAINE TOWN CENTER EAST was filed in the office of the County Recorder/Registrar of Titles for public record on this 5 day of May, 2026, at 11:37 o'clock A.M. and was duly recorded as Document Number 2465803.004.

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

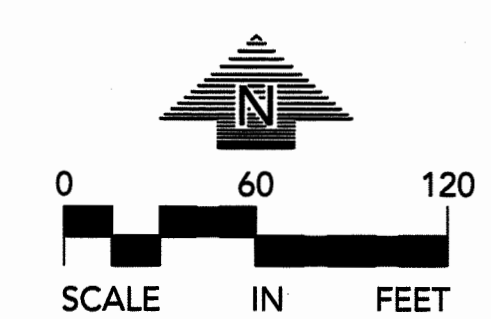
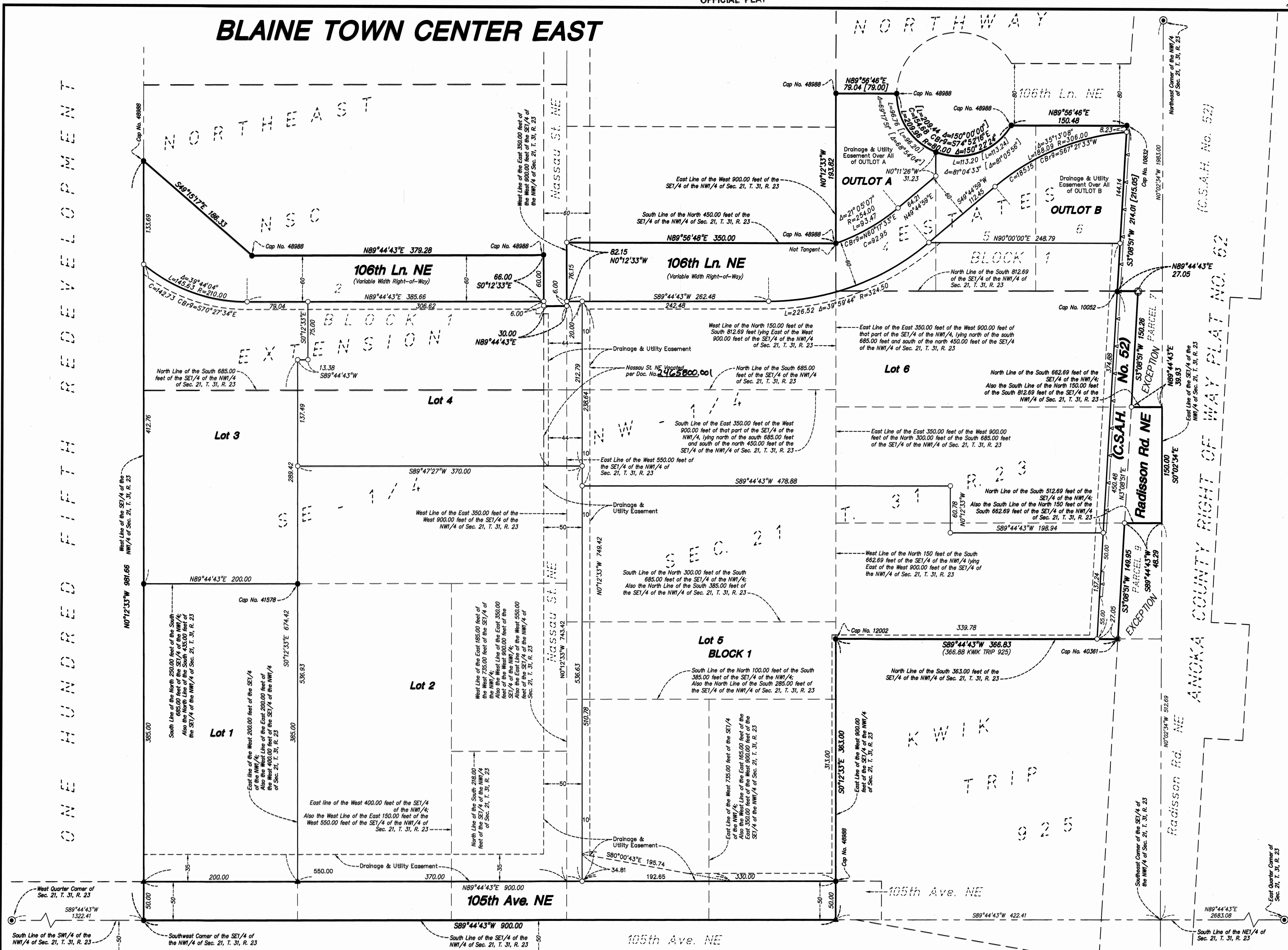
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BLAINE TOWN CENTER EAST

City of Blaine
County of Anoka
Sec. 21, Twp. 31, Rng. 23

ONE HUNDRED FIFTH REDEVELOPMENT



BEARINGS ARE BASED ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 31, RANGE 23 HAVING A BEARING OF SOUTH 89 DEGREES 44 MINUTES 43 SECONDS WEST.

- DENOTES 1/2 INCH BY 14 INCH IRON PIPE MONUMENT SET, MARKED "LS 48988"
- DENOTES 1/2 INCH IRON PIPE MONUMENT FOUND, UNLESS SHOWN OTHERWISE
- ▲ DENOTES FOUND "PK NAIL"
- ✳ DENOTES FOUND 5/8 INCH REBAR
- ⊙ DENOTES FOUND ANOKA COUNTY CAST IRON MONUMENT
- ⊕ DENOTES FOUND ALUMINUM DISC
- [79.00] DENOTES DIMENSIONS AS SHOWN ON THE PLAT OF NORTHWAY ESTATES
- ▲ DENOTES RIGHT OF ACCESS DEDICATED TO ANOKA COUNTY
- LOT CORNERS THAT FALL IN THE MIDDLE OF TRAVELED RIGHT OF WAYS WILL NOT BE SET; UNSAFE DUE TO TRAFFIC

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

