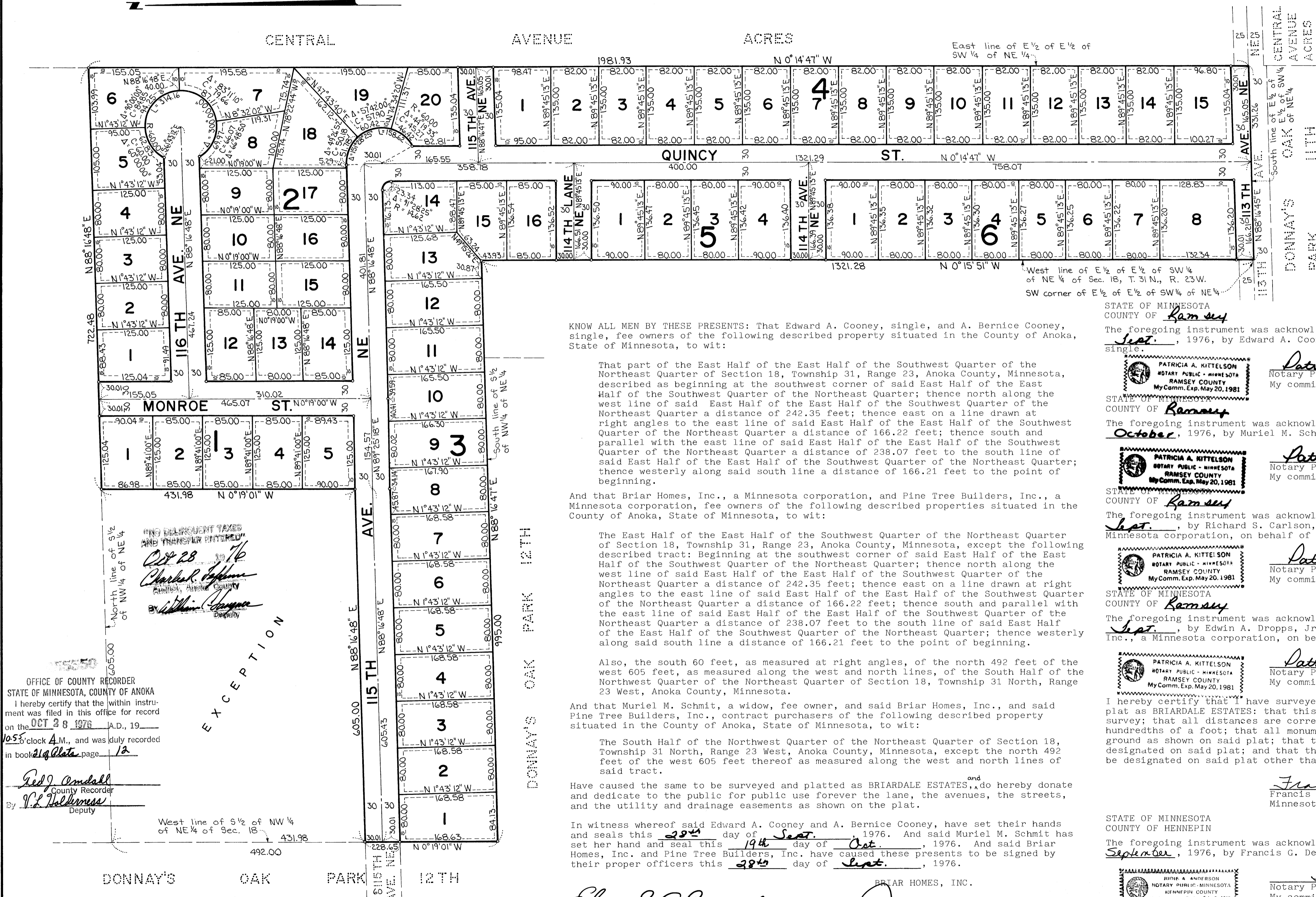


BRIARDALE ESTATES

CITY OF BLAINE - COUNTY OF ANOKA



Scale: 1 inch = 100 feet

• Denotes iron monument

Bearings shown are assumed

Utility and drainage easements shown thus:

Being 10 feet in width adjoining all street lines and 5 feet in width adjoining all side and rear lot lines except where otherwise noted

DEMARS - GABRIEL
LAND SURVEYORS, INC.

KNOW ALL MEN BY THESE PRESENTS: That Edward A. Cooney, single, and A. Bernice Cooney, single, fee owners of the following described property situated in the County of Anoka, State of Minnesota, to wit:

That part of the East Half of the East Half of the Southwest Quarter of the Northeast Quarter of Section 18, Township 31, Range 23, Anoka County, Minnesota, described as beginning at the southwest corner of said East Half of the East Half of the Southwest Quarter of the Northeast Quarter; thence north along the west line of said East Half of the East Half of the Southwest Quarter of the Northeast Quarter a distance of 242.35 feet; thence east on a line drawn at right angles to the east line of said East Half of the East Half of the Southwest Quarter of the Northeast Quarter a distance of 166.22 feet; thence south and parallel with the east line of said East Half of the East Half of the Southwest Quarter of the Northeast Quarter a distance of 238.07 feet to the south line of said East Half of the East Half of the Southwest Quarter of the Northeast Quarter; thence westerly along said south line a distance of 166.21 feet to the point of beginning.

And that Briar Homes, Inc., a Minnesota corporation, and Pine Tree Builders, Inc., a Minnesota corporation, fee owners of the following described properties situated in the County of Anoka, State of Minnesota, to wit:

The East Half of the East Half of the Southwest Quarter of the Northeast Quarter of Section 18, Township 31, Range 23, Anoka County, Minnesota, except the following described tract: Beginning at the southwest corner of said East Half of the East Half of the Southwest Quarter of the Northeast Quarter; thence north along the west line of said East Half of the East Half of the Southwest Quarter of the Northeast Quarter a distance of 242.35 feet; thence east on a line drawn at right angles to the east line of said East Half of the East Half of the Southwest Quarter of the Northeast Quarter a distance of 166.22 feet; thence south and parallel with the east line of said East Half of the East Half of the Southwest Quarter of the Northeast Quarter a distance of 238.07 feet to the south line of said East Half of the East Half of the Southwest Quarter of the Northeast Quarter; thence westerly along said south line a distance of 166.21 feet to the point of beginning.

Also, the south 60 feet, as measured at right angles, of the north 492 feet of the west 605 feet, as measured along the west and north lines, of the South Half of the Northwest Quarter of the Northeast Quarter of Section 18, Township 31 North, Range 23 West, Anoka County, Minnesota.

And that Muriel M. Schmit, a widow, fee owner, and said Briar Homes, Inc., and said Pine Tree Builders, Inc., contract purchasers of the following described property situated in the County of Anoka, State of Minnesota, to wit:

The South Half of the Northwest Quarter of the Northeast Quarter of Section 18, Township 31 North, Range 23 West, Anoka County, Minnesota, except the north 492 feet of the west 605 feet thereof as measured along the west and north lines of said tract.

Have caused the same to be surveyed and platted as BRIARDALE ESTATES, and do hereby donate and dedicate to the public for public use forever the lane, the avenues, the streets, and the utility and drainage easements as shown on the plat.

In witness whereof said Edward A. Cooney and A. Bernice Cooney, have set their hands and seals this 29th day of Sept., 1976. And said Muriel M. Schmit has set her hand and seal this 19th day of Oct., 1976. And said Briar Homes, Inc. and Pine Tree Builders, Inc. have caused these presents to be signed by their proper officers this 29th day of Sept., 1976.

Edward A. Cooney
Edward A. Cooney

A. Bernice Cooney
A. Bernice Cooney

Muriel M. Schmit
Muriel M. Schmit

BRIAR HOMES, INC.
By: Richard S. Carlson
Richard S. Carlson, President

PINE TREE BUILDERS, INC.
By: Edwin A. Dropps
Edwin A. Dropps, President

STATE OF MINNESOTA
COUNTY OF Ramsey

The foregoing instrument was acknowledged before me this 28th day of Sept., 1976, by Edward A. Cooney, single, and A. Bernice Cooney, single,

Patricia A. Kittelson
NOTARY PUBLIC - MINNESOTA
RAMSEY COUNTY
My Comm. Exp. May 20, 1981

Patricia A. Kittelson
Notary Public, Ramsey County, Minnesota
My commission expires May 20, 1981

STATE OF MINNESOTA
COUNTY OF Ramsey

The foregoing instrument was acknowledged before me this 19th day of October, 1976, by Muriel M. Schmit, a widow.

Patricia A. Kittelson
NOTARY PUBLIC - MINNESOTA
RAMSEY COUNTY
My Comm. Exp. May 20, 1981

Patricia A. Kittelson
Notary Public, Ramsey County, Minnesota
My commission expires May 20, 1981

STATE OF MINNESOTA
COUNTY OF Ramsey

The foregoing instrument was acknowledged before me this 29th day of Sept., 1976, by Richard S. Carlson, the president of Briar Homes, Inc., a Minnesota corporation, on behalf of the corporation.

Patricia A. Kittelson
NOTARY PUBLIC - MINNESOTA
RAMSEY COUNTY
My Comm. Exp. May 20, 1981

Patricia A. Kittelson
Notary Public, Ramsey County, Minnesota
My commission expires May 20, 1981

STATE OF MINNESOTA
COUNTY OF Ramsey

The foregoing instrument was acknowledged before me this 29th day of Sept., 1976, by Edwin A. Dropps, Jr., the president of Pine Tree Builders, Inc., a Minnesota corporation, on behalf of the corporation.

Patricia A. Kittelson
NOTARY PUBLIC - MINNESOTA
RAMSEY COUNTY
My Comm. Exp. May 20, 1981

Patricia A. Kittelson
Notary Public, Ramsey County, Minnesota
My commission expires May 20, 1981

I hereby certify that I have surveyed and platted the land described on this plat as BRIARDALE ESTATES: that this plat is a correct representation of said land surveyed; that all distances are correctly shown on said plat in feet and hundredths of a foot; that all monuments have been correctly placed in the ground as shown on said plat; that the outside boundary lines are correctly designated on said plat; and that there are no public highways or wetlands to be designated on said plat other than as shown thereon.

Francis G. DeMars
Francis G. DeMars, Land Surveyor
Minnesota Registration No. 10944

STATE OF MINNESOTA
COUNTY OF HENNEPIN

The foregoing instrument was acknowledged before me this 14th day of September, 1976, by Francis G. DeMars, Land Surveyor.

Judith A. Anderson
NOTARY PUBLIC - MINNESOTA
HENNEPIN COUNTY
My Comm. Exp. Feb. 9, 1983

Judith A. Anderson
Notary Public, Hennepin County, Minnesota
My commission expires Feb 9, 1983

We hereby certify that the City Council of Blaine, Minnesota, duly accepted and approved the plat of BRIARDALE ESTATES at a regular meeting thereof held this 7th day of OCTOBER, 1976.

CITY COUNCIL OF BLAINE, MINNESOTA

Francis Bogarty
Mayor
Robert C. Elliott
Clerk
Acting City Manager

OFFICE OF COUNTY RECORDER
STATE OF MINNESOTA, COUNTY OF ANOKA
I hereby certify that the within instrument was filed in this office for record on the OCT 28 1976 A.D., 19
10:35 clock A.M., and was duly recorded in book 219 plate page 12

Red J. Amelall
County Recorder
By: V.L. Holckness
Deputy

This plat of BRIARDALE ESTATES was checked and approved by me this 25th day of October, 1976.

Roland W. Anderson
Roland Anderson
Anoka County Surveyor

NO DELINQUENT TAXES AND TRANSFER ENTRIES
Oct 28 1976
Charles Hoffman
Anoka County
By: William Hanna
Deputy

EXCEPTION