

CAROL ANNE ADDITION

KNOW ALL MEN BY THESE PRESENTS: That BB109 Blaine LLC, a Delaware limited liability company, fee owner of the following described property situated in the County of Anoka, State of Minnesota, to wit:

Tract C, Registered Land Survey No. 235, Anoka County, Minnesota. Torrens Property certificate No. 106787

And

Tracts A and E, Registered Land Survey No. 235, Anoka County, Minnesota. Torrens Certificate No. 75913.

And

That part of the North Half of the Southeast Quarter of the Southwest Quarter of Section 17, Township 31, Range 23, Anoka County, Minnesota, lying south of the south line of the North 495.27 feet of said Southeast Quarter of the Southwest Quarter, as measured along the east line of said Southeast Quarter of the Southwest Quarter, and lying easterly of the center line of Ulysses Street (formerly Johnson Street), being described as follows:

Beginning at the intersection of the South line of the Southeast Quarter of the Southwest Quarter of Section 17, Township 31, Range 23, Anoka County, Minnesota and a line parallel with and distant 528.40 feet Westerly from the East line of said Southeast Quarter of the Southwest Quarter; thence on an assumed bearing of North, parallel with the East line, a distance of 375.00 feet; thence Northwesterly, a distance of 198.39 feet along a tangential curve concave to the Southwest, said curve having a radius of 638.52 feet and a central angle of 17 degrees 48 minutes 07 seconds; thence North 17 degrees 48 minutes 07 seconds West, tangent to the last described curve, a distance of 28.96 feet; thence Northwesterly, a distance of 198.39 feet along a tangential curve concave to the Northeast, said curve having a radius of 638.52 feet and a central angle of 17 degrees 48 minutes 07 seconds; thence on a bearing of North tangent to the last described curve, a distance of 32.13 feet to said south line of the North 495.27 feet of the Southeast Quarter of the Southwest Quarter and said center line there terminating.

And

That part of the North Half of the South Half of the Southeast Quarter of the Southwest Quarter of Section 17, Township 31, Range 23, lying Easterly of the following described center line:

Beginning at the intersection of the South line of the Southeast Quarter of the Southwest Quarter of Section 17, Township 31, Range 23, Anoka County, Minnesota and a line parallel with and distant 528.40 feet Westerly from the East line of said Southeast Quarter of the Southwest Quarter; thence on an assumed bearing of North, parallel with said East line, a distance of 375.00 feet; thence Northwesterly, a distance of 198.39 feet along a tangential curve concave to the Southwest, said curve having a radius of 638.52 feet and a central angle of 17 degrees 48 minutes 07 seconds; thence North 17 degrees 48 minutes 07 seconds West, tangent to the last described curve, a distance of 28.96 feet; thence Northwesterly, along a tangential curve concave to the Northeast, said curve having a radius of 638.52 feet and a central angle of 17 degrees 48 minutes 07 seconds, to the point of intersection with the North line of the South Half of the Southeast Quarter of the Southwest Quarter of Section 17, and there terminating. Torrens Certificate No. 92685.

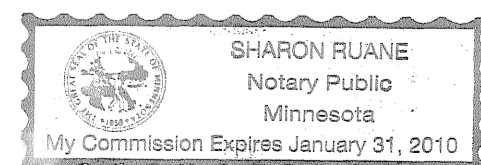
Has caused the same to be surveyed and platted as CAROL ANNE ADDITION and does hereby donate and dedicate to the public for public use forever the Street, Highway and easements for drainage and utility purposes, as shown on this plat. Also dedicating to the State of Minnesota the right of access onto State Trunk Highway No. 65 as shown on this plat.

In witness whereof said BB109 Blaine LLC., has caused these presents to be signed by its proper officer this 6th day of December, 2006

BB109 Blaine LLC,

by Timothy P. McAllister, its Manager

STATE OF MINNESOTA
COUNTY OF Anoka
The foregoing instrument was acknowledged before me this 6th day of December, 2006, by Timothy P. McAllister, as Manager of BB109 Blaine LLC, a Delaware limited liability company, on behalf of the company.

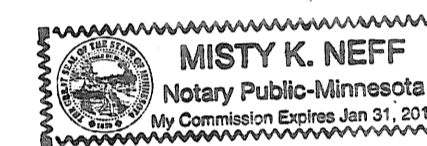


Sharon Ruane
Notary Public, Anoka County, Minnesota
My Commission Expires: 1/31/10

I hereby certify that I have surveyed and platted the property described on this plat as CAROL ANNE ADDITION; that this plat is a correct representation of said survey; that all distances are correctly shown on the plat in feet and hundredths of a foot; that all monuments have been correctly placed in the ground as shown or will be placed as required by the local governmental unit; that the outside boundary lines are correctly designated on the plat; and that there are no wetlands as defined in MS 505.02 Subd. 1 or public highways to be designated on the plat except as shown.

Jack Bolke
Jack Bolke, Land Surveyor
Minnesota License No. 20281

STATE OF MINNESOTA
COUNTY OF ANOKA
The foregoing instrument was acknowledged before me this 20th day of NOVEMBER, 2006, by Jack Bolke, Land Surveyor, Minnesota License No. 20281



Misty K. Neff
Notary Public, Anoka County, Minnesota
My Commission Expires: January 31, 2011

BLAINE, MINNESOTA
This plat of CAROL ANNE ADDITION was approved and accepted by the City Council of the city of Blaine, Minnesota at a regular meeting thereof held this 17th day of August, 2006. If applicable, the written comments and recommendations of the Commissioner of Transportation and the County Highway Engineer have been received by the City or the prescribed 30 day period has elapsed without receipt of such comments and recommendations, as provided by Minnesota Statutes, Section 505.03, Subd. 2.

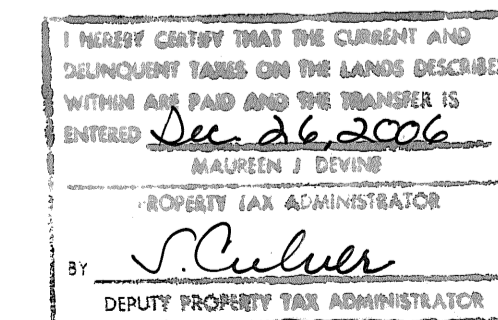
by: Jan Rya, Mayor by: Jane M. Cross, Clerk

Checked and approved this 26th day of DECEMBER, 2006

by: Sally D. Smith
Anoka County Surveyor

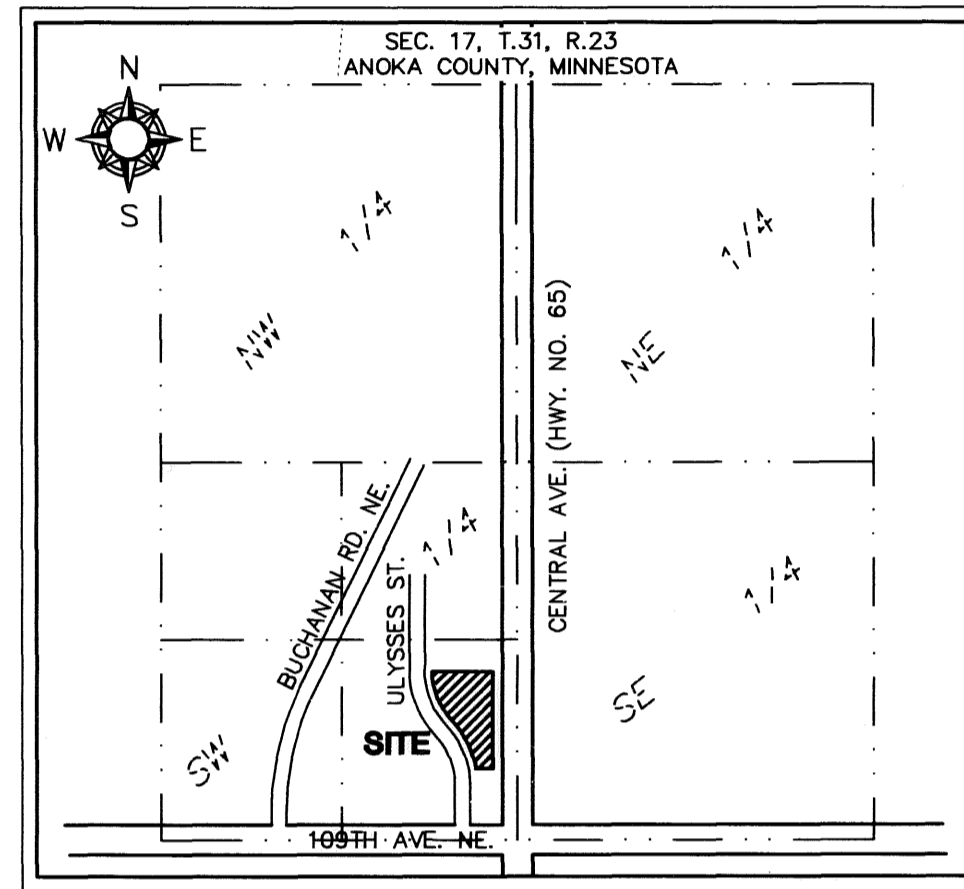
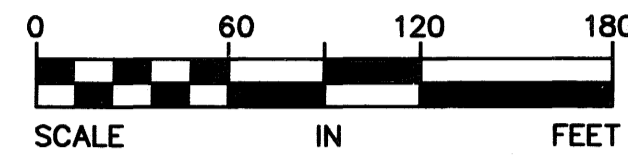
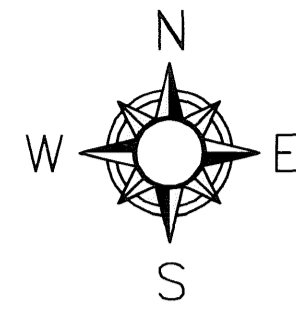
1989969.001
OFFICE OF COUNTY RECORDER
STATE OF MINNESOTA, COUNTY OF ANOKA
I hereby certify that the within instrument was filed in this office for record on the 26 Dec AD, 2006 at 3:30 o'clock P.M., and was duly recorded in book 72 page 44
Maureen Devine
County Recorder
TAP

490129.001
OFFICE OF REGISTRAR DE SIMS
STATE OF MINNESOTA
COUNTY OF ANOKA
I hereby certify that the within instrument was filed in this office on 12-26-06 at 3:29 o'clock P.M.
Maureen J. Devine, Registrar of Titles
by Maureen Devine by TAP
Deputy Registrar of Titles

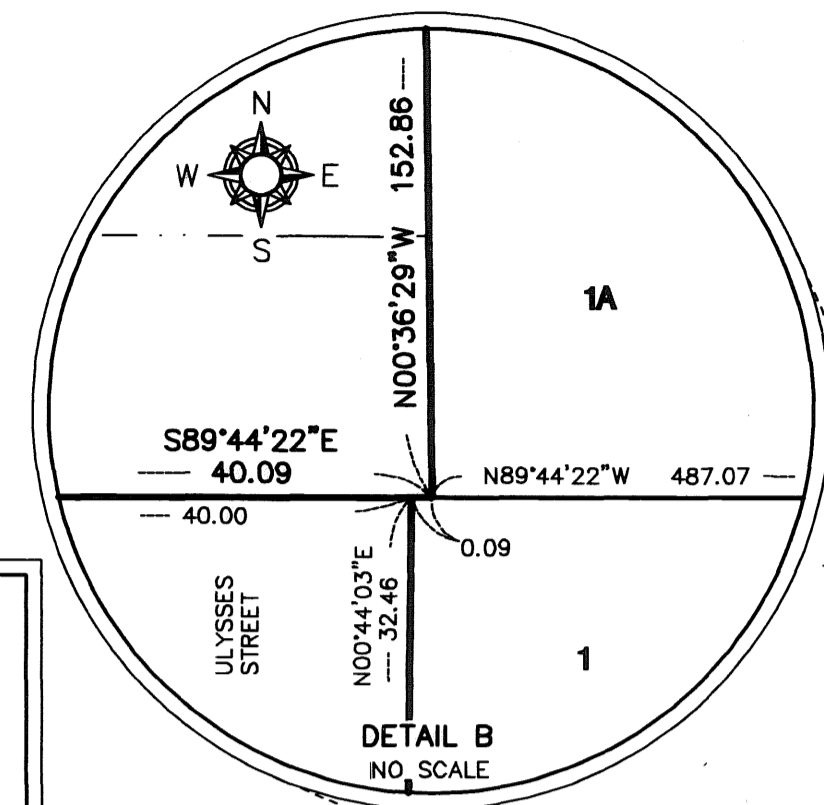


\$48.00 and \$88.00 Anderson Engineering of Minnesota, LLC.
CIVIL ENGINEERING AND LAND SURVEYING

CAROL ANNE ADDITION



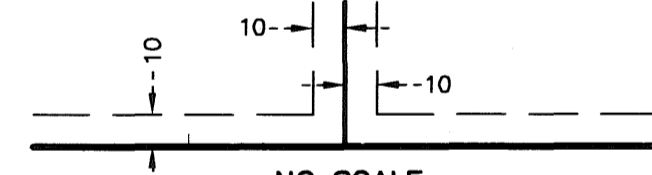
VICINITY MAP
NO SCALE



DETAIL B
NO SCALE

△ △ DENOTES RIGHT OF ACCESS DEDICATED TO THE STATE OF MINNESOTA

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



NO SCALE
BEING 10 FEET IN WIDTH AND ADJOINING ALL LOT LINES UNLESS OTHERWISE SHOWN ON THIS PLAT.

- DENOTES ANOKA COUNTY CAST IRON MONUMENT
- DENOTES FOUND 1/2 INCH IRON MONUMENT
- DENOTES MINNESOTA DEPARTMENT OF TRANSPORTATION MONUMENT

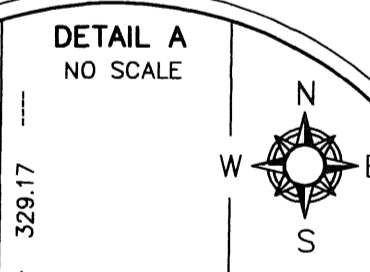
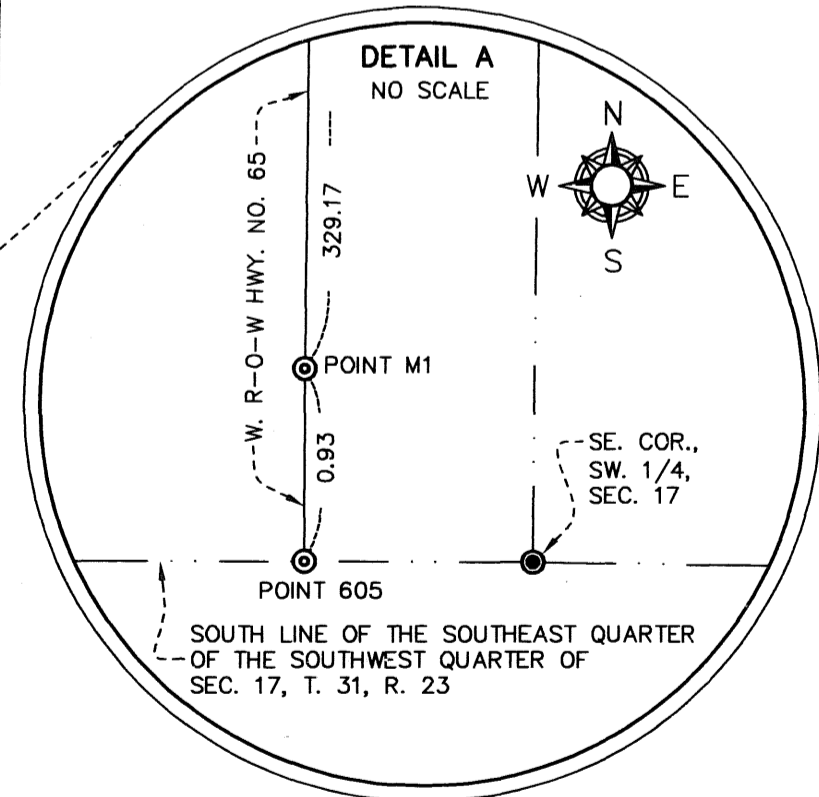
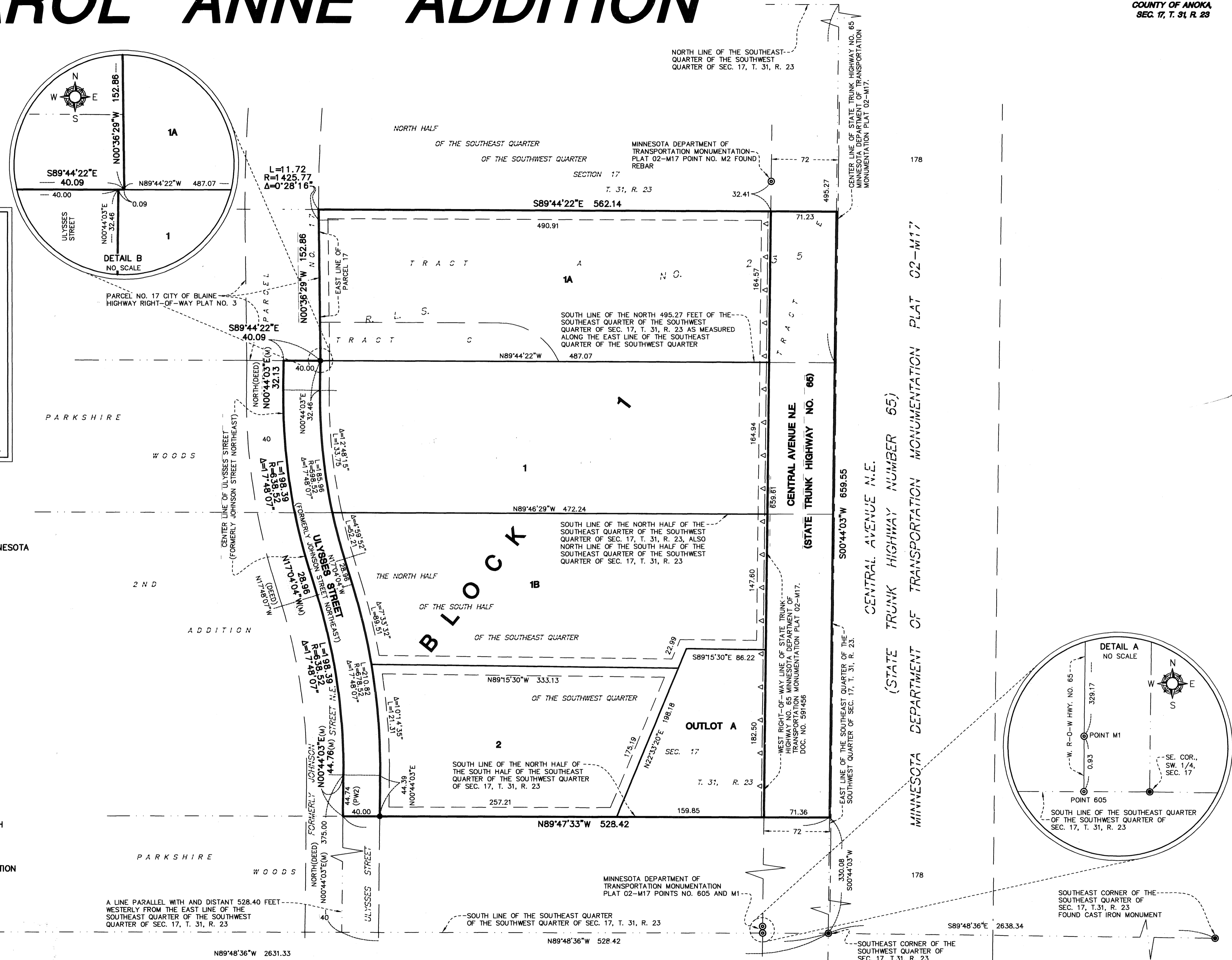
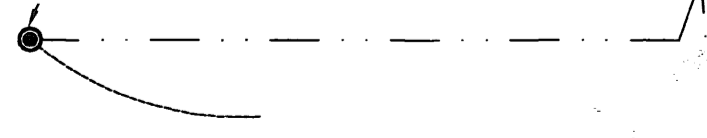
FOR THE PURPOSES OF THIS PLAT THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 31, RANGE 23 IS ASSUMED TO BEAR NORTH 89 DEGREES 48 MINUTES 52 SECONDS WEST

ALL MONUMENTS REQUIRED BY MINNESOTA STATUTE AND NOT SHOWN ON THIS PLAT WILL BE SET WITHIN ONE YEAR OF THE RECORDING DATE OF THIS PLAT AND SHALL BE EVIDENCED BY A 1/2 INCH BY 14 INCH IRON PIPE MARKED BY R.L.S. NO. 20281.

- (M) DENOTES MEASURED DISTANCE OR BEARING
- (PW2) DENOTES DISTANCE PER PARKSHIRE WOODS 2ND ADDITION

SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SEC. 17, T. 31, R. 23 FOUND CAST IRON MONUMENT

A LINE PARALLEL WITH AND DISTANT 528.40 FEET WESTERLY FROM THE EAST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SEC. 17, T. 31, R. 23



DETAIL A
NO SCALE

MINNESOTA DEPARTMENT OF TRANSPORTATION MONUMENTATION PLAT 02-M17
(STATE TRUNK HIGHWAY NUMBER 65)

Anderson Engineering of Minnesota, LLC.
CIVIL ENGINEERING AND LAND SURVEYING