

# CENTRAL AVENUE ACRES 4TH ADDITION

CITY OF BLAINE  
COUNTY OF ANOKA  
SEC. 17, T. 31, R. 23

Book 21 Torrens Pg 34

KNOW ALL PERSONS BY THESE PRESENTS: That Wal-mart Real Estate Business Trust, a Delaware statutory trust, fee owner of the following described property:

Lot Seven (7), Central Avenue Acres, according to the plat thereof on file and of record in the Office of the Registrar of Titles of said Anoka County.

As established by Torrens Case No. C6-95-4134, the north line of Lot 7, CENTRAL AVENUE ACRES, lies along the following described line: Commencing at the southwest corner of Lot 8, CENTRAL AVENUE ACRES, said southwest corner being marked by a judicial landmark set pursuant to Torrens Case No. C6-95-4134; thence on an assumed bearing of North 00 degrees 90 minutes 39 seconds East along the west line of said Lot 8 and along the west line of Lot 7, CENTRAL AVENUE ACRES, a distance of 612.38 feet to the northwest corner of said Lot 7 and the point of beginning of the line to be described, said northwest corner being marked by a judicial landmark set pursuant to Torrens Case No. C6-95-4134; thence North 89 degrees 53 minutes 19 seconds East a distance of 63.71 feet; thence South 85 degrees 51 minutes 37 seconds East a distance of 956.73 feet; thence South 72 degrees 55 minutes 35 seconds East a distance of 242.54 feet to the intersection with the east line of said Lot 7 as determined by judicial landmarks set pursuant to Torrens Case No. C6-95-4134, said point of intersection being the northeast corner of Lot 7, and said line then terminating.

AND

That part of the South Half of vacated Second Street, now known as 116th Avenue NE, as dedicated in CENTRAL AVENUE ACRES, Anoka County, Minnesota lying easterly of the east right-of-way line of CITY OF BLAINE HIGHWAY RIGHT-OF-WAY PLAT No. 3 and lying westerly of the following described line:

Commencing at right-of-way boundary corner M6 as shown on MINNESOTA DEPARTMENT OF TRANSPORTATION MONUMENTATION PLAT 02-M17; thence North 89 degrees 15 minutes 39 seconds West along a south right-of-way boundary line, between right-of-way boundary corners M6 and M7, of said MINNESOTA DEPARTMENT OF TRANSPORTATION MONUMENTATION PLAT 02-M17 a distance of 100.56 feet; thence North 4 degrees 41 minutes 11 seconds East 70.17 feet to a north right-of-way boundary line, between right-of-way boundary corners M12 and M13, of said MINNESOTA DEPARTMENT OF TRANSPORTATION MONUMENTATION PLAT 02-M17 and the point of beginning of the line to be described; thence South 4 degrees 41 minutes 11 seconds West 94.63 feet to the south line of said Second Street, as established by Torrens Case No. C6-95-4134 and said line there terminating.

AND

Lot Eight (8), CENTRAL AVENUE ACRES, according to the plat thereof on file and of record in the Office of the Registrar of Titles of said Anoka County.

The east, west and south boundary lines of the above-described land have been marked by judicial landmarks set pursuant to Torrens Case No. C6-95-4134

AND

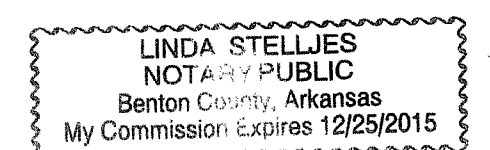
That part of the North one-half of Lot 9 of CENTRAL AVENUE ACRES, according to the plat thereof on file and of record in the office of the Registrar of Titles of said Anoka County, lying westerly of the East 613.00 feet of said Lot 9 and also lying southerly and westerly of the PLAT OF COMMON INTEREST COMMUNITY NO. 83, FIRST AMENDED COMMON INTEREST COMMUNITY PLAT. EXCEPT Parcel No. 7, CITY OF BLAINE HIGHWAY RIGHT OF WAY PLAT NO. 3.

Has caused the same to be surveyed and platted as CENTRAL AVENUE ACRES 4TH ADDITION and does hereby dedicate to the public for public use the public way, and the drainage and utility easements 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 Wal-mart Real Estate Business Trust, a Delaware statutory trust, has caused these presents to be signed by its proper officer this 2nd day of May, 2012

SIGNED: Wal-mart Real Estate Business Trust  
By: [Signature] as Director of Design  
& Project Management

STATE OF AR  
COUNTY OF Benton  
This instrument was acknowledged before me this 2nd day of May, 2012, by Frank Pampalone, as Director of Design, of Wal-mart Real Estate Business Trust, a Delaware statutory trust.  
Linda Stelljes Notary Public, Benton County, AR  
My Commission Expires 12/25/2015



### SURVEYOR'S CERTIFICATE

I Marcus F. Hampton 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 27 day of April, 2012

[Signature]  
Marcus F. Hampton, Licensed Land Surveyor, Minnesota License No. 47481

STATE OF MINNESOTA  
COUNTY OF Kennebec

This instrument was acknowledged before me this 27th day of April, 2012 by Marcus F. Hampton.

[Signature] Notary Public, Chicago County, Minnesota  
My Commission Expires August 31, 2015  
Barbara Yotter Printed Name

### CITY COUNCIL, CITY OF BLAINE, MINNESOTA

This plat of CENTRAL AVENUE ACRES 4TH ADDITION was approved and accepted by the City Council of the City of Blaine, Minnesota at a regular meeting thereof held this 4th day of August, 2011, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

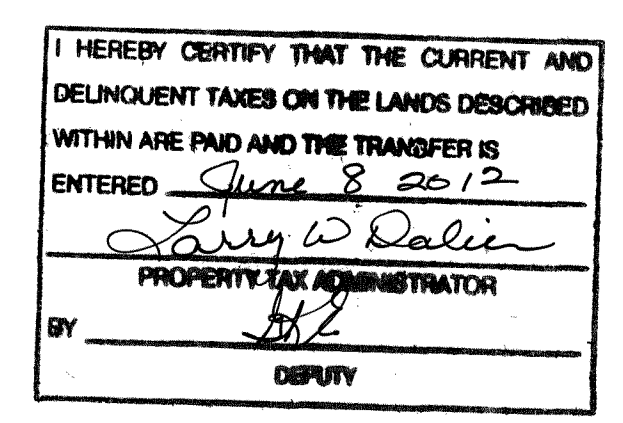
City Council, City of Blaine, Minnesota  
By: [Signature] Mayor By: [Signature] Clerk

### 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 27th day of June, 2012.

By: Larry D. Hoium by Charles F. Setzer, Deputy  
Larry D. Hoium, Anoka County Surveyor

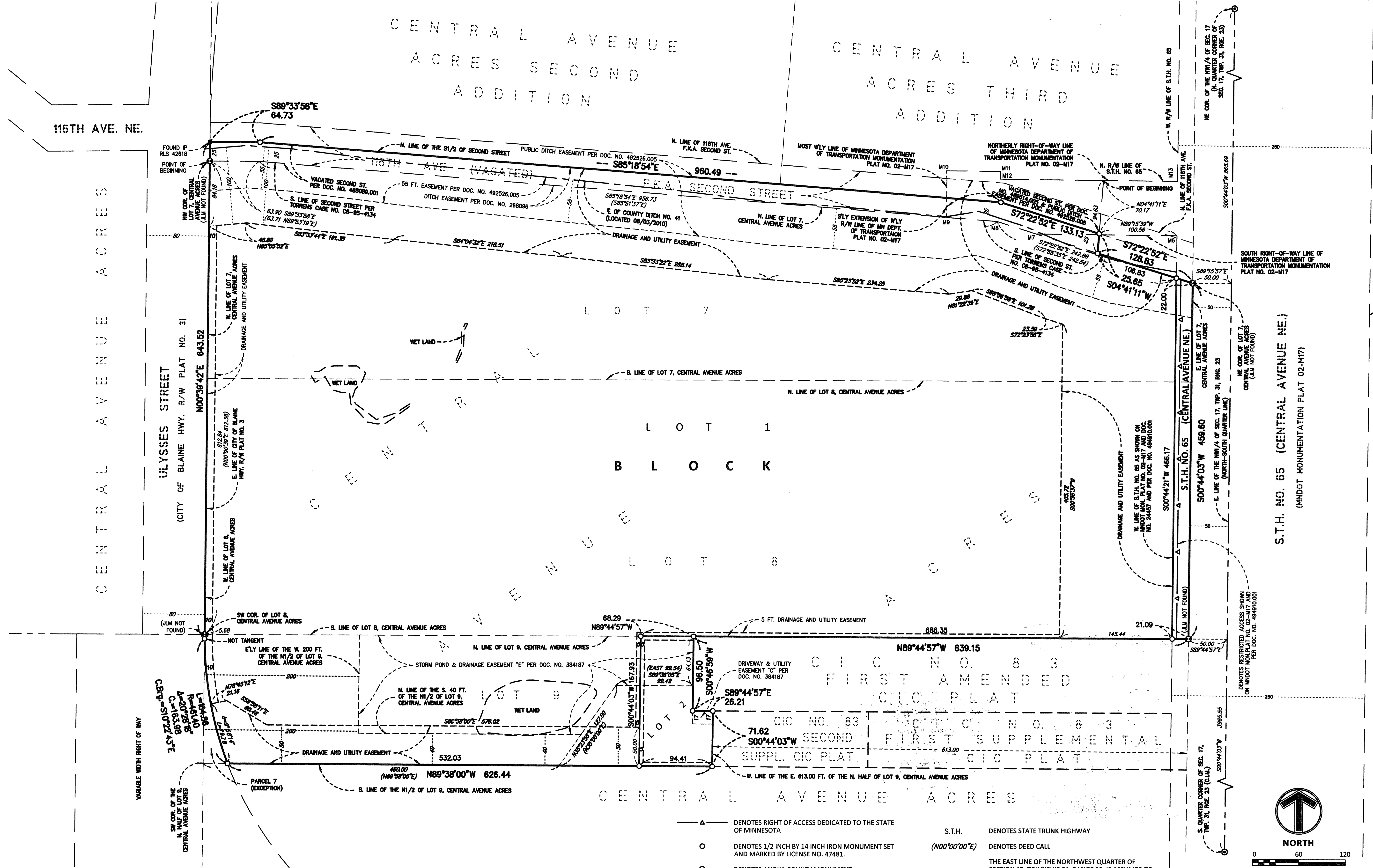
508899.008



Office of RECORDER/REGISTRAR  
OF TITLES  
STATE OF MINNESOTA COUNTY OF ANOKA  
I hereby certify that the within instrument was filed in this office for record on the 8th day of June, 2012 at 2:40 PM and was duly recorded in book 31 TORNS page 34  
Larry W Dalien Recorder/Registrar of Titles  
By: [Signature] Deputy

\$56.00

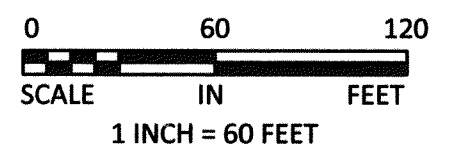
# CENTRAL AVENUE ACRES 4TH ADDITION



- ▲ DENOTES RIGHT OF ACCESS DEDICATED TO THE STATE OF MINNESOTA
- DENOTES 1/2 INCH BY 14 INCH IRON MONUMENT SET AND MARKED BY LICENSE NO. 47481.
- ⊙ DENOTES ANOKA COUNTY MONUMENT.
- DENOTES 1/2 INCH IRON PIPE FOUND.
- ⊕ DENOTES JUDICIAL LANDMARK (JLM) SET PURSUANT TO TORRENS CASE NO. C6-95-4134.

S.T.H. DENOTES STATE TRUNK HIGHWAY  
(N00°00'00"E) DENOTES DEED CALL

THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 31, RANGE 23, IS ASSUMED TO HAVE A BEARING OF SOUTH 00 DEGREES 44 MINUTES 03 SECONDS WEST.



MFRA, INC.  
ENGINEERING, PLANNING  
AND LAND SURVEYING