

CENTRAL AVENUE ACRES SECOND ADDITION

BK 20 Tom
Pg. 26

CITY OF BLAINE
ANOKA COUNTY, MINNESOTA
SECTIONS 8 AND 17,
TOWNSHIP 31 N., RANGE 23 W.

KNOW ALL PERSONS BY THESE PRESENTS That Ryan Companies US, Inc, a Minnesota corporation, fee owner of the following described property situated in the County of Anoka, State of Minnesota, to-wit:

The South-half of Lot 4, and all of Lot 5, of Central Avenue Acres, according to the plat thereof on file and of record in the office of the Registrar of Titles of Anoka County, EXCEPT Parcel No. 5, City of Blaine Highway Right-of-Way Plat No. 3.

Registered Property
Certificate of Title No. 95635.

AND:

The East 78 feet of the North one-half of Lot 6, Central Avenue Acres, according to the plat thereof on file and of record in the office of the Registrar of Titles of Anoka County.

Registered Property
Certificate of Title No. 106803.

AND:

The North one-half of Lot 6, except the East 78 feet, Central Avenue Acres, according to the plat thereof on file and of record in the office of the Registrar of Titles of Anoka County, EXCEPT Parcel No. 5, City of Blaine Highway Right-of-Way Plat No. 3.

Registered Property
Certificate of Title No. 54239.

AND:

The South one-half of Lot 6 of Central Avenue Acres, according to the plat thereof on file and on record in the office of the Registrar of Titles of Anoka County, EXCEPT Parcel No. 5, City of Blaine Highway Right-of-Way Plat No. 3.

Registered Property
Certificate of Title No. 54240.

AND:

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

Registered Property
Certificate of Title No. 54241.

AND:

The North one-half of that part of vacated Second Street, as dedicated in the plat of Central Avenue Acres, (currently known as 116th Avenue) lying east of the southerly extension of the west line of Lot Six, Central Avenue Acres and adjoining Lot Six, Central Avenue Acres.

AND:

The North one-half of that part of vacated Second Street, as dedicated in the plat of Central Avenue Acres, (currently known as 116th Avenue) lying west of Minnesota Department of Transportation Monumentation Plat 02-M17 and adjoining Lot Seven A, Central Avenue Acres.

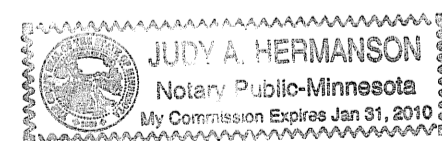
Has caused the same to be surveyed and platted as CENTRAL AVENUE ACRES SECOND ADDITION and ~~has~~ hereby donate and dedicate to the public for public use forever the avenues and also dedicating to the public the easements as shown on this plat for drainage and utility purposes only. And also dedicating to the state of Minnesota the right of access onto State Trunk Highway No. 65 as shown on the plat.

In witness whereof said Ryan Companies US, Inc. has caused these presents to be signed by its proper officer this 3rd day of August, 2006.

RYAN COMPANIES US, INC
[Signature], its VICE PRESIDENT

STATE OF MINNESOTA
COUNTY OF Hennepin

The foregoing instrument was acknowledged before me this 3 day of August, 2006, by Dennis Buratti, as VP of Ryan Companies US, Inc, a Minnesota corporation on behalf of the corporation.



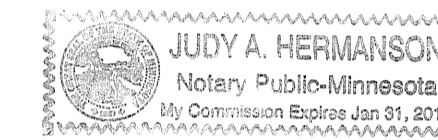
[Signature]
NOTARY PUBLIC Hennepin COUNTY, MINNESOTA
MY COMMISSION EXPIRES 1/31/2010

I hereby certify that I have surveyed and platted the property described on this plat as CENTRAL AVENUE ACRES SECOND ADDITION, that this is a true and correct representation of the 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 within one year after recording, or sooner, as specified by the approving local governmental unit; that the outside boundary lines are correctly designated on the plat and that there are no wet lands or public highways to be designated other than as shown on the plat as defined in Minnesota Statutes 505.02, Subd. 1.

[Signature]
Scott A. Gyllen, Land Surveyor
Minnesota License Number 23002

STATE OF MINNESOTA
COUNTY OF Hennepin

The foregoing instrument was acknowledged before me this 3 day of August, 2006, by Scott A. Gyllen, Licensed Land Surveyor, Minnesota License Number 23002.



[Signature]
NOTARY PUBLIC Hennepin COUNTY, MINNESOTA
MY COMMISSION EXPIRES 1/31/2010

BLAINE, MINNESOTA

This plat of CENTRAL AVENUE ACRES SECOND ADDITION was approved and accepted by the City Council of the City of Blaine, Minnesota at a regular meeting held this 1st day of June, 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 expired without receipt of such comments and recommendations, as provided by Minnesota Statutes, Section 505.03, Subdivision 2.

BLAINE, MINNESOTA

By [Signature] Mayor, [Signature] Clerk

ANOKA COUNTY SURVEYOR

This plat has been checked and approved this 9th day of August, 2006.

[Signature]
Anoka County Surveyor

488597.008 Tom

Office of REGISTRAR OF TITLES
STATE OF MINNESOTA
COUNTY OF ANOKA

I hereby certify that the within instrument was filed in this office on 8/9/06 at 2:36 o'clock PM
Mouwen J. Devine, Registrar of Titles
By JMD
Deputy Registrar of Titles

I HEREBY CERTIFY THAT THE CURRENT AND DELINQUENT TAXES ON THE LANDS DESCRIBED WITHIN ARE PAID AND THE TRANSFER IS ENTERED
August 9 2006
PROPERTY TAX ADMINISTRATOR
[Signature]
DEPUTY PROPERTY TAX ADMINISTRATOR

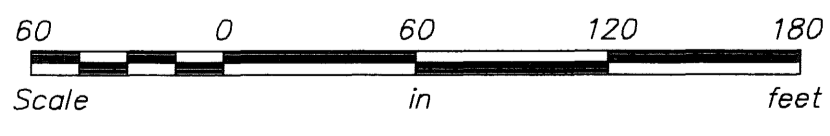
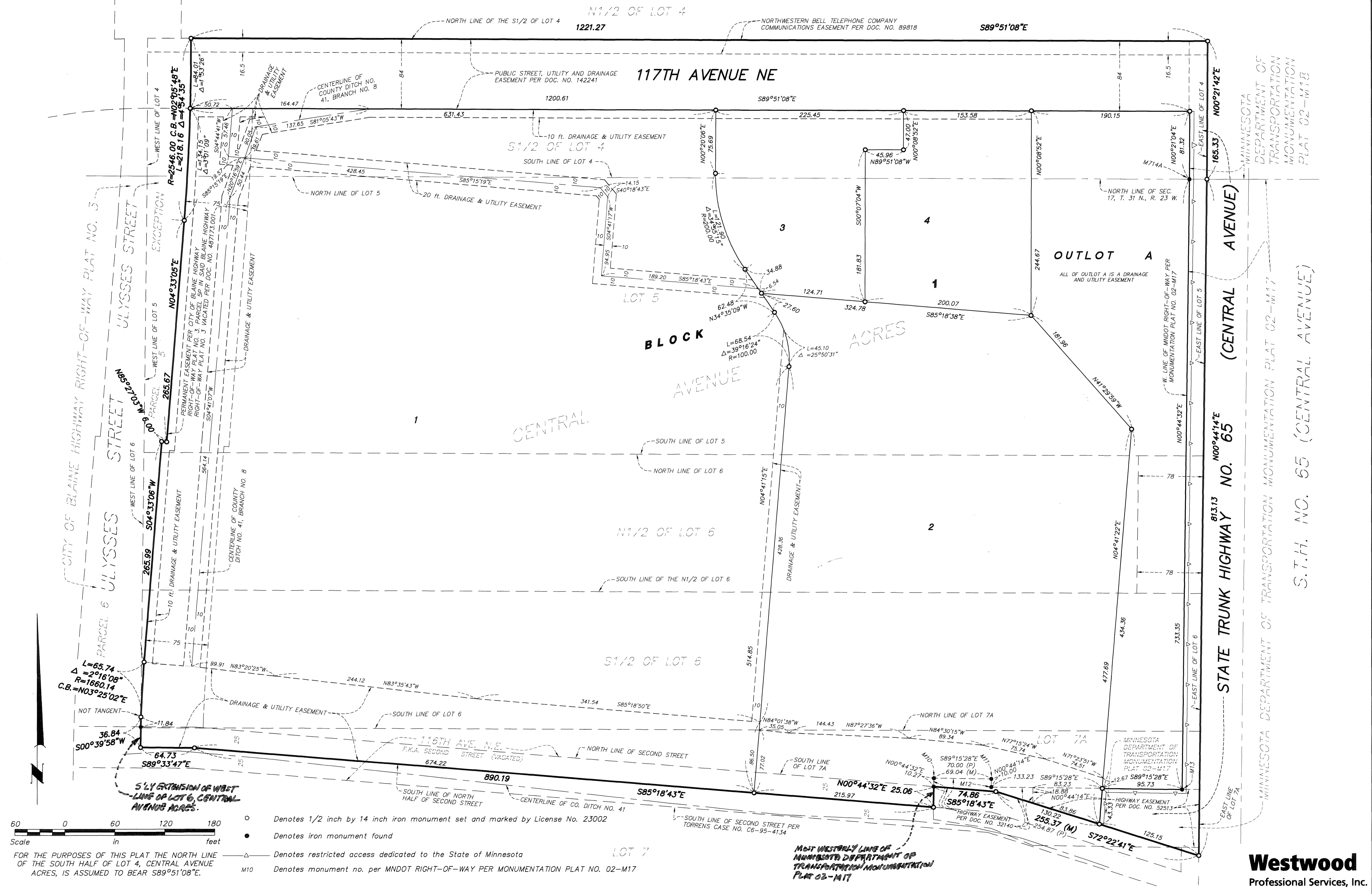
Westwood
Professional Services, Inc.

\$56.⁰⁰

OFFICIAL PLAT

CENTRAL AVENUE ACRES SECOND ADDITION

CITY OF BLAINE
ANOKA COUNTY, MINNESOTA
SECTIONS 8 AND 17,
TOWNSHIP 31 N., RANGE 23 W.



- Denotes 1/2 inch by 14 inch iron monument set and marked by License No. 23002
- Denotes iron monument found
- △ Denotes restricted access dedicated to the State of Minnesota
- M10 Denotes monument no. per MNDOT RIGHT-OF-WAY PER MONUMENTATION PLAT NO. 02-M17

FOR THE PURPOSES OF THIS PLAT THE NORTH LINE OF THE SOUTH HALF OF LOT 4, CENTRAL AVENUE ACRES, IS ASSUMED TO BEAR S89°51'08"E.

MOST WESTERLY LINE OF MINNESOTA DEPARTMENT OF TRANSPORTATION MONUMENTATION PLAT 02-M17

Westwood
Professional Services, Inc.