

CONNEXUS ENERGY ADDITION

City of Circle Pines
County of Anoka
Sec. 25, Twp. 31, Rng. 23

KNOW ALL PERSONS BY THESE PRESENTS: That Connexus Energy, a Minnesota corporation, owner of the following described property:

All that part of the following described tract: The Southeast Quarter of the Northwest Quarter (SE1/4 NW1/4), Southwest Quarter of the Northeast Quarter (SW1/4 NE1/4), of Section Twenty-five (25), Township Thirty-one (31) North, Range Twenty-three (23), West, Anoka County, Minnesota, described as follows:

From a point on the west section line of said Section 25, the co-ordinates of which are T 7470.99, R 1000.00, distant 1170.99 feet north of the southwest section corner thereof, the co-ordinates of which are T 6300.00, R 1000.00, thence deflect to the right on an angle of 58 degrees 10 minutes 00 seconds, for 3095.93 feet to the point of beginning of the property to be described, the co-ordinates of which are T 9103.94, R 3630.26, thence deflect 0 degrees 0 minutes 0 seconds a distance of 130.00 feet to a point, the co-ordinates of which are T 9172.51, R 3740.71, thence deflect to the left on an angle of 90 degrees 00 minutes 00 seconds, a distance of 85.00 feet to a point, the co-ordinates of which are T 9244.72, R 3695.88, thence deflect to the left on an angle of 90 degrees 00 minutes 00 seconds a distance of 130.00 feet to a point, the co-ordinates of which are T 9176.15, R 3585.43, thence deflect to the left on an angle of 90 degrees 00 minutes 00 seconds, a distance of 85.00 feet to the point of beginning and there terminating, containing 0.25 acres more or less.

Subject to a certain easement for right of way for drainage ditch, through and across said land, to the County of Anoka, being County Ditch Number 53 located through and across Section Twenty-five (25), Township Thirty-one (31), Range Twenty-three (23);

Subject to existing roads.

AND

Lot Twenty-three (23), Block Nineteen (19), "CORRECTED PLAT OF BLOCKS 7, 8, 9, 10, 11, 12, 13, 18, AND 19, CIRCLE PINES PART 1 EAST", according to the map or plat thereof on file and of record in the Office of the Registrar of Titles in and for the County of Anoka and State of Minnesota.

Subject to existing roads;

Subject to Easements as shown on plat CIRCLE PINES - PART 1 EAST filed August 15, 1953, as Doc. No. 14193.

AND

Lot Ten (10), Block Nineteen (19), CORRECTED PLAT OF BLOCKS 7, 8, 9, 10, 11, 12, 13, 18 AND 19, CIRCLE PINES - PART 1 EAST, Anoka County, Minnesota, according to the map or plat thereof on file and of record in the office of the Registrar of Titles within and for said County and State.

Subject to existing roads;

Subject to Easements as shown on plat CIRCLE PINES - PART 1 EAST filed August 15, 1953 as Doc. No. 14193.

Has caused the same to be surveyed and platted as CONNEXUS ENERGY ADDITION. Also dedicating to the County of Anoka the right of access onto County State Aid Highway No. 23 as shown on this plat.

In witness whereof said Connexus Energy, a Minnesota corporation, has caused these presents to be signed by its proper officer this 14th day of January, 2026.

CONNEXUS ENERGY

Nicholas E. Loehlein
Signature

Nicholas E. Loehlein, its Vice President, Electric Operations
Printed Name Title

STATE OF Minnesota
COUNTY OF Anoka

This instrument was acknowledged before me this 14th day of January, 2026,
by Nick Loehlein, Vice President, Elec. Operations of Connexus Energy, a Minnesota corporation, on behalf of the corporation.

Shannon Marie Sivula
Signature

Shannon Marie Sivula
Printed Name

Notary Public Anoka County, Minnesota

My Commission Expires: 1/31/2031

SURVEYORS CERTIFICATE

I Daniel F. Corey 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 29th day of DECEMBER, 2025.

Daniel Corey
Daniel F. Corey, Licensed Land Surveyor
Minnesota License No. 52585

STATE OF MINNESOTA
COUNTY OF MENNEPIN

This instrument was acknowledged before me this 29th day of December, 2025, by Daniel F. Corey.

[Signature]
Signature

Mayra Nanclores
Printed Name

Notary Public SCOTT County, Minnesota

My Commission Expires: 01-31-2030

CITY COUNCIL, CITY OF CIRCLE PINES, MINNESOTA

This plat of CONNEXUS ENERGY ADDITION was approved and accepted by the City Council of the City of Circle Pines, Minnesota at a regular meeting thereof held this 27th day of March, 2026, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

Matt Percy, Mayor [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 2nd day of June, 2026.

By: David M. Ziegmeier
David M. Ziegmeier
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 2 day of June, 2026.

Pamela J LeBlanc
Property Tax Administrator

By Marcia Earnest, Deputy

COUNTY RECORDER/REGISTRAR OF TITLES

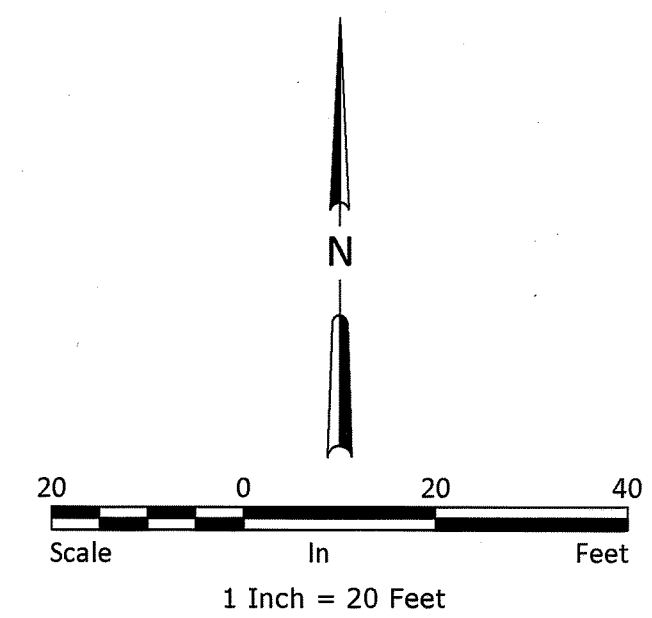
County of Anoka, State of Minnesota

I hereby certify that this plat of CONNEXUS ENERGY ADDITION was filed in the office of the County Recorder/Registrar of Titles for public record on this 2 day of June, 2026, at 9:46 o'clock A.M. and was duly recorded as Document Number 633663.002.

Pamela J LeBlanc
County Recorder/Registrar of Titles
By Marcia Earnest, Deputy

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Sec. 25, Twp. 31, Rng. 23



For the purposes of this plat, the west line of Section 25, Township 31, Range 23 is assumed to have a bearing of S00°42'03"W.

- Denotes found iron monument as shown
 - Denotes a 1/2 inch by 14 inch iron pipe set and marked by License No. 52585, unless noted otherwise
- "DEED" distances are taken from the legal description located in the Certificate of Title, Doc. No. 86279
- "PLAT" distances are taken from the CORRECTED PLAT OF BLOCKS 7, 8, 9, 10, 11, 12, 13, 18 and 19 CIRCLE PINES PART 1 EAST
- ▲ Denotes Right of Access dedicated to Anoka County.

ANOKA COUNTY CAST IRON MONUMENT - WEST QUARTER CORNER SECTION 25, TOWNSHIP 31, RANGE 23

ANOKA COUNTY CAST IRON MONUMENT - SOUTHWEST CORNER SECTION 25, TOWNSHIP 31, RANGE 23

