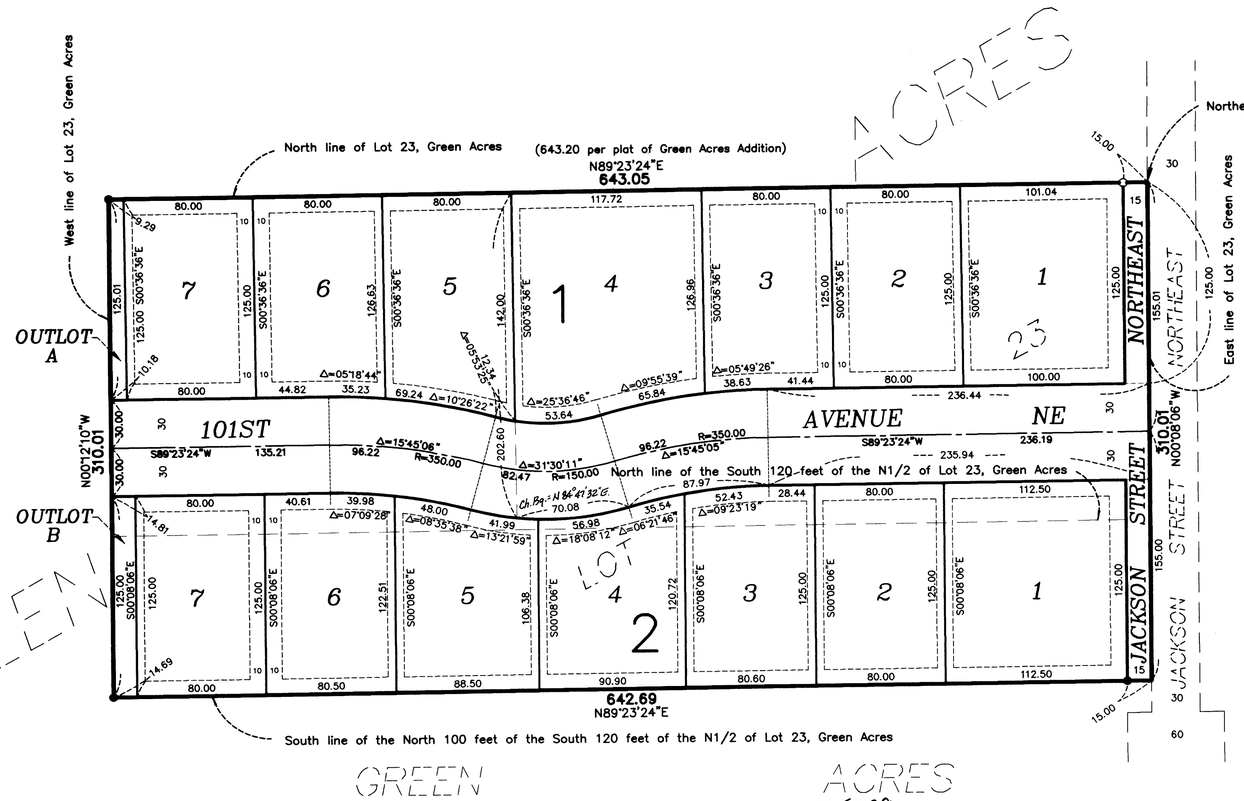
OFFICIAL PLAT

Pg. 51

HORTONS FIRST ADDITION

CITY OF BLAINE
COUNTY OF ANOKA



KNOW ALL MEN BY THESE PRESENTS: That Pilot Land Development, Inc., a Minnesota corporation, owner and proprietor of the following described property situated in the County of Anoka, State of Minnesota to wit:

The North 100.00 feet of the South 120.00 feet of the North Half of Lot 23, Green Acres Addition.

That part of the North Half of Lot 23, GREEN ACRES ADDITION, lying North of the South 120.00 feet thereof, except that part described as follows:

Commencing at the Northeast corner of said lot; thence on an assumed bearing of South 0 degrees 08 minutes 06 seconds East, along the East line of said lot, 125.00 feet to the actual point of beginning; thence South 89 degrees 23 minutes 24 seconds West, 236.44 feet; thence on a tangential curve to the left for a distance of 38.63 feet, radius of said curve is 380.00 feet; thence North 0 degrees 36 minutes 36 seconds West, 126.96 feet to the North line of said lot; thence South 89 degrees 23 minutes 24 seconds West, along said North line, 117.72 feet; thence South 0 degrees 36 minutes 36 seconds East, 202.60 feet; thence Easterly on a nontangential curve concave to the North for a distance of 70.08 feet, radius of said curve is 180.00 feet and the chord bearing is North 84 degrees 47 minutes 32 seconds East; thence on a reverse curve for a distance of 87.97 feet, radius of said curve is 320.00 feet; thence North 89 degrees 23 minutes 24 seconds East, 235.94 feet to said East line; thence North 0 degrees 08 minutes 06 seconds West, along said East line, to the actual point of beginning.

And that Thomas L. Horton and La Vonne J. Horton, husband and wife, owners and proprietors of the following described property situated in the County of Anoka, State of Minnesota, to wit:

That part of the North Half of Lot 23, GREEN ACRES ADDITION, lying North of the South 120.00 feet thereof, described as follows:

Commencing at the Northeast corner of said lot; thence on an assumed bearing of South 0 degrees 08 minutes 06 seconds East, along the East line of said lot, 125.00 feet to the actual point of beginning; thence South 89 degrees 23 minutes 24 seconds West, 236.44 feet; thence on a tangential curve to the left for a distance of 38.63 feet, radius of said curve is 380.00 feet; thence North 0 degrees 36 minutes 36 seconds West, 126.96 feet to the North line of said lot; thence South 89 degrees 23 minutes 24 seconds West, along said North line, 117.72 feet; thence South 0 degrees 36 minutes 36 seconds East, 202.60 feet; thence Easterly on a nontangential curve concave to the North for a distance of 70.08 feet, radius of said curve is 180.00 feet and the chord bearing is North 84 degrees 47 minutes 32 seconds East; thence on a reverse curve for a distance of 87.97 feet, radius of said curve is 320.00 feet; thence North 89 degrees 23 minutes 24 seconds East, 235.94 feet to said East line; thence North 0 degrees 08 minutes 06 seconds West, along said East line, to the actual point of beginning.

Have caused the same to be surveyed and platted as HORTONS FIRST ADDITION and do hereby donate and dedicate to the public for public use forever the avenue, street and easements for drainage and utility purposes only. In witness whereof said Pilot Land Development, Inc., a Minnesota Corporation, has caused these presents to be signed by its proper officer this 18 day of May, 1998 and in witness whereof said Thomas L. Horton and LaVonne J. Horton, husband and wife, have hereunto set their hands this 28 day of May, 1998.

PILOT LAND DEVELOPMENT, INC.

_____ Its President

Thomas L. Horton

LaVonne J. Horton

STATE OF MINNESOTA
COUNTY OF Anoka
The foregoing instrument was acknowledged before me this 18th day of May, 1998, by Kent Roessler President of Pilot Land Development, Inc., a Minnesota Corporation on behalf of the corporation.

Patricia Pratt
Notary Public, Anoka County, Minnesota
My Commission Expires January 31, 20000

PATRICIA T. PRATT NOTARY PUBLIC - MINNESOTA My Comm. Exp. Jan 31 2000

STATE OF MINNESOTA
COUNTY OF ANOKA
The foregoing instrument was acknowledged before me this 28th day of May, 1998 by Thomas L. Horton and LaVonne J. Horton, husband and wife.

Jan Thomas Skurdal
Notary Public, ANOKA County, Minnesota
My Commission Expires January 31, 20000

JAN THOMAS SKURDAL NOTARY PUBLIC MINNESOTA MY COMMISSION EXPIRES 01-31-2000

I hereby certify that I have surveyed and platted the property described on this plat as HORTON S FIRST ADDITION; that this plat is a 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 will be correctly placed as required by the local governmental unit; that the outside boundary lines are correctly designated on the plat; and that there are no wet lands, as defined in M.S. 505.02 Sub. 1, or public highways to be designated, other than shown.

Terrence E. Rothenbacher
Terrence E. Rothenbacher, Land Surveyor
Minnesota License No. 20595

STATE OF MINNESOTA
COUNTY OF Anoka
The foregoing Surveyor's Certificate was acknowledged before me this 13th day of May, 1998 by Terrence E. Rothenbacher, Land Surveyor, Minnesota License No. 20595.

Notary Public, Sherburne County, Minnesota
My Commission Expires January 31, 20000

HOWARD W. ROGERS NOTARY PUBLIC - MINNESOTA SHERBURNE COUNTY MY COMM. EXP. 01/31/2000

BLAINE, MINNESOTA
The plat of HORTON S FIRST ADDITION was approved and accepted by the City Council of the City of Blaine, Minnesota, at a regular meeting thereof held this 2nd day of April, 1998. 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, Section 2.

By: _____, Mayor By: _____, Manager

Checked and approved this 29th day of May, 1998.

By: _____
Anoka County Surveyor

CITY OF BLAINE ANOKA CO. MINN.

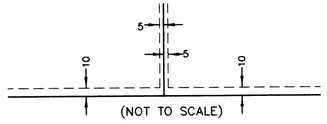
O DENOTES 1/2 INCH BY 14 INCH IRON MONUMENT SET AND MARKED WITH LICENSE NUMBER 20595

● DENOTES FOUND IRON MONUMENT.

FOR THE PURPOSES OF THIS PLAT THE NORTH LINE OF LOT 23, GREEN ACRES HAS AN ASSUMED BEARING OF N89°23'24"E.

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 RLS 20595.

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



being 5 feet in width, and adjoining lot lines and 10 feet in width and adjoining street right of way lines and rear lot lines, unless otherwise indicated on the plat.

1345309
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 29 May A.D., 1998 9 o'clock A M., and was duly recorded in book 55 page 51
Edward M. Treska
County Recorder
By MAF
Deputy

I HEREBY CERTIFY THAT THE CURRENT AND DELINQUENT TAXES ON THE LANDS DESCRIBED WITHIN ARE PAID AND THE TRANSFER IS ENTERED May 29 1998
EDWARD M. TRESKA
PROPERTY TAX ADMINISTRATOR
BY J. Culver
DEPUTY PROPERTY TAX ADMINISTRATOR

SCALE IN FEET

50 0 25 50 100 200

1 inch = 50 feet.

PIONEER engineering
LAND SURVEYORS • CIVIL ENGINEERS
LAND PLANNERS • LANDSCAPE ARCHITECTS
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Mendota Heights, MN 55120
(612) 681-1914 FAX: 681-9488
625 Highway 10 N.E.
Blaine, MN 55434
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