

LEXINGTON COVE 1ST ADDITION

CITY OF BLAINE  
COUNTY OF ANOKA  
SEC. 1, T. 31, R. 23

KNOW ALL PERSONS BY THESE PRESENTS: That U.S. Home Corporation, a Delaware corporation, owner of the following described property:

Outlot G, WOODRIDGE FIRST ADDITION, Anoka County, Minnesota.

Together with:

North Quarter of the Northwest Quarter of the Southwest Quarter (N 1/4 of NW 1/4 of SW 1/4) of Section 1, Township 31, Range 23, West of the Fourth Principal Meridian, except Parcel 6, ANOKA COUNTY HIGHWAY RIGHT-OF-WAY PLAT NO. 81, Anoka County, Minnesota.

Together with:

The North 330.00 feet of the South Three-fourths of the Northwest Quarter of the Southwest Quarter of Section 1, Township 31, Range 23, except Parcel 7, ANOKA COUNTY HIGHWAY RIGHT-OF-WAY PLAT NO. 81, Anoka County, Minnesota.

Together with:

The South 300.00 feet of the North 630.00 feet, as measured at right angles to the North line of the South 3/4 of the Northwest 1/4 of the Southwest 1/4 of Section 1, Township 31, Range 23, except Parcel 8, ANOKA COUNTY HIGHWAY RIGHT-OF-WAY PLAT NO. 81, Anoka County, Minnesota.

Has caused the same to be surveyed and platted as LEXINGTON COVE 1ST ADDITION and does hereby dedicate to the public for public use the public ways and the drainage and utility easements as shown on this plat. Also dedicating to the County of Anoka the right of access onto County State Aid Highway No. 17 as shown on this plat.

In witness whereof said U.S. Home Corporation, a Delaware corporation, has caused these presents to be signed by its proper officer this 20 day of MAY, 2020.

U.S. Home Corporation

[Signature]  
signature  
Jonathan Anne as VP  
printed Title

STATE OF MINNESOTA,  
COUNTY OF Hennepin

This instrument was acknowledged before me on May 10, 2020 by Jonathan Anne as vice president of U.S. Home Corporation, a Delaware corporation, on behalf of the corporation.

[Signature]  
signature  
Danielle Shabunya  
printed  
Notary Public, Hennepin County, Minnesota  
My Commission Expires January 31, 2024

SURVEYOR'S CERTIFICATE

I Peter J. Hawkinson 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 19th day of May, 2020.

[Signature]  
Peter J. Hawkinson, Licensed Land Surveyor  
Minnesota License No. 42299

STATE OF MINNESOTA  
COUNTY OF Dakota

This instrument was acknowledged before me on this 19th day of May, 2020 by Peter J. Hawkinson.

[Signature]  
signature  
Kari Olson  
printed  
Notary Public, Dakota County, Minnesota  
My Commission Expires 01/31/2024

CITY COUNCIL, CITY OF BLAINE, MINNESOTA

This plat of LEXINGTON COVE 1ST ADDITION was approved and accepted by the City Council of the City of Blaine, Minnesota at a regular meeting thereof held this 3rd day of February, 2020 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

COUNTY SURVEYOR

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, subd. 11, this plat has been reviewed and approved this 8th day of July, 2020.

By: [Signature]  
Charles F. Gitzen  
Anoka County Surveyor

COUNTY AUDITOR/TREASURER

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 2020 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 8th day of July, 2020.

[Signature]  
Pamela J. LeBlanc  
Property Tax Administrator  
By: [Signature] Deputy

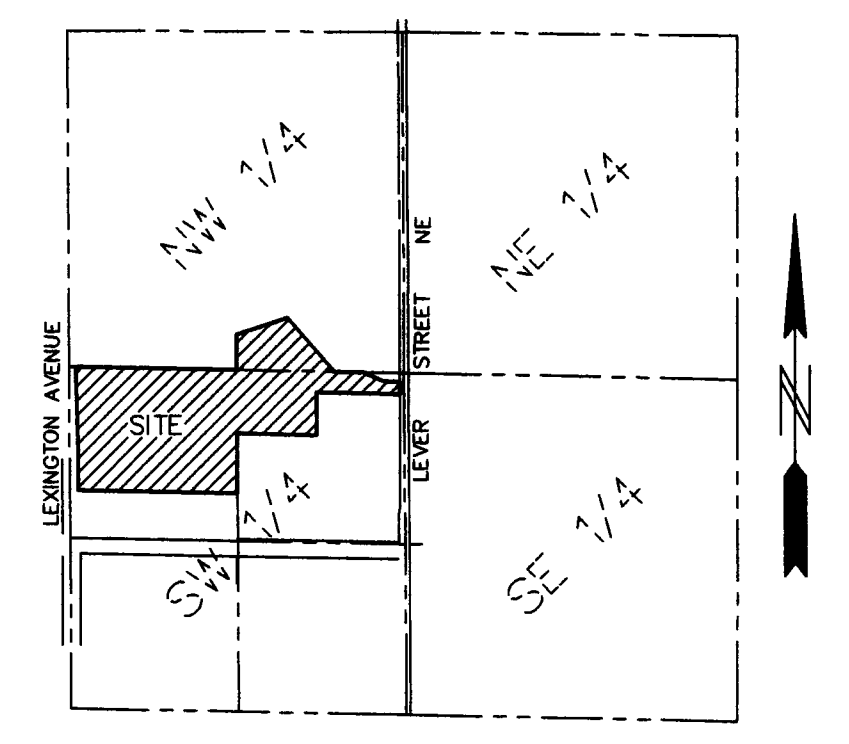
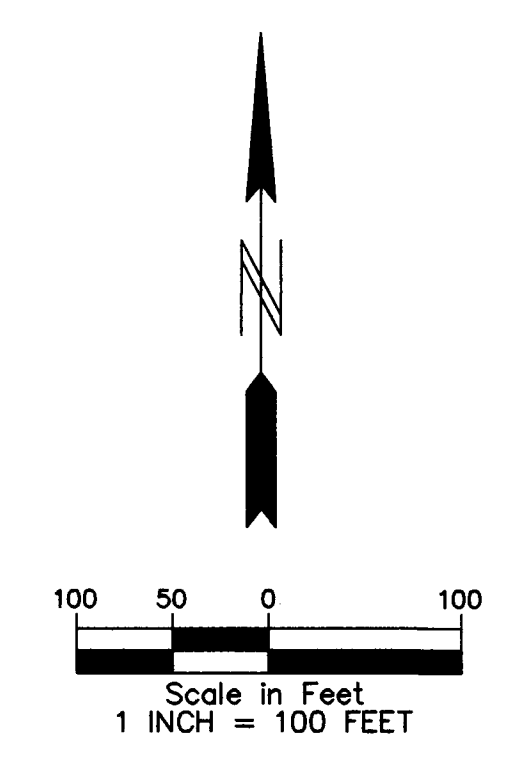
COUNTY RECORDER/REGISTRAR OF TITLES  
County of Anoka, State of Minnesota

I hereby certify that this plat of LEXINGTON COVE 1ST ADDITION was filed in the office of the County Recorder/Registrar of Titles for public record on this 8th day of July, 2020, at 2:50'clock 35P.M. and was duly recorded as Document Number 226820.001.

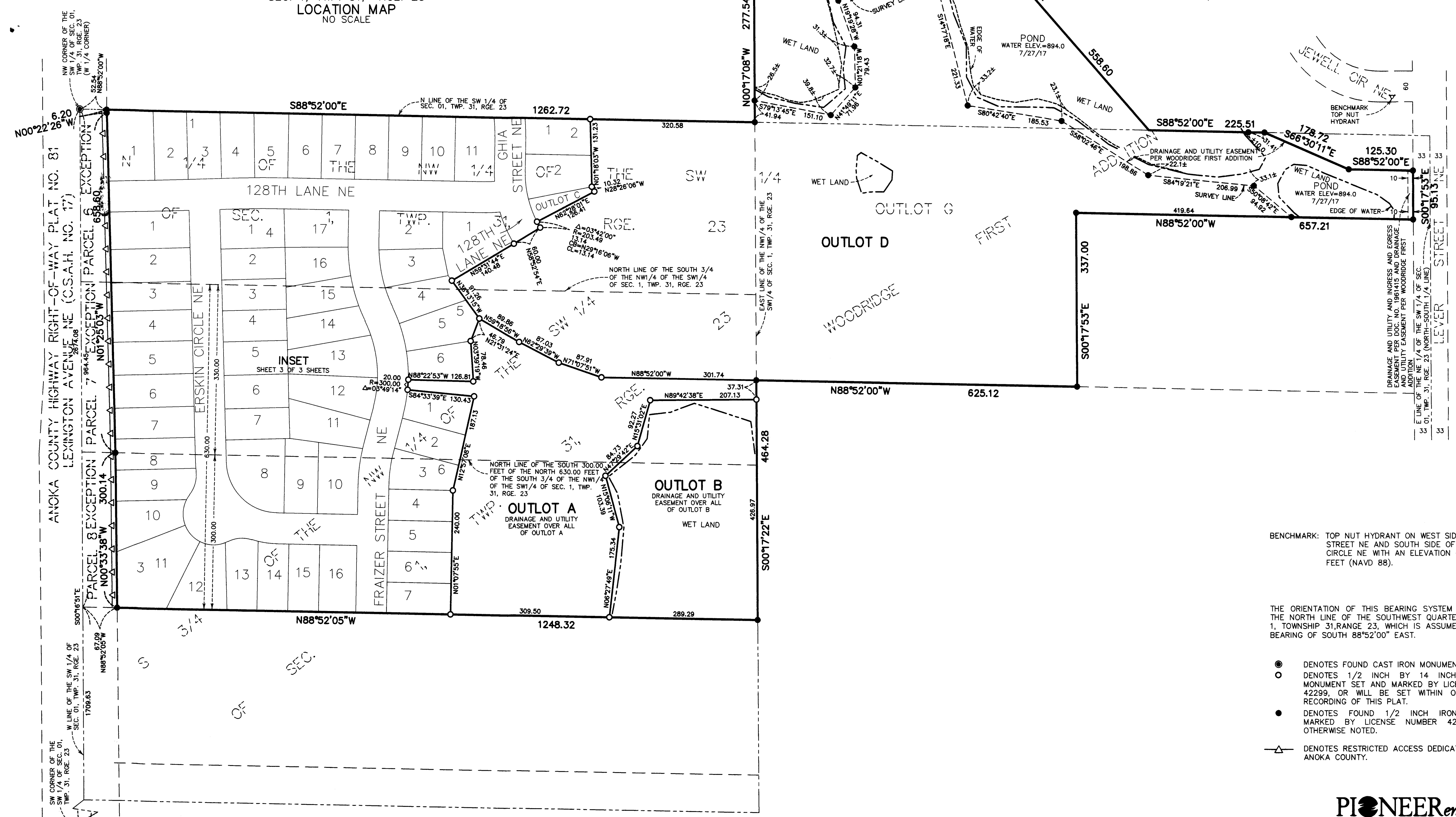
[Signature]  
Pamela J. LeBlanc  
County Recorder/Registrar of Titles  
By: [Signature] Deputy

# LEXINGTON COVE 1ST ADDITION

CITY OF BLAINE  
COUNTY OF ANOKA  
SEC. 1, T. 31, R. 23



SEC. 1, TWP. 31, RGE. 23  
LOCATION MAP  
NO SCALE



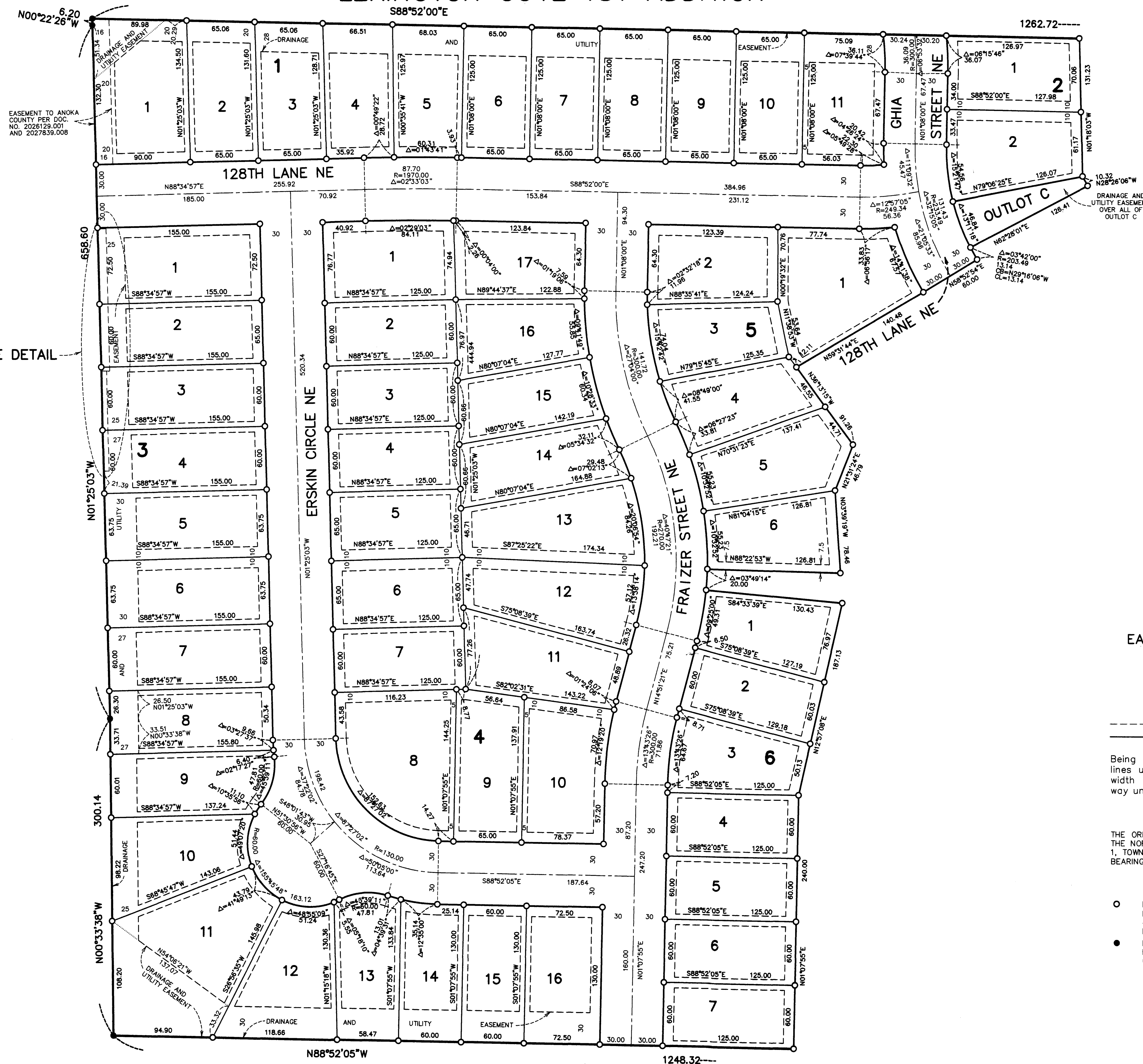
BENCHMARK: TOP NUT HYDRANT ON WEST SIDE OF LEVER STREET NE AND SOUTH SIDE OF JEWELL CIRCLE NE WITH AN ELEVATION OF 906.46 FEET (NAVD 88).

THE ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 31, RANGE 23, WHICH IS ASSUMED TO HAVE A BEARING OF SOUTH 88°52'00" EAST.

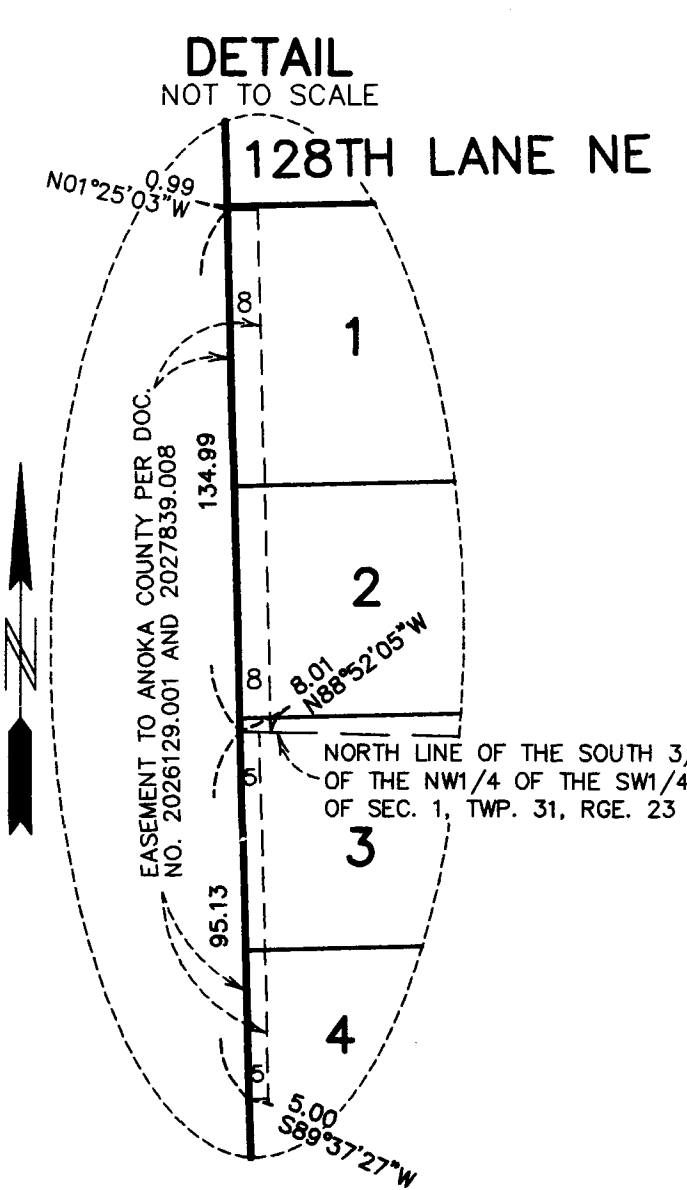
- DENOTES FOUND CAST IRON MONUMENT
- DENOTES 1/2 INCH BY 14 INCH IRON PIPE MONUMENT SET AND MARKED BY LICENSE NUMBER 42299, OR WILL BE SET WITHIN ONE YEAR OF RECORDING OF THIS PLAT.
- DENOTES FOUND 1/2 INCH IRON MONUMENT MARKED BY LICENSE NUMBER 42299 UNLESS OTHERWISE NOTED.
- ▲ DENOTES RESTRICTED ACCESS DEDICATED TO ANOKA COUNTY.

# LEXINGTON COVE 1ST ADDITION

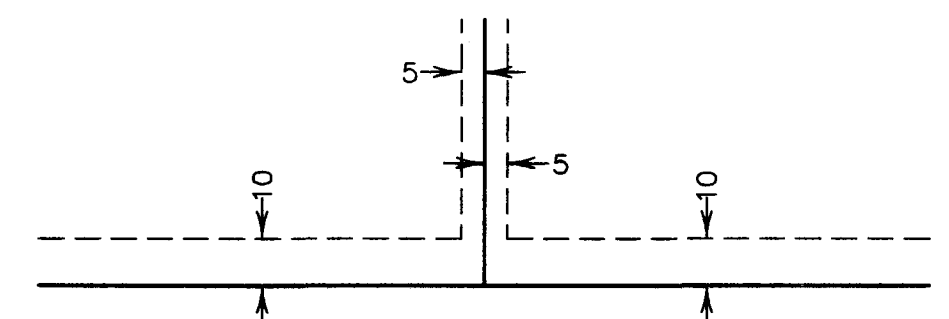
## INSET



SEE DETAIL



**DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:**  
NOT TO SCALE



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

THE ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 31, RANGE 23, WHICH IS ASSUMED TO HAVE A BEARING OF SOUTH 88°52'00" EAST.

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