

# LEXINGTON COVE 2ND 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 D, LEXINGTON COVE 1ST ADDITION, Anoka County, Minnesota.


Has caused the same to be surveyed and platted as LEXINGTON COVE 2ND 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.

In witness whereof said U.S. Home Corporation, a Delaware corporation, has caused these presents to be signed by its proper officer this 16 day of December, 2020.

U.S. Home Corporation  
  
signature  
Jonathan Aune as VP  
printed Title

STATE OF MINNESOTA  
COUNTY OF HEMLOCK

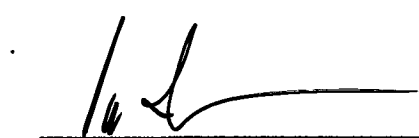
This instrument was acknowledged before me on DECEMBER 18, 2020 by JONATHAN AUNE as VICE PRESIDENT of U.S. Home Corporation, a Delaware corporation, on behalf of the corporation.

  
signature  
STEVE B ACH  
printed  
Notary Public, HEMLOCK County, Minnesota  
My Commission Expires JANUARY 31, 2024

### SURVEYOR'S CERTIFICATE

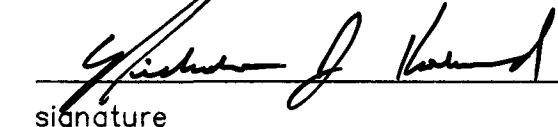
I Peter J. Hawkinson do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated 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 16<sup>th</sup> day of December, 2020.

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

STATE OF MINNESOTA  
COUNTY OF Dakota

This instrument was acknowledged before me on this 16<sup>th</sup> day of December, 2020 by Peter J. Hawkinson.

  
signature  
Nicholas J. Kolsrud  
printed  
Notary Public, Dakota County, Minnesota  
My Commission Expires 1-31-2025

### CITY COUNCIL, CITY OF BLAINE, MINNESOTA

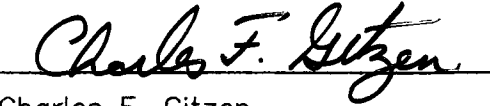
This plat of LEXINGTON COVE 2ND ADDITION was approved and accepted by the City Council of the City of Blaine, Minnesota at a regular meeting thereof held this 2<sup>nd</sup> day of November, 2020, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

City Council, City of Blaine, Minnesota

By:  Mayor By:  Deputy Clerk

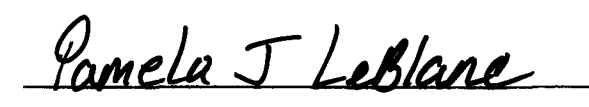

### COUNTY SURVEYOR

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this 24<sup>th</sup> day of February, 2021.

By:   
Charles F. Gitzen  
Anoka County Surveyor

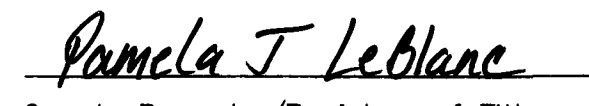

### COUNTY AUDITOR/TREASURER

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 2021 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 24<sup>th</sup> day of February, 2021.

  
Property Tax Administrator  
By:  Deputy

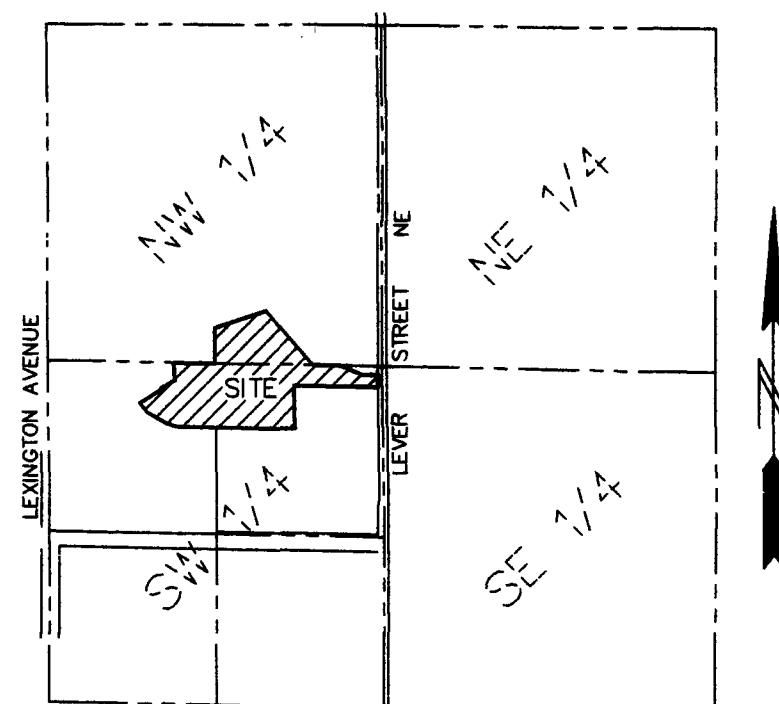
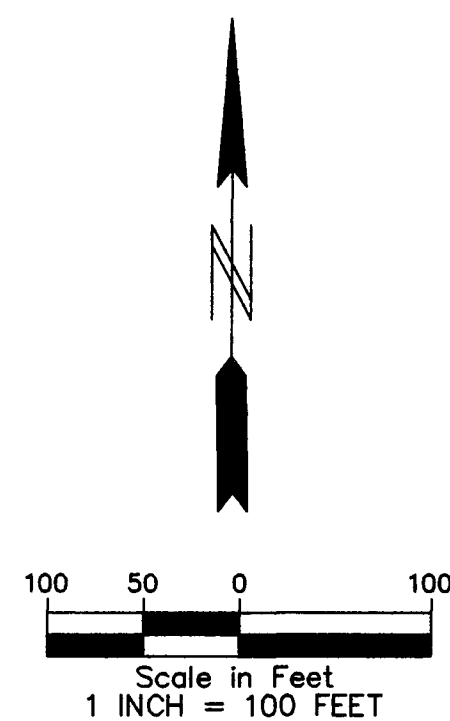
COUNTY RECORDER/REGISTRAR OF TITLES  
County of Anoka, State of Minnesota

I hereby certify that this plat of LEXINGTON COVE 2ND ADDITION was filed in the office of the County Recorder/Registrar of Titles for public record on this 24<sup>th</sup> day of February, 2021, at 12:47 o'clock P.M. and was duly recorded as Document Number 2305313.002.

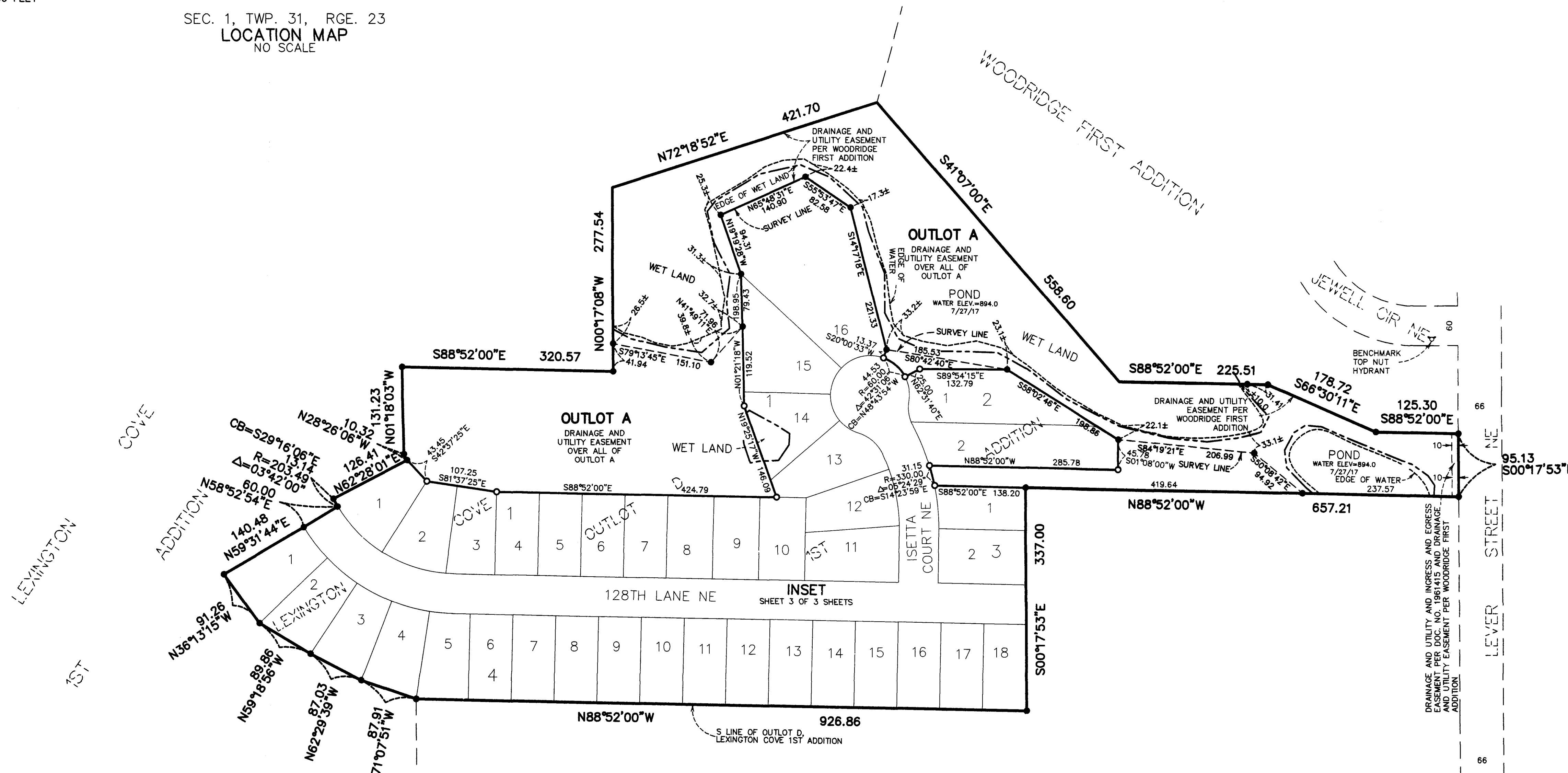
  
County Recorder/Registrar of Titles  
By:  Deputy

# LEXINGTON COVE 2ND 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).

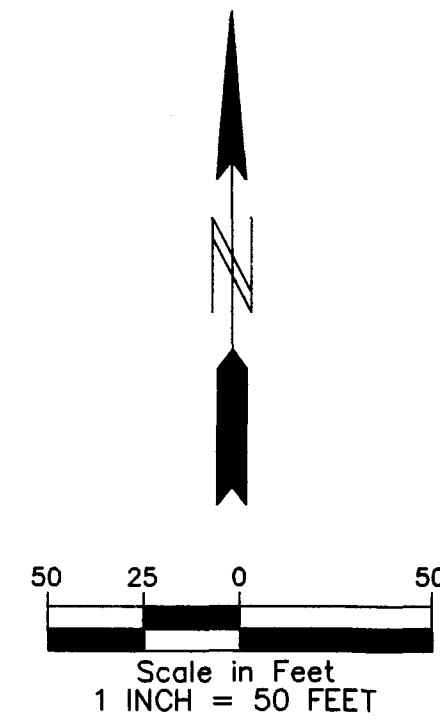
THE ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE SOUTH LINE OF OUTLOT D, LEXINGTON COVE 1ST ADDITION, WHICH IS ASSUMED TO HAVE A BEARING OF NORTH 88°52'00" WEST.

- 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 PIPE MONUMENT MARKED BY LICENSE NUMBER 42299.

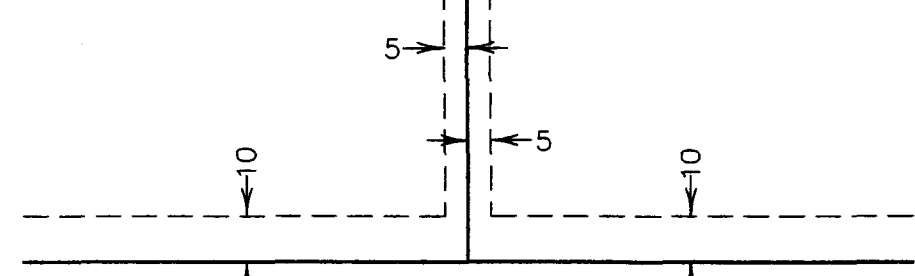
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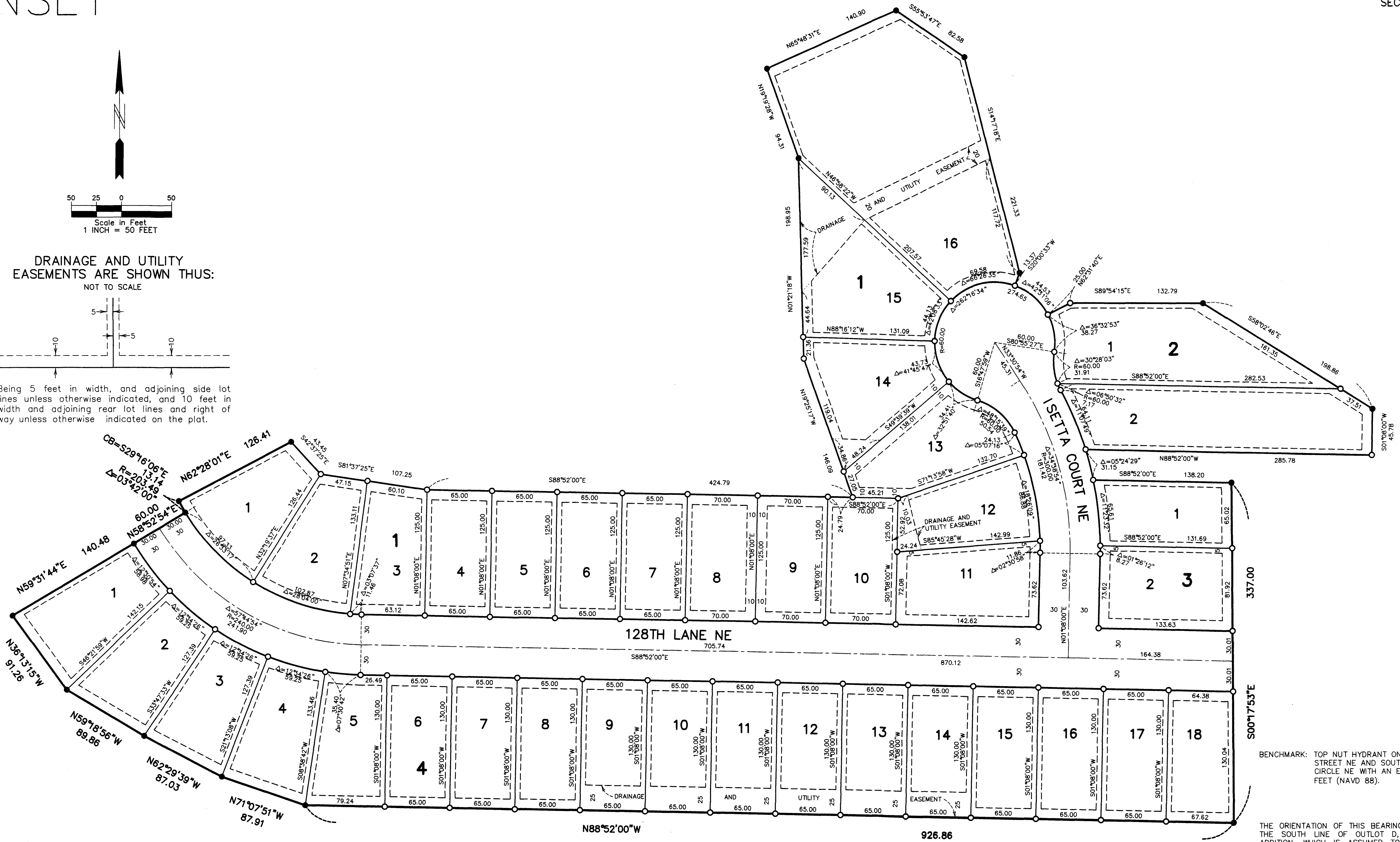
## INSET



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.



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).

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