

# LEXINGTON MEADOWS 2ND ADDITION

CITY OF BLAINE  
COUNTY OF ANOKA  
SEC. 23, TWP. 31, RGE. 23

KNOW ALL PERSONS BY THESE PRESENTS: That Lexington Meadows LLC, a Minnesota limited liability company, owner of the following described property:

Outlots A and C, LEXINGTON MEADOWS, according to the recorded plat thereof, Anoka County, Minnesota.

Has caused the same to be surveyed and platted as LEXINGTON MEADOWS 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. Also dedicating to the County of Anoka the right of access onto County State Aid Highway No. 12 as shown on this plat.

In witness whereof said Lexington Meadows LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this 25<sup>th</sup> day of September, 2019.

LEXINGTON MEADOWS LLC  
By: WELLINGTON PROPERTIES LLC, its Manager

*[Signature]*  
Stephen B. Wellington, Jr., Chief Manager

STATE OF MINNESOTA  
COUNTY OF RAMSEY

This instrument was acknowledged before me on September 25, 2019 by Stephen B. Wellington, Jr., Chief Manager of Wellington Properties LLC, a Minnesota limited liability company, manager of Lexington Meadows LLC, a Minnesota limited liability company.

*[Signature]* (Signed)  
Beth Huizinga

Beth Huizinga (Printed)

Notary Public, Washington County, Minnesota

My commission expires 1-31-23

I, Thomas R. Balluff 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 24<sup>th</sup> day of SEPTEMBER, 2019.

*[Signature]*  
Thomas R. Balluff, Licensed Land Surveyor  
Minnesota License No. 40361

STATE OF Minnesota  
COUNTY OF Anoka

This instrument was acknowledged before me on September 24, 2019 by Thomas R. Balluff.

*[Signature]* (Signed)  
Cynthia J. Morical

Cynthia J. Morical (Printed)

Notary Public, Hennepin County, Minnesota

My commission expires January 31, 2020

CITY COUNCIL, CITY OF BLAINE, MINNESOTA

This plat of LEXINGTON MEADOWS 2ND ADDITION was approved and accepted by the City Council of the City of Blaine, Minnesota at a regular meeting thereof held this 5<sup>th</sup> day of August, 2019, 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 3<sup>rd</sup> day of October, 2019.

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 2019 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 3<sup>rd</sup> day of October, 2019.

*[Signature]*  
Jonell M. Sawyer  
Property Tax Administrator

By: *[Signature]* Deputy

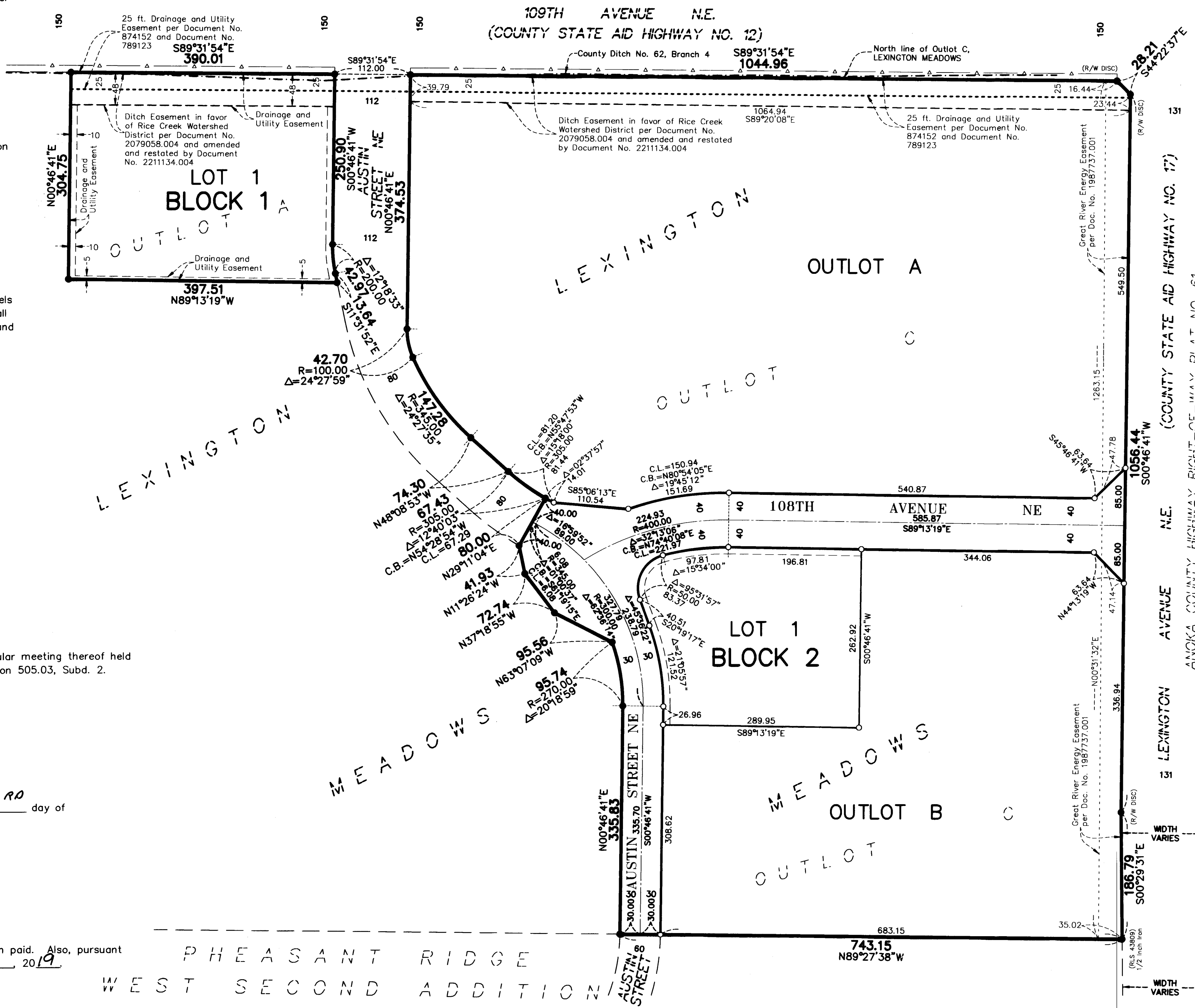
COUNTY RECORDER/REGISTRAR OF TITLES

County of Anoka, State of Minnesota

I hereby certify that this plat of LEXINGTON MEADOWS 2ND ADDITION was filed in the office of the County Recorder/Registrar of Titles for public record on this 3<sup>rd</sup> day of October, 2019 at 10:01 o'clock A.M. and was duly recorded as Document Number 2240460.002

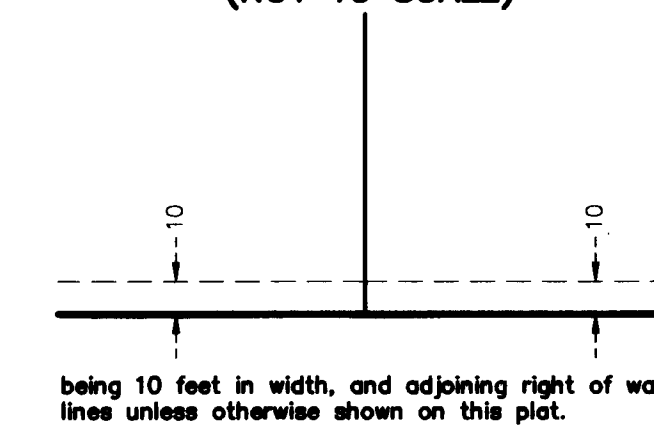
*[Signature]*  
Jonell M. Sawyer  
County Recorder/Registrar of Titles

By: *[Signature]* Deputy



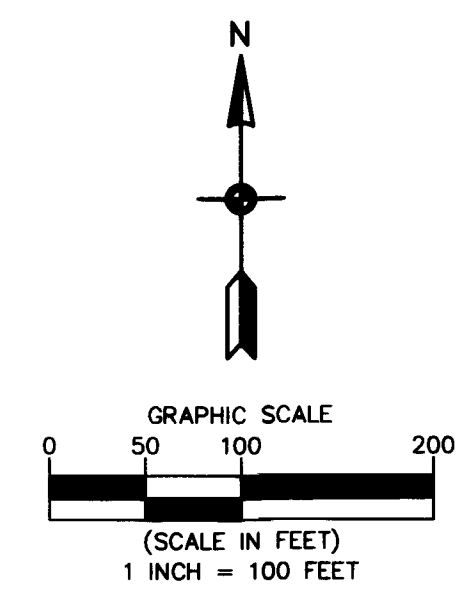
PHEASANT RIDGE  
WEST SECOND ADDITION

DRAINAGE AND UTILITY  
EASEMENTS ARE SHOWN THUS:  
(NOT TO SCALE)



- Denotes 5/8 inch by 14 inch Rebar, set or to be set within one year of recording of this plat and marked with license number 40361
- Denotes Found 5/8 inch by 14 inch Rebar, marked with license number 40361, unless otherwise noted
- △— Denotes Right of Access dedicated to Anoka County

For the purposes of this plat, the North line of Outlot C, LEXINGTON MEADOWS is assumed to have a bearing of South 89 degrees 31 minutes 54 seconds East.



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