

# LEXINGTON MEADOWS

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:

The North half of the Northeast Quarter of Section 23, Township 31, Range 23, EXCEPT Parcel 7, ANOKA COUNTY HIGHWAY RIGHT-OF-WAY PLAT NO. 61, according to the recorded plat thereof, Anoka County, Minnesota.

Has caused the same to be surveyed and platted as LEXINGTON MEADOWS 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 3<sup>rd</sup> day of October, 2018.

LEXINGTON MEADOWS LLC  
By: WELLINGTON PROPERTIES LLC, its Manager

SB Wellington Jr  
Stephen B. Wellington, Jr., Chief Manager

STATE OF MINNESOTA  
COUNTY OF RAMSEY

This instrument was acknowledged before me on October 3, 2018 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.

Beth Huizinga  
Beth Huizinga  
Notary Public, Washington County, Minnesota  
My commission expires January 31, 2023

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 28<sup>th</sup> day of SEPTEMBER, 2018.

Thomas R. Balluff  
Thomas R. Balluff, Licensed Land Surveyor  
Minnesota License No. 40361

STATE OF Minnesota  
COUNTY OF Anoka

This instrument was acknowledged before me on September 28<sup>th</sup>, 2018 by Thomas R. Balluff.

Cynthia J. Morical  
Cynthia J. Morical  
Notary Public, Hennepin County, Minnesota  
My commission expires January 31, 2020

CITY COUNCIL, CITY OF BLAINE, MINNESOTA

This plat of LEXINGTON MEADOWS was approved and accepted by the City Council of the City of Blaine, Minnesota at a regular meeting thereof held this 7<sup>th</sup> day of June, 2018, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

CITY COUNCIL, CITY OF BLAINE, MINNESOTA

By: Tom Ryan, Mayor  
By: Callie Far, 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 10<sup>th</sup> day of October, 2018.

By: Charles F. Gitzen  
Charles F. Gitzen  
Anoka County Surveyor

COUNTY AUDITOR/TREASURER

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 2018 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 10 day of October, 2018.

Jonell M. Sawyer  
Property Tax Administrator  
By: Shirley J. J., Deputy

COUNTY RECORDER/REGISTRAR OF TITLES

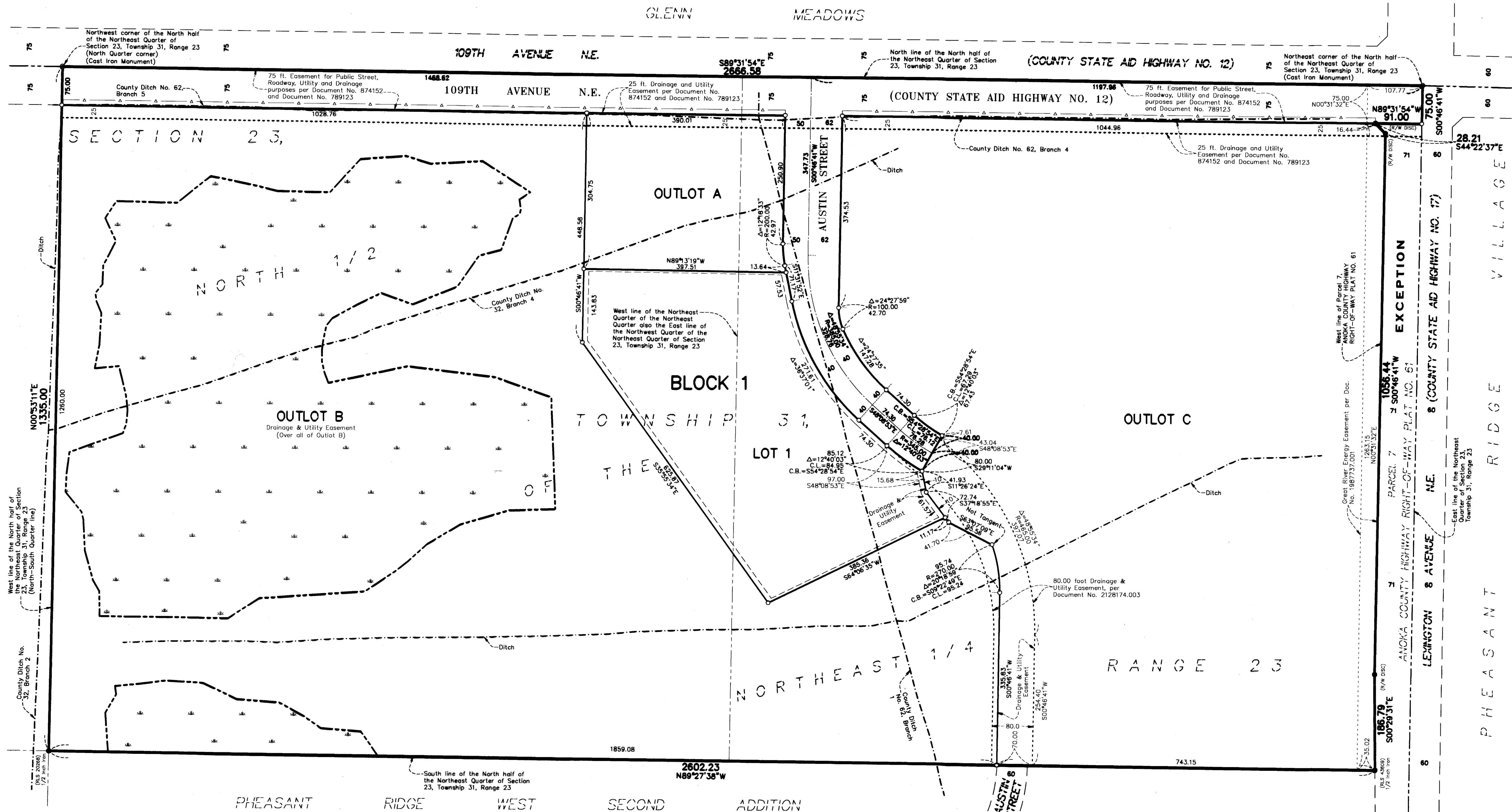
County of Anoka, State of Minnesota

I hereby certify that this plat of LEXINGTON MEADOWS was filed in the office of the County Recorder/Registrar of Titles for public record on this 10 day of October, 2018, at 2:03 o'clock P.M. and was duly recorded as Document Number 221134.002.

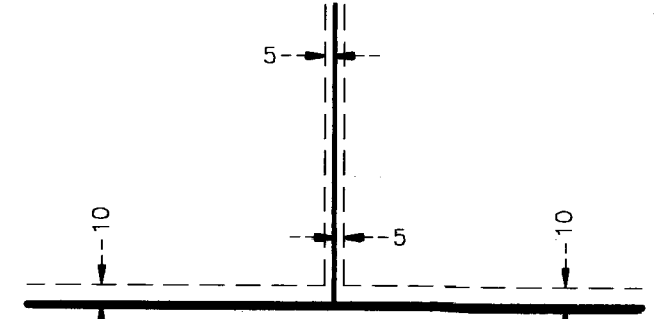
Jonell M. Sawyer  
County Recorder/Registrar of Titles  
By: Shirley J. J., Deputy

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Drainage and Utility Easements are shown thus:



being 5 feet in width, and adjoining side lot lines, and 10 feet in width and adjoining right of way lines and rear lot lines unless otherwise shown on this plat.

- 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 Iron Monument unless otherwise noted
- Denotes Found Anoka County Cast Iron Monument
- Denotes Wetland Delineated by Kjinhaug Environmental Services Company in 2017
- ▲— Denotes Right of Access dedicated to Anoka County

For the purposes of this plat, the North line of the North half of the Northeast Quarter of Section 23, Township 31, Range 23 is assumed to have a bearing of South 89 degrees 31 minutes 54 seconds East.

