

LEXINGTON WATERS THIRD ADDITION

CITY OF BLAINE
COUNTY OF ANOKA
SEC. 1, TWP. 31, RGE. 23

KNOW ALL PERSONS BY THESE PRESENTS: That MN LANDCO/AREP Lexington Waters, LP, a Minnesota limited partnership, owner of the following described property:

Outlot A, LEXINGTON WATERS, Anoka County, Minnesota

Has caused the same to be surveyed and platted as LEXINGTON WATERS THIRD 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 MN LANDCO/AREP Lexington Waters, LP, a Minnesota limited partnership, has caused these presents to be signed by its proper partner this 4th day of April, 2024.

MN LANDCO/AREP LEXINGTON WATERS, LP
by: MN LANDCO/AREP Land GP, LLC

[Signature]
Benjamin N. Schmidt, President

STATE OF Minnesota
COUNTY OF Hennepin

This instrument was acknowledged before me on this 4th day of April, 2024 by Benjamin N. Schmidt, President of MN LANDCO/AREP Land GP, LLC, a Delaware limited liability company, the Sole General Partner of MN LANDCO/AREP Lexington Waters, LP, a Minnesota limited partnership, on behalf of said limited partnership.

[Signature] (Signed)
Tracey L. Rust (Printed)
Notary Public, Carver County, Minnesota
My commission expires January 31, 2025

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 25th day of MARCH, 2024.

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

STATE OF Minnesota
COUNTY OF Anoka

This instrument was acknowledged before me on this 25th day of March, 2024 by Thomas R. Balluff.

[Signature] (Signed)
Cynthia J. Moriceau (Printed)
Notary Public, Hennepin County, Minnesota
My commission expires January 31, 2025

CITY COUNCIL, CITY OF BLAINE, MINNESOTA

This plat of LEXINGTON WATERS THIRD ADDITION was approved and accepted by the City Council of the City of Blaine, Minnesota at a regular meeting thereof held this 5th day of February, 2024, 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 16th day of May, 2024.

[Signature]
David M. Ziegler
Anoka County Surveyor

COUNTY AUDITOR/TREASURER

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 2024 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 16th day of May, 2024.

[Signature]
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 WATERS THIRD ADDITION was filed in the office of the County Recorder/Registrar of Titles for public record on this 16th day of May, 2024, at 9:54 o'clock A.M. and was duly recorded as Document Number 2413859.002.

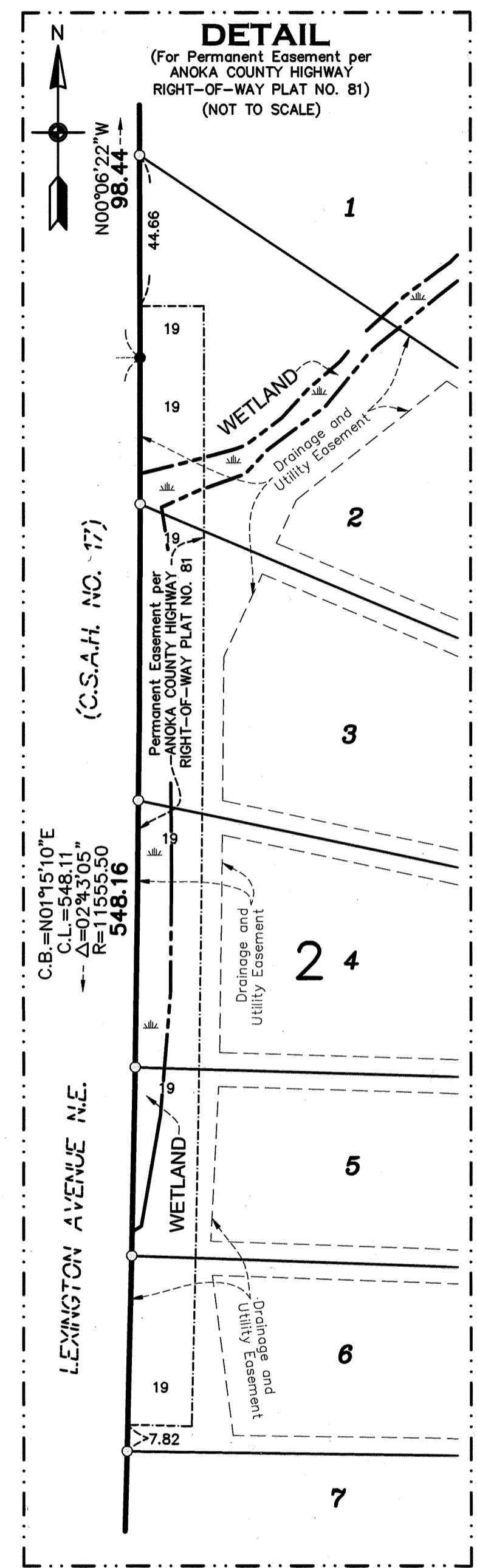
[Signature]
County Recorder/Registrar of Title
By: [Signature], Deputy

\$56.00

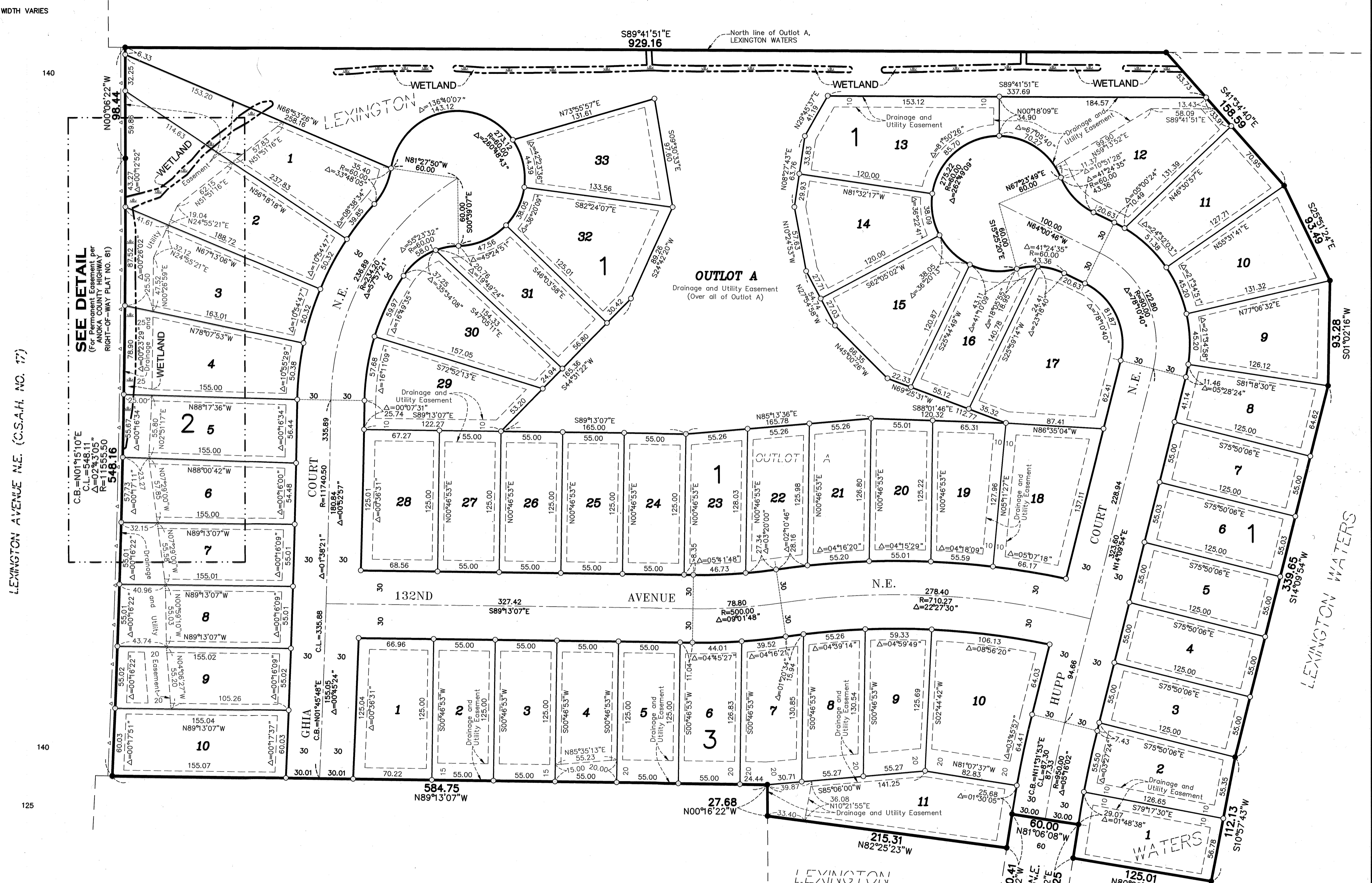


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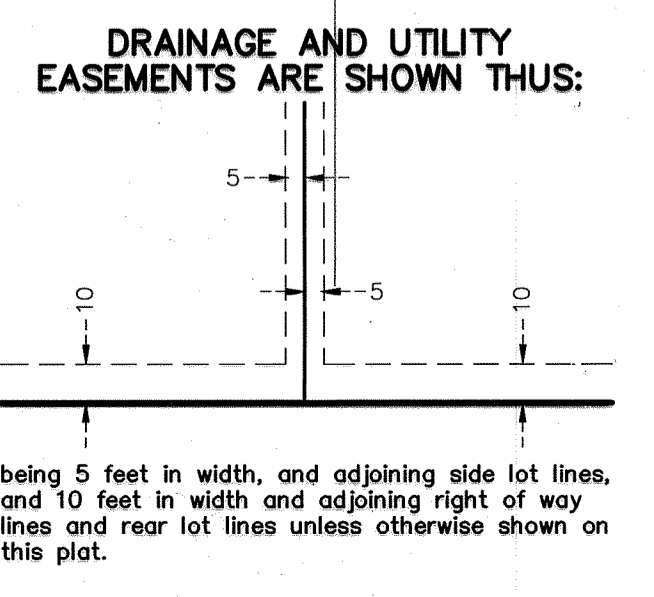
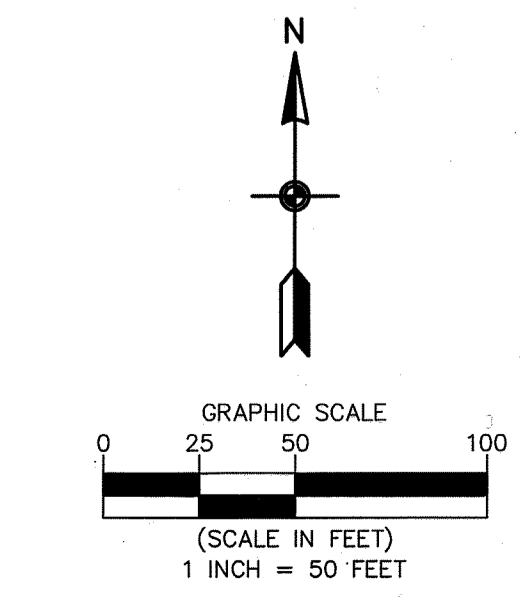
WIDTH VARIES



LEXINGTON AVENUE N.E.
 (C.S.A.H. NO. 17)
 C.B.=N01°15'10"E
 C.L.=548.11
 Δ=02°30'55"
 R=11555.50
 548.16

SEE DETAIL
 (For Permanent Easement per
 ANOKA COUNTY HIGHWAY
 RIGHT-OF-WAY PLAT NO. 81)
 C.B.=N01°15'10"E
 C.L.=548.11
 Δ=02°30'55"
 R=11555.50
 548.16

SEE DETAIL
 (For Permanent Easement per
 ANOKA COUNTY HIGHWAY
 RIGHT-OF-WAY PLAT NO. 81)
 C.B.=N01°15'10"E
 C.L.=548.11
 Δ=02°30'55"
 R=11555.50
 548.16



- For the purposes of this plat, the North line of Outlet A, LEXINGTON WATERS is assumed to have a bearing of South 89 degrees 41 minutes 51 seconds East.
- 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 Rebar marked with license number 40361
 - △ Denotes Right of Access dedicated to Anoka County per the plat of LEXINGTON WATERS
 - Denotes Wetlands provided by Kjolhaug Environmental Services Company in 2021