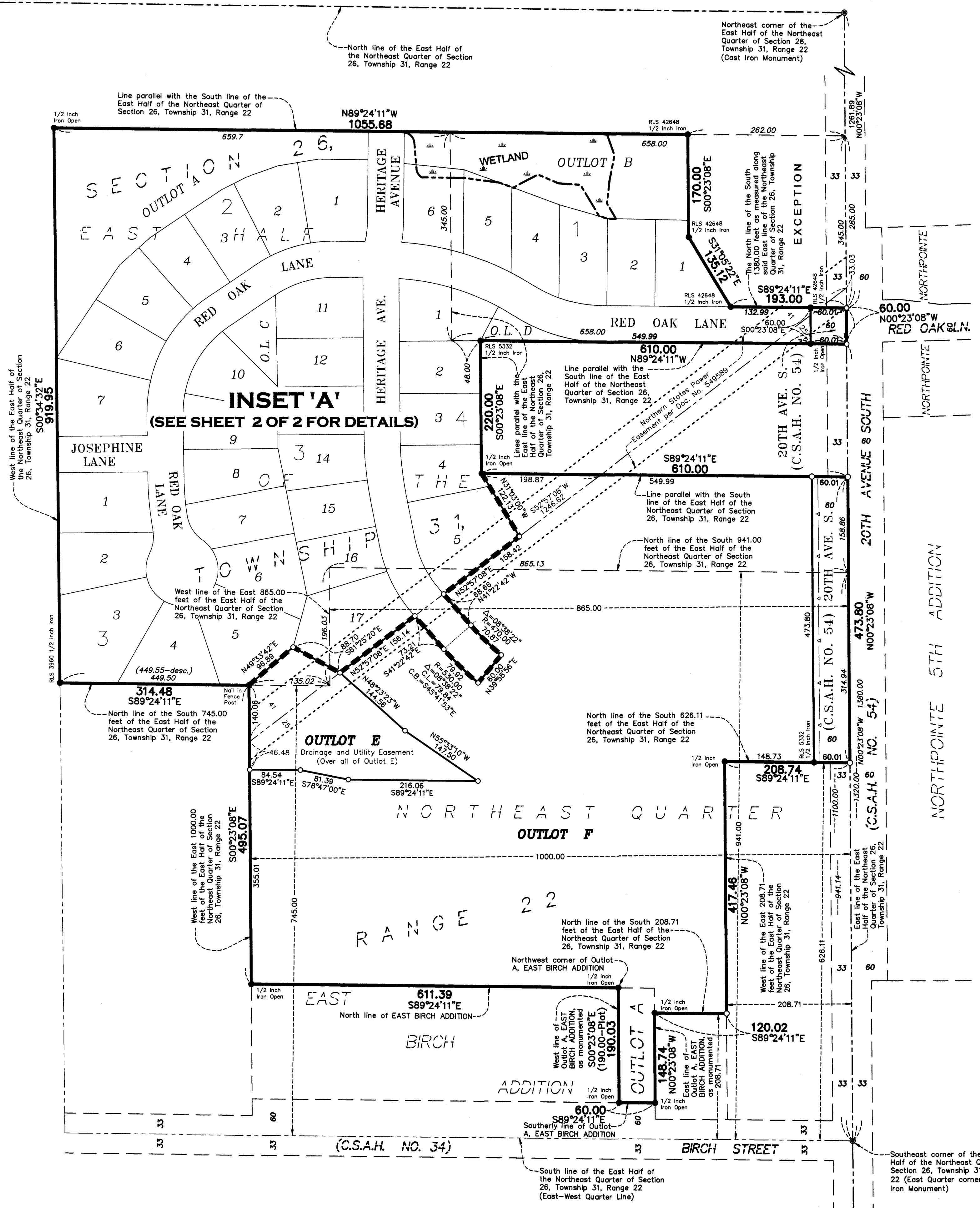


NADEAU ACRES

CITY OF LINO LAKES
COUNTY OF ANOKA
SEC. 26, TWP. 31, RGE. 22



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

That part of the East Half of the Northeast Quarter of Section 26, Township 31, Range 22, Anoka County, Minnesota, and Outlot A, EAST BIRCH ADDITION, according to the recorded plat thereof, said Anoka County, described as follows: Commencing at the Southeast corner of said East Half of the Northeast Quarter; thence North along the East line of said East Half of the Northeast Quarter, a distance of 941.14 feet to the North line of the South 941.00 feet thereof, also being the point of beginning; thence westerly, along said North line of the South 941.00 feet thereof, a distance of 865.13 feet to the West line of the East 865.00 feet of said East Half of the Northeast Quarter; thence southerly, along said westerly line, a distance of 196.03 feet to the North line of the South 745.00 feet of said East Half of the Northeast Quarter; thence westerly, along said North line, a distance of 135.02 feet to the West line of the East 1000.00 feet of said East Half of the Northeast Quarter; thence southerly, along said West line, a distance of 495.07 feet to the North line of said EAST BIRCH ADDITION; thence easterly, along said North line of EAST BIRCH ADDITION, a distance of 611.39 feet to the Northwest corner of Outlot A, said EAST BIRCH ADDITION; thence southerly, along the West line of said Outlot A, a distance of 190.00 feet to the southerly line of said Outlot A; thence easterly, along said southerly line said Outlot A, a distance of 60.00 feet to the East line of said Outlot A; thence northerly, along said East line of said Outlot A, a distance of 148.74 feet to the North line of the South 208.71 feet of said East Half of the Northeast Quarter; thence easterly, along said North line, a distance of 120.02 feet to the West line of the East 208.71 feet of said East Half of the Northeast Quarter; thence northerly, along said West line, a distance of 417.46 feet to the North line of the South 626.11 feet of said East Half of the Northeast Quarter; thence easterly, along said North line, a distance of 208.74 feet to said East line of the East Half of the Northeast Quarter; thence northerly, along said East line, a distance of 314.94 to said point of beginning.

AND

That part of the East Half of the Northeast Quarter of Section 26, Township 31, Range 22, Anoka County, Minnesota, described as follows: Commencing at the Southeast corner of said East Half of the Northeast Quarter; thence Northerly, along the East line of said Northeast Quarter, a distance of 1100.00 feet to the actual point of beginning; thence westerly along a line parallel with the South line of said East Half of the Northeast Quarter, a distance of 610.00 feet; thence northerly, along a line parallel with the East line of said East Half of the Northeast Quarter, a distance of 1100.00 feet to the actual point of beginning; thence westerly along a line parallel with the South line of said East Half of the Northeast Quarter, a distance of 610.00 feet; thence northerly, along a line parallel with the East line of said East Half of the Northeast Quarter, a distance of 345.00 feet; thence westerly, along a line parallel with the South line of said East Half of the Northeast Quarter, a distance of 659.7 feet, more or less, to the West line of said East Half of the Northeast Quarter; thence southerly, along said westerly line, a distance of 919.95 feet, more or less, to the North line of the South 745.00 feet of said East Half of the Northeast Quarter; thence easterly, along said northerly line, a distance of 449.55 feet, to the West line of the East 865.00 feet of said East Half of the Northeast Quarter; thence northerly, along said West line a distance of 196.03 feet to the North line of the South 941.00 feet of said East Half of the Northeast Quarter; thence easterly along said North line, a distance of 865.13 feet, to the East line of said East Half of the Northeast Quarter; thence northerly, along said East line, a distance of 158.86 feet to said point of beginning.

AND

That part of the Northeast Quarter of Section 26, Township 31, Range 22, Anoka County, Minnesota, described as follows:

Beginning at a point on the East line of and 1320.00 feet North of the Southeast corner of said Northeast Quarter; thence North along said East line, 345.00 feet; thence West on a line parallel with the South line of said Northeast Quarter, 658.00 feet; thence South, parallel with said East line of the Northeast Quarter, 345.00 feet; thence East, parallel with said South line of the Northeast Quarter, 658.00 feet to the point of beginning, EXCEPT that part described as follows:

Commencing at the Southeast corner of said Northeast Quarter; thence North 00 degrees 23 minutes 08 seconds West, assumed bearing along the East line of said Northeast Quarter, 1380.00 feet to the point of beginning; thence continuing North 00 degrees 23 minutes 08 seconds West, along said East line, 285.00 feet; thence North 89 degrees 24 minutes 11 seconds West, parallel with the South line of said Northeast Quarter, 282.00 feet; thence South 00 degrees 23 minutes 08 seconds East, 170.00 feet; thence South 31 degrees 05 minutes 22 seconds East, 135.12 feet to the North line of the South 1380.00 feet as measured along said East line of the Northeast Quarter, thence South 89 degrees 24 minutes 11 seconds East, along said North line 193.00 feet to said point of beginning.

Has caused the same to be surveyed and platted as NADEAU ACRES 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. 54 as shown on this plat.

In witness whereof said BL Holdings, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this 10th day of August 2020.

BL Holdings, LLC
Baleen K. Roberts
Baleen K. Roberts, Chief Manager

STATE OF Minnesota
COUNTY OF Anoka

This instrument was acknowledged before me on August 10th, 2020 by Baleen K. Roberts, Chief Manager of BL Holdings, LLC, a Minnesota limited liability company, on behalf of the company.

Lawrence Olson (Signature)
Lawrence Olson (Print Name)
Notary Public, Anoka County, Minnesota
My commission expires 1-31-2022

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 10th day of August, 2020
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 August 10th, 2020 by Thomas R. Balluff.

Cynthia J. Marical (Signature)
Cynthia J. Marical (Print Name)
Notary Public, Hennepin County, Minnesota
My commission expires January 31, 2015

CITY COUNCIL, CITY OF LINO LAKES, MINNESOTA

This plat of NADEAU ACRES was approved and accepted by the City Council of the City of Lino Lakes, Minnesota at a regular meeting thereof held this 10th day of August, 2020, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

CITY COUNCIL, CITY OF LINO LAKES, MINNESOTA
By: *J.H. Parmentier* Mayor
By: *Sharon M. Jones* 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 13th day of August, 2020.

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

COUNTY AUDITOR/TREASURER

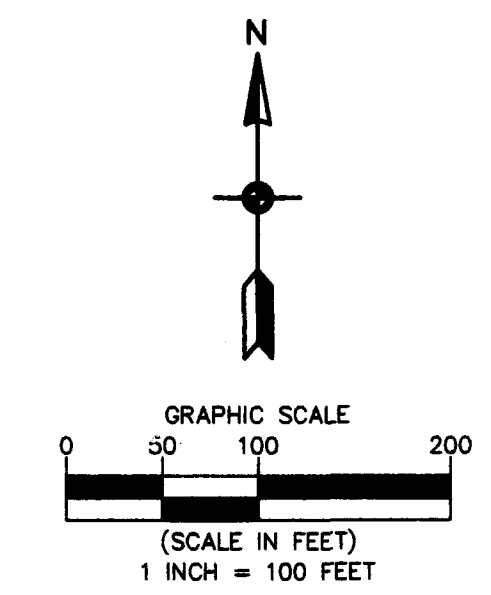
Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 2020 on the land hereinbefore described have been paid. Also, pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer entered this 13 day of August, 2020.

By: *Pamela J. DeBlanc*
Pamela J. DeBlanc
Property Tax Administrator
By: *Becky Hanson* Deputy

COUNTY RECORDER/REGISTRAR OF TITLES

County of Anoka, State of Minnesota
I hereby certify that this plat of NADEAU ACRES was filed in the office of the County Recorder/Registrar of Titles for public record on this 13 day of August, 2020 at 2:33 o'clock P.M. and was duly recorded as Document Number 2273918-003.

By: *Pamela J. DeBlanc*
Pamela J. DeBlanc
County Recorder/Registrar of Titles
By: *Becky Hanson* Deputy



For the purposes of this plat, the East line of the East Half of the Northeast Quarter of Section 26, Township 31, Range 22, Anoka County, Minnesota, is assumed to bear N00°23'08"W

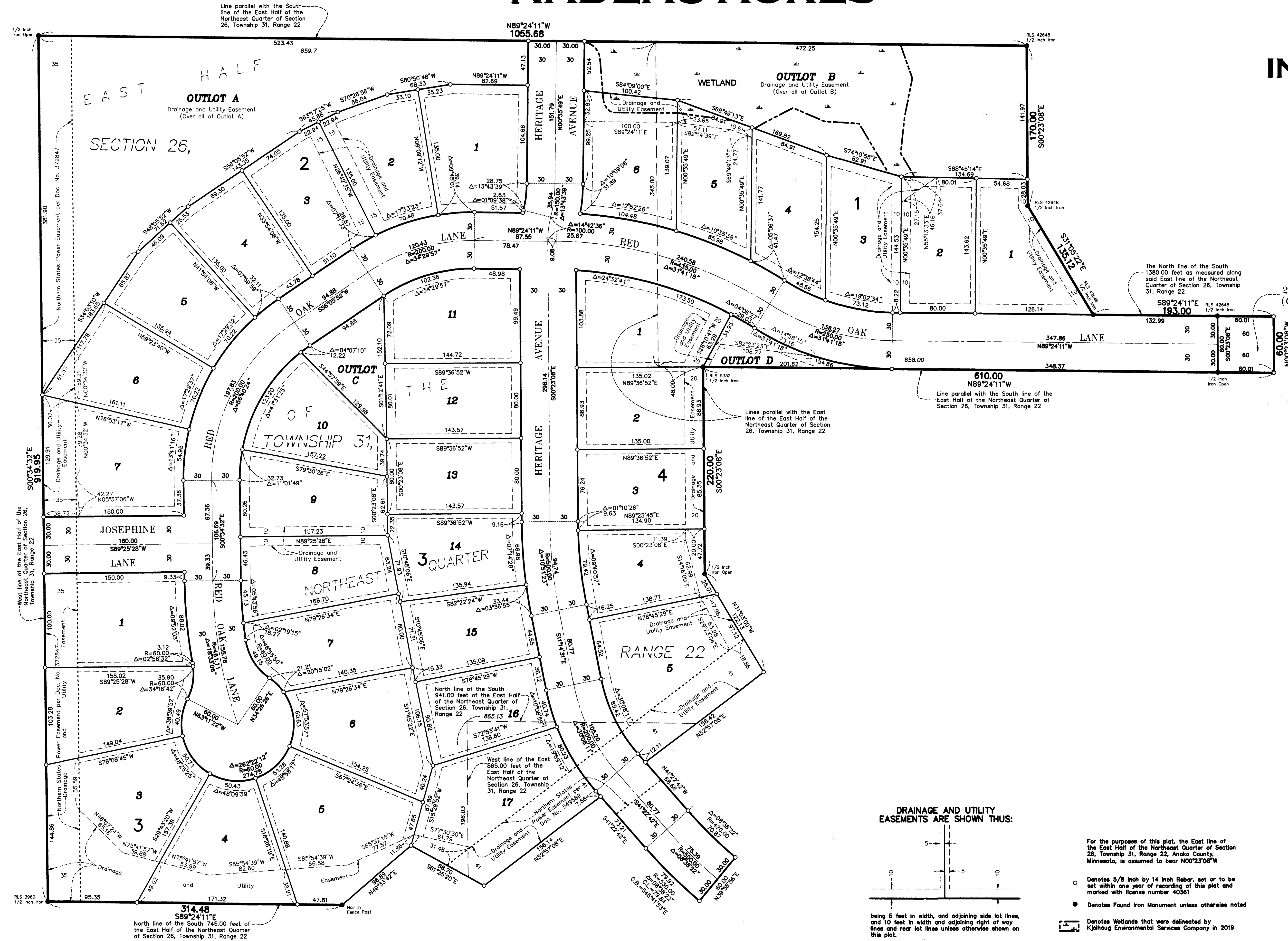
- Denotes 5/8 inch by 14 inch Rebar, set or to be set within one year of recording of this plat and marked with license number 40361
- Denotes Found Iron Monument unless otherwise noted
- Denotes Found Anoka County Cast Iron Monument
- ▲ Denotes Right of Access dedicated to Anoka County
- Denotes Wetlands that were delineated by Kjolhaug Environmental Services Company in 2019

\$56.00



NADEAU ACRES

INSET 'A'



1/2 Inch Iron Open

West line of the East Half of the Northeast Quarter of Section 26, Township 31, Range 22

RLS 3960 1/2 Inch Iron

Line parallel with the South line of the East Half of the Northeast Quarter of Section 26, Township 31, Range 22

The North line of the South 1380.00 feet as measured along said East line of the Northeast Quarter of Section 26, Township 31, Range 22

Line parallel with the South line of the East Half of the Northeast Quarter of Section 26, Township 31, Range 22

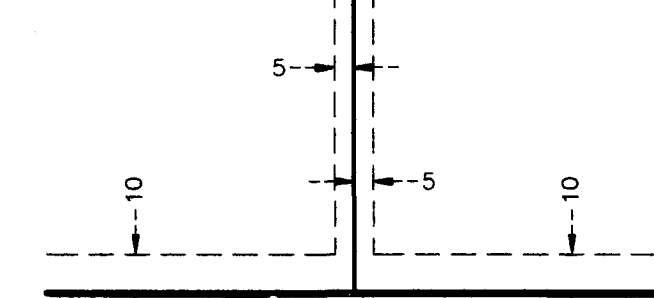
Lines parallel with the East line of the East Half of the Northeast Quarter of Section 26, Township 31, Range 22

North line of the South 941.00 feet of the East Half of the Northeast Quarter of Section 26, Township 31, Range 22

West line of the East Half of the Northeast Quarter of Section 26, Township 31, Range 22

Northern States Power Easement per Doc. No. 549550-75-56

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:

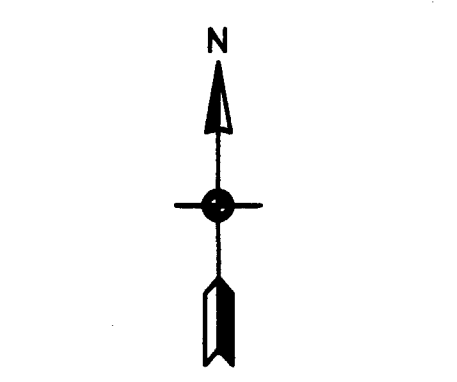


being 5 feet in width, and adjoining side lot lines, and 10 feet in width and adjoining right of way lines and rear lot lines unless otherwise shown on this plat.

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GRAPHIC SCALE
0 25 50 100
(SCALE IN FEET)
1" = 50 FEET

