

NORTHTOWN VILLAS

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

The West 120 feet of Lot 1, Block 3, OAK TERRACE, Anoka County, Minnesota.

AND

Lot 1, Block 3, OAK TERRACE, except the west 120 feet thereof, Anoka County, Minnesota.

AND

Lot 2, Block 3, "OAK TERRACE", Anoka County, Minnesota except that part thereof described as follows: Commencing at the Northwest corner of said Lot 2; thence East along the North line of said Lot to the East line thereof; thence South along said East line 165 feet, thence West parallel to said North line to the West line of said Lot 2; thence North to the point of beginning;

And also that part of the Southwest Quarter of the Northwest Quarter of Section 31, Township 31, Range 23, Anoka County, Minnesota, described as follows: Beginning at the Southwesterly corner of Lot 2, Block 3, "OAK TERRACE"; thence South on the extension Southerly of the West line of said Lot 2 to the intersection with the Northeasterly right of way of US Highway No. 10 as contained in the Amended Final Certificate dated March 28, 1947, recorded August 20, 1947 in the office of the Anoka County Recorder as Document No. 122859, thence Southeasterly along said right of way to the intersection with the North line of the South 20 acres of said Southwest Quarter of the Northwest Quarter; thence Easterly along said North line to the intersection with the extension South of the East line of Lot 2, Block 3, "OAK TERRACE", thence North along said extension 1.45 feet to the Southeast corner of said Lot 2, thence West along the South line of Lot 2 a distance of 3.47 feet, thence Northwesterly along the Southwesterly line of Lot 2 to the point of beginning;

Excepting from both of the described parcels the following described parcel that part of Lot 2, Block 3, "OAK TERRACE", and that part of the Southwest Quarter of the Northwest Quarter of Section 31, Township 31, Range 23, Anoka County, Minnesota, described as follows: Beginning at the Northwest corner of Lot 3, Block 3, "OAK TERRACE"; thence West on the Westerly extension of the North line of said Lot 3 a distance of 128 feet, thence at a right angle Southerly a distance of 185.16 feet to its intersection with the Northeasterly right of way of U.S. Highway No. 10, thence Southeasterly along said right of way to its intersection with the South line of Lot 1, Auditor's Subdivision No. 143, thence Easterly along said South line of said Lot 1 to the Southeast corner of said Lot 1; thence Northerly along the East line of said Lot 1 to the Northeast corner of said Lot 1, thence Westerly along the North line of said Lot 1 to the Southwest corner of Lot 3, Block 3, "OAK TERRACE"; thence Northerly along the West line of said Lot 3 to the point of beginning.

Excepting the West 27 feet therefrom and also excepting Parcel 2 of ANOKA COUNTY HIGHWAY RIGHT-OF-WAY PLAT NO. 70. Subject to Easements 2PE-1 and 2PE-2, ANOKA COUNTY HIGHWAY RIGHT-OF-WAY PLAT NO. 70.

AND

That part of Lot Numbered Two (2), Block Numbered Three (3), "OAK TERRACE", Anoka County, Minnesota, that is described as follows:

Commencing at the Northwest corner of said Lot Numbered Two (2) and proceeding thence East along the North line of said lot to the East line thereof, proceeding thence South along said East line for a distance of One Hundred Sixty-five (165) feet, proceeding thence West and parallel to first course to the West line of said Lot Numbered Two (2); proceeding thence North along said West line to the point of commencement.

Excepting the West 27 feet therefrom and also excepting Parcel 2 of ANOKA COUNTY HIGHWAY RIGHT-OF-WAY PLAT NO. 70. Subject to Easements 2PE-1 and 2PE-2, ANOKA COUNTY HIGHWAY RIGHT-OF-WAY PLAT NO. 70.

Has caused the same to be surveyed and platted as NORTHTOWN VILLAS and does hereby dedicate to the public for public use the public way and the drainage and utility easements as created by this plat. Also dedicating to the County of Anoka the right of access onto County State Aid Highway No. 51 as shown on this plat.

In witness whereof said Ranger Development, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this 13 day of April, 2026.

RANGER DEVELOPMENT, LLC

Jon K. Blattman
Jon K. Blattman, President

STATE OF Minnesota
COUNTY OF Anoka

The foregoing instrument was acknowledged before me this 13th day of Anoka, 2026 by Jon K. Blattman, President of Ranger Development, LLC, a Minnesota limited liability company.

Lavae Mack (Signature)

Lavae Mack (Print Name)

Notary Public, Anoka County, Minnesota
My Commission Expires January 31, 2027

I James E. Napier 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 13th day of April, 2026.

James E. Napier
James E. Napier, Licensed Land Surveyor
Minnesota License No. 25343

STATE OF MINNESOTA
COUNTY OF Anoka

The foregoing instrument was acknowledged before me this 13th day of April, 2026 by James E. Napier, a Licensed Land Surveyor, Minnesota License No. 25343.

Lavae Mack (Signature)

Lavae Mack (Print Name)

Notary Public, Anoka County, Minnesota
My Commission Expires January 31, 2027

CITY COUNCIL, CITY OF BLAINE, MINNESOTA

This plat of NORTHTOWN VILLAS was approved and accepted by the City Council of the City of Blaine, Minnesota at a regular meeting thereof held the 10th day of April, 2026, 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 12th day of May, 2026.

David M. Ziegmeier
David M. Ziegmeier
Anoka County Surveyor

COUNTY AUDITOR/TREASURER

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 2026 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 12 day of May, 2026.

Pamela LeBlanc
Property Tax Administrator

By [Signature], Deputy

COUNTY RECORDER/REGISTRAR OF TITLES
COUNTY OF ANOKA, STATE OF MINNESOTA

I hereby certify that this plat of NORTHTOWN VILLAS was filed in the office of the County Recorder/Registrar of Titles for public record on this 12 day of May, 2026, at 9:40 o'clock A.M. and was duly recorded as Document Number 246295.001.

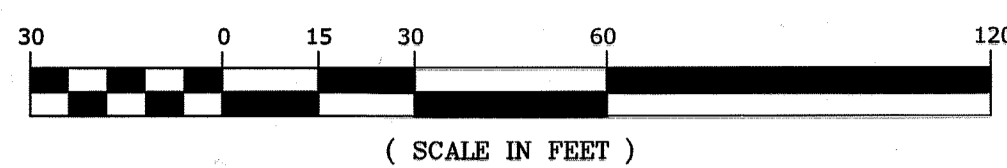
Pamela LeBlanc
County Recorder/Registrar of Titles

By [Signature], Deputy

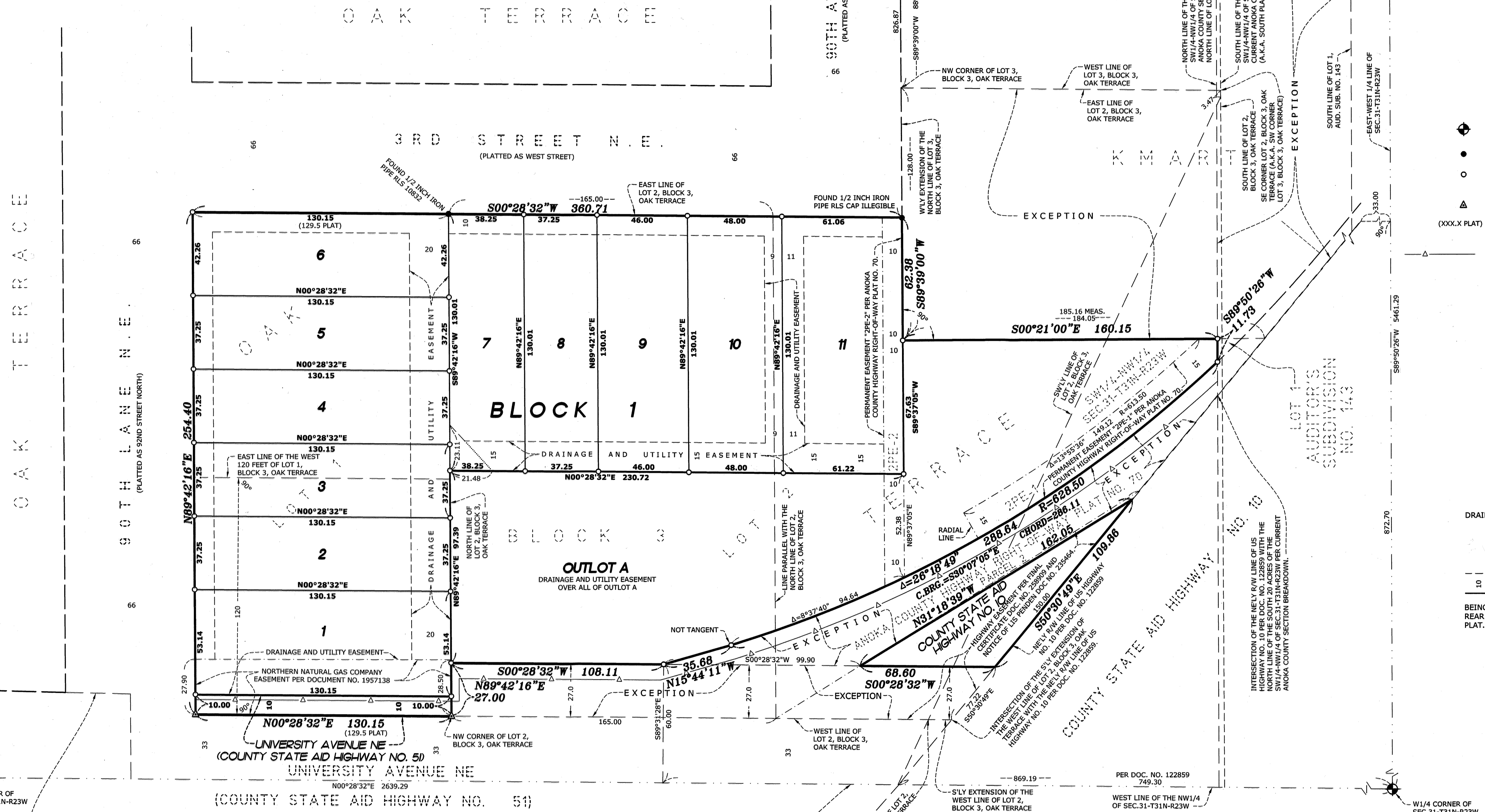


NORTHTOWN VILLAS

NORTH



FOR THE PURPOSES OF THIS PLAT, THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 31 NORTH, RANGE 23 WEST IS ASSUMED TO HAVE A BEARING OF NORTH 00 DEGREES 28 MINUTES 32 SECONDS EAST.



LEGEND

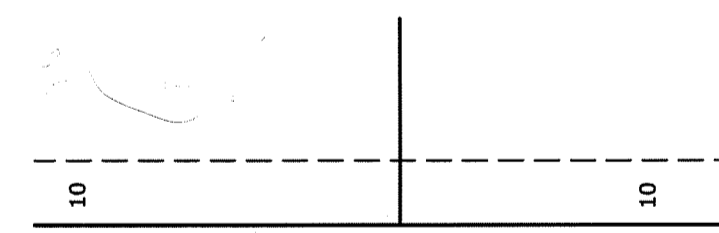
- DENOTES FOUND COUNTY OF ANOKA CAST IRON MONUMENT
- DENOTES IRON MONUMENT FOUND AS LABELED.
- DENOTES 1/2 INCH BY 14 INCH IRON PIPE SET, MARKED RLS NO. 25343.
- ▲ DENOTES SET PK NAIL
- (XXX.X PLAT) DENOTES DIMENSION AS SHOWN ON THE RECORDED PLAT OF OAK TERRACE.
- ▲— DENOTES RIGHT OF ACCESS DEDICATED TO ANOKA COUNTY

BOUNDARY NOTE

THE PROPERTY DESCRIPTION DESCRIBES AN EXCEPTION GAP BETWEEN THE PLAT OF OAK TERRACE AND LOT 1, AUDITOR'S SUBDIVISION NO. 143. NO MONUMENTS WERE FOUND FOR SAID LOT 1. BASED ON THE CURRENT ANOKA COUNTY SECTION BREAKDOWN AND THE UNDERLYING DESCRIPTIONS, IT APPEARS TO CREATE AN OVERLAP VERSUS A GAP.

EASEMENT DETAIL

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



BEING 10 FEET IN WIDTH AND ADJOINING FRONT AND REAR LOT LINES, UNLESS OTHERWISE SHOWN ON THIS PLAT.