

# OAKWOOD PONDS 2ND ADDITION

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

KNOW ALL PERSONS BY THESE PRESENTS: That TEGL/AREP Oakwood, LP, a Minnesota limited partnership, a Minnesota corporation, owner of the following described property:

Outlots D and G, OAKWOOD PONDS, according to the recorded plat thereof Anoka County, Minnesota

And that Marcia F. Birney, Amelia J. Birney, and Clayton E. Birney, as Trustees of the Elmer C. Birney Family Trust, dated May 29, 1996, owners of the following described property:

Outlot E, OAKWOOD PONDS, according to the recorded plat thereof, Anoka County, Minnesota

Have caused the same to be surveyed and platted as OAKWOOD PONDS 2ND ADDITION and do 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 TEGL/AREP Oakwood, LP, a Minnesota limited partnership, has caused these presents to be signed by its proper officer this 10<sup>th</sup> day of April, 2019.

TEGL/AREP Oakwood, LP  
By: TEGL/AREP Land GP, LLC, General Partner

[Signature]  
Benjamin N. Schmidt, Executive Vice President

STATE OF Minnesota  
COUNTY OF Hennepin

This instrument was acknowledged before me on April 10, 2019 by Benjamin N. Schmidt, Executive Vice President of TEGL/AREP Land GP, LLC, a Delaware limited liability company, General Partner of TEGL/AREP Oakwood, LP, a Minnesota limited partnership, on behalf of the partnership.

[Signature] (Signed)  
Tracey L. Rust (Printed)  
Notary Public, Carver County, Minnesota  
My commission expires January 31, 2020

In witness whereof said Marcia F. Birney, as Trustee of the Elmer C. Birney Family Trust, dated May 29, 1996, has hereunto set her hand this 25 day of April, 2019.

[Signature]  
Marcia F. Birney, Trustee of the Elmer C. Birney Family Trust, dated May 29, 1996

STATE OF Minnesota  
COUNTY OF Dakota

This instrument was acknowledged before me on April 25, 2019 by Marcia F. Birney, Trustee of the Elmer C. Birney Family Trust, dated May 29, 1996.

[Signature] (Signed)  
Rebecca Plemel (Printed)  
Notary Public, Dakota County  
My commission expires January 31, 2020

In witness whereof said Amelia J. Birney, as Trustee of the Elmer C. Birney Family Trust, dated May 29, 1996, has hereunto set her hand this 25 day of April, 2019.

[Signature]  
Amelia J. Birney, Trustee of the Elmer C. Birney Family Trust, dated May 29, 1996

STATE OF Minnesota  
COUNTY OF Dakota

This instrument was acknowledged before me on April 25, 2019 by Amelia J. Birney, Trustee of the Elmer C. Birney Family Trust, dated May 29, 1996.

[Signature] (Signed)  
Rebecca Plemel (Printed)  
Notary Public, Dakota County  
My commission expires January 31, 2020

In witness whereof said Clayton E. Birney, as Trustee of the Elmer C. Birney Family Trust, dated May 29, 1996, has hereunto set his hand this 25 day of April 30, 2019.

[Signature]  
Clayton E. Birney, Trustee of the Elmer C. Birney Family Trust, dated May 29, 1996

STATE OF Minnesota  
COUNTY OF Dakota

This instrument was acknowledged before me on April 25, 2019 by Clayton E. Birney, Trustee of the Elmer C. Birney Family Trust, dated May 29, 1996.

[Signature] (Signed)  
Rebecca Plemel (Printed)  
Notary Public, Dakota County  
My commission expires January 31, 2020

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 10<sup>th</sup> day of April, 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 April 10<sup>th</sup>, 2019 by Thomas R. Balluff.

[Signature] (Signed)  
Cynthia J. Morical (Printed)  
Notary Public, Hennepin County, Minnesota  
My commission expires January 31, 2020

CITY COUNCIL, CITY OF BLAINE, MINNESOTA

This plat of OAKWOOD PONDS 2ND ADDITION was approved and accepted by the City Council of the City of Blaine, Minnesota at a regular meeting thereof held this 4<sup>th</sup> day of June, 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 11<sup>th</sup> day of July, 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 11 day of July, 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 OAKWOOD PONDS 2ND ADDITION was filed in the office of the County Recorder/Registrar of Titles for public record on this day of July, 2019, at 12:58 o'clock P.M. and was duly recorded as Document Number 2731790.003.

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

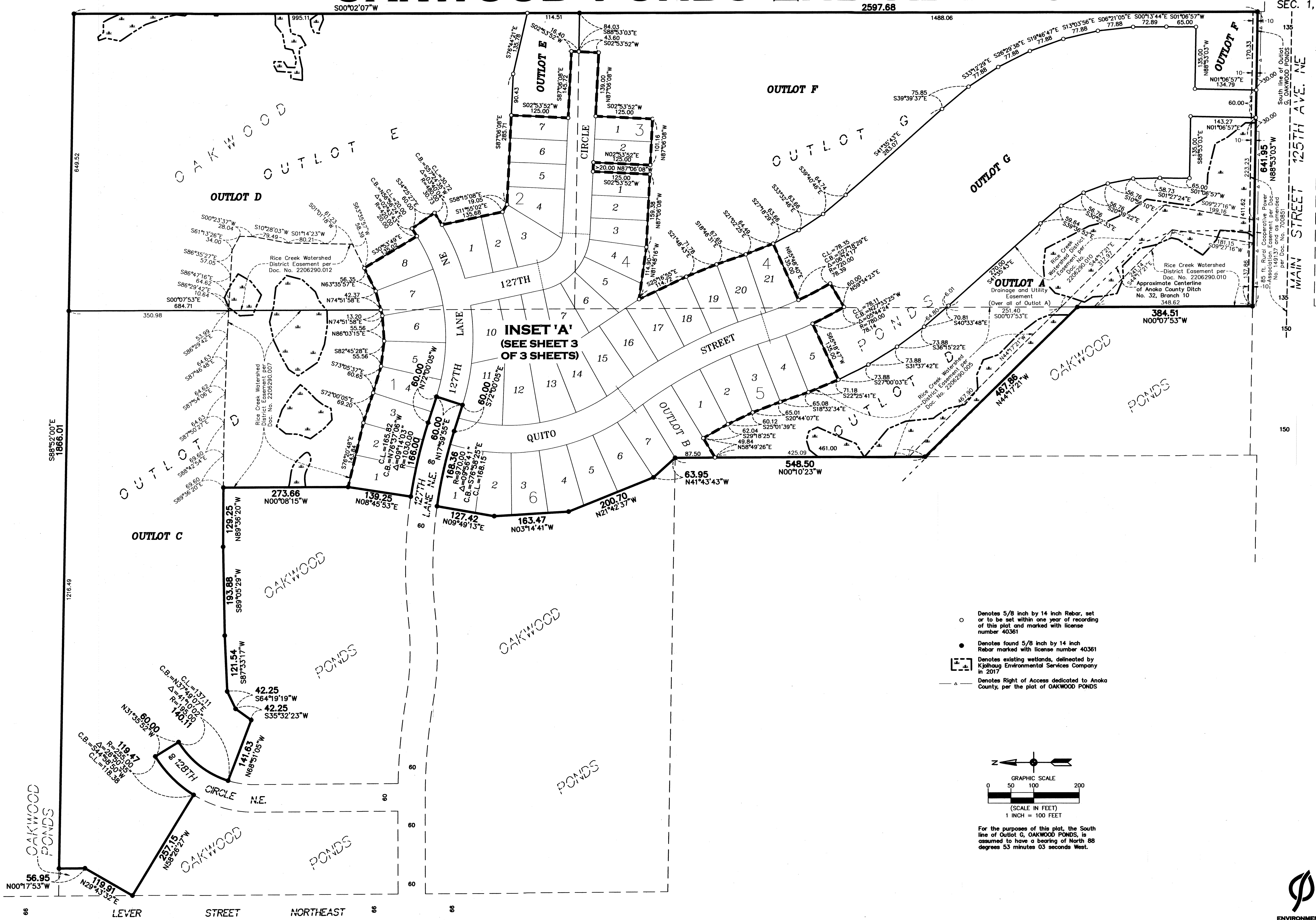
By: [Signature] Deputy

\$ 56

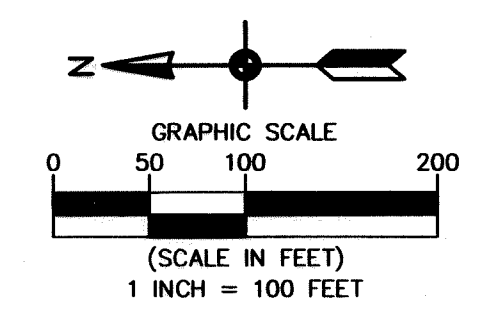


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CITY OF BLAINE  
COUNTY OF ANOKA  
SEC. 1, TWP. 31, RGE. 23



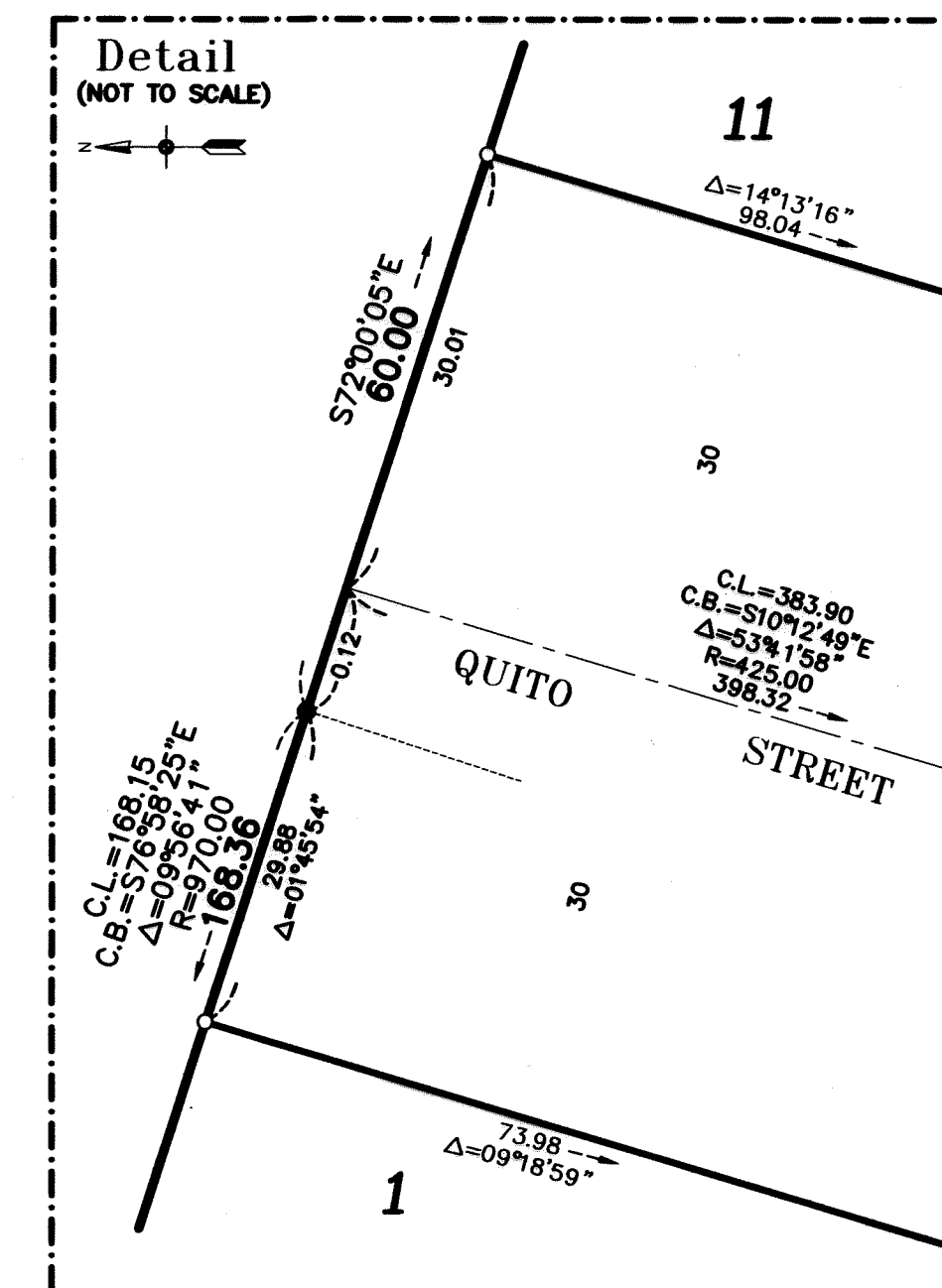
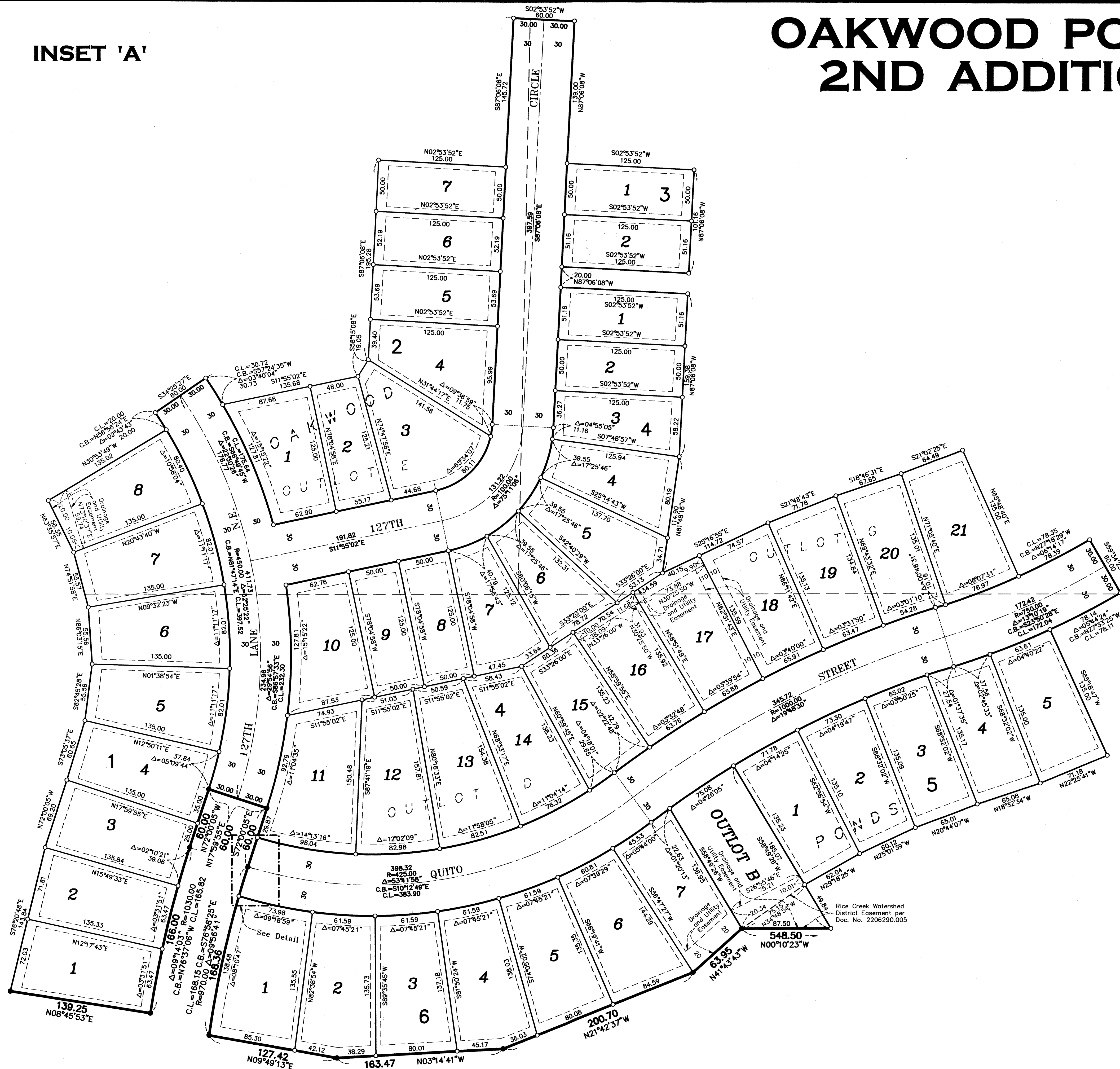
- Denotes 5/8 inch by 14 inch Rebar, set or to be set within one year of recording of this plat and marked with license number 40361
- Denotes found 5/8 inch by 14 inch Rebar marked with license number 40361
- ▨ Denotes existing wetlands, delineated by Kjelhaug Environmental Services Company in 2017
- ▲— Denotes Right of Access dedicated to Anoka County, per the plat of OAKWOOD PONDS



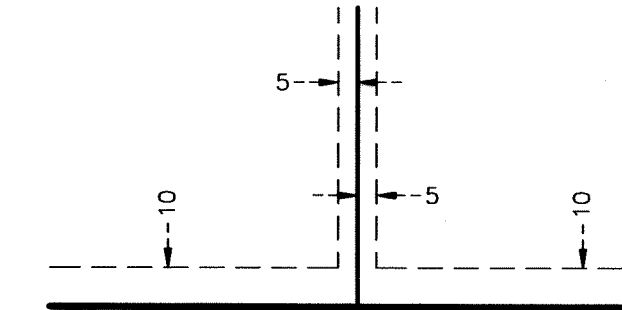
For the purposes of this plat, the South line of Outlot G, OAKWOOD PONDS, is assumed to have a bearing of North 88 degrees 53 minutes 03 seconds West.

# OAKWOOD PONDS 2ND ADDITION

INSET 'A'



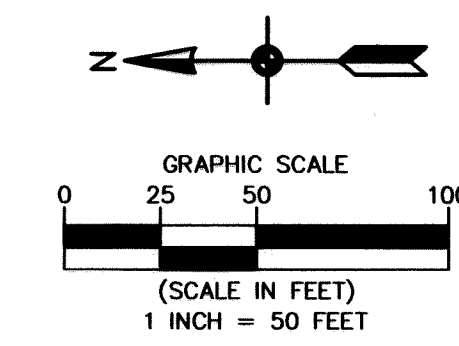
DRAINAGE AND UTILITY  
EASEMENTS ARE SHOWN THUS:



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 5/8 inch by 14 inch Rebar marked with license number 40361

For the purposes of this plat, the South line of Outlot G, OAKWOOD PONDS, is assumed to have a bearing of North 88 degrees 53 minutes 03 seconds West.



**Carlson  
McCain**  
ENVIRONMENTAL · ENGINEERING · SURVEYING