

OAKWOOD PONDS

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

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

The Northwest Quarter of the Southeast Quarter of Section 1, Township 31, Range 23, Anoka County, Minnesota

and

That part of the East Half of the East Half of the Southwest Quarter of the Southeast Quarter of Section 1, Township 31, Range 23, Anoka County, Minnesota, lying northerly of the following described line:

Commencing at the Northwest corner of said East Half of the East Half of the Southwest Quarter of the Southeast Quarter; thence South 00 degrees 10 minutes 23 seconds East, assumed bearing along the West line of said East Half of the East Half of the Southwest Quarter of the Southeast Quarter, a distance of 548.50 feet to the point of beginning of the line to be described; thence South 44 degrees 17 minutes 21 seconds East, 467.86 feet to the East line of said East Half of the East Half of the Southwest Quarter of the Southeast Quarter and said line there terminating.

and that Marla F. Birney, Amelia J. Birney, and Clayton E. Birney, as Trustees of the Elmer C. Birney Family Trust, owners of the following described property situated in the City of Blaine, County of Anoka, State of Minnesota:

The Northeast Quarter of the Southeast Quarter and the Southeast Quarter of the Southeast Quarter all in Section 1, Township 31, Range 23, except the East 660 feet of said Southeast Quarter of the Southeast Quarter as measured along the North and South lines of the Southeast Quarter of the Southeast Quarter, and also except Parcel 6, ANOKA COUNTY HIGHWAY RIGHT-OF-WAY PLAT NO. 50.

and that Gregory A. Biskey, a single person, fee owner of the following described property:

That part of the East Half of the East Half of the Southwest Quarter of the Southeast Quarter of Section 1, Township 31, Range 23, Anoka County, Minnesota, lying southerly of the following described line:

Commencing at the Northwest corner of said East Half of the East Half of the Southwest Quarter of the Southeast Quarter; thence South 00 degrees 10 minutes 23 seconds East, assumed bearing along the West line of said East Half of the East Half of the Southwest Quarter of the Southeast Quarter, a distance of 548.50 feet to the point of beginning of the line to be described; thence South 44 degrees 17 minutes 21 seconds East, 467.86 feet to the East line of said East Half of the East Half of the Southwest Quarter of the Southeast Quarter and said line there terminating.

Excepting therefrom Parcel 5, ANOKA COUNTY HIGHWAY RIGHT-OF-WAY PLAT NO. 50, Anoka County, Minnesota,

Have caused the same to be surveyed and platted as OAKWOOD PONDS and do 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. 14 as shown on this plat.

In witness whereof said TEG/AREP Oakwood, LP, a Minnesota limited partnership, has caused these presents to be signed by its proper officer this 9th day of May 2018.

TEG/AREP OAKWOOD, LP
by: TEG/AREP Land GP LLC, General Partner

[Signature]
Theodore G. Glasrud, Jr., Authorized Agent

STATE OF Minnesota
COUNTY OF Hennepin

This instrument was acknowledged before me on May 9, 2018 by Theodore G. Glasrud, Jr., as Authorized Agent of TEG/AREP Land GP LLC, a Delaware limited liability company, General Partner of TEG/AREP Oakwood, LP, a Minnesota limited partnership, on behalf of the partnership.

[Signature]
Stephanie J. Johnson
Notary Public, Hennepin County, MN
My commission expires January 31, 2022

In witness whereof said Marla F. Birney as Trustee of the Elmer C. Birney Family Trust, have hereunto set her hands this 30 day of May 2018.

[Signature]
Marla F. Birney, Trustee of the Elmer C. Birney Family Trust

STATE OF Minnesota
COUNTY OF Dakota

This instrument was acknowledged before me on 30th of May 2018 by Marla F. Birney, Trustee of the Elmer C. Birney Family Trust.

[Signature]
Rebecca Plemel
Notary Public, Dakota County, Minnesota
My commission expires Jan 31, 2020

In witness whereof said Amelia J. Birney, as Trustee of the Elmer C. Birney Family Trust, have hereunto set her hands this 19 day of June 2018.

[Signature]
Amelia J. Birney, Trustee of the Elmer C. Birney Family Trust

STATE OF Minnesota
COUNTY OF Dakota

This instrument was acknowledged before me on 19th of June 2018 by Amelia J. Birney, Trustee of the Elmer C. Birney Family Trust.

[Signature]
Rebecca Plemel
Notary Public, Dakota County, MN
My commission expires Jan 31, 2020

In witness whereof said Clayton E. Birney, as Trustee of the Elmer C. Birney Family Trust, have hereunto set his hands this 30 day of May 2018.

[Signature]
Clayton E. Birney, Trustee of the Elmer C. Birney Family Trust

STATE OF Minnesota
COUNTY OF Dakota

This instrument was acknowledged before me on May 30, 2018 by Clayton E. Birney, Trustee of the Elmer C. Birney Family Trust.

[Signature]
Rebecca Plemel
Notary Public, Dakota County, MN
My commission expires Jan 31, 2020

In witness whereof said Gregory A. Biskey, a single person, has hereunto set his hand this 16 day of July 2018.

[Signature]
Gregory A. Biskey
Gregory A. Biskey

STATE OF Minnesota
COUNTY OF Dakota

This instrument was acknowledged before me on July 16 2018 by Gregory A. Biskey, a single person.

[Signature]
Rebecca Plemel
Notary Public, Dakota County, MN
My commission expires Jan 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 8th day of MAY 2018.

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

STATE OF Minnesota
COUNTY OF Anoka

This instrument was acknowledged before me on May 30, 2018 by Thomas R. Balluff.

[Signature]
Cynthia J. Morica
Notary Public, Hennepin County, MN
My commission expires January 31, 2020

CITY COUNCIL, CITY OF BLAINE, MINNESOTA

This plat of OAKWOOD PONDS was approved and accepted by the City Council of the City of Blaine, Minnesota at a regular meeting thereof held this 18th day of January 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: *[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 9th day of August 2018.

[Signature]
Charles F. Gilzen
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 7th day of August 2018.

[Signature]
Jonell 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 was filed in the office of the County Recorder/Registrar of Titles for public record on this 7th day of August 2018, at 1:50 o'clock P.M. and was duly recorded as Document Number 2206290.003.

[Signature]
Jonell Sawyer
County Recorder/Registrar of Titles
By: *[Signature]* Deputy

\$56.00

Carlson McCain
ENVIRONMENTAL • ENGINEERING • SURVEYING

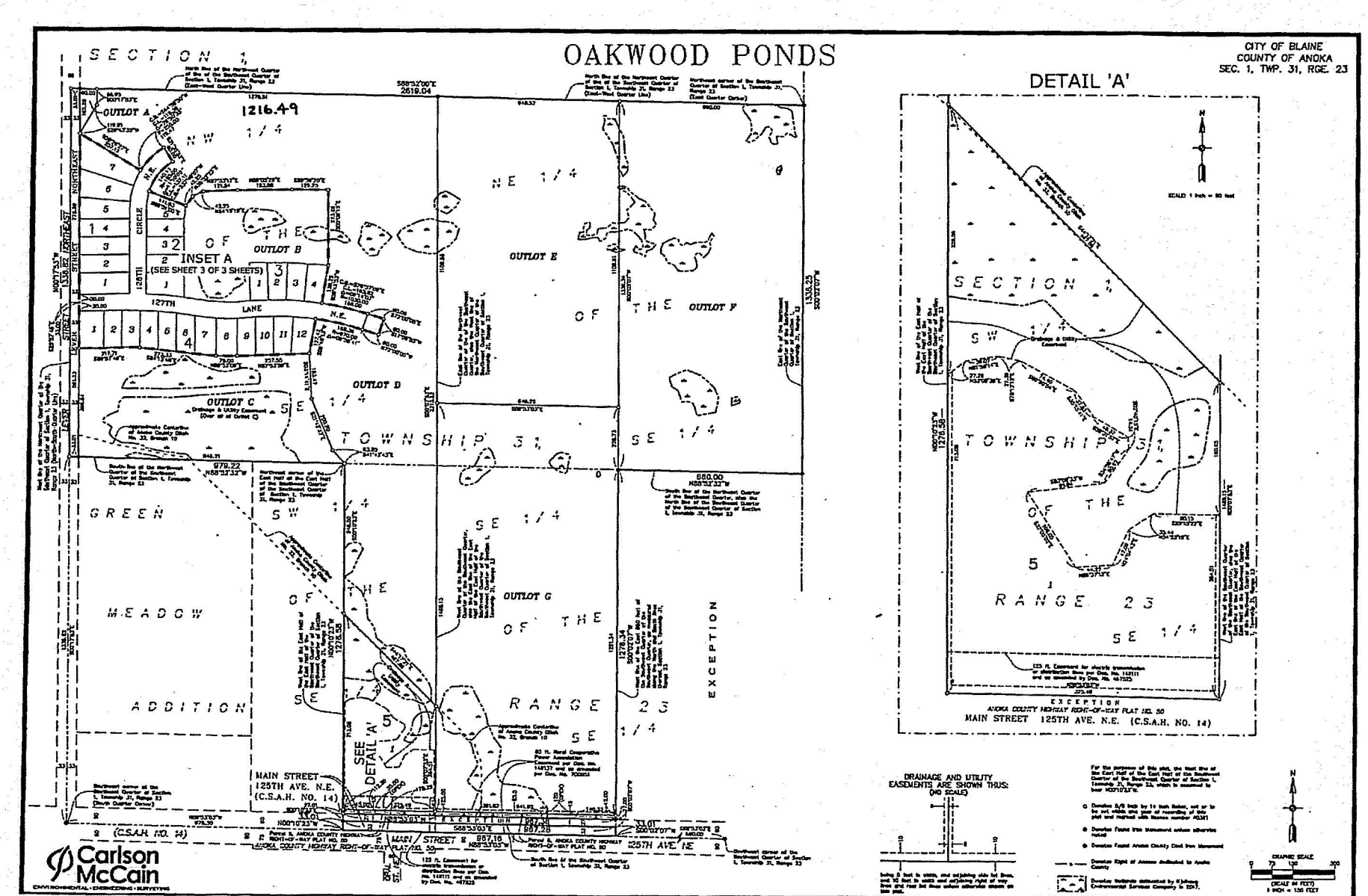
Record ID 4195264

2224823.001

LAND SURVEYOR'S CERTIFICATE OF PLAT CORRECTION

Pursuant to the provisions of Minnesota Statutes, Section 505.115, 1.1, Thomas R. Balluff, a duly Licensed Land Surveyor in and for the State of Minnesota declares as follows:
1. That the plat of OAKWOOD PONDS dated May 8, 2018 and filed on August 9, 2018 in the Office of the County Recorder/Registrar of Titles, Anoka County, Minnesota, as Document No. 2206290.003.
2. That said plat contains errors, omissions or defects described in particular as follows:
The length labeled as 1726.51 on the North line of Outlot D is in error.
3. That said plat is hereby corrected in particular as follows:
The length of the North line of Outlot D is 1716.69.
I hereby certify that this Surveyor's Certificate of Plat Correction was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.
Dated this 13th day of August 2018.

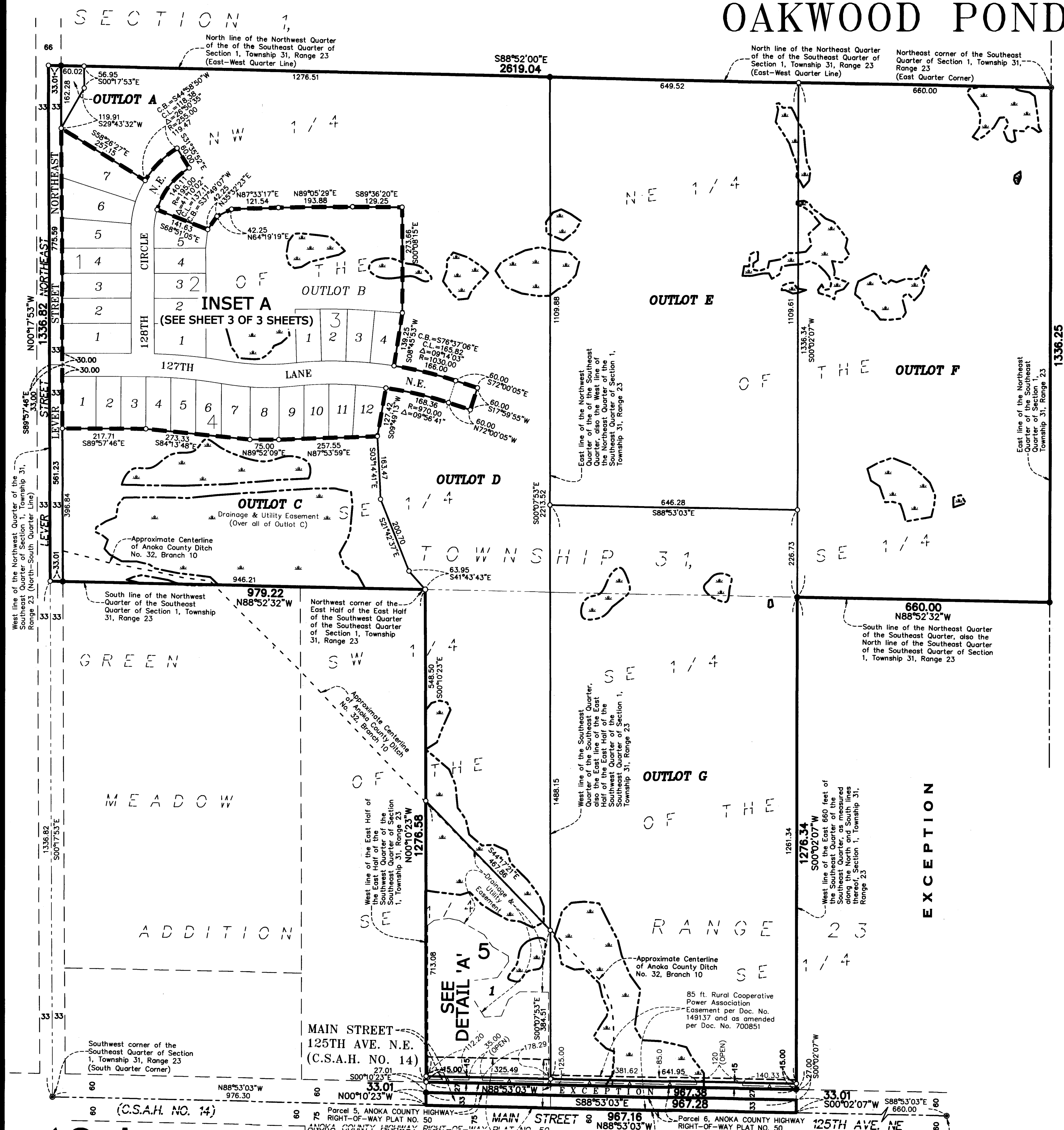
[Signature]
Thomas R. Balluff, Licensed Land Surveyor
Minnesota License No. 40361
City of Blaine, Minnesota
[Signature]
Clayton E. Birney
Anoka County, Minnesota
[Signature]
Clayton E. Birney
Anoka County, Minnesota
This Surveyor's Certificate of Plat Correction to the plat of OAKWOOD PONDS was approved by the City of Blaine, Minnesota, at a regular meeting held this 19th day of June 2018.
This Surveyor's Certificate of Plat Correction has been reviewed and is approved this 19th day of August 2018.
This instrument was drafted by:
Carlson McCain, Inc.
3889 Pleasant Ridge Drive NE
Blaine, MN 55425



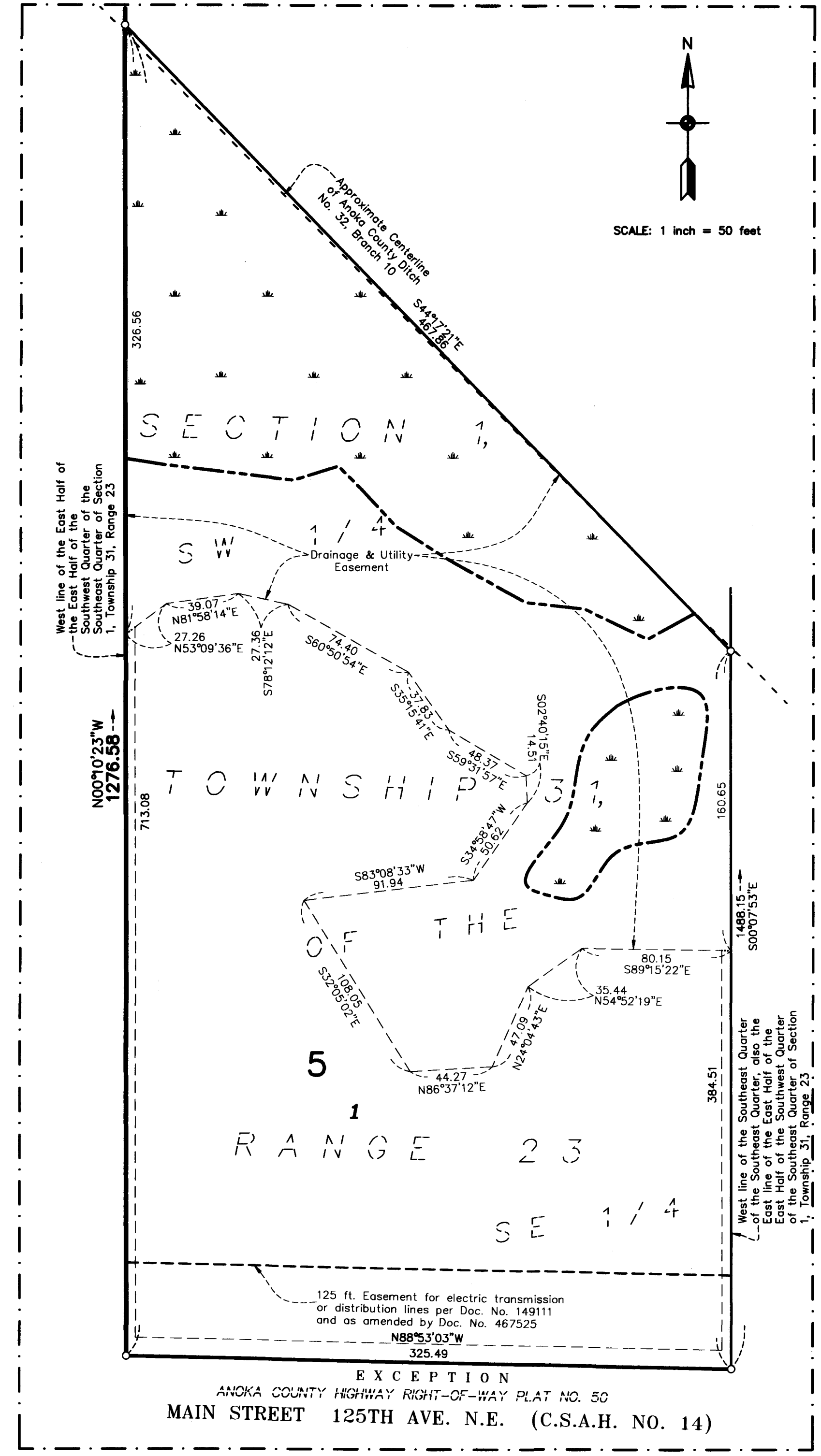
Document No. 2224823.001 ABSTRACT
I hereby certify that the within instrument was filed in
Recorded in the office of the County Recorder/Registrar of
Titles, Anoka County, Minnesota, on August 9, 2018 at 1:50 PM
JONELL M. SAWYER
Anoka County Property Tax
Recorder/Registrar of Titles
RMLH, Deputy
Record ID: 4195264

OAKWOOD PONDS

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



DETAIL 'A'



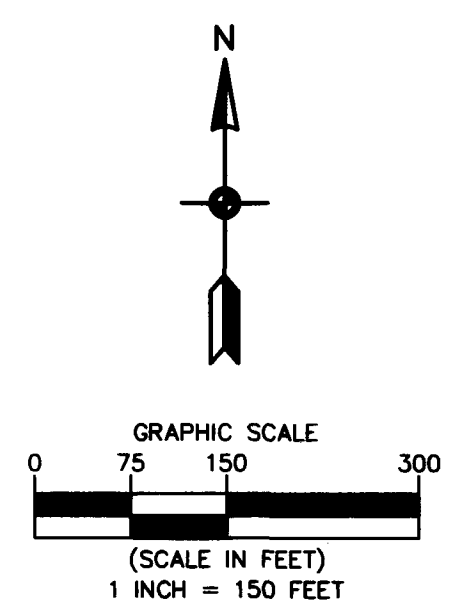
SCALE: 1 inch = 50 feet

N

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS: (NO SCALE)

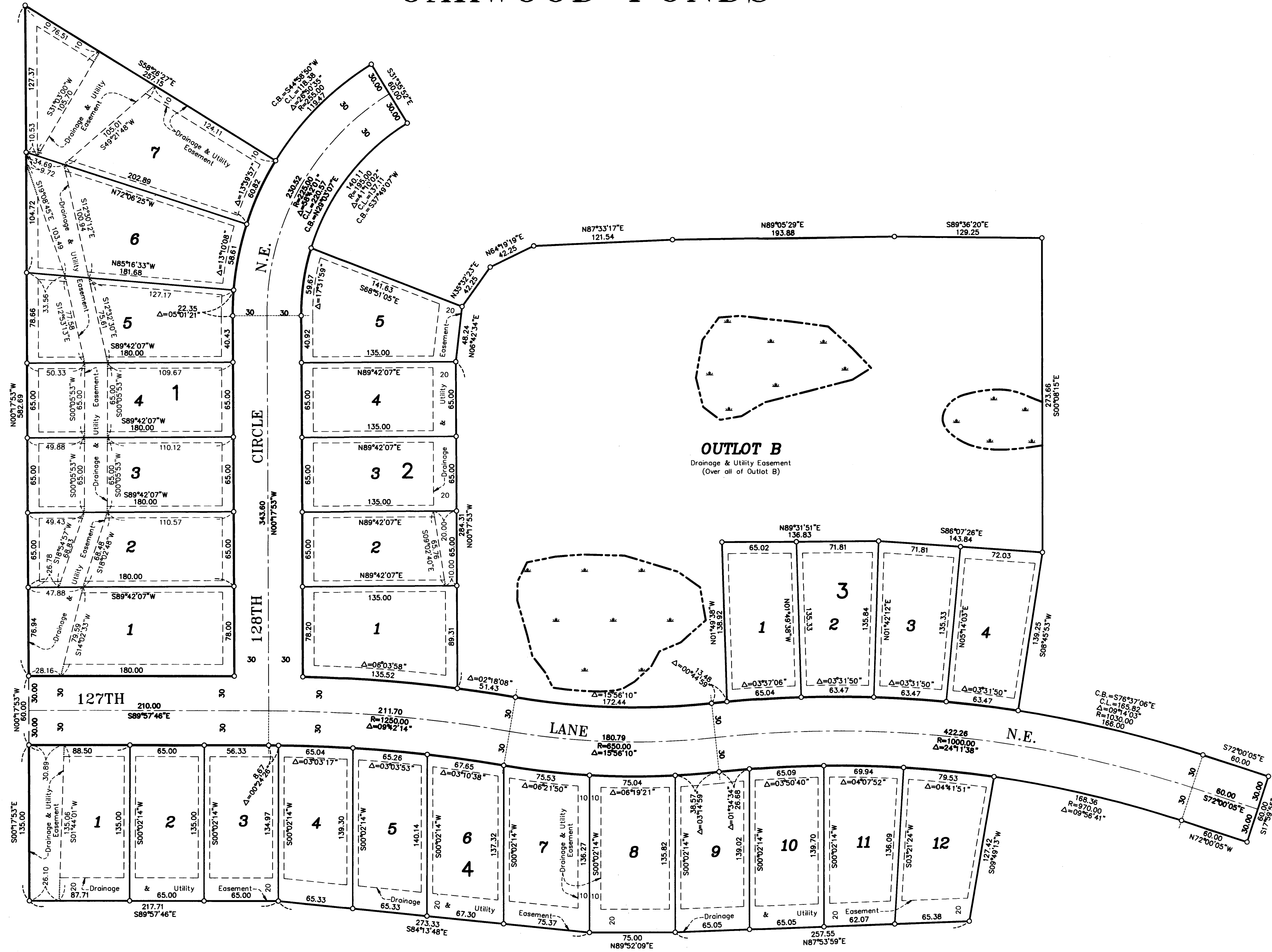
being 5 feet in width, and adjoining side lot lines, and 10 feet in width and adjoining right of way lines and rear lot lines unless otherwise shown on this plat.

- For the purposes of this plat, the West line of the East Half of the East Half of the Southwest Quarter of the Southeast Quarter of Section 1, Township 31, Range 23, which is assumed to bear N00°10'23"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

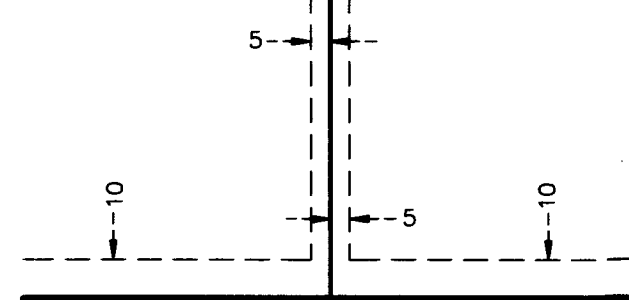


INSET A

OAKWOOD PONDS



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,
or set or to be set within one year of
recording of this plat, and marked
with license number 40361

For the purposes of this plat, the West line of the
East Half of the East Half of the Southwest Quarter
of the Southeast Quarter of Section 1, Township 31,
Range 23, which is assumed to bear N00°10'23\"/>

