

PRESERVE AT LEXINGTON WATERS

KNOW ALL PERSONS BY THESE PRESENTS: That Blaine 2022 LLC, a Minnesota limited liability company, owner of the following described property situated in the State of Minnesota, County of Anoka, to wit:

The West 1/2 of the Southwest 1/4 of the Northwest 1/4 of the Northeast 1/4, lying South of the North 445 feet of said Southwest 1/4, and the West 220 feet of the East 1/2 of the Southwest 1/4 of the Northeast 1/4, lying South of the North 445 feet of the Southwest 1/4 of the Northeast 1/4 of Section 1, Township 31, Range 23, EXCEPT the West 220 feet of the North 445 feet of the East 1/2 of the Southwest 1/4 of the Northwest 1/4 of the Northeast 1/4 of Section 1, Township 31, Range 23 and EXCEPT the West 1/2 of the North 445 feet of the Southwest 1/4 of the Northeast 1/4 of Section 1, Township 31, Range 23.

AND

That portion of the South 1/2 of the North 1/2 of the Northeast 1/4 of Section 1, Township 31 Range 23, which lies East of the West 220 feet of the East 1/2 of the Southwest 1/4 of the Northeast 1/4 of Section 1, Township 31, Range 23.

AND

The North 1/2 of the North 1/2 of the Northeast 1/4 of Section 1, Township 31, Range 23.

AND

The West 220 feet of the North 445 feet of the East 1/2 of the Southwest 1/4 of the Northeast 1/4 of Section 1, Township 31, Range 23.

AND

The West 1/2 of the North 445 feet of the Southwest 1/4 of the Northeast 1/4, Section 1, Township 31, Range 23.

Has caused the same to be surveyed and platted as PRESERVE AT LEXINGTON WATERS 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 Blaine 2022 LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this 17th day of APRIL, 2023

Signed: Blaine 2022 LLC

Nathan Fair
Nathan Fair, Chief Manager

STATE OF MINNESOTA
COUNTY OF ANOKA

This instrument was acknowledged before me this 17th day of APRIL, 2023, by Nathan Fair, Chief Manager of Blaine 2022 LLC, a Minnesota limited liability company, on behalf of the company.

[Signature] (Signature)
Notary Public: ANOKA County, Minnesota

LORI L. KAWELER-KOPISCHKE
Notary Printed Name

My Commission Expires: JAN 31, 2025

SURVEYORS CERTIFICATE

I Daniel L. Schmidt 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 by 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 20th day of March, 2023.

[Signature]
Daniel L. Schmidt, Licensed Land Surveyor
Minnesota License No. 26147

STATE OF MINNESOTA
COUNTY OF HENNEPIN

This instrument was acknowledged before me this 30th day of March, 2023 by Daniel L. Schmidt.

[Signature] (Signature)
Notary Public, Hennepin County, Minnesota

Jaime L. Carlson
Notary Printed Name

My Commission Expires: Jan. 31, 2027

CITY COUNCIL, CITY OF BLAINE, MINNESOTA

This plat of PRESERVE AT LEXINGTON WATERS was approved and accepted by the City Council of the City of Blaine, Minnesota at a regular meeting held this 20th day of MARCH, 2023, 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: Lisa Osterman, 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 20th day of April, 2023

By: [Signature]
David M. Ziegler
Anoka County Surveyor

COUNTY AUDITOR/TREASURER

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 2023 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 20 day of April, 2023.

Pamela J LeBlanc
Property Tax Administrator

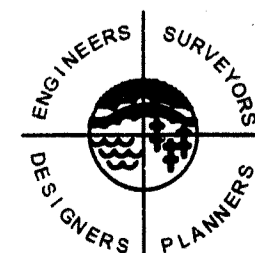
By: [Signature], Deputy

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

I hereby certify that this plat of PRESERVE AT LEXINGTON WATERS was filed in the office of the County Recorder/Registrar of Titles for public record on this 20 day of April, 2023 at 10:36 o'clock A.M. and was duly recorded as Document Number 2389122.002

Pamela J LeBlanc
County Recorder/Registrar of Titles

By: [Signature], Deputy



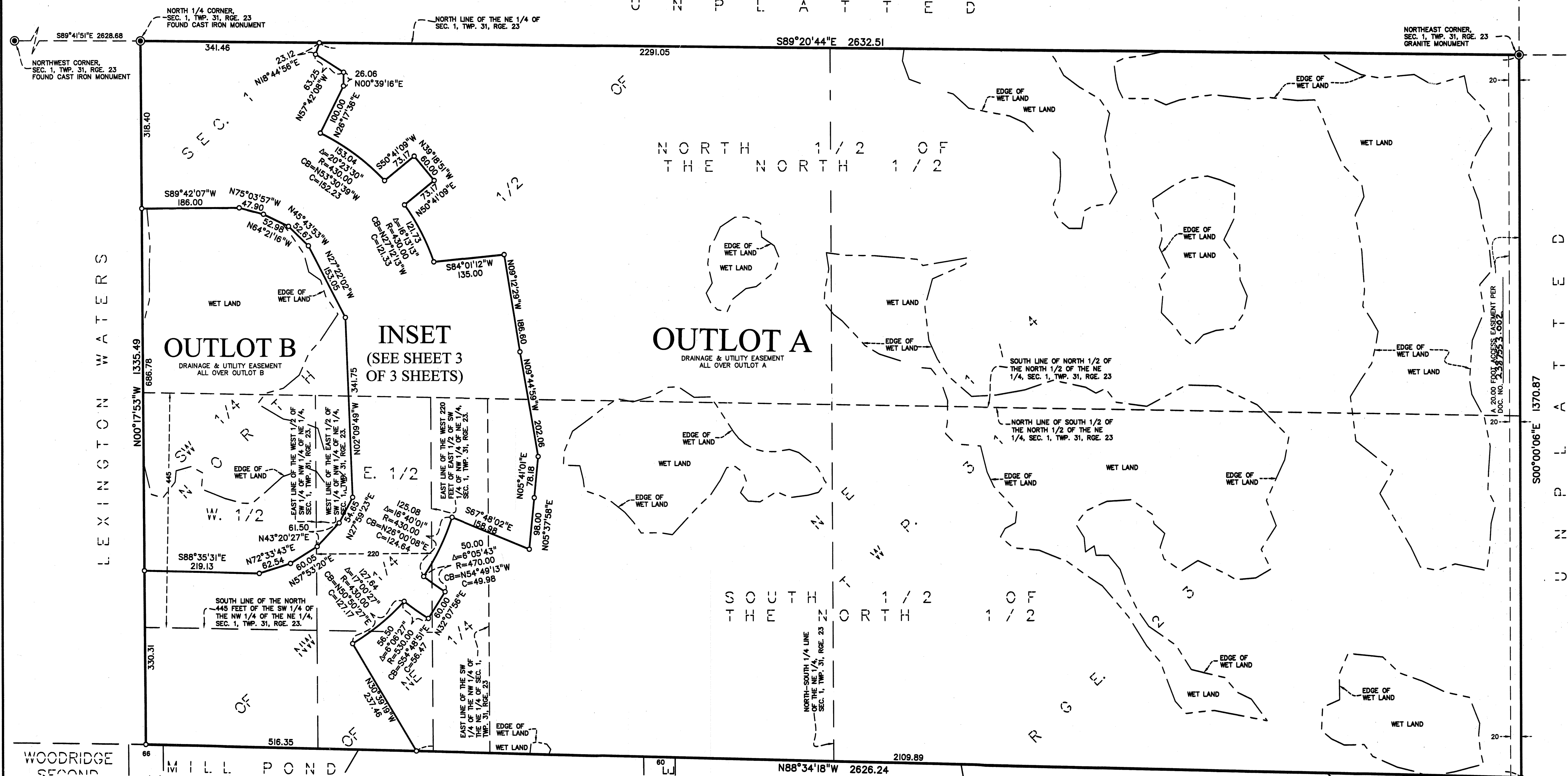
SATHRE-BERGQUIST, INC.

#56

PRESERVE AT LEXINGTON WATERS

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

U N P L A T T E D



LEXINGTON WATERS

W E T L A N D

OUTLOT B
DRAINAGE & UTILITY EASEMENT
ALL OVER OUTLOT B

INSET
(SEE SHEET 3
OF 3 SHEETS)

OUTLOT A
DRAINAGE & UTILITY EASEMENT
ALL OVER OUTLOT A

WOODRIDGE
SECOND
ADDITION

LEVER ST. NE
130TH LN. NE

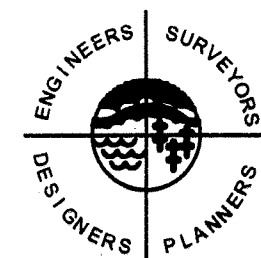
MILL POND
MILL POND
MARMON CT. NE

OPAL ST. NE

2ND ADDITION

MILL POND
3RD ADDITION

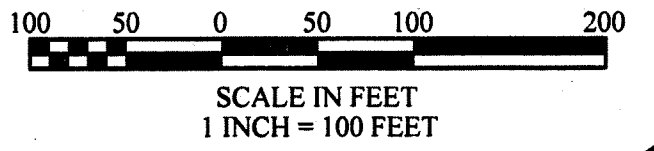
MILL POND



SATHRE-BERGQUIST, INC.

- Denotes a 1/2 inch by 14 inch iron pipe set and marked by License No. 26147.
- Denotes a 1/2 inch pipe found and marked by License No. 12251
- ⊙ Denotes a Found Anoka county Monument as noted.

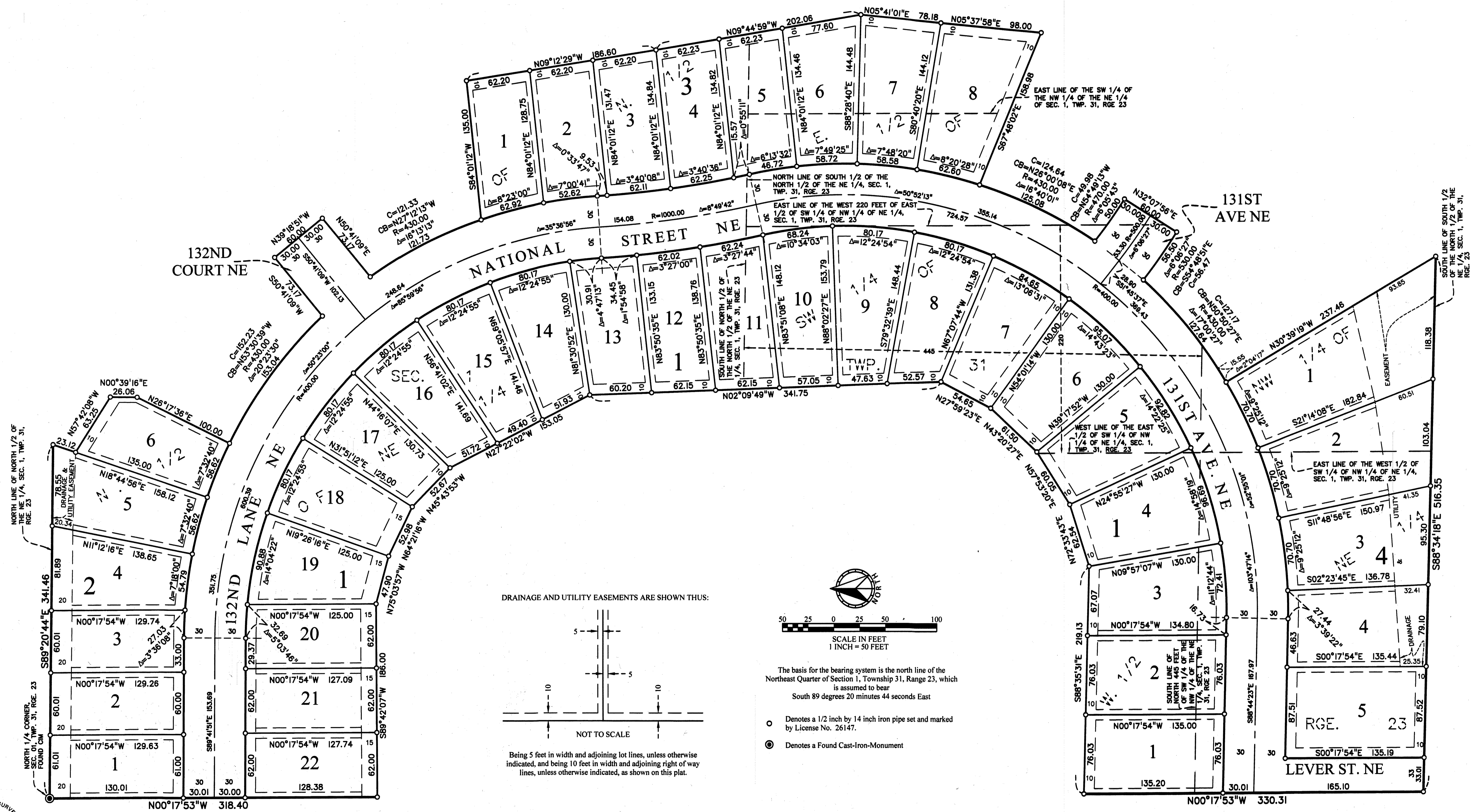
The basis for the bearing system is the north line of the Northeast Quarter of Section 1, Township 31, Range 23, which is assumed to bear South 89 degrees 20 minutes 44 seconds East



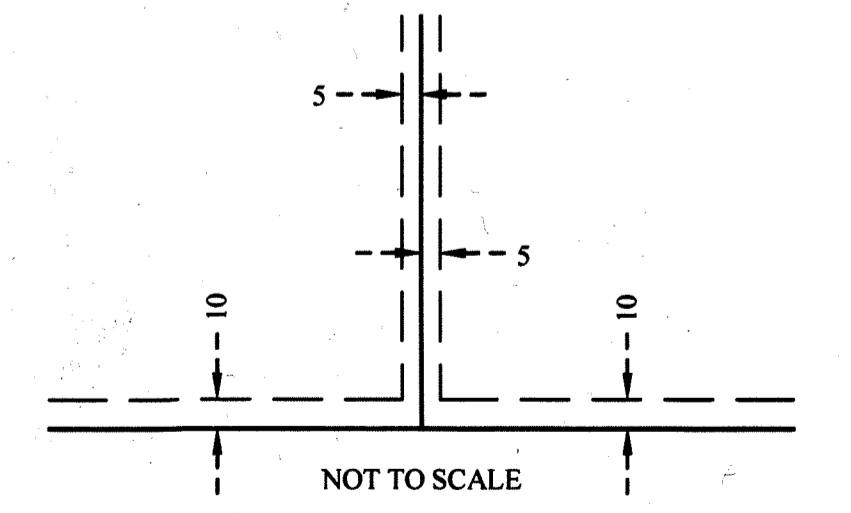
INSET

PRESERVE AT LEXINGTON WATERS

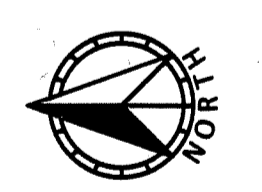
CITY OF BLAINE
COUNTY OF ANOKA
SEC.1, TWP.31, RGE.23



DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



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



SCALE IN FEET
1 INCH = 50 FEET

The basis for the bearing system is the north line of the Northeast Quarter of Section 1, Township 31, Range 23, which is assumed to bear South 89 degrees 20 minutes 44 seconds East

- Denotes a 1/2 inch by 14 inch iron pipe set and marked by License No. 26147.
- Denotes a Found Cast-Iron-Monument



SATHRE-BERGQUIST, INC.