

WOODRIDGE FIRST ADDITION

CITY OF BLAINE
COUNTY OF ANOKA
SEC. 1, T. 31, R. 23

KNOW ALL PERSONS BY THESE PRESENTS: That U.S. Home Corporation, a Delaware corporation, owner of the following described property:

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

Together with the North 500.00 feet of the Northeast Quarter of the Southwest Quarter, Section 1, Township 31 North, Range 23 West, Anoka County, Minnesota, except for the East 690.00 feet, as measured at a right angle from the East line of the Northeast Quarter of the Southwest Quarter of said Section 1, of the South 337.00 feet thereof as measured along said East line of the Northeast Quarter of the Southwest Quarter of said Section 1.

EXCEPT:

That part of the Southeast Quarter of the Northwest Quarter of Section 1, Township 31 North, Range 23 West, Anoka County, Minnesota, described as follows:

Beginning at the northwest corner of said Southeast Quarter of the Northwest Quarter; thence South 89 degrees 41 minutes 37 seconds East, assumed bearing, along the north line of said Southeast Quarter of the Northwest Quarter a distance of 651.59 feet; thence South 14 degrees 00 minutes 23 seconds West, a distance of 946.95 feet; thence South 71 degrees 21 minutes 51 seconds West, a distance of 421.62 feet, more or less, to the west line of said Southeast Quarter of the Northwest Quarter; thence North 01 degree 14 minutes 25 seconds West, along said west line, a distance of 1057.25 feet, more or less, to the point of beginning and there terminating.

Has caused the same to be surveyed and platted as WOODRIDGE FIRST ADDITION 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 U.S. Home Corporation, a Delaware Corporation, has caused these presents to be signed by its proper officer this 1st day of August, 2018.

U.S. Home Corporation

[Signature]
Jonathan Aune as VP

STATE OF MINNESOTA
COUNTY OF Hennepin

This instrument was acknowledged before me on August 14, 2018, by Jonathan Aune as Vice President of U.S. Home Corporation, a Delaware Corporation, on behalf of the corporation.

[Signature]
Danreik Shabunya

Notary Public, Hennepin, County, Minnesota
My Commission Expires Jan 31, 2024

SURVEYOR'S CERTIFICATE

I Peter J. Hawkinson 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 August, 2018.

[Signature]
Peter J. Hawkinson, Licensed Land Surveyor
Minnesota License No. 42299

STATE OF MINNESOTA
COUNTY OF Dakota

This instrument was acknowledged before me on this 8th day of August, 2018 by Peter J. Hawkinson.

[Signature]
Nicholas J. Kalsrud

Notary Public, Dakota, County, Minnesota
My Commission Expires 1-31-2020

CITY COUNCIL, CITY OF BLAINE, MINNESOTA

This plat of WOODRIDGE FIRST ADDITION was approved and accepted by the City Council of the City of Blaine, Minnesota at a regular meeting thereof held this 17th day of May, 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 24th day of August, 2018.

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 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 24th day of August, 2018.

[Signature]
Jonell M. Sawyer
Property Tax Administrator
By: [Signature], Deputy

COUNTY RECORDER/REGISTRAR OF TITLES, County of Anoka, State of Minnesota

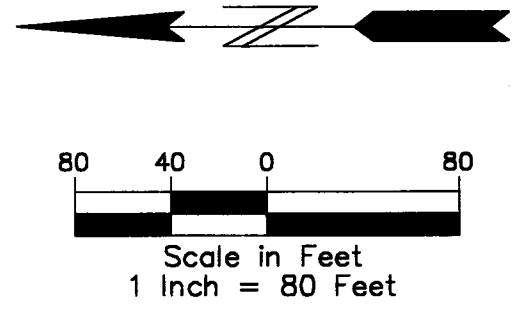
I hereby certify that this plat of WOODRIDGE FIRST ADDITION was filed in the Office of the County Recorder/Registrar of Titles for public record on this 14th day of August, 2018, at 4:22 o'clock P.M. and was duly recorded as Document Number 2207490.002.

[Signature]
Jonell M. Sawyer
County Recorder/Registrar of Titles
By: [Signature], Deputy

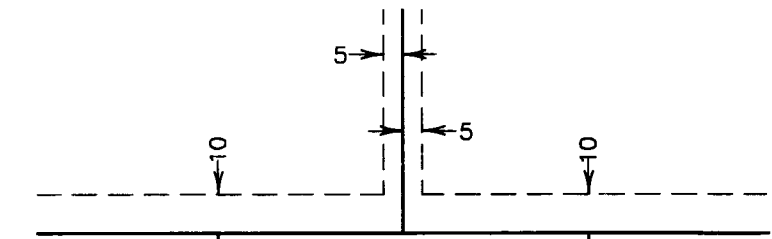
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WOODRIDGE FIRST ADDITION

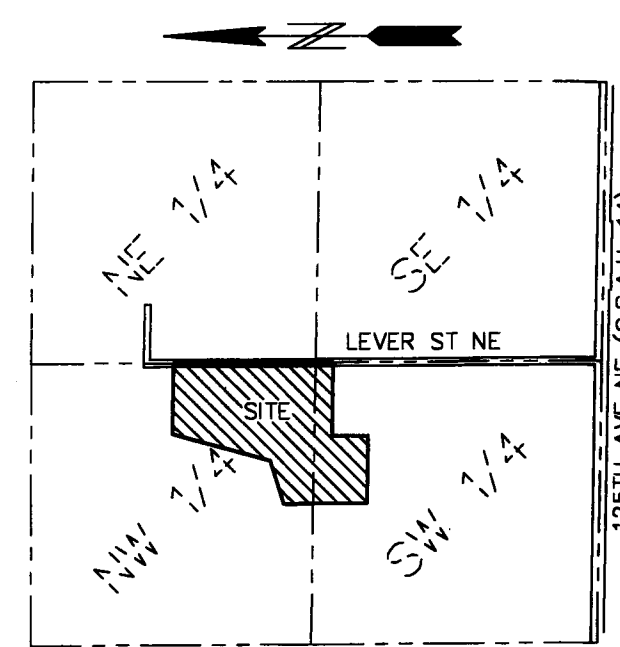
CITY OF BLAINE
COUNTY OF ANOKA
SEC. 1, T. 31, R. 23



DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS: (NOT TO SCALE)



Being 5 feet in width, and adjoining lot lines unless otherwise indicated, and 10 feet in width and adjoining right of way and rear lot lines unless otherwise indicated on the plat.

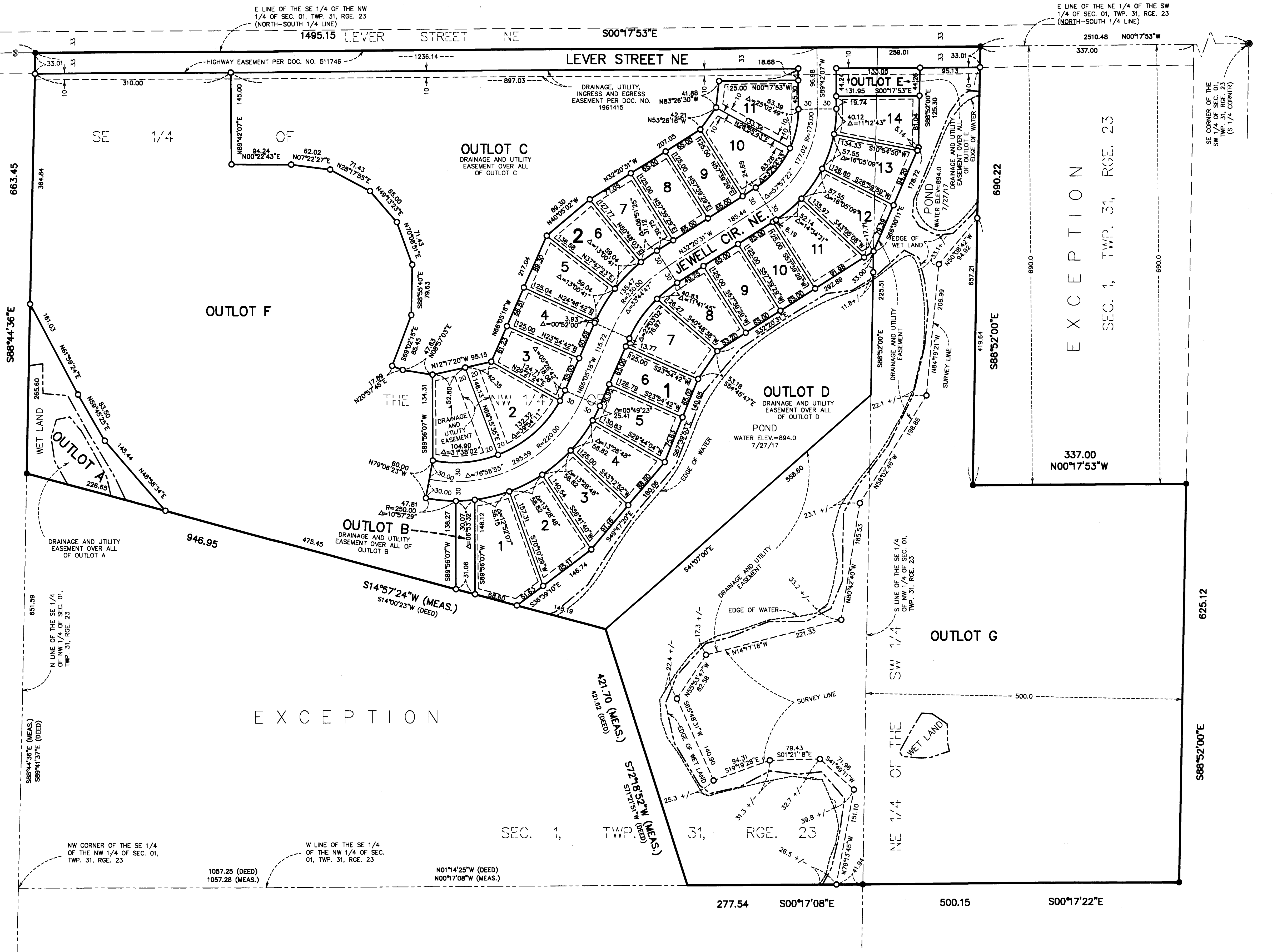


SECTION 01, TWP. 31, RGE. 23
LOCATION MAP
NOT TO SCALE

BENCHMARK: MNDOT MONUMENT "0280 C" AT THE SOUTHEAST CORNER OF COUNTY ROAD 53 (SUNSET AVE.), BRIDGE OVER HIGHWAY 35W, WITH AN ELEVATION OF 929.36 FEET (NAVD 88).

THE ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE NORTH LINE OF SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 01, TOWNSHIP 31 RANGE 23, WHICH IS ASSUMED TO HAVE A BEARING OF SOUTH 88°44'36" EAST.

- DENOTES FOUND CAST IRON MONUMENT
- DENOTES 1/2 INCH BY 14 INCH IRON PIPE MONUMENT SET AND MARKED BY LICENSE NUMBER 42299, OR WILL BE SET IN ACCORDANCE WITH MS SECTION 505.021, SUBD. 10.
- DENOTES FOUND 1/2 INCH IRON MONUMENT MARKED BY LICENSE NUMBER 42299 UNLESS OTHERWISE NOTED.



NW CORNER OF THE SE 1/4 OF THE NW 1/4 OF SEC. 01, TWP. 31, RGE. 23

W LINE OF THE SE 1/4 OF THE NW 1/4 OF SEC. 01, TWP. 31, RGE. 23

N01°14'25"W (DEED)
N00°17'08"W (MEAS.)

1057.25 (DEED)
1057.28 (MEAS.)

277.54 S00°17'08"E 500.15 S00°17'22"E