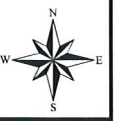


Case File No. 15-0072



Blaine Planning Department / 10801 Town Square Dr NE / Blaine, MN 55449 / (763) 785-6180



HIDDEN ACRES

CITY OF BLAINE
COUNTY OF ANOKA
SEC. 17, TWP. 31, RGE. 23

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

The East Half (E1/2) of Lot Thirty-one (31) and West Half (W1/2) of Lot Thirty-two (32), Central Avenue Acres.

Has caused the same to be surveyed and platted as HIDDEN ACRES and does hereby dedicate to the public for public use the public ways and drainage and utility easements as shown on this plat.

In witness whereof said Cardinal Land Company, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this _____ day of _____, 20____.

CARDINAL LAND COMPANY, LLC

Barry B. Onufrock, as Chief Manager

STATE OF _____
COUNTY OF _____

This instrument was acknowledged before me on _____ by Barry B. Onufrock, as Chief Manager of Cardinal Land Company, LLC, a Minnesota limited liability company, on behalf of the company.

Notary Public, _____
My commission expires _____

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 _____ day of _____, 20____.

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

STATE OF _____
COUNTY OF _____

This instrument was acknowledged before me on _____ by Thomas R. Balluff.

Notary Public, _____
My commission expires _____

CITY COUNCIL, CITY OF BLAINE, MINNESOTA

This plat of HIDDEN ACRES was approved and accepted by the City Council of the City of Blaine, Minnesota at a regular meeting thereof held this _____ day of _____, 20____, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

CITY COUNCIL, CITY OF BLAINE, MINNESOTA

By: _____ Mayor By: _____ 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 _____ day of _____, 20____.

By: _____
Larry D. Holm
Anoka County Surveyor

COUNTY AUDITOR/TREASURER

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

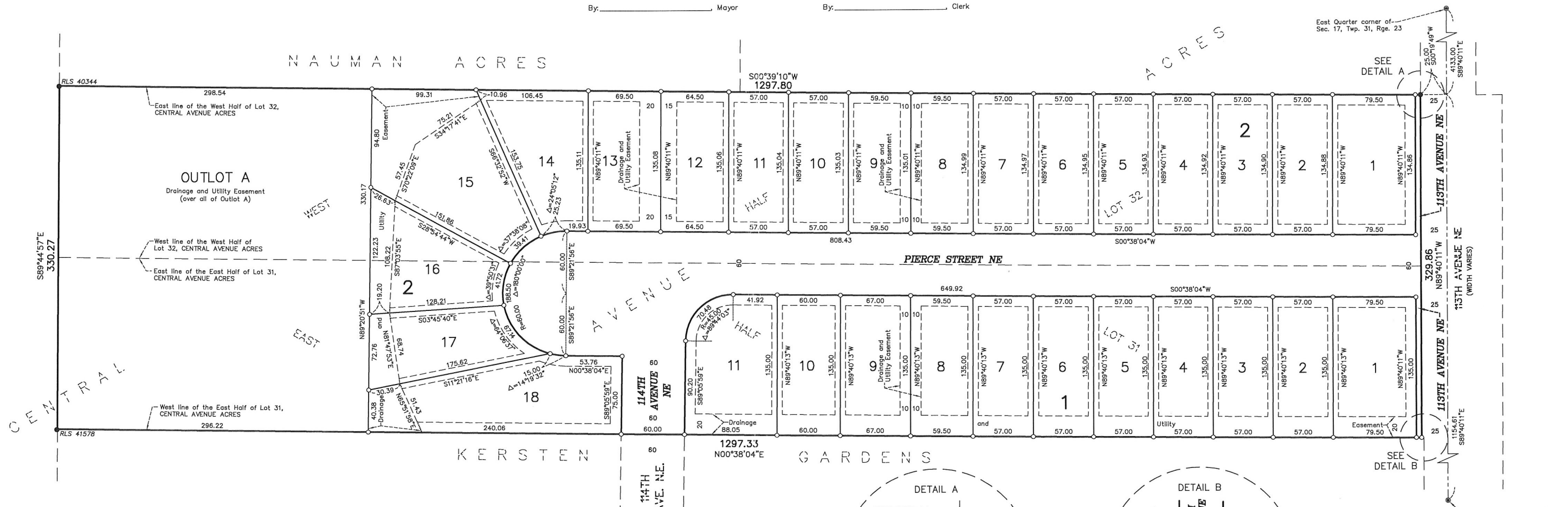
Property Tax Administrator
By: _____ Deputy

COUNTY RECORDER/REGISTRAR OF TITLES

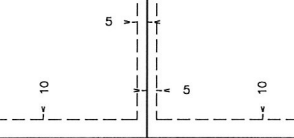
County of Anoka, State of Minnesota

I hereby certify that this plat of HIDDEN ACRES was filed in the office of the County Recorder/Registrar of Titles for public record on this _____ day of _____, 20____, at _____ o'clock _____ M. and was duly recorded in Book _____ Page _____ as Document Number _____.

County Recorder/Registrar of Titles
By: _____ Deputy

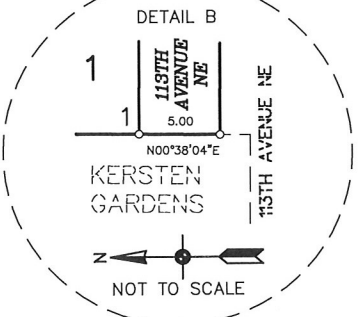
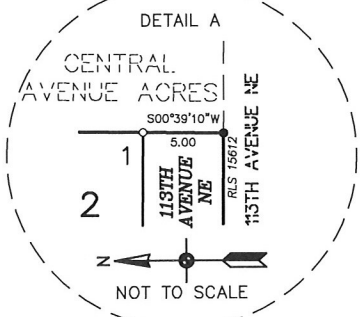
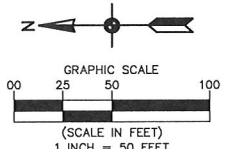


DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



- Denotes 1/2 inch by 14 inch iron monument 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

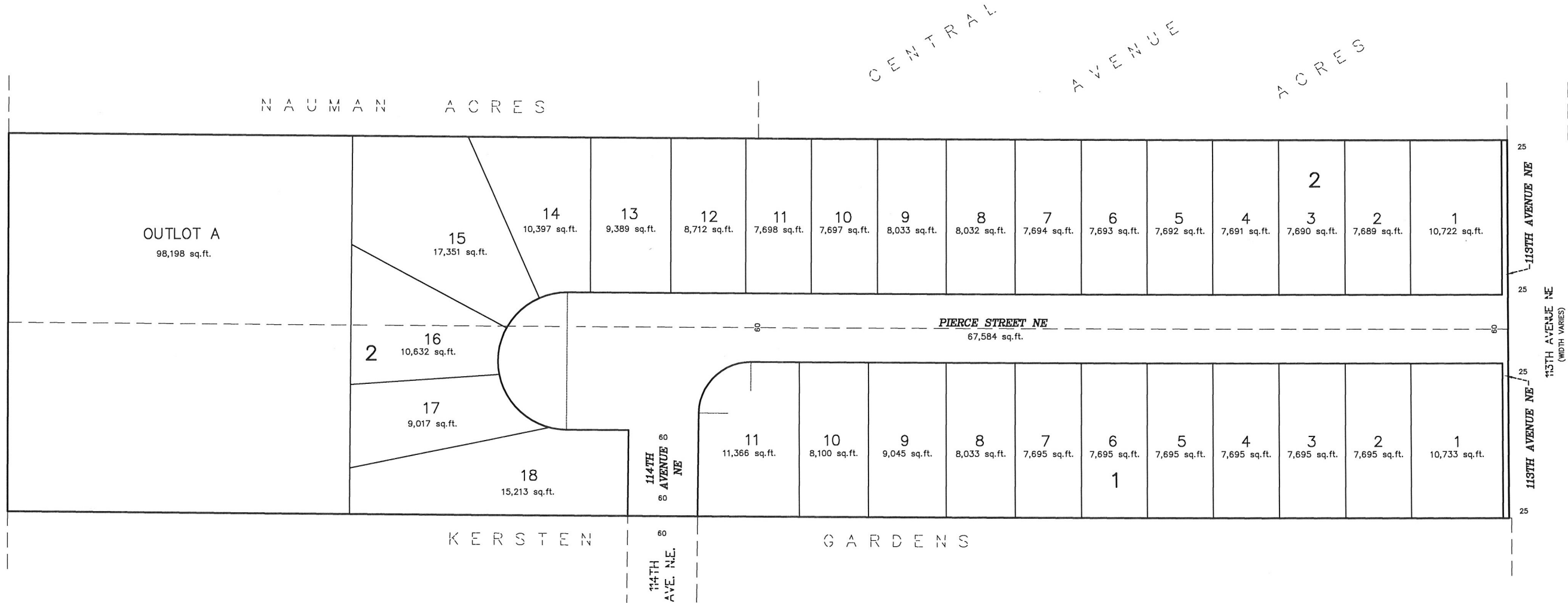
For the purposes of this plat, the west line of the East Half of Lot 31, CENTRAL AVENUE ACRES is assumed to have a bearing of North 00 degrees 38 minutes 04 seconds East.



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.

HIDDEN ACRES

AREA EXHIBIT



SITE DATA

TOTAL AREA—±428,271 SQ. FT. (±9.83 AC.)
TOTAL LOT AREA—±262,489 SQ. FT. (±6.03 AC.)
TOTAL ROW AREA—±67,584 SQ. FT. (±1.55 AC.)
TOTAL OUTLOT AREA—±98,198 SQ. FT. (±2.25 AC.)

