

Case File No. 20-0036
Lexington Cove 2nd Addition



LEXINGTON COVE 2ND 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:

Outlot D, LEXINGTON COVE 1ST ADDITION, Anoka County, Minnesota.

Has caused the same to be surveyed and platted as LEXINGTON COVE 2ND 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. Also dedicating to the County of Anoka the right of access onto County State Aid Highway No. 17 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 ____ day of _____, 20____.

U.S. Home Corporation

signature

_____ as _____
printed Title

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me on _____ by _____ as _____ of U.S. Home Corporation, a Delaware corporation, on behalf of the corporation.

signature

printed
Notary Public, _____, County, Minnesota
My Commission Expires _____

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 ____ day of _____ 20____.

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

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me on this ____ day of _____, 20____ by Peter J. Hawkinson.

signature

printed
Notary Public, _____, County, Minnesota
My Commission Expires _____

CITY COUNCIL, CITY OF BLAINE, MINNESOTA

This plat of LEXINGTON COVE 2ND ADDITION 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: _____
Charles F. Gitzen
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

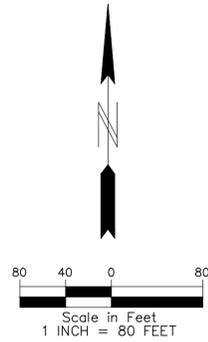
COUNTY RECORDER/REGISTRAR OF TITLES
County of Anoka, State of Minnesota

I hereby certify that this plat of LEXINGTON COVE 2ND ADDITION 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 as Document Number _____.

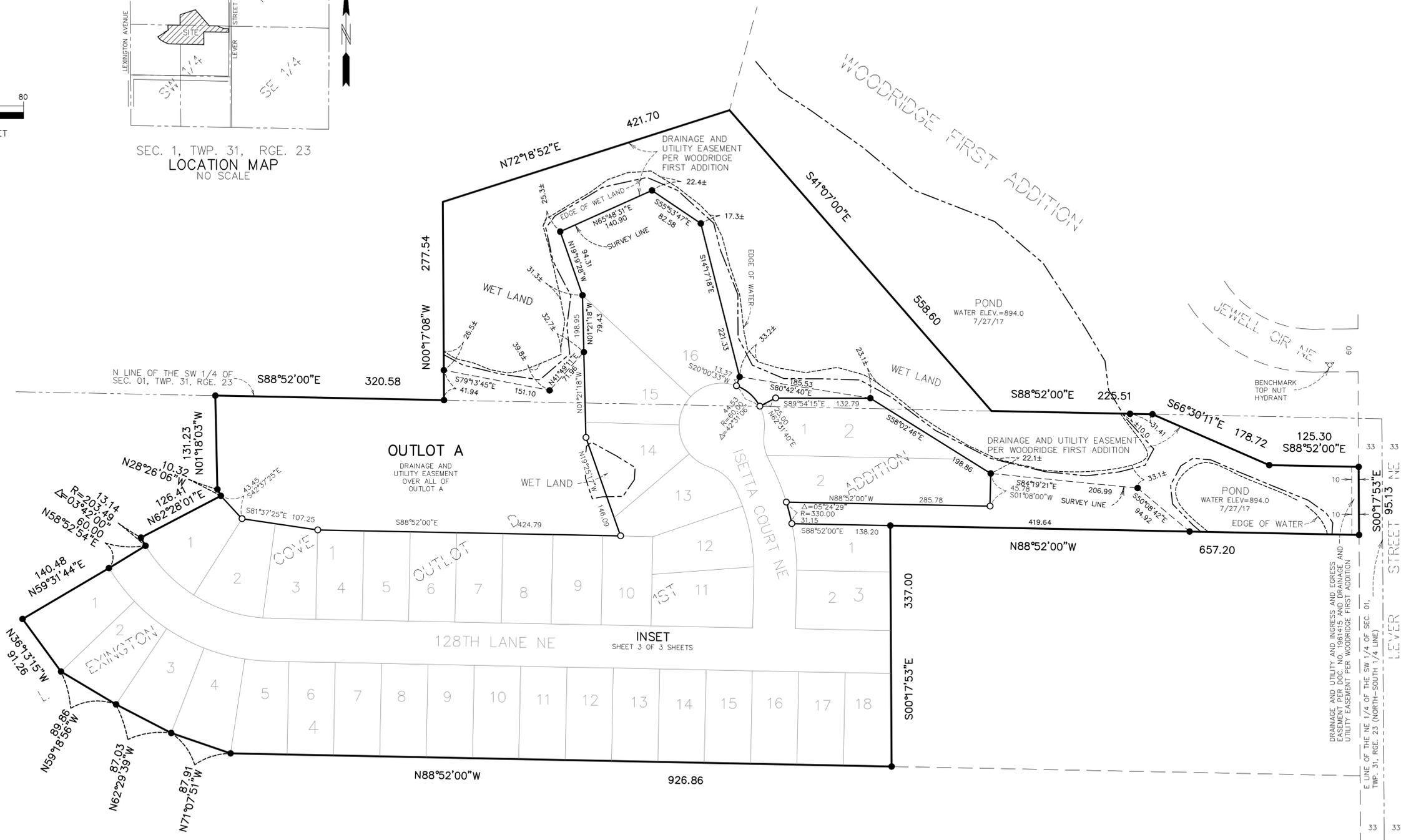
County Recorder/Registrar of Titles
By: _____, Deputy

LEXINGTON COVE 2ND ADDITION

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



SEC. 1, TWP. 31, RGE. 23
LOCATION MAP
NO SCALE



BENCHMARK: TOP NUT HYDRANT ON WEST SIDE OF LEVER STREET NE AND SOUTH SIDE OF JEWELL CIRCLE NE WITH AN ELEVATION OF 906.46 FEET (NAVD 88).

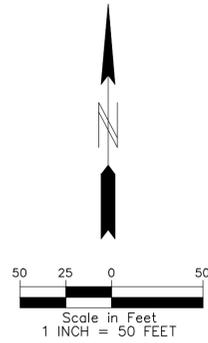
THE ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 31, RANGE 23, WHICH IS ASSUMED TO HAVE A BEARING OF SOUTH 88°52'00" EAST.

- 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 WITHIN ONE YEAR OF RECORDING OF THIS PLAT.
- DENOTES FOUND 1/2 INCH IRON MONUMENT MARKED BY LICENSE NUMBER 42299 UNLESS OTHERWISE NOTED.

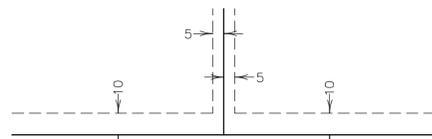
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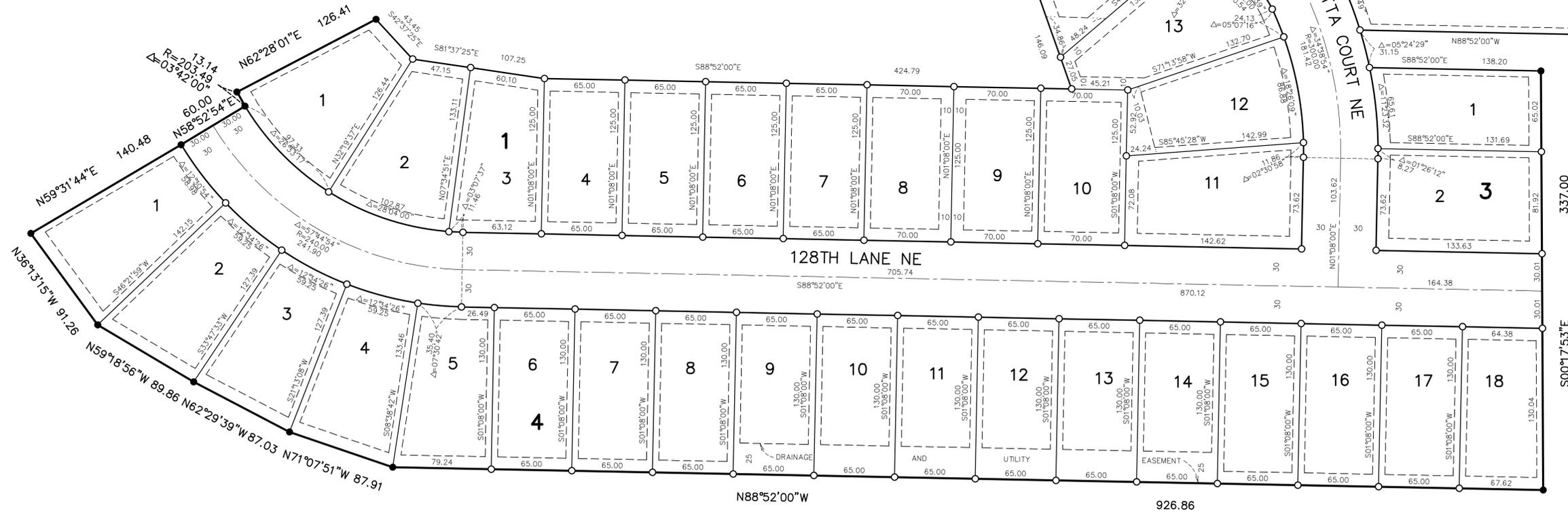
INSET



DRAINAGE AND UTILITY
EASEMENTS ARE SHOWN THUS:
NOT TO SCALE



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



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AREA SKETCH

AREA SUMMARY		
BLOCK 1 =	187,953 SF.	4.3148 AC.
BLOCK 2 =	36,876 SF.	0.8465 AC.
BLOCK 3 =	19,560 SF.	0.4490 AC.
BLOCK 4 =	158,138 SF.	3.6303 AC.
TOTAL LOT AREA =	402,527 SF.	9.2406 AC.
TOTAL OUTLOT AREA =	339,004 SF.	7.7825 AC.
TOTAL R/W AREA =	92,793 SF.	2.1302 AC.
TOTAL AREA =	834,325 SF.	19.1535 AC.

