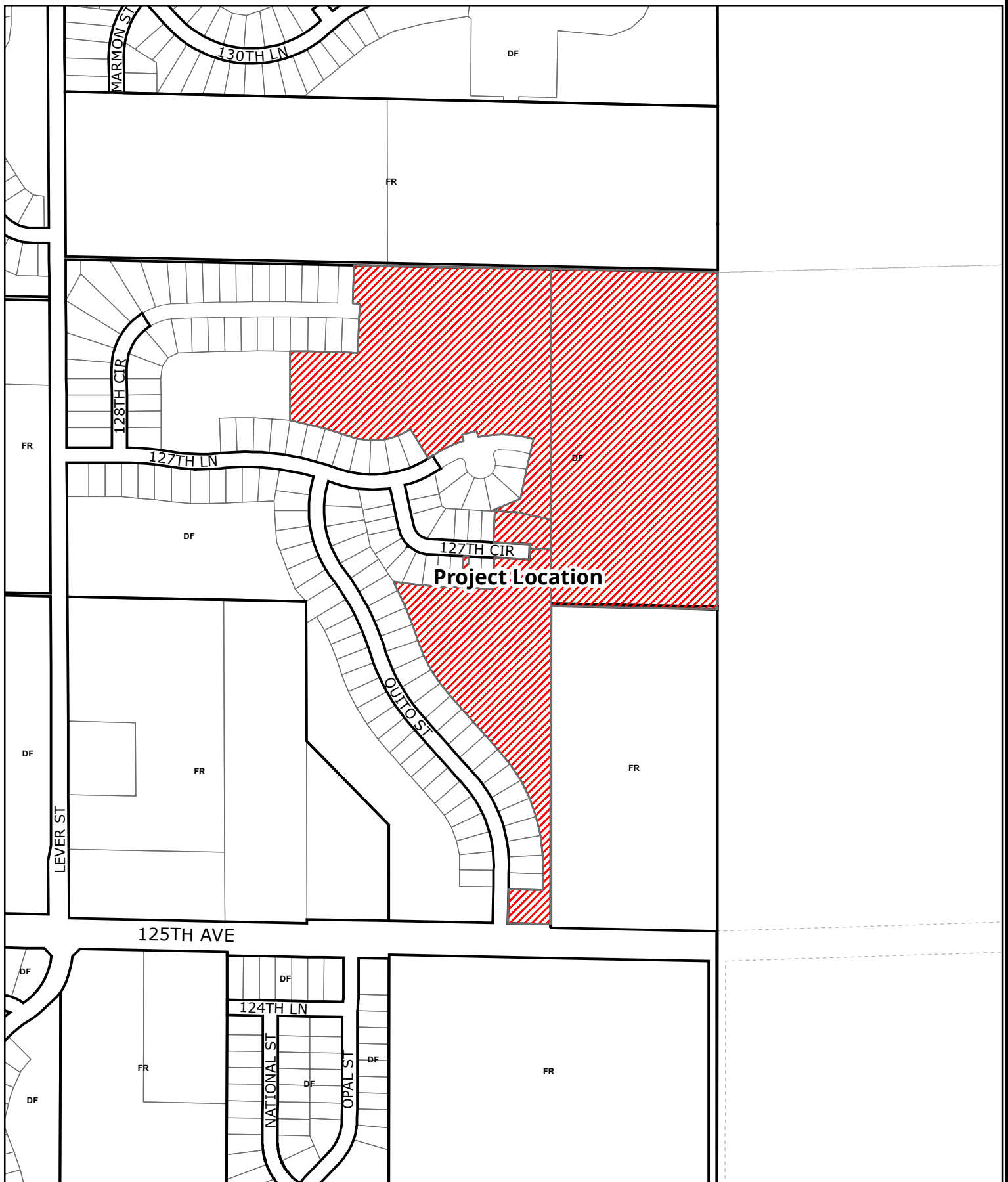




Case File No. 20-0048
Oakwood Ponds 5th Addition



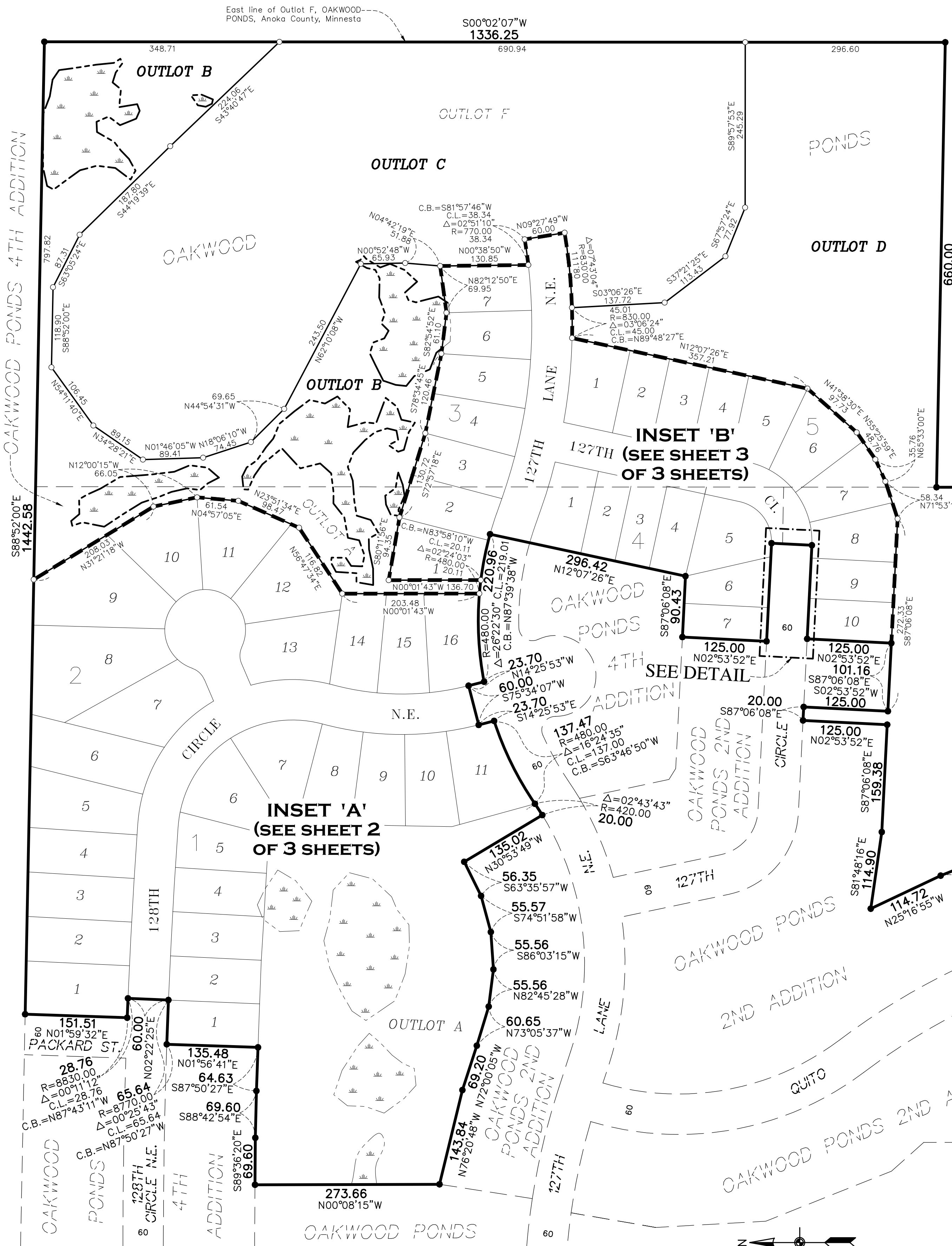
BlaineMN.gov

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



OAKWOOD PONDS 5TH ADDITION

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



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

Outlot F, OAKWOOD PONDS, according to the recorded plat thereof, Anoka County, Minnesota,

Outlot E and F, OAKWOOD PONDS 2ND ADDITION, according to the recorded plat thereof, Anoka County, Minnesota,

and

Outlots A and B, OAKWOOD PONDS 4TH ADDITION, according to the recorded plat thereof, Anoka County, Minnesota

Has caused the same to be surveyed and platted as OAKWOOD PONDS 5TH 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 TEGL/AREP Oakwood, LP, a Minnesota limited partnership, has caused these presents to be signed by its proper officer this ____ day of _____, 20____.

TEGL/AREP Oakwood, LP
By: TEG/AREP Land GP, LLC, General Partner

Benjamin N. Schmidt, Executive Vice President

STATE OF _____
COUNTY OF _____

This instrument was acknowledged before me on _____ by Benjamin N. Schmidt, Executive Vice President of TEG/AREP Land GP, LLC, a Delaware limited liability company, General Partner of TEGL/AREP Oakwood, LP, a Minnesota limited partnership, on behalf of the partnership.

(Signed)

(Printed)

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

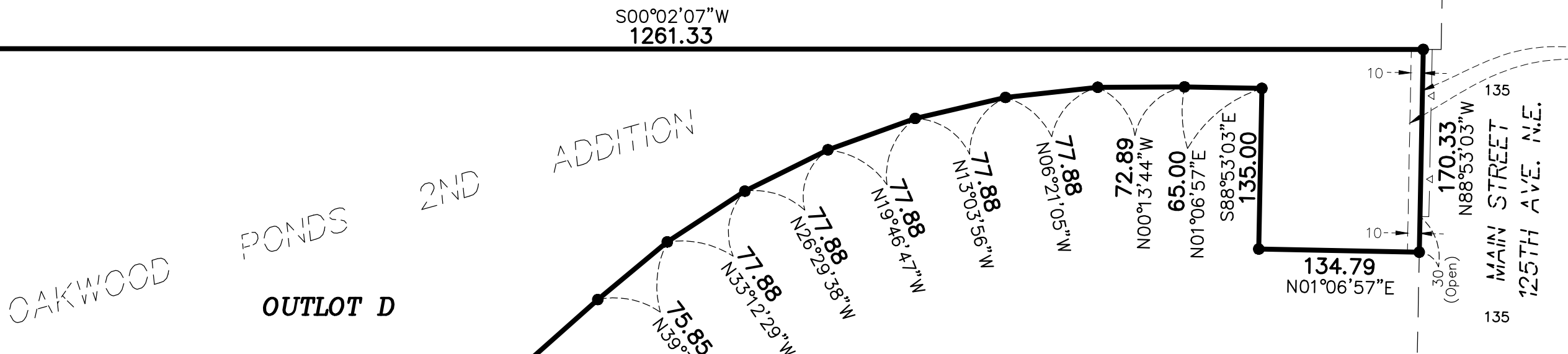
STATE OF _____
COUNTY OF _____

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

(Signed)

(Printed)

Notary Public, _____
My commission expires _____



INSET 'A'
(SEE SHEET 2 OF 3 SHEETS)

INSET 'B'
(SEE SHEET 3 OF 3 SHEETS)

CITY COUNCIL, CITY OF BLAINE, MINNESOTA

This plat of OAKWOOD PONDS 5TH 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

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

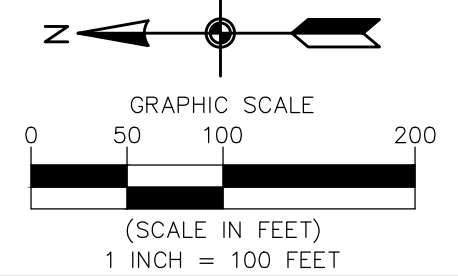
COUNTY RECORDER/REGISTRAR OF TITLES

County of Anoka, State of Minnesota

I hereby certify that this plat of OAKWOOD PONDS 5TH 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



For the purposes of this plat, the East line of Outlot F, OAKWOOD PONDS, Anoka County, Minnesota, is assumed to have a bearing of South 00 degrees 02 minutes 07 seconds West.

— Δ — Denotes Right of Access dedicated to Anoka County, per the plat of OAKWOOD PONDS

- 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 5/8 inch by 14 inch Rebar marked with license number 40361
- Denotes existing wetlands, delineated by Kjolhaug Environmental Services Company in 2017

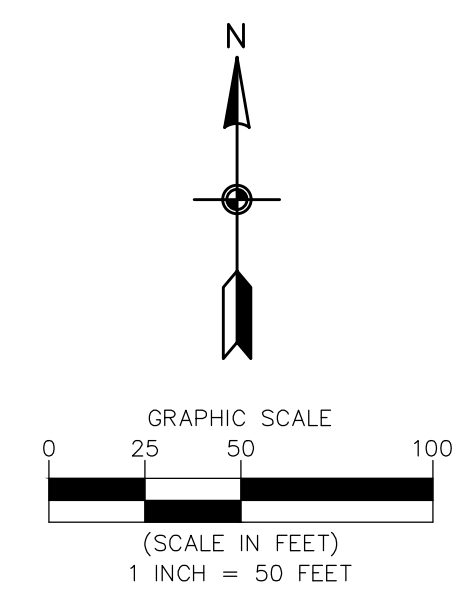
CITY OF BLAINE
COUNTY OF ANOKA
SEC. 1, TWP. 31, RGE. 23

[illegible]

○ 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 5/8 inch by 14 inch Rebar marked with license number 40361

 Denotes existing wetlands, delineated by Kjolhaug Environmental Services Company in 2017



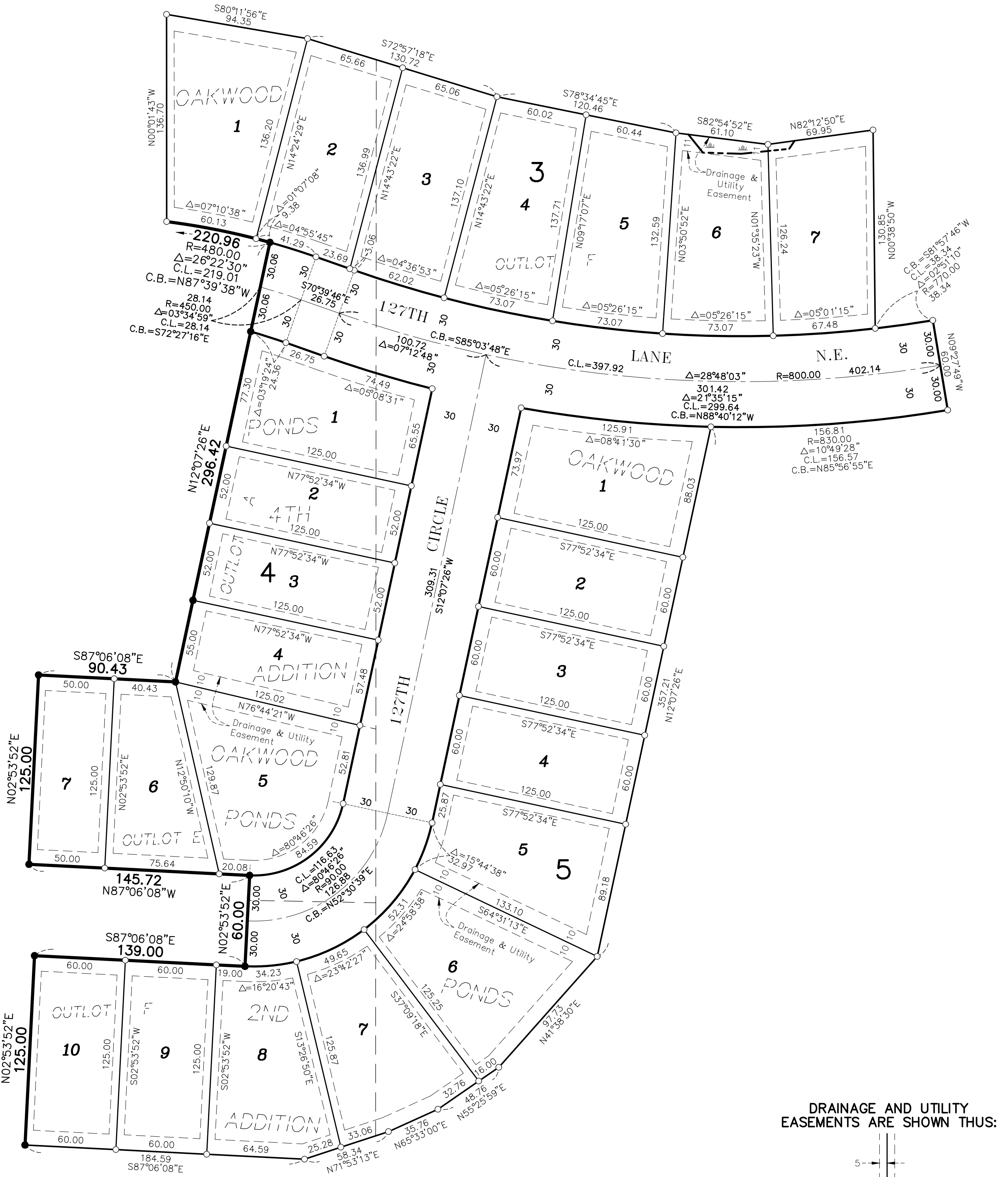
A diagram of a beam with a central vertical axis. Three horizontal forces are applied: a downward force of 10 on the left, an upward force of 5 on the axis, and a downward force of 10 on the right. Distances of 5 are marked from the axis to each force.

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.

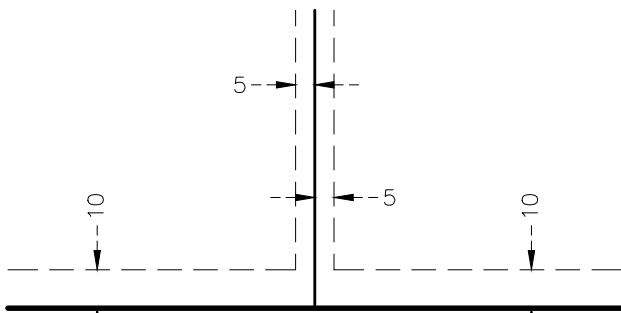
OAKWOOD PONDS 5TH ADDITION

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

INSET B



DRAINAGE AND UTILITY
EASEMENTS ARE SHOWN THUS:



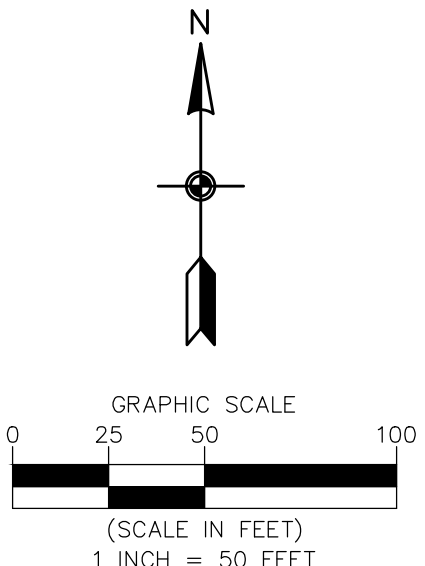
being 5 feet in width, and adjoining side lot lines,
and 10 feet in width and adjoining right of way
lines and rear lot lines unless otherwise shown on
this plat.

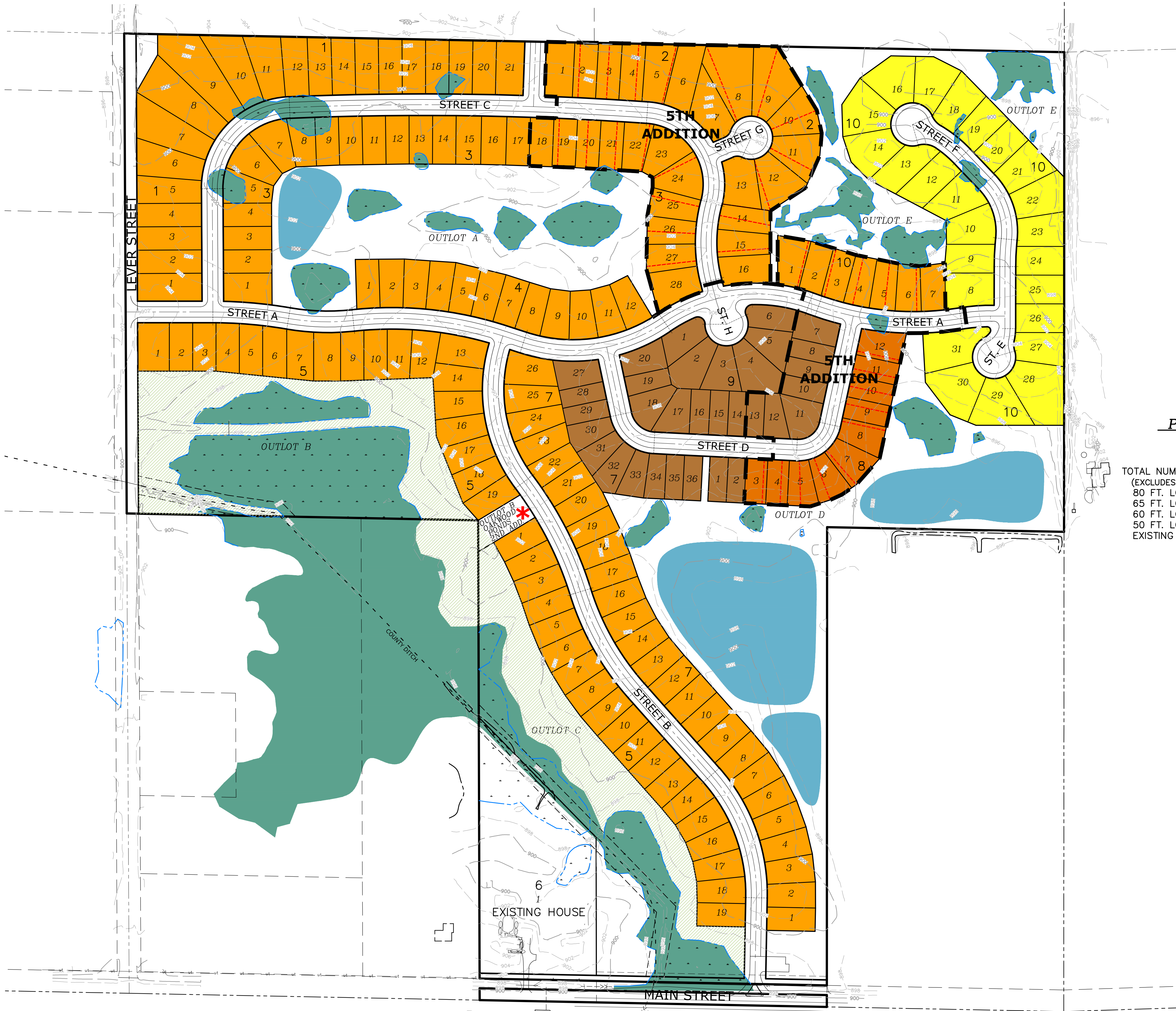
For the purposes of this plat, the East line
of Outlot F, OAKWOOD PONDS, Anoka County,
Minnesota, is assumed to have a bearing of
South 00 degrees 02 minutes 07 seconds
West.

○ 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 5/8 inch by 14 inch
Rebar marked with license number 40361

--- Denotes existing wetlands, delineated by
Kjohaug Environmental Services Company
in 2017





PUD AMENDMENT

SITE DATA

TOTAL NUMBER OF LOTS	215
(EXCLUDES OUTLOT B)	
80 FT. LOTS	24
65 FT. LOTS	148
60 FT. LOTS	10
50 FT. LOTS	32
EXISTING HOUSE (LOT 1, BLK 6)	1

ORIGINAL PREL. PLAT

SITE DATA - 06/23/17

TOTAL NUMBER OF LOTS	212
(INCLUDES OUTLOT B AS A LOT)	
80 FT. LOTS	52
65 FT. LOTS	115
60 FT. LOTS	0
50 FT. LOTS	44
EXISTING HOUSE (LOT 1, BLK 6)	1

* DENOTES OUTLOT B, PLATTED IN OAKWOOD PONDS 2ND ADD.
(PRELIMINARY PLATTED AS LOT 20, BLOCK 5)

80ft. BUILDING SETBACK DATA

FRONT:	25 FT.
GARAGE:	5 FT.
HOUSE:	10 FT.
REAR:	30 FT.
CORNER:	20 FT.

65ft. BUILDING SETBACK DATA

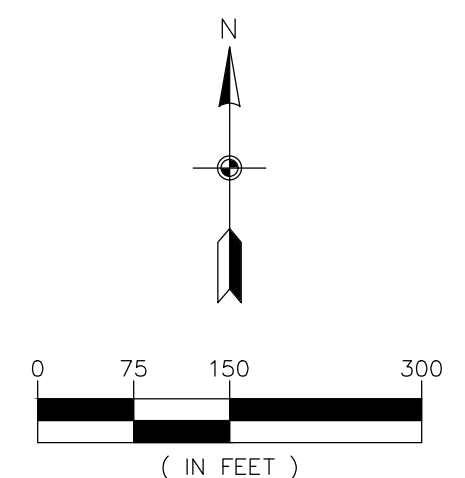
FRONT:	25 FT.
SIDE:	7.5 FT.
REAR:	30 FT.
CORNER:	20 FT.

60ft. BUILDING SETBACK DATA

FRONT:	25 FT.
SIDE:	5 FT.
REAR:	20 FT.
CORNER:	20 FT.

50ft. BUILDING SETBACK DATA

FRONT:	25 FT.
SIDE:	5 FT.
REAR:	20 FT.
CORNER:	20 FT.



PUD AMENDMENT EXHIBIT

**OAKWOOD PONDS
5TH ADDITION**
Blaine, Minnesota

THE EXCELSIOR GROUP
1660 Hwy 100 South, Suite 400
St. Louis Park, Minnesota 55416

REVISIONS

1. Rev. layout. 08/22/17	
2. Rev. layout. 04/11/18	
3. Rev. layout. 12/01/2020	
4. Rev. layout. 12/18/2020	
5.	
6.	
DRAWN BY:	C#
ISSUE DATE:	12/01/16
FILE NO:	XXX