

# ANDOVER CROSSINGS

City of Andover  
County of Anoka  
Section 30, T.32, R.24

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

The Southwest Quarter of the Southeast Quarter of Section 30, Township 32, Range 24, Anoka County, Minnesota, except that part thereof lying south of the south line of Parcel 1, ANOKA COUNTY HIGHWAY RIGHT-OF-WAY PLAT NO. 22 and its westerly extension. And except Parcel 1, ANOKA COUNTY HIGHWAY RIGHT-OF-WAY PLAT NO. 22. And except Parcels 20 and 20A, COUNTY HIGHWAY RIGHT-OF-WAY PLAT NO. 82.

Has caused the same to be surveyed and platted as ANDOVER CROSSINGS and does hereby dedicate to the public for public use the public way and the drainage and utility easements as created by this plat. Also dedicating to the County of Anoka the right of access onto County State Aid Highway No. 7 and 116 as shown on this plat.

In witness whereof said LGA Andover, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this 5th day of April, 2022.

*[Signature]*  
Blaine Waters, Vice President

STATE OF Minnesota  
COUNTY OF Anoka

This instrument was acknowledged before me this 5th day of April, 2022 by Blaine Waters, Vice President of LGA Andover, LLC, a Minnesota limited liability company.

*[Signature]*  
(Notary Signature)

Scott L. Baumgartner  
(Notary Printed Name)

NOTARY PUBLIC, Anoka COUNTY, MINNESOTA  
MY COMMISSION EXPIRES: 01-31-25

I Daniel M. Kron 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.

*[Signature]*  
Daniel M. Kron, Licensed Land Surveyor  
Minnesota License No. 42621

STATE OF Minnesota  
COUNTY OF Stearns

This instrument was acknowledged before me this 31st day of March, 2022 by Daniel M. Kron.

*[Signature]* Daniel M. Silvers  
(Notary Signature) (Notary Printed Name)

NOTARY PUBLIC, Stearns COUNTY, MINNESOTA  
MY COMMISSION EXPIRES: 01-31-27

City Council, City of Andover, Minnesota

This plat of ANDOVER CROSSINGS was approved and accepted by the City Council of the City of Andover, Minnesota at a regular meeting thereof held this 5th day of April, 2022, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

City Council, City of Andover, 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 28th day of April, 2022.

By: David M. Ziegler  
David M. Ziegler  
Anoka County Surveyor

County Auditor/Treasurer

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 2022, 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 28th day of April, 2022.

*[Signature]*  
Pamela J. deBlanc  
Property Tax Administrator

By: Becky Hanson, Deputy

County Recorder/Registrar of Titles  
County of Anoka, State of Minnesota

I hereby certify that this plat of ANDOVER CROSSINGS was filed in the office of the County Recorder/Registrar of Titles for public record on this 28th day of April, 2022 at 11:24 o'clock A.M. and was duly recorded as Document Number 2363572.005.

*[Signature]*  
Pamela J. deBlanc  
County Recorder/Registrar of Titles

By: Becky Hanson, Deputy

N1/4 CORNER OF SEC. 30, T.32, R.24

N 00°30'49" E 3944.37'

N 00°30'49" E 3944.37'

VARIES

NORTH SHORES RIVER OUTLOT A

ANOKA COUNTY HIGHWAY RIGHT-OF-WAY PLAT NO. 82

PARCEL 20A EXCEPTION

C.S.A.H. NO. 7 (7TH AVE. NW)

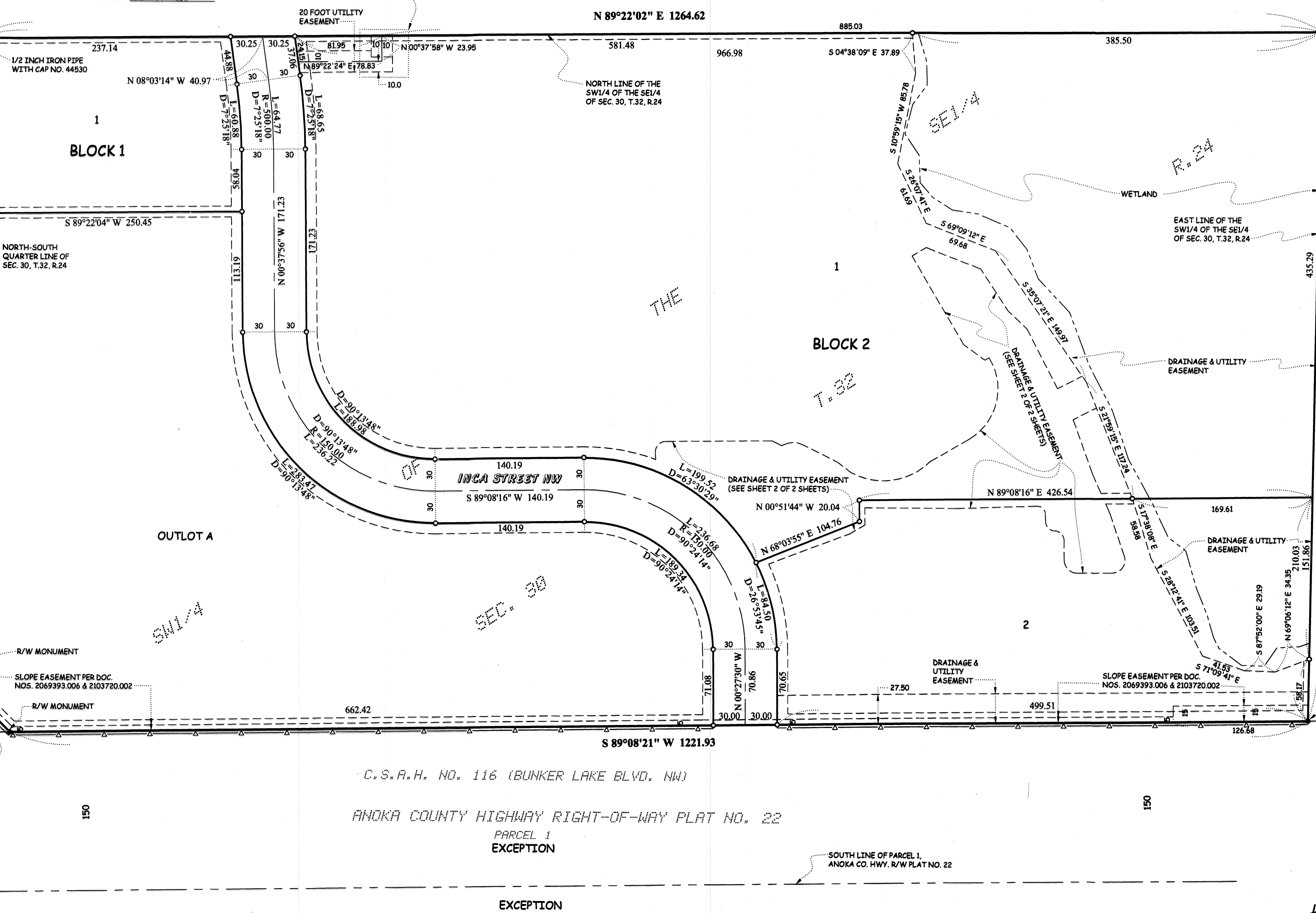
N 00°37'21" E 610.39'

VARIES

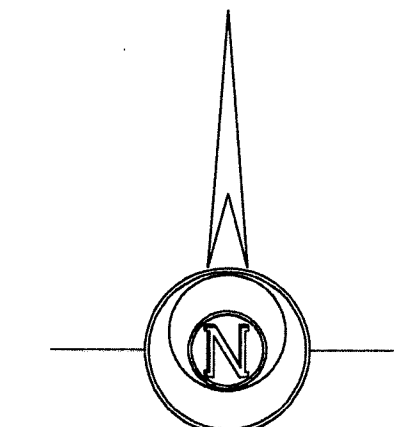
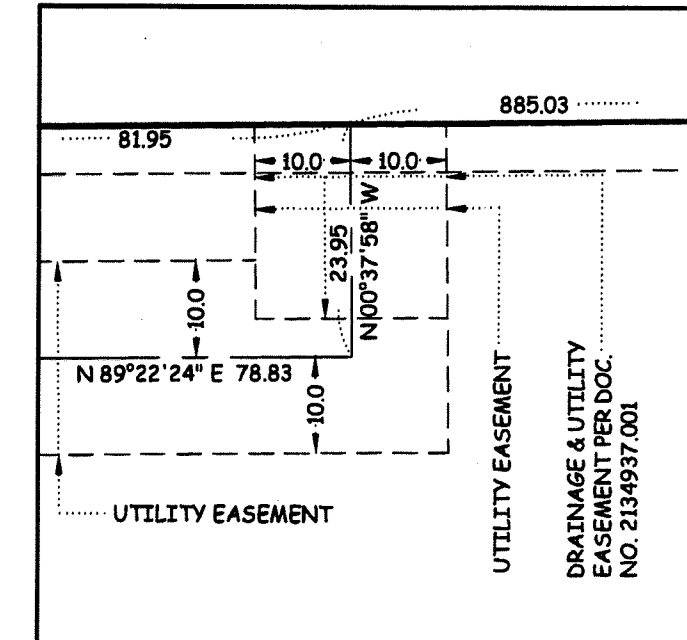
PARCEL 20 EXCEPTION

S 00°30'49" W 1319.23'

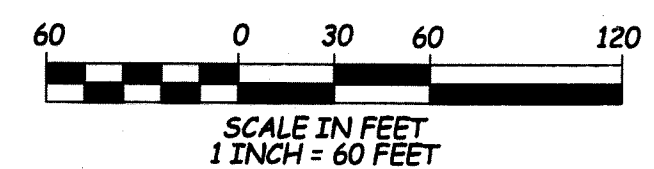
S1/4 CORNER OF SEC. 30, T.32, R.24



DETAIL NOT TO SCALE

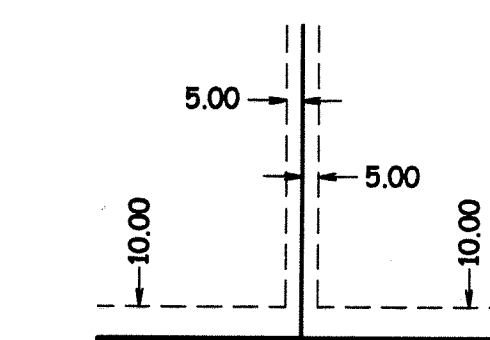


ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE NORTH-SOUTH QUARTER LINE OF SECTION 30, TOWNSHIP 32, RANGE 24, ANOKA COUNTY, MINNESOTA, ASSUMED TO BEAR NORTH 00°30'49" EAST



- Legend
- INDICATES IRON MONUMENT FOUND (AS LABELED)
  - INDICATES 1/2 INCH IRON PIPE MONUMENT 14 INCHES LONG PLACED WITH REGISTRATION NO. 42621 INSERTED THEREIN
  - ▲ INDICATES ANOKA COUNTY CAST IRON MONUMENT
  - △ DENOTES RIGHT OF ACCESS DEDICATED TO ANOKA COUNTY

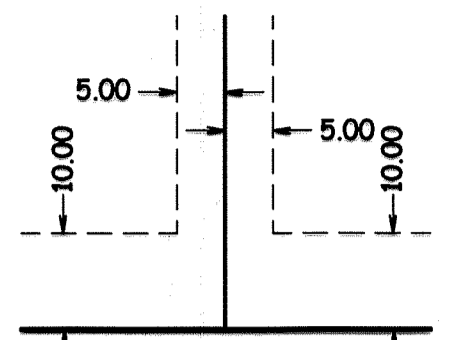
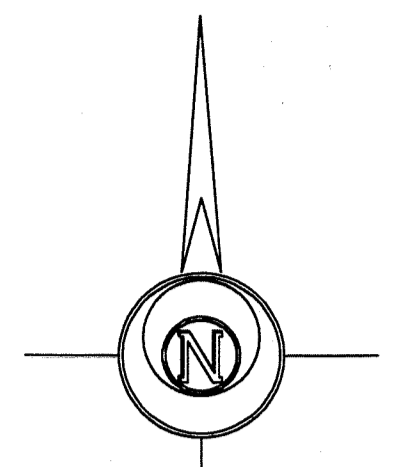
WETLAND DELINEATION COMPLETED BY SAMBATEK - DATED OCTOBER 18, 2018



DRAINAGE AND UTILITY EASEMENTS  
DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS: BEING 10 FEET IN WIDTH AND ADJOINING STREET LINES, AND BEING 5 FEET IN WIDTH ADJOINING LOT LINES, UNLESS OTHERWISE SHOWN.

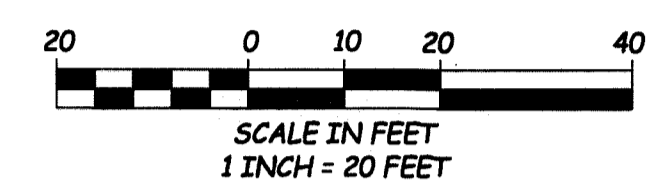
\$56.00

# ANDOVER CROSSINGS



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**Legend**

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- INDICATES 1/2 INCH IRON PIPE MONUMENT 14 INCHES LONG PLACED WITH REGISTRATION NO. 42621 INSERTED THEREIN

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