

ANDOVER SENIOR CAMPUS

City of Andover
County of Anoka
Sec. 23, T32, R24

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

That part of the Northwest Quarter of the Southwest Quarter, Section 23, Township 32, Range 24, Anoka County, Minnesota, lying south and east of County Road 18, also known as Crosstown Blvd.; except that part platted as WINSLOW HILLS, WINSLOW HILLS 2ND ADDITION and WINSLOW HILLS 3RD ADDITION.

and

The Southwest Quarter of the Southwest Quarter, Section 23, Township 32, Range 24, except that part platted as WINSLOW HILLS, Anoka County, Minnesota.

Has caused the same to be surveyed and platted as ANDOVER SENIOR CAMPUS 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. 78 as shown on this plat.

In witness whereof said Wedum Andover, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this 21st day of MARCH, 2025.

WEDUM ANDOVER, LLC

Jay J. Portz
Jay J. Portz, Assistant Chief Manager

STATE OF MINNESOTA
COUNTY OF Anoka

This instrument was acknowledged before me this 21st day of MARCH, 2025 by Jay J. Portz, the Assistant Chief Manager of Wedum Andover, LLC, a Minnesota limited liability company, on behalf of the company.

Kelae Mack (signature)
Kelae Mack (print name)

Notary Public, Anoka County, Minnesota
My Commission Expires January 31, 2027

I Jason E. Rud 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 21st day of MARCH, 2025.

Jason E. Rud
Jason E. Rud, Licensed Land Surveyor
Minnesota License No. 41578

STATE OF MINNESOTA
COUNTY OF Anoka

This instrument was acknowledged before me this 21st day of MARCH, 2025 by Jason E. Rud.

Kelae Mack (signature)
Kelae Mack (print name)

Notary Public, Anoka County, Minnesota
My Commission Expires January 31, 2027

CITY COUNCIL, CITY OF ANDOVER, MINNESOTA

This plat of ANDOVER SENIOR CAMPUS was approved and accepted by the City Council of the City of Andover, Minnesota at a regular meeting thereof held this 4 day of MARCH, 2025, 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 Michelle Hasten 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 8th day of April, 2025.

David M. Zieglmeier
David M. Zieglmeier
Anoka County Surveyor

COUNTY AUDITOR/TREASURER

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 2025 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 8th day of April, 2025.

Pamela J LaBlanc
Property Tax Administrator

By Karen Bauman, Deputy

COUNTY RECORDER/REGISTRAR OF TITLES
COUNTY OF ANOKA, STATE OF MINNESOTA

I hereby certify that this plat of ANDOVER SENIOR CAMPUS was filed in the office of the County Recorder/Registrar of Titles for public record on this 8th day of April, 2025, at 10:57 o'clock A.M. and was duly recorded as Document Number 2435912.002.

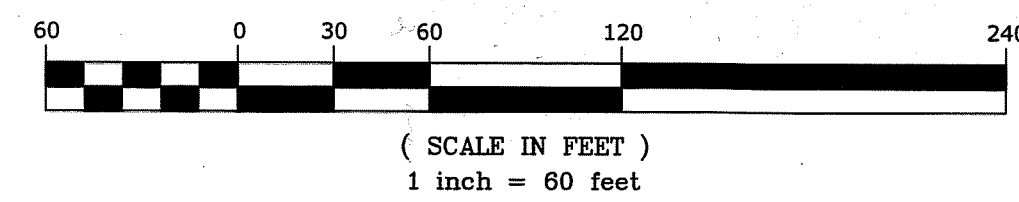
Pamela J LaBlanc
County Recorder/Registrar of Titles

By Karen Bauman, Deputy

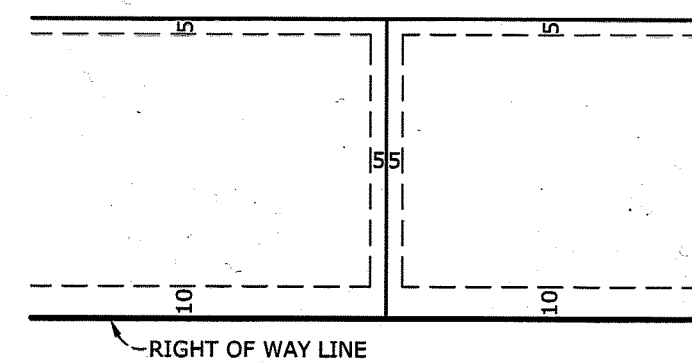
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NORTH



DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



BEING 10 FEET IN WIDTH, AND ADJOINING RIGHT OF WAY LINES, AND 5 FEET IN WIDTH ADJOINING ALL OTHER LOT LINES, UNLESS OTHERWISE SHOWN ON THIS PLAT.

LEGEND

- ▲ DENOTES SET NAIL WITH WASHER MARKED RLS NO. 41578
- DENOTES FOUND 1/2 INCH IRON PIPE, MARKED AS LABELED
- DENOTES 1/2 INCH BY 14 INCH IRON PIPE SET, MARKED RLS NO. 41578
- ◆ DENOTES ANOKA COUNTY CAST IRON MONUMENT
- △— DENOTES RIGHT OF ACCESS DEDICATED TO ANOKA COUNTY
- (XX.XX-WINSLOW HILLS 3RD ADDITION) DENOTES DIMENSION SHOWN ON RECORD PLAT OF WINSLOW HILLS 3RD ADDITION

FOR THE PURPOSES OF THIS PLAT, THE WEST LINE OF SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 32, RANGE 24 IS ASSUMED TO HAVE A BEARING OF SOUTH 00 DEGREES 36 MINUTES 42 SECONDS EAST.

E. G. RUD & SONS, INC.
Professional Land Surveyors
EST. 1977

