

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

BOULDER PRAIRIE ESTATES

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

That part of the Northeast Quarter of the Northeast Quarter of Section 23, Township 32, Range 24, Anoka County, Minnesota, described as follows:

Commencing at the Northeast corner of said Section 23; thence South 58 degrees 52 minutes 30 seconds West along the approximate centerline of County State Aid Highway No. 18 a distance of 1260.88 feet; thence South 0 degrees 04 minutes 12 seconds West and parallel with the West line of said Northeast Quarter of the Northeast Quarter a distance of 240.0 feet to the actual point of beginning of the tract of land to be hereby described; thence South 89 degrees 55 minutes 48 seconds East a distance of 100.0 feet; thence North 58 degrees 52 minutes 30 seconds East and parallel with said centerline a distance of 315.88 feet; thence South 31 degrees 07 minutes 30 seconds East a distance of 224.17 feet; thence East on a line having a bearing of East and West, a distance of 593.38 feet, more or less, to the East line of said Northeast Quarter of the Northeast Quarter; thence South, on a line having a bearing of North and South, along the East line of said Northeast Quarter of the Northeast Quarter, a distance of 384.42 feet, more or less, to the Southeast corner of said Northeast Quarter of the Northeast Quarter; thence North 88 degrees 25 minutes 49 seconds West along the South line of said Northeast Quarter of the Northeast Quarter a distance of 1080.53 feet, more or less, to its intersection with a line drawn parallel with the West line of said Northeast Quarter of the Northeast Quarter from the actual point of beginning; thence North 0 degrees 04 minutes 12 seconds East along said parallel line a distance of 383.56 feet, more or less, to the actual point of beginning.

AND

That part of the Northeast Quarter of the Northeast Quarter of Section 23, Township 32, Range 24, Anoka County, Minnesota, described as follows:

Commencing at the Northeast corner of said Section 23; thence South 58 degrees 52 minutes 30 seconds West along the approximate centerline of County State Aid Highway No. 18 a distance of 983.77 feet to the actual point of beginning of the tract of land to be hereby described; thence North 58 degrees 52 minutes 30 seconds East along said centerline a distance of 369.91 feet; thence South 31 degrees 07 minutes 30 seconds East a distance of 268.49 feet; thence South on a line having a bearing of North and South a distance of 373.35 feet and being parallel with the East line; thence West on a line having a bearing of East and West a distance of 206.67 feet, more or less, to the point of intersection with a line drawn South 31 degrees 07 minutes 30 seconds East from the point of beginning; thence North along said line to the point of beginning a distance of 481.26 feet.

Has caused the same to be surveyed and platted as BOULDER PRAIRIE ESTATES 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 Boulder Contracting, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this 5th day of Dec, 2025

BOULDER CONTRACTING, LLC


Brian Jansen, General Manager

STATE OF Minnesota
COUNTY OF Anoka

This instrument was acknowledged before me this 5th day of December, 2025 by Brian Jansen, General Manager of Boulder Contracting, LLC, a Minnesota limited liability company, on behalf of the company.

Larvae Mack (Signature)
Larvae 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 4th day of DECEMBER, 2025

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

STATE OF MINNESOTA
COUNTY OF Anoka

This instrument was acknowledged before me this 4th day of December, 2025 by Jason E. Rud.

Larvae Mack (Signature)
Larvae Mack (Print Name)
Notary Public, Anoka County, Minnesota
My Commission Expires January 31, 2027

CITY COUNCIL, CITY OF ANDOVER, MINNESOTA

This plat of BOULDER PRAIRIE ESTATES was approved and accepted by the City Council of the City of Andover, Minnesota at a regular meeting thereof held this 2nd day of DECEMBER, 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  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 10th day of March, 2026.


David M. Ziegemeier
Anoka County Surveyor

COUNTY AUDITOR/TREASURER

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 2026 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 10th day of March, 2026.

Pamela J LeBlanc
Property Tax Administrator
By Curt Melst, Deputy

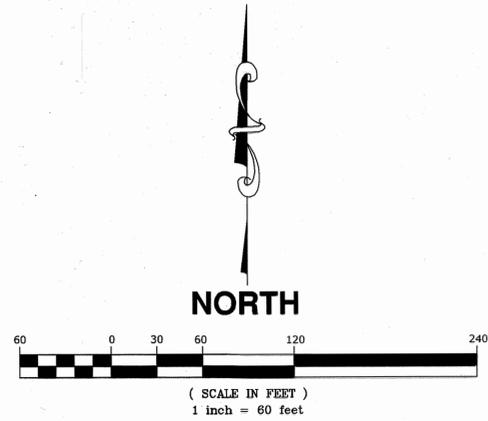
COUNTY RECORDER/REGISTRAR OF TITLES
COUNTY OF ANOKA, STATE OF MINNESOTA

I hereby certify that this plat of BOULDER PRAIRIE ESTATES was filed in the office of the County Recorder/Registrar of Titles for public record on this 10th day of March, 2026, at 10:37 o'clock A.M. and was duly recorded as Document Number 2461401.002.

Pamela J LeBlanc
County Recorder/Registrar of Titles
By Curt Melst, Deputy

BOULDER PRAIRIE ESTATES

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



FOR THE PURPOSES OF THIS PLAT, THE EAST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER, ANOKA COUNTY, MINNESOTA IS ASSUMED TO HAVE A BEARING OF SOUTH 00 DEGREES 03 MINUTES 26 SECONDS WEST.

LEGEND

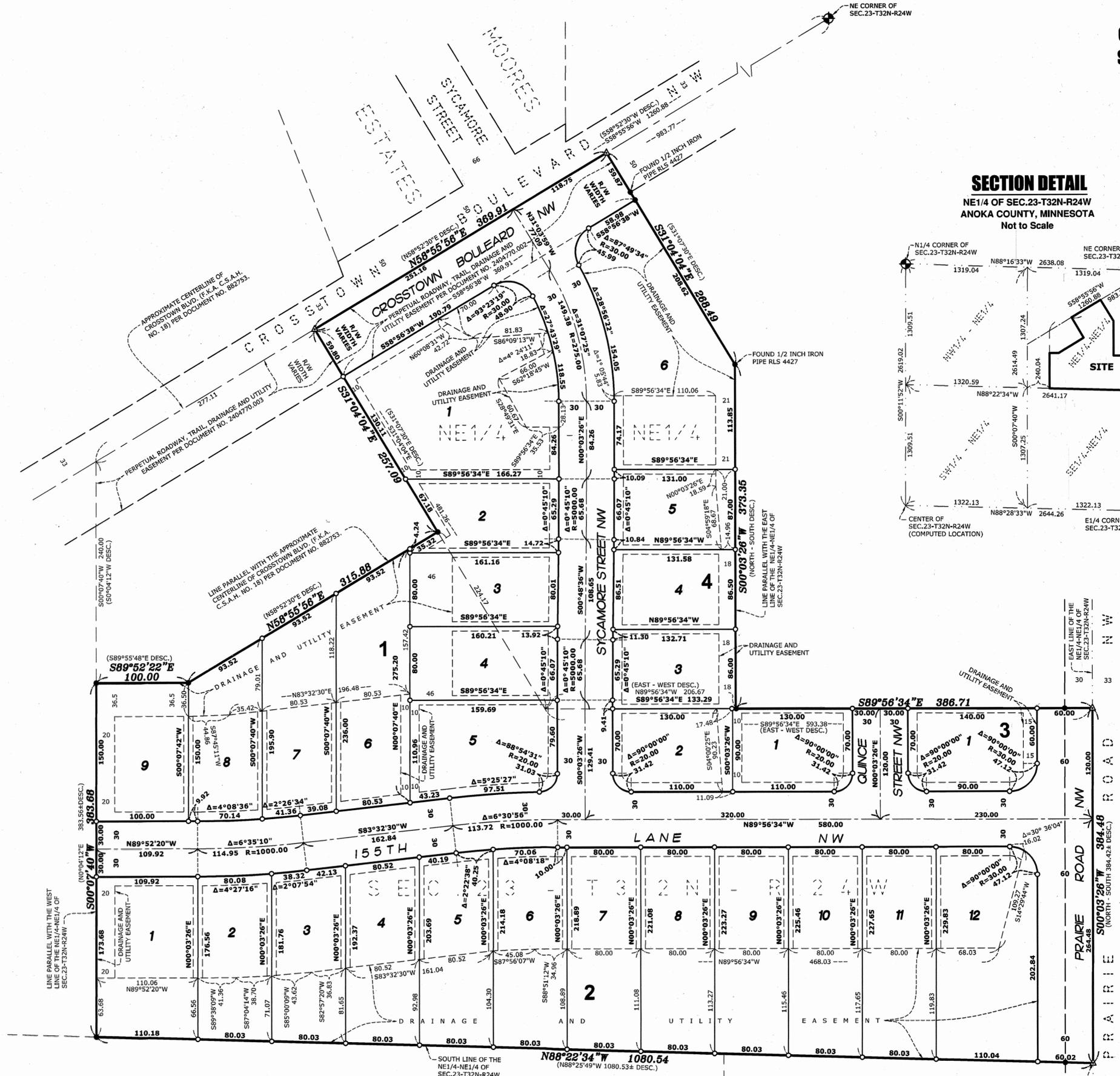
- ◆ DENOTES ANOKA COUNTY CAST IRON MONUMENT
- DENOTES 1/2 INCH OPEN IRON PIPE FOUND, UNLESS OTHERWISE SHOWN.
- DENOTES 1/2 INCH BY 14 INCH IRON PIPE SET, MARKED RLS NO. 41578.
- △ DENOTES PK NAIL SET
- (XXX.XX DESC.) DENOTES DIMENSION AS DESCRIBED

EASEMENT DETAIL

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.



SECTION DETAIL

NE 1/4 OF SEC. 23-T32N-R24W
ANOKA COUNTY, MINNESOTA
Not to Scale

