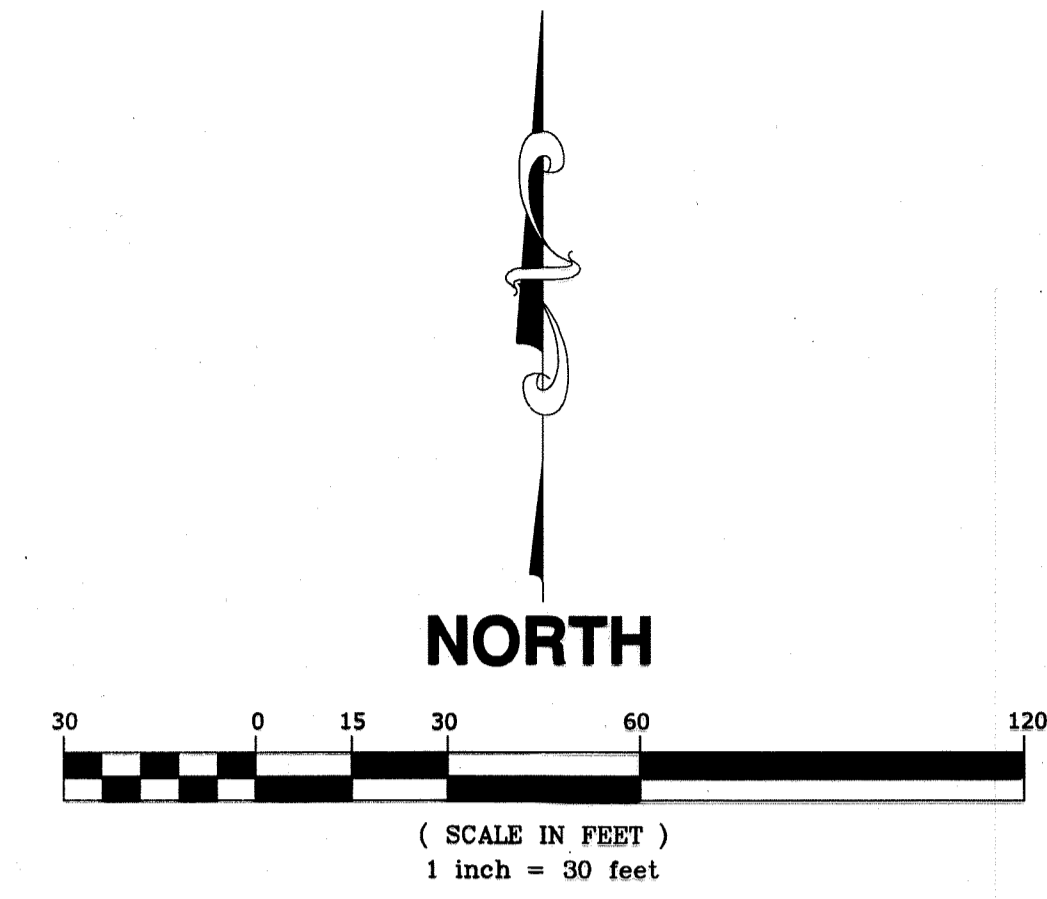


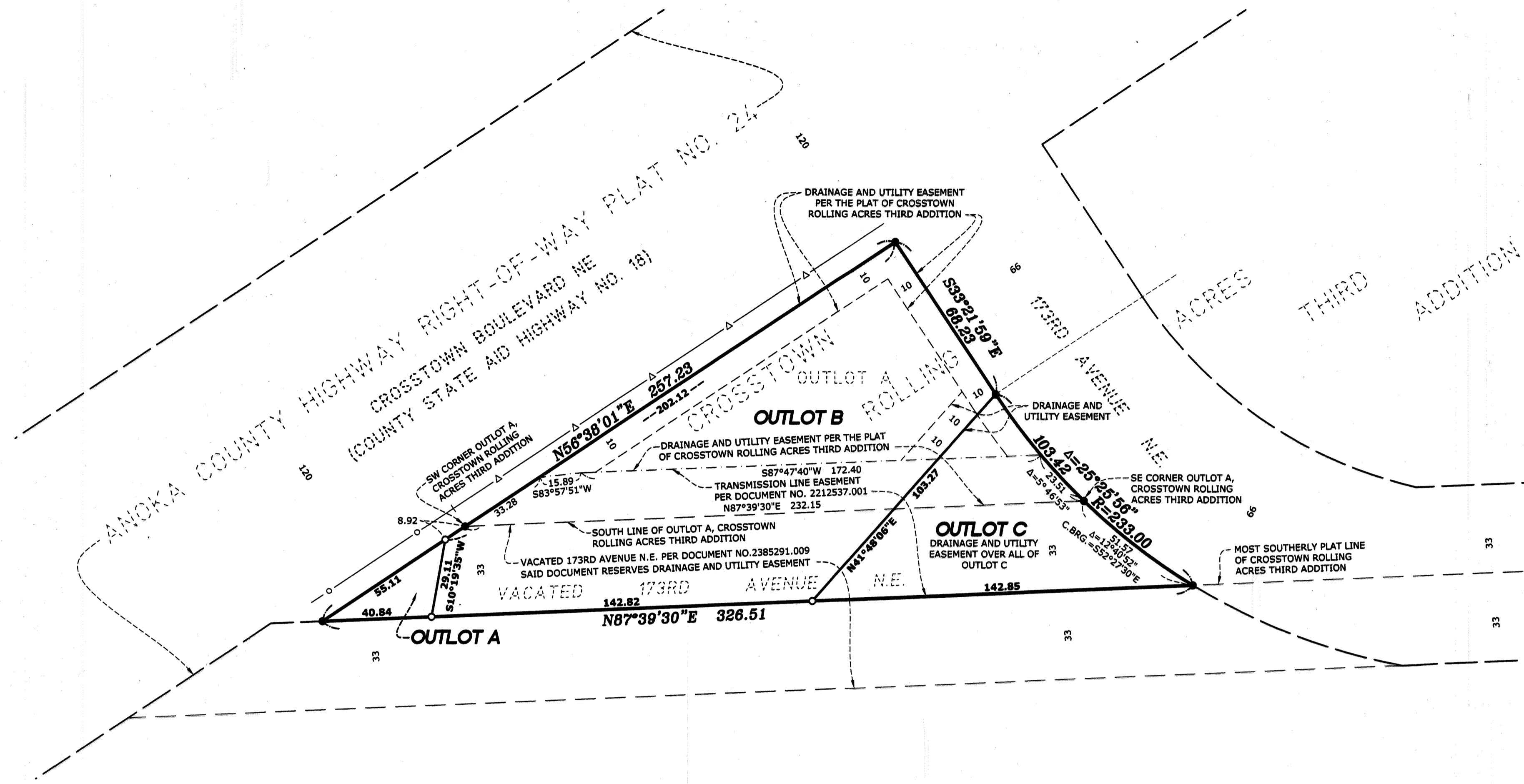
# CROSTOWN ROLLING ACRES FOURTH ADDITION



### LEGEND

- DENOTES 1/2 INCH IRON PIPE MONUMENT FOUND, MARKED RLS NO. 41578, UNLESS OTHERWISE SHOWN
- DENOTES 1/2 INCH BY 14 INCH IRON PIPE SET, MARKED RLS NO. 41578
- DENOTES RIGHT OF ACCESS DEDICATED TO ANOKA COUNTY
- △— DENOTES RIGHT OF ACCESS DEDICATED TO ANOKA COUNTY PER THE RECORDED PLAT OF CROSTOWN ROLLING ACRES THIRD ADDITION

FOR THE PURPOSES OF THIS PLAT, THE SOUTH LINE OF OUTLOT A, CROSTOWN ROLLING ACRES THIRD ADDITION IS ASSUMED TO HAVE A BEARING OF NORTH 87 DEGREES 39 MINUTES 30 SECOND EAST.



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

Outlot A, CROSTOWN ROLLING ACRES THIRD ADDITION, Anoka County, Minnesota.

AND

Vacated 173rd Avenue N.E.. Said vacation more particularly described as follows:

That part of 173rd Avenue N.E. as platted and dedicated on the plat of CROSTOWN ROLLING ACRES THIRD ADDITION, Anoka County, Minnesota, which lies southwesterly of a line described as follows:

Commencing at the southwest corner of Outlot A, CROSTOWN ROLLING ACRES THIRD ADDITION; thence on an assumed bearing of North 87 degrees 39 minutes 30 seconds East, along the south line of said Outlot A, a distance of 232.15 feet to the southeast corner of said Outlot A and the point of beginning of the line to be described; thence southeasterly a distance of 51.57 feet along a non-tangential curve concave to the northeast, having a radius of 233.00 feet and central angle of 12 degrees 40 minutes 52 seconds and whose chord bears South 52 degrees 27 minutes 30 seconds East to the most southerly plat line of said CROSTOWN ROLLING ACRES THIRD ADDITION and said line there terminating.

Has caused the same to be surveyed and platted as CROSTOWN ROLLING ACRES FOURTH ADDITION and does hereby dedicate to the public for public use 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. 18 as shown on this plat.

In witness whereof said Crosstown Development, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this 12th day of April, 2023

CROSTOWN DEVELOPMENT, LLC

Jeffrey A. Stalberger  
Jeffrey A. Stalberger, Co-administrator

STATE OF Minnesota  
COUNTY OF Anoka

This instrument was acknowledged before me this 12th day of April, 2023 by Jeffrey A. Stalberger, Co-administrator of Crosstown Development, LLC, a Minnesota limited liability company.

Lalae Mack (Signature)  
Lalae 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 11th day of April, 2023.

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 11th day of April, 2023 by Jason E. Rud.

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

CITY COUNCIL, CITY OF HAM LAKE, MINNESOTA

This plat of CROSTOWN ROLLING ACRES FOURTH ADDITION was approved and accepted by the City Council of the City of Ham Lake, Minnesota at a regular meeting thereof held this 17th day of January, 2023, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

City Council, City of Ham Lake, 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 20th day of April, 2023.

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 23 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 30 day of April, 2023

Pamela J LeBlanc  
Property Tax Administrator

By [Signature] Deputy

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

I hereby certify that this plat of CROSTOWN ROLLING ACRES FOURTH ADDITION was filed in the office of the County Recorder/Registrar of Titles for public record on this 30 day of April, 2023, at 10:50 o'clock A.M. and was duly recorded as Document Number 2399125.001.

Pamela J LeBlanc  
County Recorder/Registrar of Titles

By [Signature] Deputy

