

ESTATES OF CEDAR RIDGE

CITY OF ANDOVER
COUNTY OF ANOKA
SEC. 15, T.32, R.24

KNOW ALL PERSONS BY THESE PRESENTS; That Bergeron Developers, LLC, a Minnesota Limited Liability Company, owner of the following described property:

The North Half of the Northeast Quarter of the Northeast Quarter of Section 15, Township 32, Range 24, Anoka County, Minnesota except the Southerly 330.00 feet of the Easterly 660.00 feet.

AND

The Northwest Quarter of the Northeast Quarter of Section 15, Township 32, Range 24, Anoka County, Minnesota

Has caused the same to be surveyed and platted as ESTATES OF CEDAR RIDGE and does hereby dedicate to the public for public use the public ways and the drainage and utility easements as created by this plat.

In witness whereof said Bergeron Developers, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this 20th day of November, 2019.

Signed: Bergeron Developers, LLC

Joshua W. Bergeron (Signature), Chief Manager
Joshua W. Bergeron (Print Name)

STATE OF MINNESOTA
COUNTY OF Anoka

This instrument was acknowledged before me this 20th day of November, 2019 by Joshua W. Bergeron, Chief Manager of Bergeron Developers, LLC, a Minnesota limited liability company.

Doreen M. Maki (Signature)
Doreen Lynn Maki (Print Name)

Notary Public, Anoka County, MN

My Commission expires January 31, 2021

I Randy L. Kurth 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 18th day of NOVEMBER, 2019.

Randy L. Kurth (Signature)
Randy L. Kurth, Licensed Land Surveyor
Minnesota License No. 20270

STATE OF MINNESOTA
COUNTY OF ANOKA

This instrument was acknowledged before me this 18th day of NOVEMBER, 2019 by Randy L. Kurth.

Ronald Steiner (Signature)
RONALD STEINER (Print Name)

Notary Public, ANOKA County, Minnesota

My Commission Expires 1-31-2020

CITY COUNCIL, CITY OF ANDOVER, MINNESOTA

This plat of ESTATES OF CEDAR RIDGE was approved and accepted by the City Council of the City of Andover, Minnesota at a regular meeting thereof held this 15th day of October, 2019, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

City Council, City of Andover, Minnesota

Julie D. Mude (Signature)
Mayor

Michelle Mastner (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 3rd day of December, 2019.

Charles F. Gitzen (Signature)
Charles F. Gitzen, Anoka County Surveyor

COUNTY AUDITOR/TREASURER

Pursuant to Minnesota Statutes, Section 505.21, Subd. 9, taxes payable in the year 2019 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 3 day of December, 2019.

Jonell M. Sawyer (Signature)
Property Tax Administrator

By Marcia Earnest, Deputy

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

I hereby certify that this plat of ESTATES OF CEDAR RIDGE was filed in the office of the County Recorder/ Registrar of Titles for public record on this 3 day of December, 2019, at 12:34 o'clock P.M. and was duly recorded as Document Number 2244304.001.

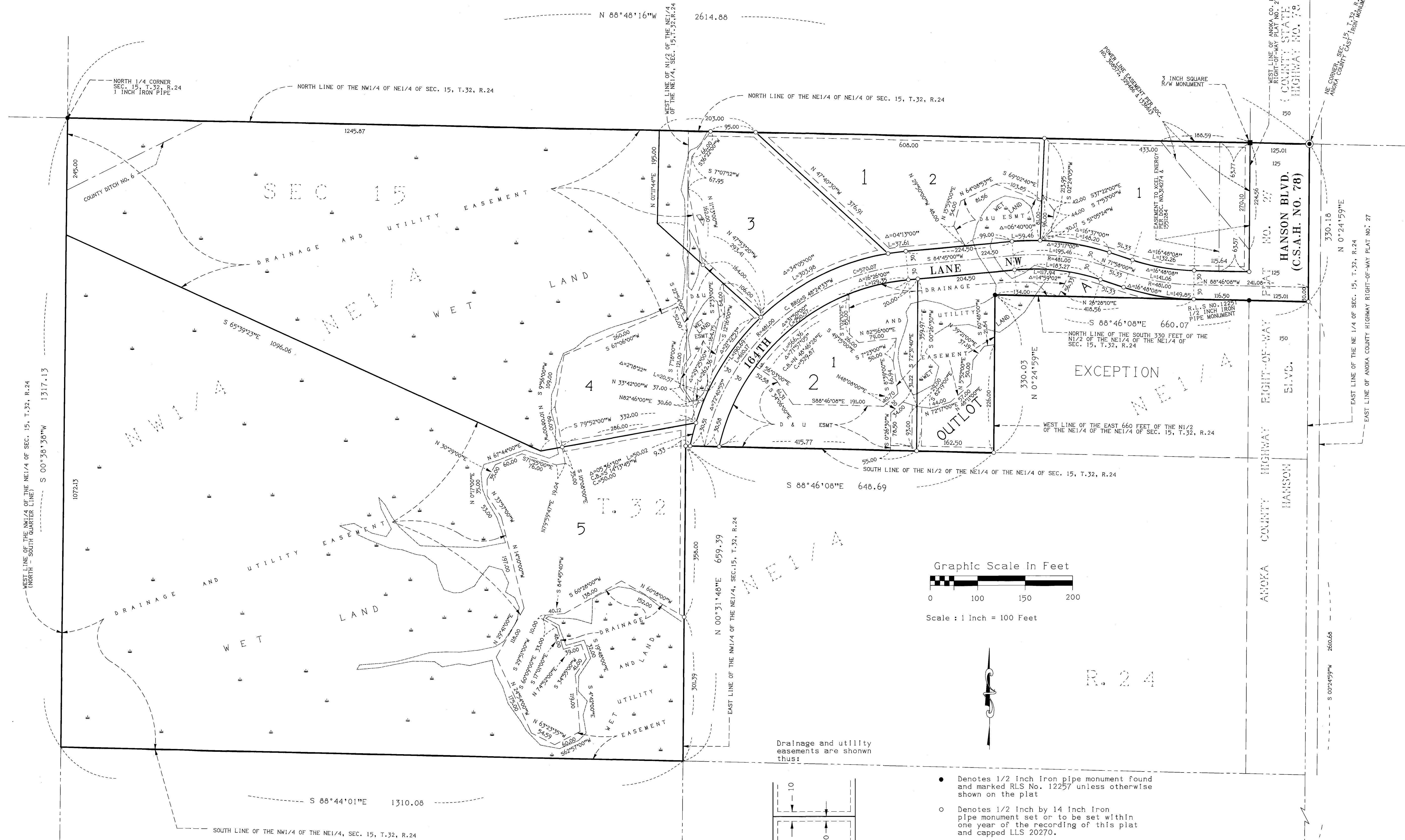
Jonell M. Sawyer (Signature)
County Recorder/Registrar of Titles

By Marcia Earnest, Deputy

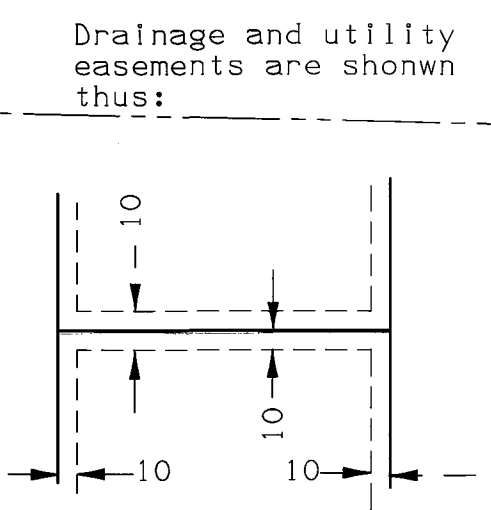
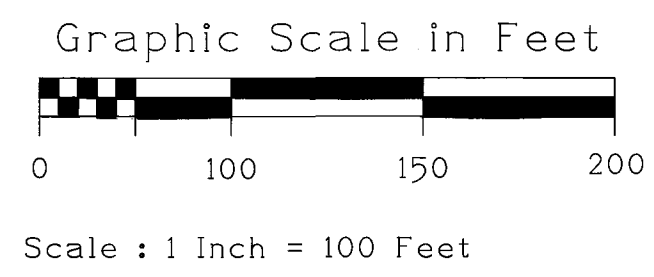
\\fsk...andover\15-32-24\Bergeron\Bergeron Final plat 11-14-19 22x34 11-15-19

ESTATES OF CEDAR RIDGE

CITY OF ANDOVER
COUNTY OF ANOKA
SEC. 15, T.32, R.24



FOR THE PURPOSES OF THIS PLAT, THE NORTH LINE OF THE NE1/4 OF THE NE1/4 OF SECTION 15, TOWNSHIP 32, RANGE 24 IS ASSUMED TO BEAR NORTH 88 DEGREES, 48 MINUTES, 16 SECONDS WEST



Being 10 feet in width and adjacent to street lines and 10 feet in width and adjacent to lot lines, unless otherwise shown on the plat.

- Denotes 1/2 inch Iron pipe monument found and marked RLS No. 12257 unless otherwise shown on the plat
- Denotes 1/2 inch by 14 inch Iron pipe monument set or to be set within one year of the recording of this plat and capped LLS 20270.
- Denotes approximate edge of wet land
- W Denotes wet land
- D & U ESMT. Denotes drainage and utility easement
- C.B. Denotes chord bearing

EAST QUARTER CORNER
SEC. 15, T.32, R.24
ANOKA COUNTY EAST
IRON MONUMENT