

FIELDS OF WINSLOW COVE SECOND ADDITION

CITY OF ANDOVER
COUNTY OF ANOKA
SEC. 23 & 24, T. 32, R. 24

KNOW ALL PERSONS BY THESE PRESENTS: That U.S. Home, LLC, a Delaware limited liability company, owner of the following described property:

Outlot G, Outlot H and Outlot I, FIELDS OF WINSLOW COVE, according to the recorded plat thereof, Anoka County, Minnesota.

Has caused the same to be surveyed and platted as **FIELDS OF WINSLOW COVE SECOND ADDITION** 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 U.S. Home, LLC, a Delaware limited liability company, has caused these presents to be signed by its proper officer this 24 day of February, 2023.

U.S. HOME, LLC

By [Signature]
Jonathan Aune, Vice President

STATE OF Minnesota
COUNTY OF Hennepin

This instrument was acknowledged before me this 24th day of February, 2023 by Jonathan Aune, Vice President of U.S. Home, LLC, a Delaware limited liability company, on behalf of the company.

[Signature] (Signature) Thomas J Brandabur (Name Printed)

Notary Public, Hennepin County, Minnesota

My Commission Expires January 31, 2027

I Chris Ambourn 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 16th day of February, 2023.

[Signature]
Chris Ambourn, Licensed Land Surveyor
Minnesota License No. 43055

STATE OF MINNESOTA
COUNTY OF Hennepin

This instrument was acknowledged before me this 16th day of February, 2023 by Chris Ambourn.

[Signature] (Signature) Shannon Meyer (Name Printed)

Notary Public, Hennepin County, Minnesota

My Commission Expires January 31, 2028

CITY COUNCIL, CITY OF ANDOVER, MINNESOTA

This plat of **FIELDS OF WINSLOW COVE SECOND ADDITION** was approved and accepted by the City Council of the City of Andover, Minnesota at a regular meeting thereof held this 7th day of February, 2023, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

CITY COUNCIL, CITY OF ANDOVER, MINNESOTA

[Signature]
Mayor

[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 6th day of April, 2023.

[Signature]
David M. Ziegmeier, Anoka County Surveyor

COUNTY AUDITOR/TREASURER

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 2023 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 6 day of April, 2023.

[Signature]
Pamela J. LaBlanc
Property Tax Administrator
By [Signature], Deputy

COUNTY RECORDER/REGISTRAR OF TITLES
County of Anoka, State of Minnesota

I hereby certify that this plat of **FIELDS OF WINSLOW COVE SECOND ADDITION** was filed in the office of the County Recorder/Registrar of Titles for public record on this 6 day of April, 2023, at 1:23 o'clock P.M. and was duly recorded as Document Number 2388287.005.

[Signature]
Pamela J. LaBlanc
County Recorder/Registrar of Titles
By [Signature], Deputy

COUNTY RECORDER/REGISTRAR OF TITLES
County of Anoka, State of Minnesota

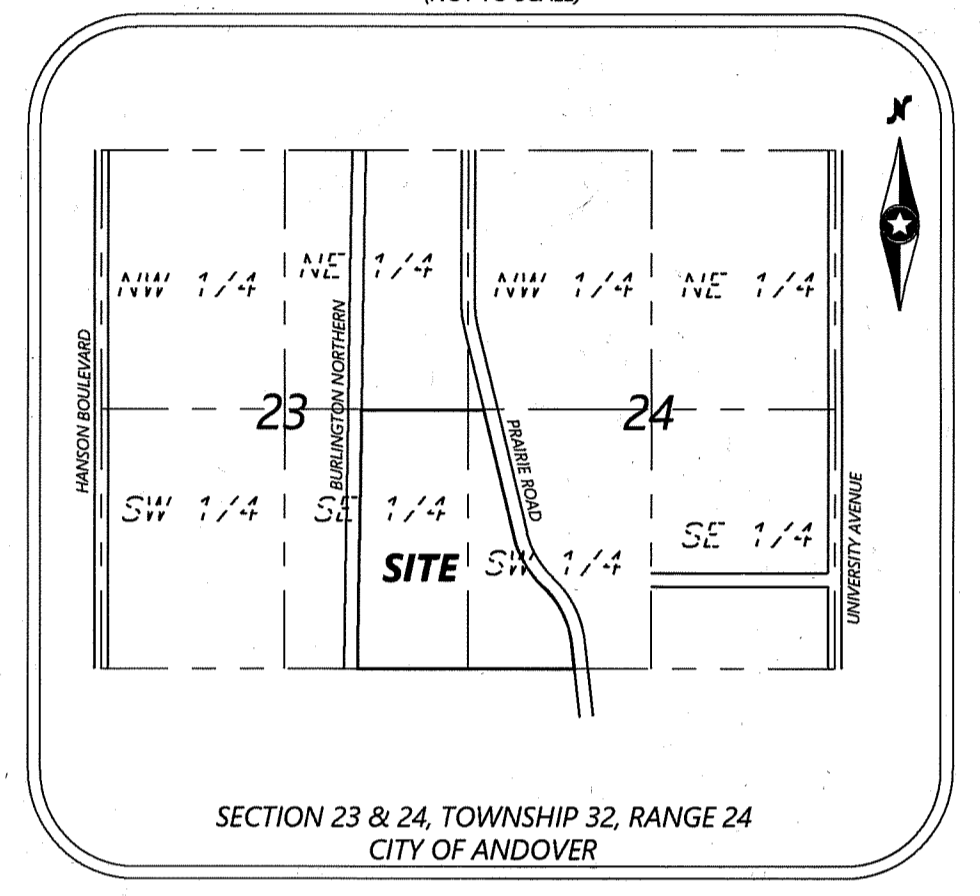
I hereby certify that this plat of **FIELDS OF WINSLOW COVE SECOND ADDITION** was filed in the office of the County Recorder/Registrar of Titles for public record on this 6 day of April, 2023, at 1:23 o'clock P.M. and was duly recorded as Document Number 609106.008.

[Signature]
Pamela J. LaBlanc
County Recorder/Registrar of Titles
By [Signature], Deputy

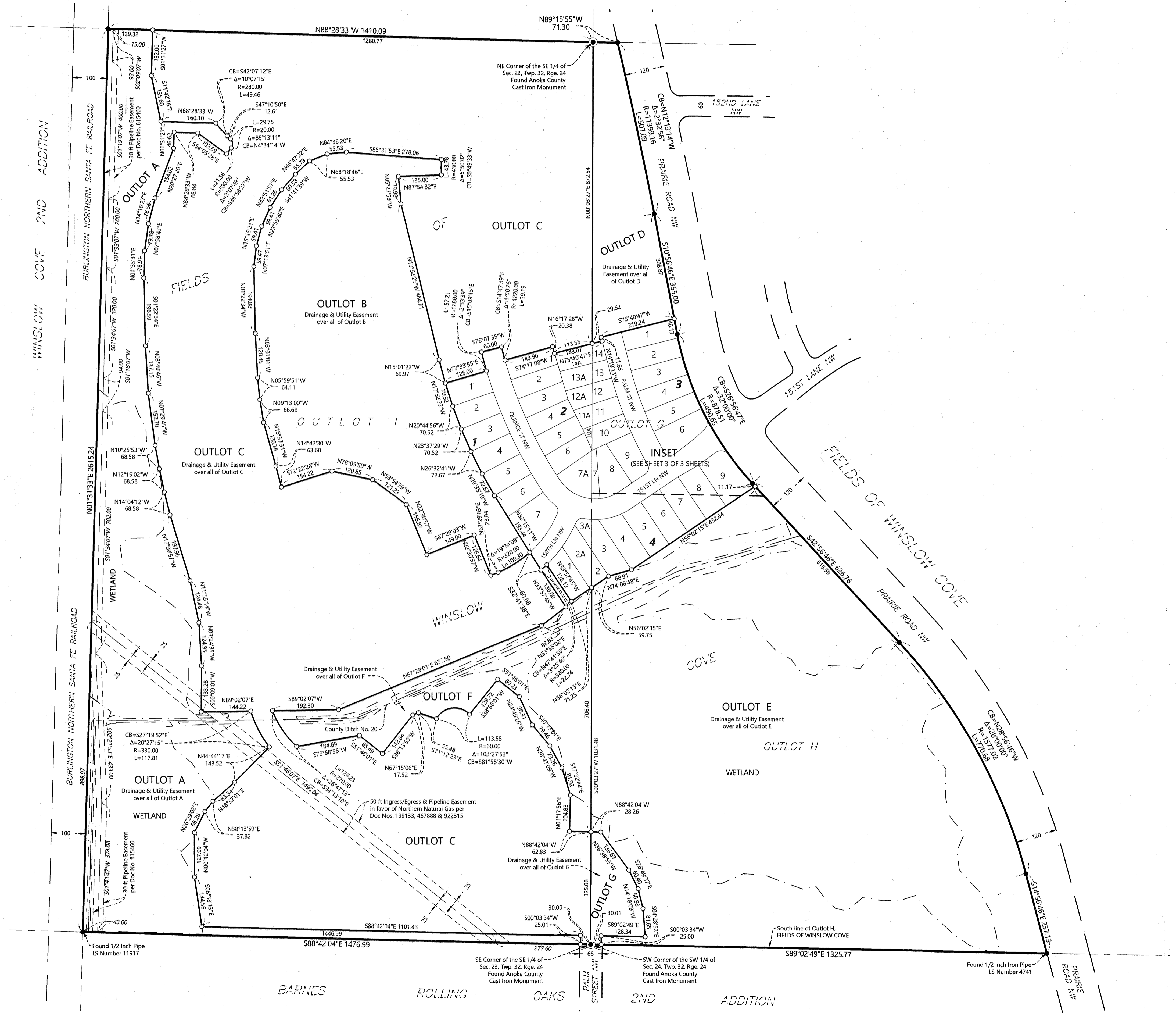
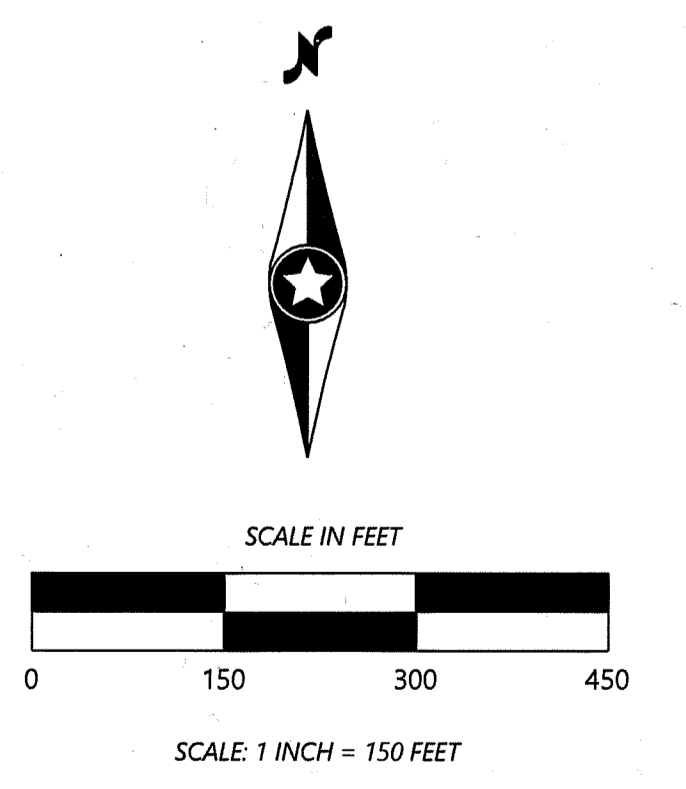
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VICINITY MAP
(NOT TO SCALE)

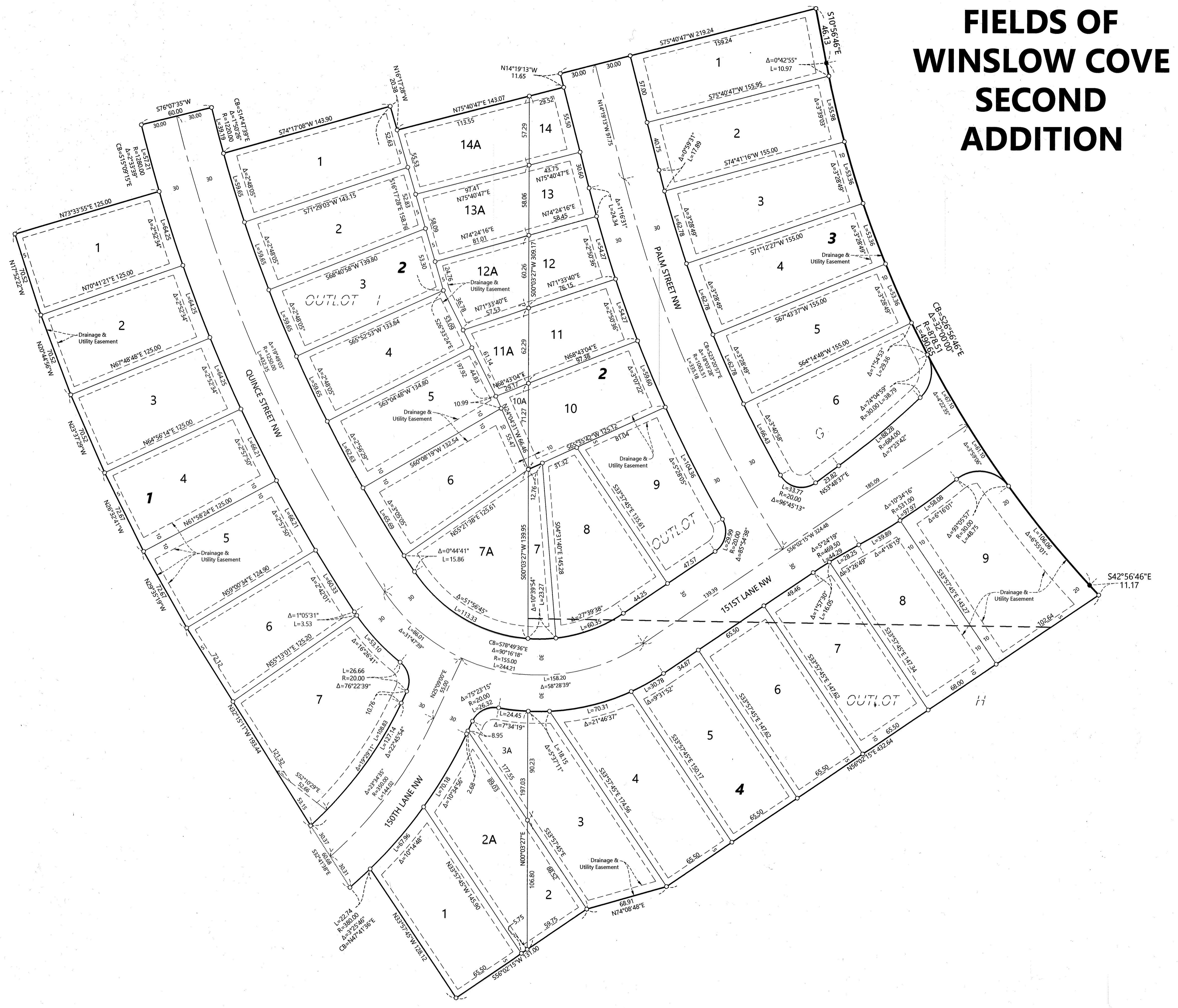


- DENOTES WETLANDS DELINEATED BY WESTWOOD PROFESSIONAL SERVICES
 - SET 1/2 INCH BY 14 INCH IRON PIPE WITH CAP NO. 43055
 - FOUND 1/2 INCH BY 14 INCH IRON PIPE WITH CAP NO. 53596, UNLESS OTHERWISE AS NOTED ON SURVEY
 - FOUND CAST IRON MONUMENT
- THE ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE SOUTH LINE OF OUTLOT H, FIELDS OF WINSLOW COVE, WHICH IS ASSUMED TO HAVE A BEARING OF S 89°02'49" E



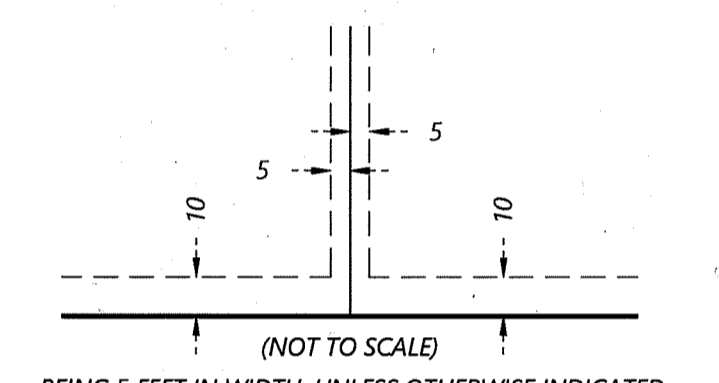
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INSET
(SEE SHEET 2 OF 3 SHEETS)

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



BEING 5 FEET IN WIDTH, UNLESS OTHERWISE INDICATED, AND ADJOINING LOT LINES, AND 10 FEET IN WIDTH AND ADJOINING RIGHT-OF-WAY LINES, UNLESS OTHERWISE INDICATED, AS SHOWN ON THE PLAT

- SET 1/2 INCH BY 14 INCH IRON PIPE WITH CAP NO. 43055
- FOUND 1/2 INCH BY 14 INCH IRON PIPE WITH CAP NO. 53596, UNLESS OTHERWISE AS NOTED ON SURVEY
- ⊙ FOUND CAST IRON MONUMENT

THE ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE SOUTH LINE OF OUTLOT H, FIELDS OF WINSLOW COVE, WHICH IS ASSUMED TO HAVE A BEARING OF S 89°02'49" E

