

FIELDS OF WINSLOW COVE THIRD ADDITION

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

KNOW ALL PERSONS BY THESE PRESENTS: That DRP MN 1, LLC, a Delaware limited liability company, owner of the following described property:

Outlot C, Outlot D and Outlot G, FIELDS OF WINSLOW COVE SECOND ADDITION, according to the recorded plat thereof, Anoka County, Minnesota.

Has caused the same to be surveyed and platted as **FIELDS OF WINSLOW COVE THIRD 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 DRP MN 1, LLC, a Delaware limited liability company, has caused these presents to be signed by its proper officer this 7 day of February, 2024.

DRP MN 1, LLC

By *Brian Clauson*
Its Authorized Signatory

STATE OF Minnesota
COUNTY OF Dakota

This instrument was acknowledged before me this 7 day of February, 2024 by Brian Clauson its Authorized Signatory of DRP MN 1, LLC, a Delaware limited liability company, on behalf of the company.

Janice A. Clauson
(Signature)
Notary Public, Dakota County, Minnesota
My Commission Expires Jan. 31, 2027

Janice A. Clauson
(Name Printed)

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 6th day of FEBRUARY, 2024.

Chris Ambourn
Chris Ambourn, Licensed Land Surveyor
Minnesota License No. 43055

STATE OF MINNESOTA
COUNTY OF Hennepin

This instrument was acknowledged before me this 6th day of February, 2024 by Chris Ambourn.

Shannon Meyer
(Signature)
Notary Public, Hennepin County, Minnesota
My Commission Expires January 31, 2028

Shannon Meyer
(Name Printed)

CITY COUNCIL, CITY OF ANDOVER, MINNESOTA

This plat of **FIELDS OF WINSLOW COVE THIRD ADDITION** was approved and accepted by the City Council of the City of Andover, Minnesota at a regular meeting thereof held this 26th day of March, 2024, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

CITY COUNCIL, CITY OF ANDOVER, MINNESOTA

Shane Bullington
Mayor

Michelle Haskins
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 7th day of May, 2024.

David M. Ziegmeier
David M. Ziegmeier, Anoka County Surveyor

COUNTY AUDITOR/TREASURER

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 2024 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 7th day of May, 2024.

Pamela J. LeBlanc
Property Tax Administrator
By *D. Stepan*, Deputy

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

I hereby certify that this plat of **FIELDS OF WINSLOW COVE THIRD ADDITION** was filed in the office of the County Recorder/Registrar of Titles for public record on this 7th day of May, 2024, at 11:59 o'clock A.M. and was duly recorded as Document Number 2413271.003.

Pamela J. LeBlanc
County Recorder/Registrar of Titles
By *D. Stepan*, Deputy

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

I hereby certify that this plat of **FIELDS OF WINSLOW COVE THIRD ADDITION** was filed in the office of the County Recorder/Registrar of Titles for public record on this 7th day of May, 2024, at 11:59 o'clock A.M. and was duly recorded as Document Number 617148.003.

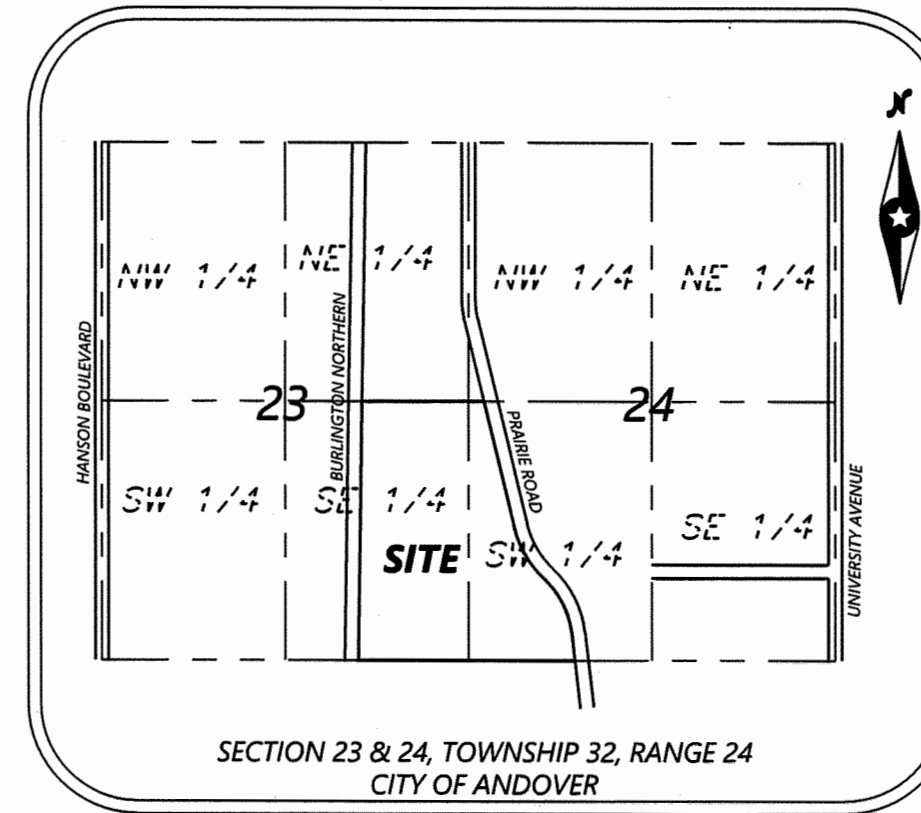
Pamela J. LeBlanc
County Recorder/Registrar of Titles
By *D. Stepan*, Deputy

\$56/\$56-

FIELDS OF WINSLOW COVE THIRD ADDITION

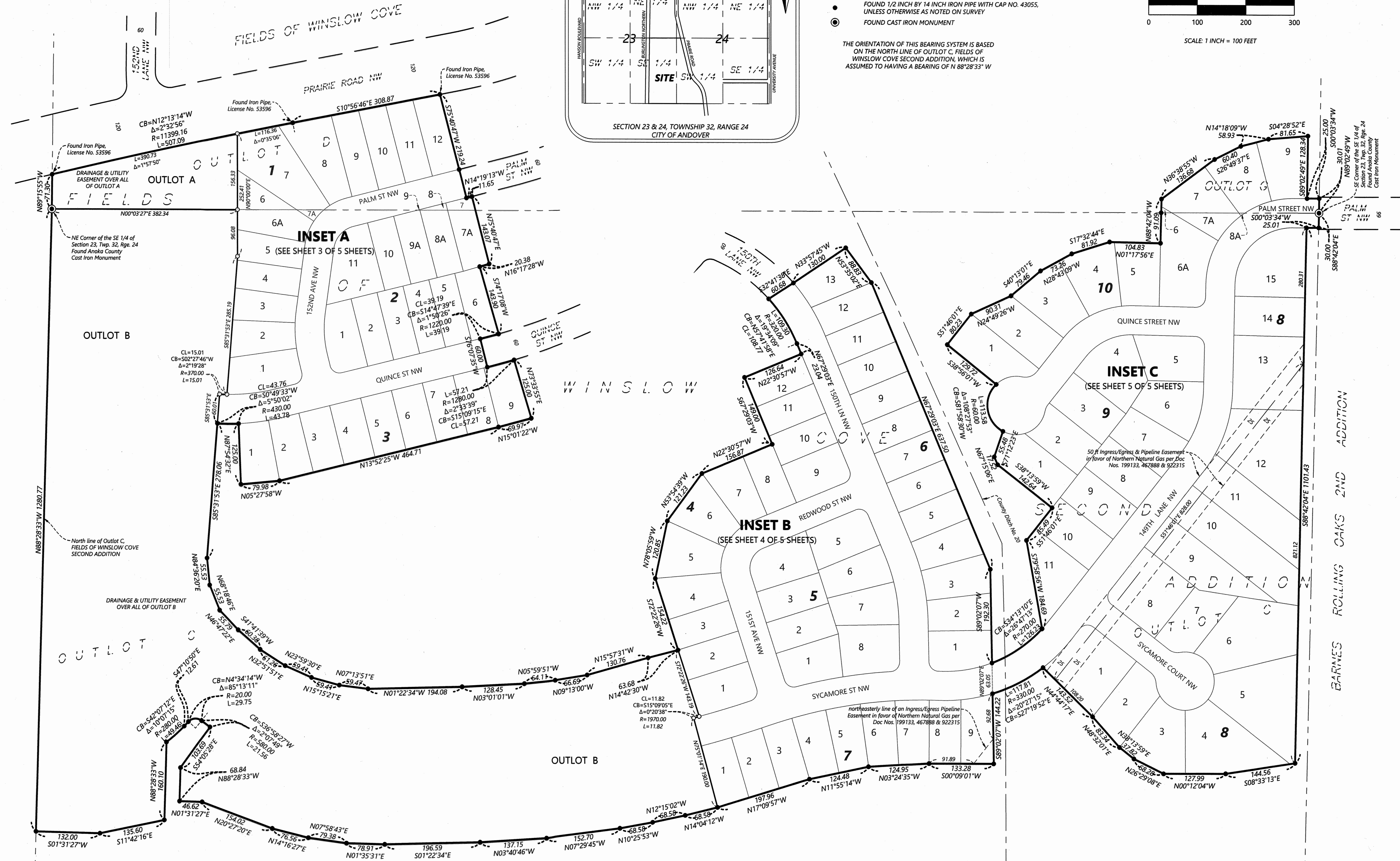
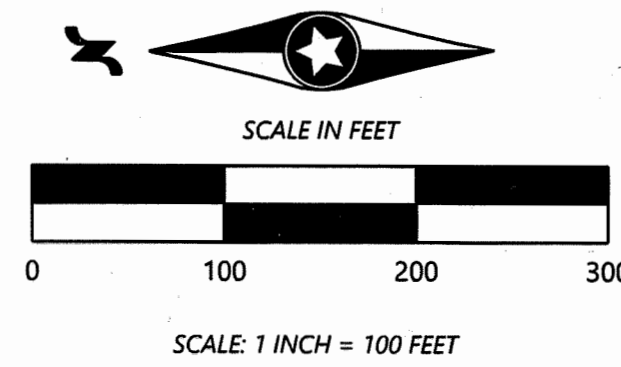
CITY OF ANDOVER
COUNTY OF ANOKA
SEC. 23 & 24, T. 32, R. 24

VICINITY MAP
(NOT TO SCALE)



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

THE ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE NORTH LINE OF OUTLOT C, FIELDS OF WINSLOW COVE SECOND ADDITION, WHICH IS ASSUMED TO HAVE A BEARING OF N 88°28'33" W

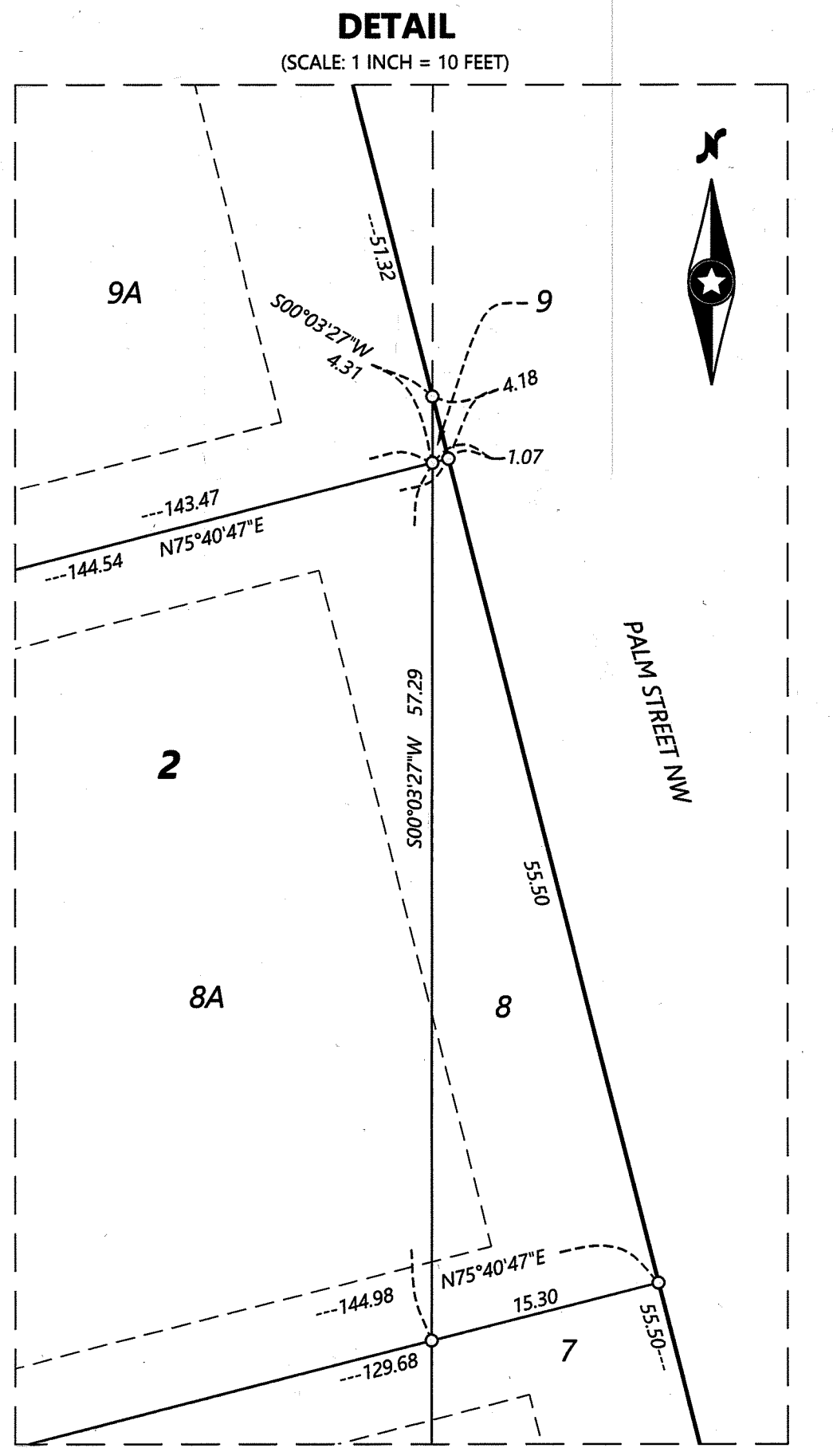
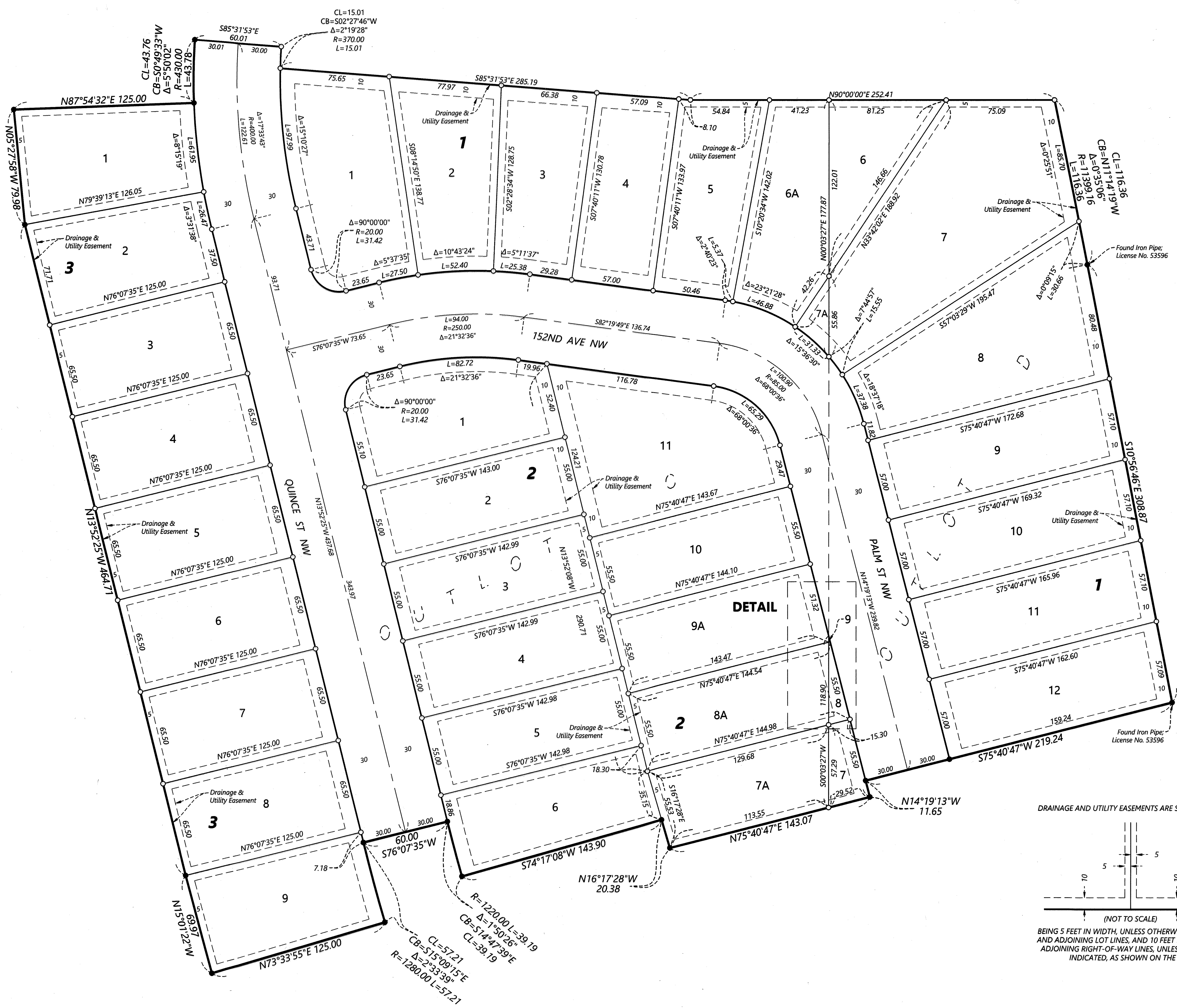


\$56/\$56
Westwood
Professional Services, Inc.

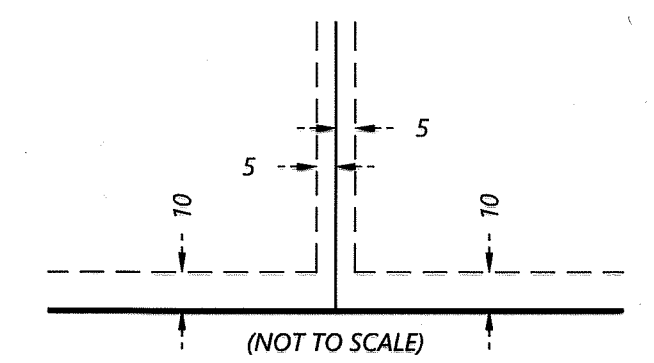
FIELDS OF WINSLOW COVE THIRD ADDITION

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

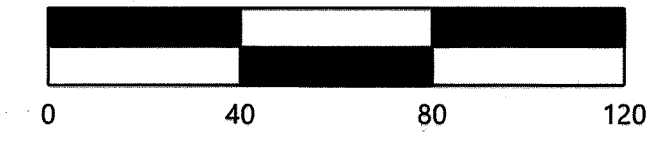
INSET A
(SEE SHEET 2 OF 5 SHEETS)



DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



SCALE IN FEET



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

THE ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE NORTH LINE OF OUTLOT C, FIELDS OF WINSLOW COVE SECOND ADDITION, WHICH IS ASSUMED TO HAVE A BEARING OF N 88°28'33" W

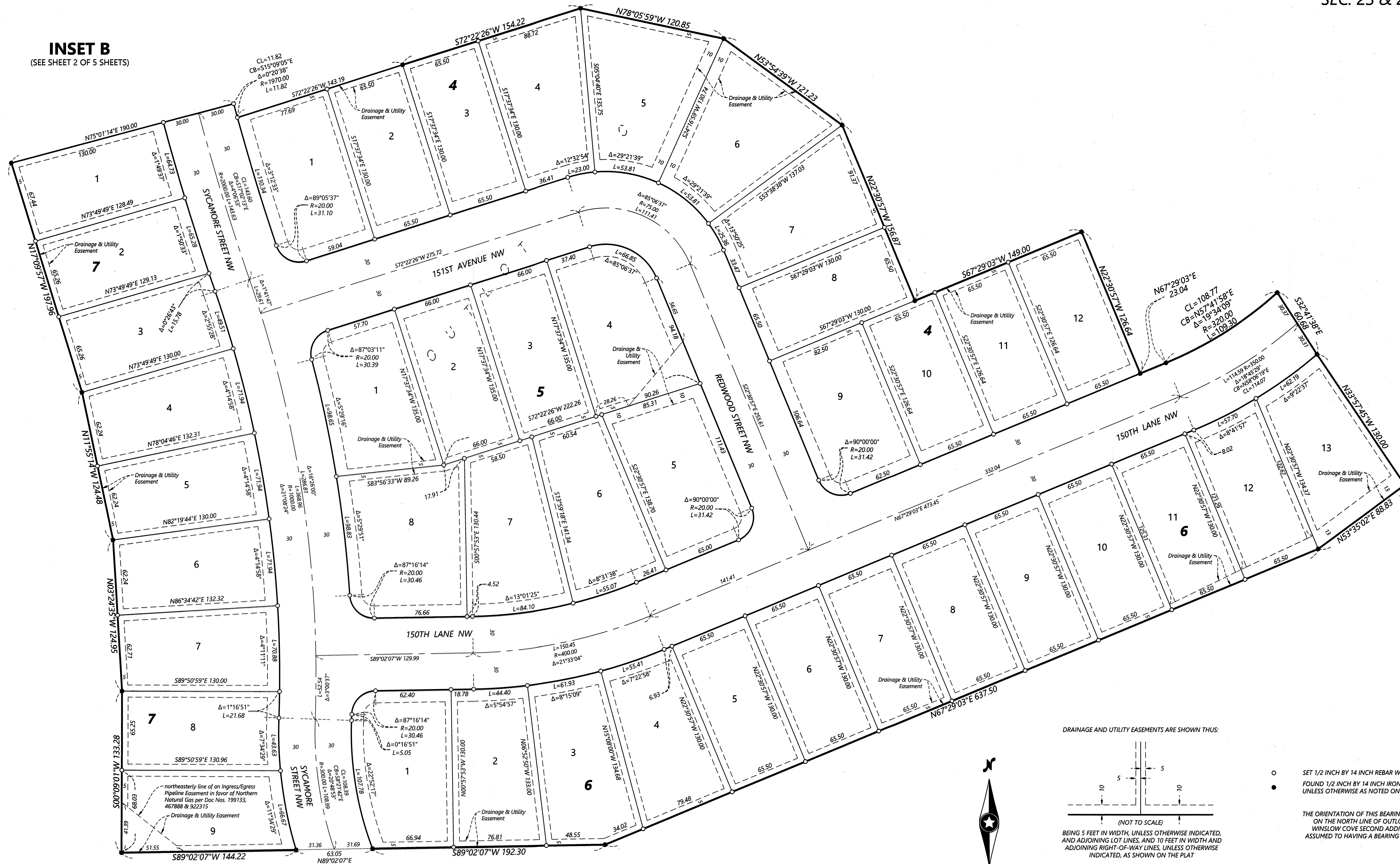
\$56 | \$56

Westwood
Professional Services, Inc.

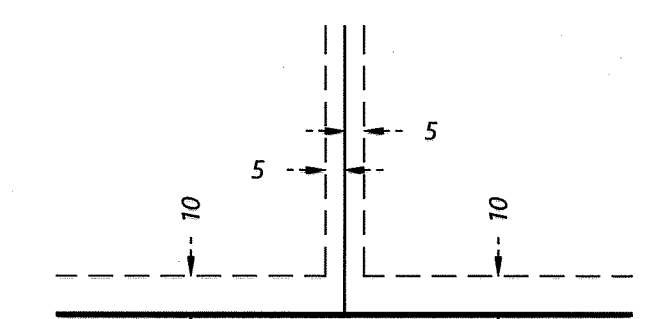
FIELDS OF WINSLOW COVE THIRD ADDITION

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

INSET B
(SEE SHEET 2 OF 5 SHEETS)

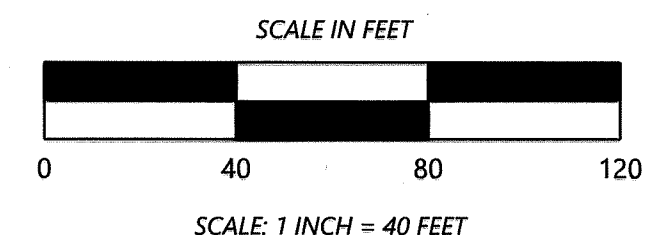


DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



○ SET 1/2 INCH BY 14 INCH REBAR WITH CAP NO. 43055
● FOUND 1/2 INCH BY 14 INCH IRON PIPE WITH CAP NO. 43055, UNLESS OTHERWISE NOTED ON SURVEY

THE ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE NORTH LINE OF OUTLOT C, FIELDS OF WINSLOW COVE SECOND ADDITION, WHICH IS ASSUMED TO HAVE A BEARING OF N 88°28'33\"/>



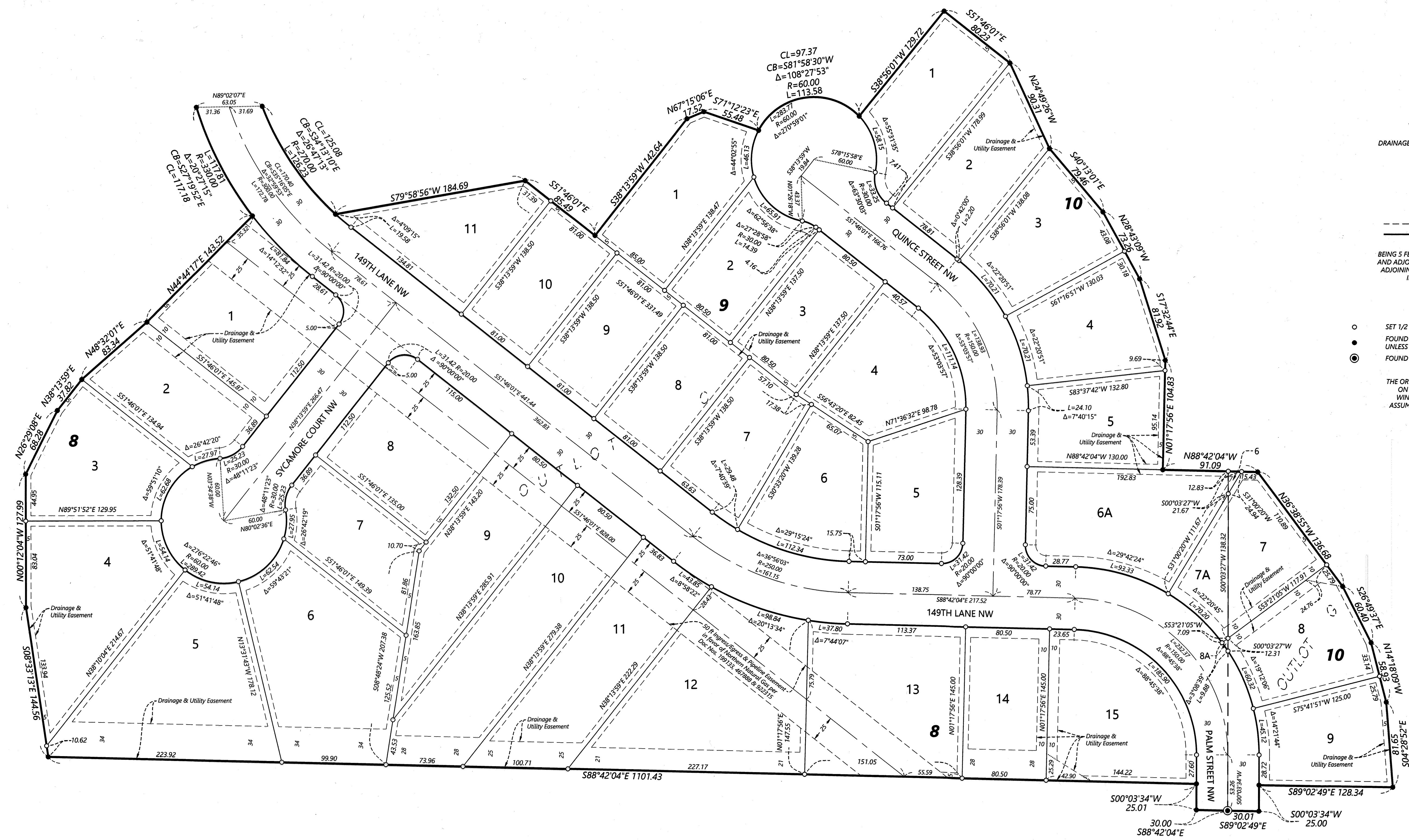
\$56/\$56

Westwood
Professional Services, Inc.

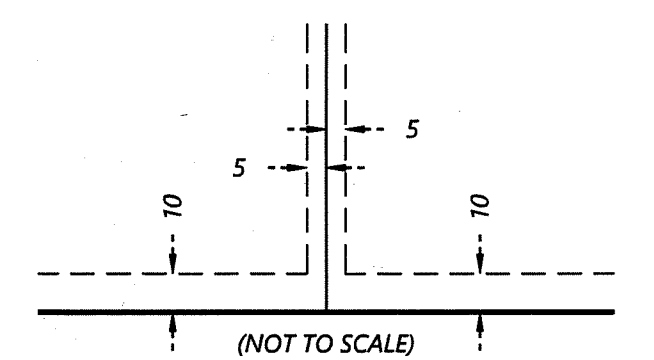
FIELDS OF WINSLOW COVE THIRD ADDITION

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

INSET C
(SEE SHEET 2 OF 5 SHEETS)



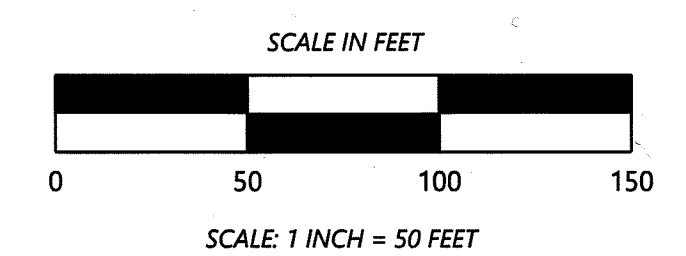
DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



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

THE ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE NORTH LINE OF OUTLOT C, FIELDS OF WINSLOW COVE SECOND ADDITION, WHICH IS ASSUMED TO HAVE A BEARING OF N 88° 28' 33" W



56 156
Westwood
 Professional Services, Inc.