

FIELDS OF WINSLOW COVE

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:

The Northeast Quarter of the Southwest Quarter, Section 24, Township 32, Range 24, Anoka County, Minnesota.

AND

The Northwest Quarter of the Southwest Quarter, Section 24, Township 32, Range 24, Anoka County, Minnesota.

And that C & W Family Farm Limited Partnership, a Minnesota limited partnership, owner of the following described property:

The Southeast Quarter of the Southwest Quarter, Section 24, Township 32, Range 24, Anoka County, Minnesota.

AND

The Southwest Quarter of the Southwest Quarter, Section 24, Township 32, Range 24, Anoka County, Minnesota.

AND

That part of the Southwest Quarter of the Southeast Quarter, Section 24, Township 32, Range 24, lying northerly and westerly of the plat of SMITH'S ROLLING OAKS.

AND

The Northeast Quarter of the Southeast Quarter, Section 23, Township 32, Range 24, Anoka County, Minnesota.

AND

That part of the Northwest Quarter of the Southeast Quarter, Section 23, Township 32, Range 24, Anoka County, Minnesota, lying easterly of the easterly right-of-way line of Burlington Northern, Inc. railroad right-of-way.

AND

The Southeast Quarter of the Southeast Quarter, Section 23, Township 32, Range 24, Anoka County, Minnesota.

AND

That part of the Southwest Quarter of the Southeast Quarter, Section 23, Township 32, Range 24, Anoka County, Minnesota, lying easterly of the easterly right-of-way line of Burlington Northern, Inc. railroad right-of-way.

Have caused the same to be surveyed and platted as FIELDS OF WINSLOW COVE and do hereby dedicate to the public for public use the public ways and the drainage and utility easements as created by this plat. Also dedicating to the city of Andover the park as shown on 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 31st day of MAY, 2022

U.S. HOME, LLC

By [Signature]
Jonathan Aune, Vice President

STATE OF Minnesota
COUNTY OF Hennepin

This instrument was acknowledged before me this 31st day of may, 2022 by Jonathan Aune, Vice President of U.S. Home, LLC, a Delaware limited liability company, on behalf of the company.

[Signature] Carole Toohay
(Signature) (Name Printed)

Notary Public Hennepin County, Minnesota
My Commission Expires Jan 31st 2027

In witness whereof said C & W Family Farm Limited Partnership, a Minnesota limited partnership, has caused these presents to be signed by its proper officer this 3rd day of JUNE, 2022.

C & W FAMILY FARM LIMITED PARTNERSHIP

C & W FAMILY FARM LIMITED PARTNERSHIP

C & W FAMILY FARM LIMITED PARTNERSHIP

By [Signature]
Sharon L. Hastings, General Partner

By [Signature]
Sandra J. Callen, General Partner

By [Signature]
Julie A. Krekelberg, General Partner

STATE OF MINNESOTA
COUNTY OF HENNEPIN

This instrument was acknowledged before me this 3rd day of JUNE, 2022 by Sharon L. Hastings, General Partner of C & W Family Farm Limited Partnership, a Minnesota limited partnership, on behalf of the partnership.

[Signature] STEVE B ACH
(Signature) (Name Printed)

Notary Public Hennepin County, MINNESOTA
My Commission Expires JANUARY 31, 2024

STATE OF MINNESOTA
COUNTY OF HENNEPIN

This instrument was acknowledged before me this 3rd day of JUNE, 2022 by Sandra J. Callen, General Partner of C & W Family Farm Limited Partnership, a Minnesota limited partnership, on behalf of the partnership.

[Signature] STEVE B ACH
(Signature) (Name Printed)

Notary Public Hennepin County, MINNESOTA
My Commission Expires JANUARY 31, 2024

STATE OF MINNESOTA
COUNTY OF HENNEPIN

This instrument was acknowledged before me this 3rd day of JUNE, 2022 by Julie A. Krekelberg, General Partner of C & W Family Farm Limited Partnership, a Minnesota limited partnership, on behalf of the partnership.

[Signature] STEVE B ACH
(Signature) (Name Printed)

Notary Public Hennepin County, MINNESOTA

My Commission Expires JANUARY 31, 2024

I Mathew J. Welinski 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 24th day of May, 2022.

[Signature]
Mathew J. Welinski, Licensed Land Surveyor
Minnesota License No. 53596

STATE OF MINNESOTA
COUNTY OF STEARNS

This instrument was acknowledged before me this 24th day of May, 2022 by Mathew J. Welinski

[Signature] Kyle A Johnson
(Signature) (Name Printed)

Notary Public Stearns County, Minnesota

My Commission Expires Jan. 31, 2026

CITY COUNCIL, CITY OF ANDOVER, MINNESOTA

This plat of FIELDS OF WINSLOW COVE was approved and accepted by the City Council of the City of Andover, Minnesota at a regular meeting thereof held this 7th day of JUNE, 2022, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

CITY COUNCIL, CITY OF ANDOVER, MINNESOTA

[Signature] [Signature]
Mayor 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 14th day of June, 2022.

[Signature]
David M. Zieglermeier, Anoka County Surveyor

COUNTY AUDITOR/TREASURER

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 2022 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 14th day of June, 2022.

[Signature] [Signature]
Property Tax Administrator Deputy

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

I hereby certify that this plat of FIELDS OF WINSLOW COVE was filed in the office of the County Recorder/Registrar of Titles for public record on this 14 day of June, 2022 at 1:50 o'clock P.M. and was duly recorded as Document Number 2367863.003.

[Signature] [Signature]
County Recorder/Registrar of Titles Deputy

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

I hereby certify that this plat of FIELDS OF WINSLOW COVE was filed in the office of the County Recorder/Registrar of titles for public record on this 14 day of June, 2022 at 1:50 o'clock P.M. and was duly recorded as Document Number 602106.003.

[Signature] [Signature]
County Recorder/Registrar of Titles Deputy

FIELDS OF WINSLOW COVE

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

WINSLOW COVE 2ND ADDITION

BURLINGTON NORTHERN SANTA FE RAILROAD

2615.24

BURLINGTON NORTHERN SANTA FE RAILROAD

100

N88°28'33"W 1410.09

N89°15'55"W 2598.48 ---

NORTHEAST QUARTER OF THE SOUTHEAST QUARTER

QUARTER OF THE SOUTHWEST QUARTER

SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER

SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER

OUTLOT I
 Drainage & Utility Easement over all of Outlot I

OUTLOT G
 Drainage & Utility Easement over all of Outlot G

OUTLOT H
 Drainage & Utility Easement over all of Outlot H

MATCH LINE
 (SEE SHEET 3 OF 5 SHEETS)

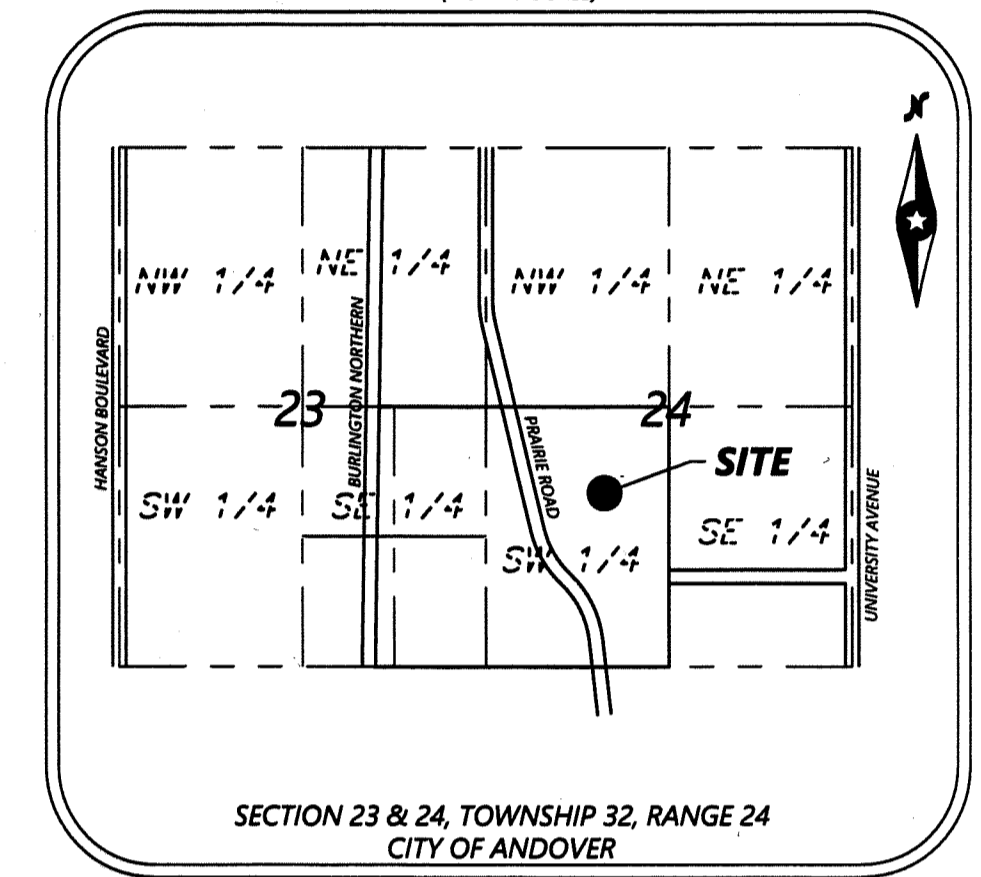
S88°42'04"E 1476.99

S89°02'49"E 2590.14 ---

BARNES ROLLING OAKS 2ND ADDITION

VICINITY MAP

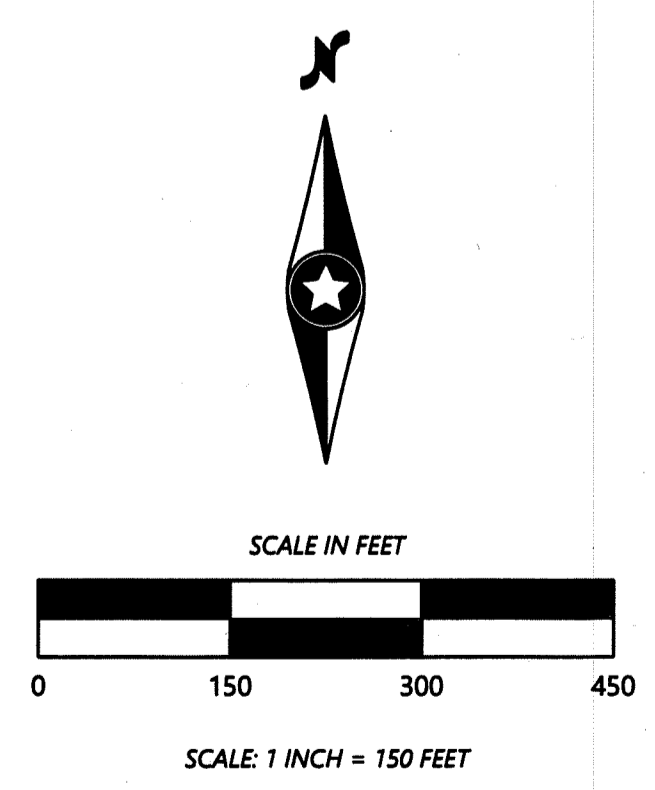
(NOT TO SCALE)



SECTION 23 & 24, TOWNSHIP 32, RANGE 24
 CITY OF ANDOVER

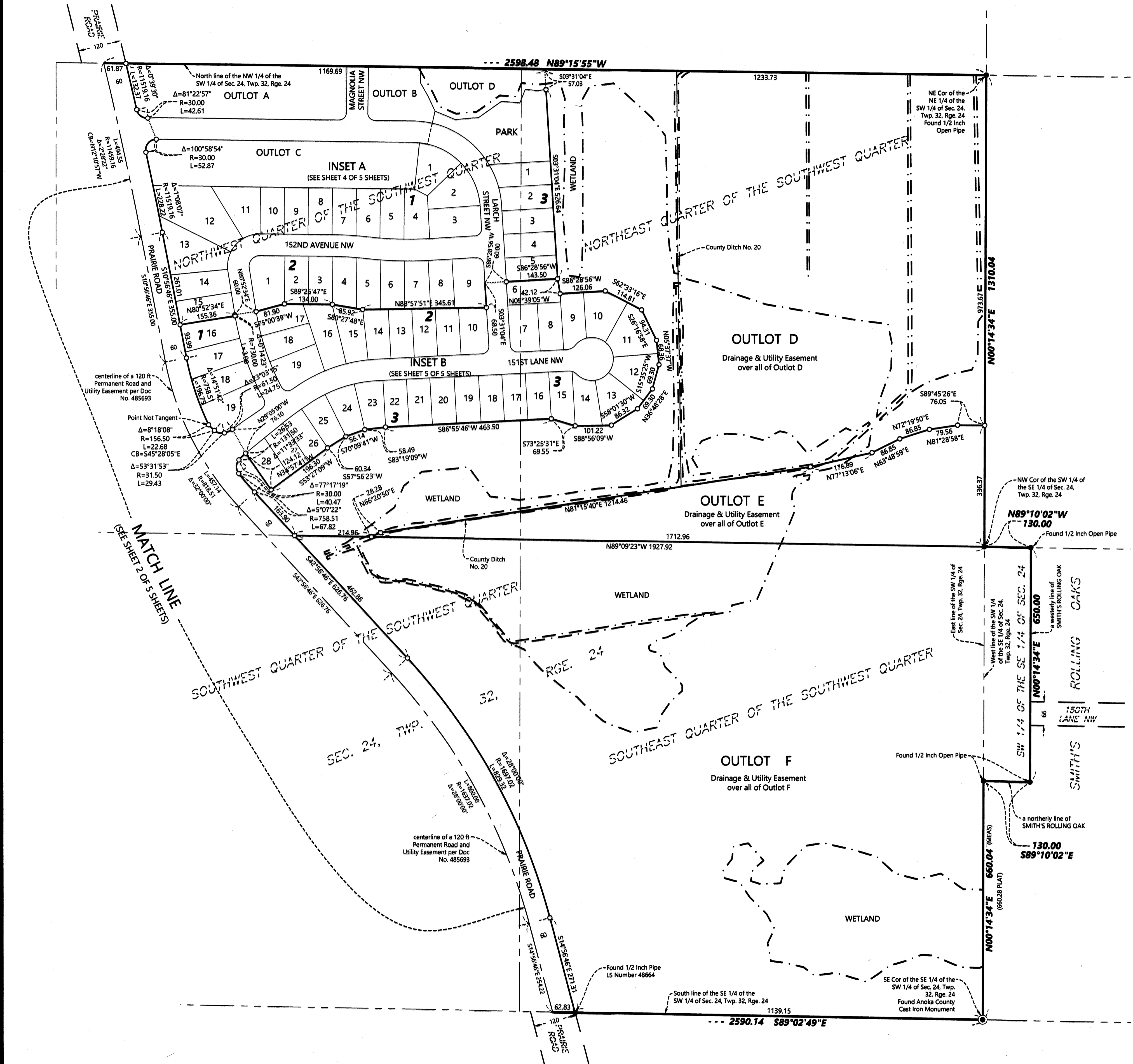
- DENOTES WETLANDS DELINEATED BY WESTWOOD PROFESSIONAL SERVICES
- SET 1/2 INCH BY 14 INCH IRON PIPE WITH CAP NO. 53596
- FOUND MONUMENT AS NOTED ON SURVEY
- FOUND CAST IRON MONUMENT

THE ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 32, RANGE 24, WHICH IS ASSUMED TO HAVE A BEARING OF S 89°02'49" E



FIELDS OF WINSLOW COVE

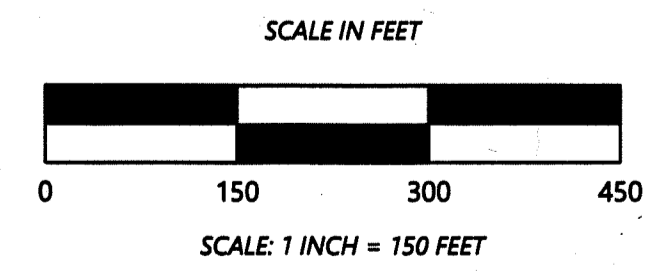
CITY OF ANDOVER
COUNTY OF ANOKA
SEC. 23 & 24, T. 32, R. 24



- DENOTES WETLANDS DELIMITED BY WESTWOOD PROFESSIONAL SERVICES
- SET 1/2 INCH BY 14 INCH IRON PIPE WITH CAP NO. 53596
- FOUND MONUMENT AS NOTED ON SURVEY
- FOUND CAST IRON MONUMENT

THE ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 32, RANGE 24, WHICH IS ASSUMED TO HAVE A BEARING OF S 89°02'49\"/>

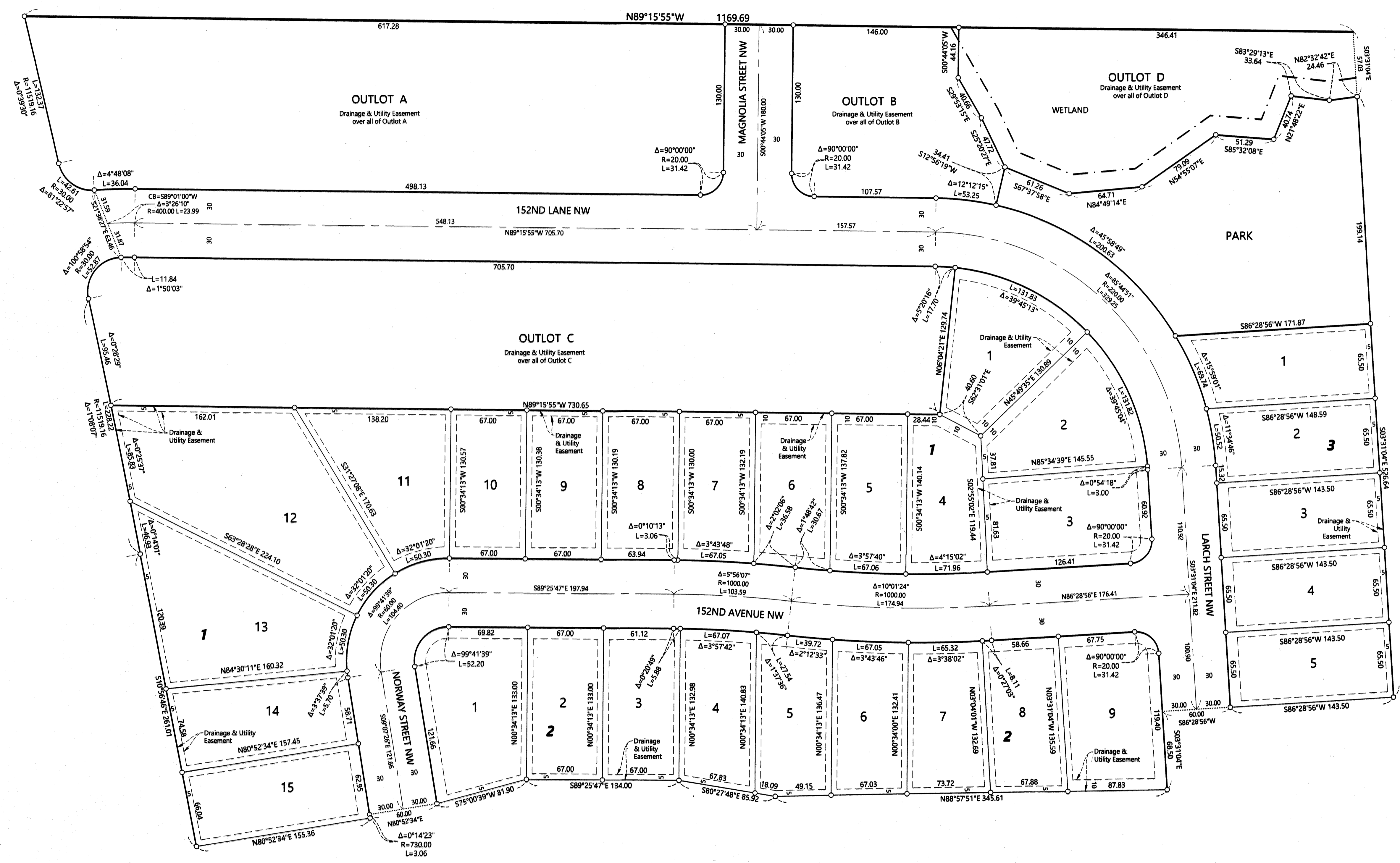
(660.28) DENOTES DISTANCE PER THE PLAT OF SMITH'S ROLLING OAKS



FIELDS OF WINSLOW COVE

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

INSET A
(FROM SHEET 3 OF 5 SHEETS)

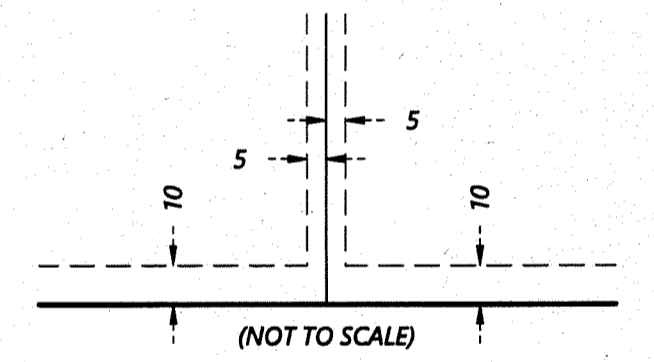


--- DENOTES WETLANDS DELINEATED BY WESTWOOD PROFESSIONAL SERVICES

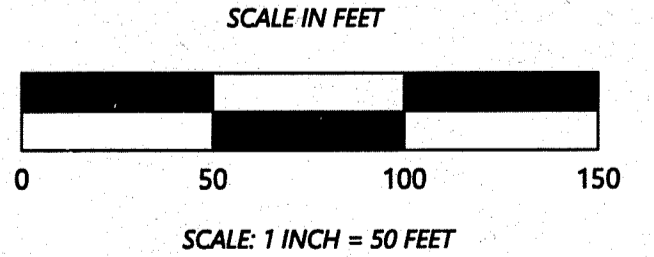
○ SET 1/2 INCH BY 1/4 INCH IRON PIPE WITH CAP NO. 53596

THE ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 32, RANGE 24, WHICH IS ASSUMED TO HAVE A BEARING OF 5 89°02'49" E

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 PLAN



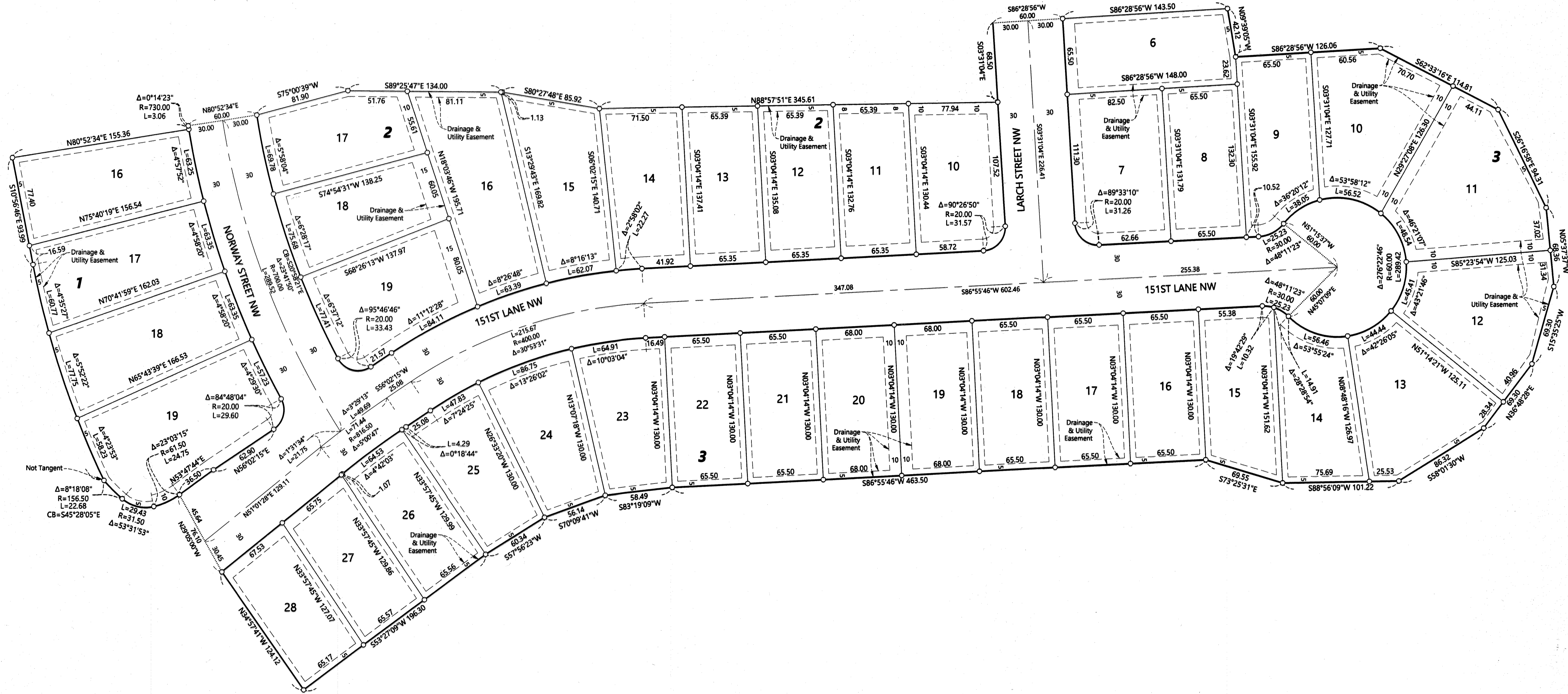
OFFICIAL PLAT

FIELDS OF WINSLOW COVE

236 7863.002/602106.003

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

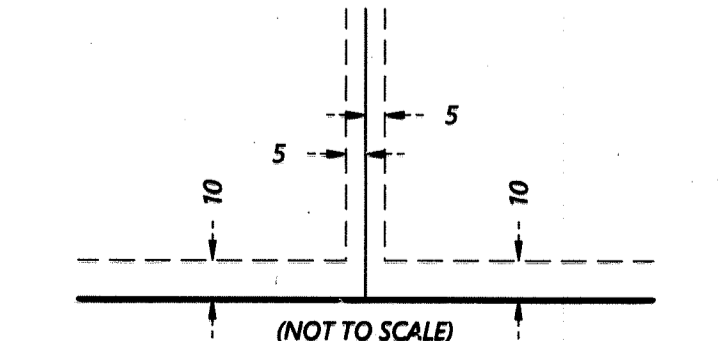
INSET B
(FROM SHEET 3 OF 5 SHEETS)



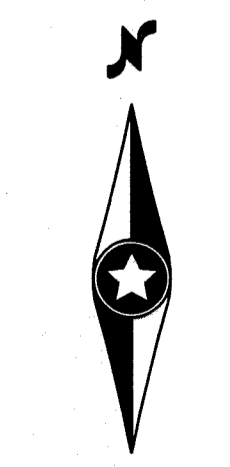
○ SET 1/2 INCH BY 14 INCH IRON PIPE WITH CAP NO. 53596

THE ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 32, RANGE 24, WHICH IS ASSUMED TO HAVE A BEARING OF S 89°02'49" E

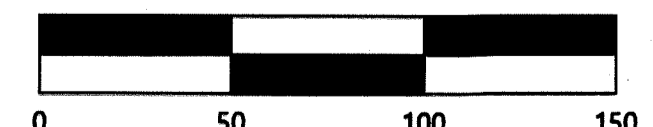
DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



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



SCALE IN FEET



SCALE: 1 INCH = 50 FEET

Westwood
Professional Services, Inc.