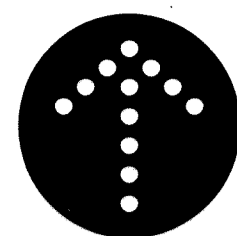
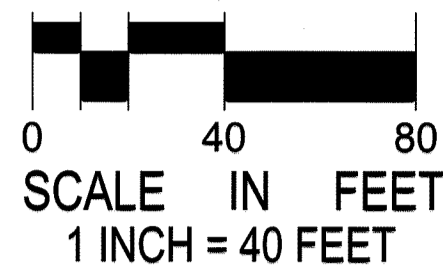


LEGACY AT PETERSEN FARMS SECOND ADDITION



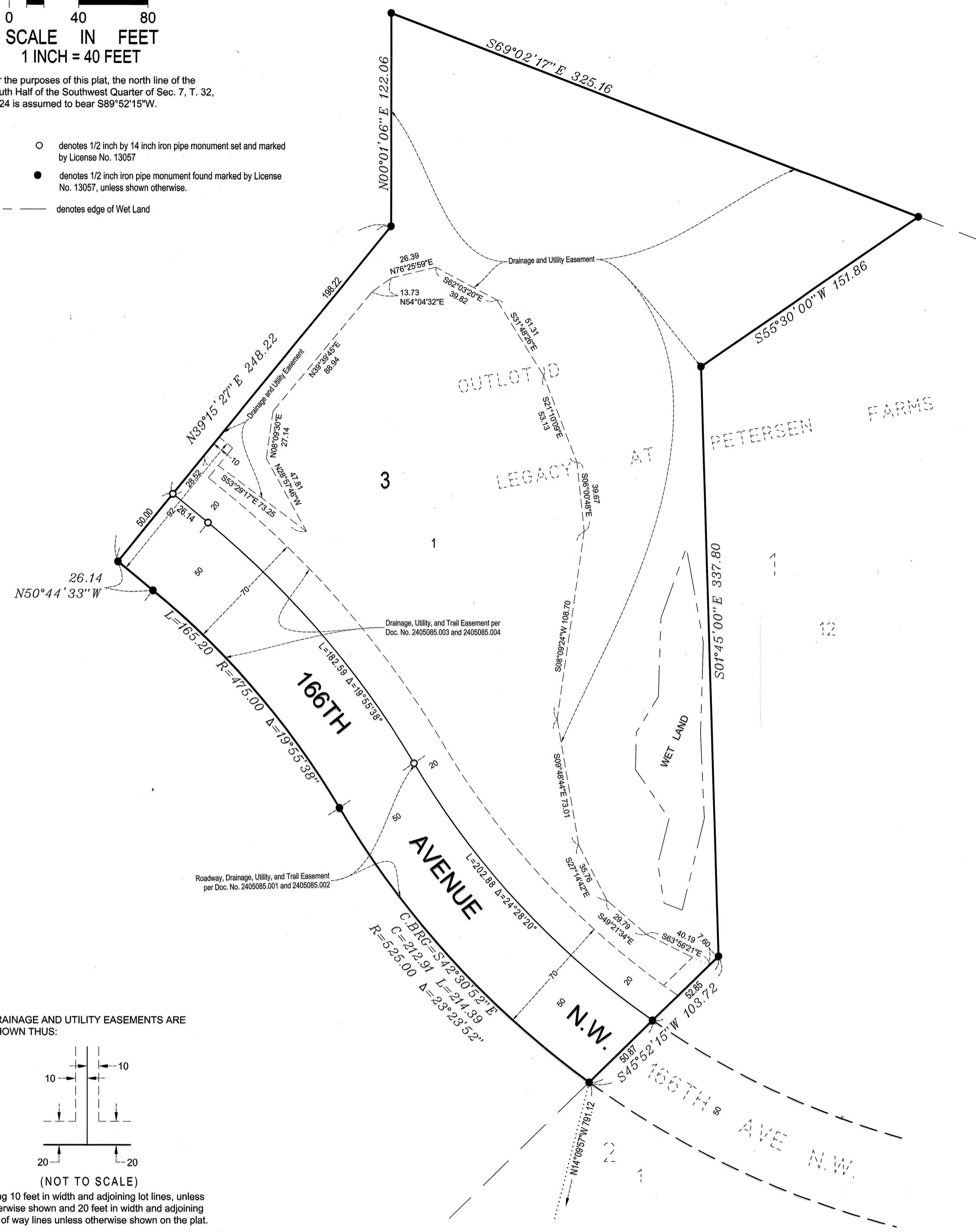
NORTH



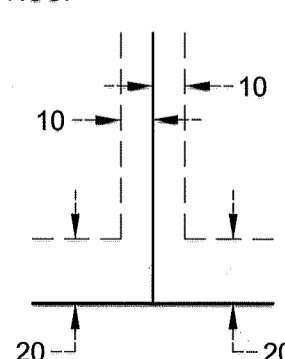
For the purposes of this plat, the north line of the South Half of the Southwest Quarter of Sec. 7, T. 32, R. 24 is assumed to bear S89°52'15"W.

- denotes 1/2 inch by 1/4 inch iron pipe monument set and marked by License No. 13057
- denotes 1/2 inch iron pipe monument found marked by License No. 13057, unless shown otherwise.

--- denotes edge of Wet Land



DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



(NOT TO SCALE)

Being 10 feet in width and adjoining lot lines, unless otherwise shown and 20 feet in width and adjoining right of way lines unless otherwise shown on the plat.

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

Outlot B, Outlot C, and Outlot D, LEGACY AT PETERSEN FARMS, Anoka County Minnesota, according to the recorded plat thereof.

AND

That part of the South Half of the Southwest Quarter of Section 7, Township 32, Range 24, Anoka County, Minnesota, described as follows:


Commencing at the Northeast corner of said South Half of the Southwest Quarter; thence on an assumed bearing of South 89 degrees 52 minutes 15 seconds West, along the north line of said South Half of the Southwest Quarter, a distance of 975.88 feet; thence South 04 degrees 29 minutes 59 seconds West a distance of 231.03 feet; thence South 85 degrees 30 minutes 01 seconds East a distance of 240.00 feet; thence South 04 degrees 29 minutes 59 seconds West a distance of 778.17 feet; thence South 89 degrees 46 minutes 20 seconds West a distance of 59.68 feet; thence South 00 degrees 14 minutes 21 seconds East a distance of 285.28 feet to the south line of said South Half of the Southwest Quarter; thence South 89 degrees 46 minutes 20 seconds West a distance of 776.74 feet to the Point of Beginning of the property to be described; thence North 16 degrees 11 minutes 24 seconds East a distance of 423.21 feet; thence North 53 degrees 08 minutes 38 seconds East a distance of 73.10 feet; thence northwesterly 247.17 feet along a non-tangential curve, concave to the northeast, said curve having a radius of 335.00 feet, a central angle of 42 degrees 16 minutes 24 seconds and a chord bearing of North 50 degrees 58 minutes 41 seconds West; thence South 68 degrees 43 minutes 27 seconds West, not tangent to the last described curve a distance of 50.49 feet; thence South 65 degrees 00 minutes 04 seconds West a distance of 50.78 feet; thence southwesterly a distance of 220.62 feet along a tangential curve, concave to the northwest, said curve having a radius of 479.00 feet and a central angle of 26 degrees 23 minutes 23 seconds; thence southwesterly a distance of 181.21 feet along a tangential reverse curve, concave to the south, said curve having a radius of 615.00 feet and a central angle of 18 degrees 52 minutes 57 seconds; thence South 22 degrees 27 minutes 27 seconds East, a distance of 537.64 feet to the South line of said South Half of the Southwest Quarter; thence easterly along said South line to the Point of Beginning.

Except Parcel 8, ANOKA COUNTY HIGHWAY RIGHT OF WAY PLAT NO 4, Anoka County, Minnesota, according to the recorded plat thereof.

Has caused the same to be surveyed and platted as LEGACY AT PETERSEN FARMS 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. Also dedicating to the County of Anoka the right of access onto County State Aid Highway No. 7 as shown on this plat.

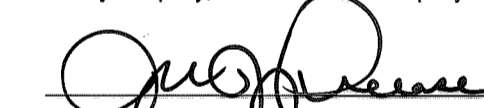
In witness whereof said JD Andover Holdings, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this 8th day of AUGUST, 2024.

JD ANDOVER HOLDINGS, LLC

 (Signature)
 DAREN LAZAN, its MANAGER (Print name)
 (Title)

STATE OF MINNESOTA
COUNTY OF Hennepin

This instrument was acknowledged before me this 8th day of AUGUST, 2024 by DAREN LAZAN, its MANAGER of JD Andover Holdings, LLC, a Minnesota limited liability company, on behalf of the company.


 (Signature)
 JULIE J. PERUSSE (Print name)

Notary Public, WRIGHT County, Minnesota

My Commission Expires 1-31-2025

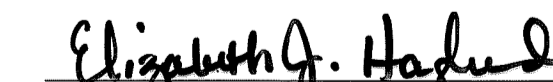
I Lynn P. Caswell do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on 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 June, 2024


 Lynn P. Caswell, Licensed Land Surveyor
 Minnesota License Number 13057

STATE OF MINNESOTA
COUNTY OF Sherburne

This instrument was acknowledged before me this 24th day of June, 2024 by Lynn P. Caswell.

 (Signature)
 Elizabeth J. Hafner (Print name)



Notary Public, Sherburne County, Minnesota

My Commission Expires January 31, 2025

CITY COUNCIL, CITY OF ANDOVER, MINNESOTA

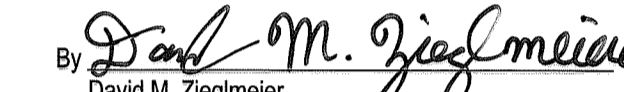
This plat of LEGACY AT PETERSEN FARMS SECOND ADDITION was approved and accepted by the City Council of the City of Andover, Minnesota at a regular meeting thereof held this 12th day of May, 2024 and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

CITY COUNCIL, CITY OF ANDOVER, MINNESOTA

 Mayor
 Clerk

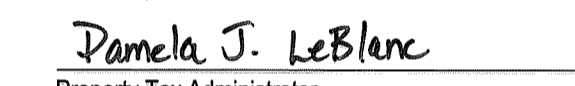
ANOKA COUNTY SURVEYOR

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this 13th day of August, 2024.


 David M. Ziegler
 Anoka County Surveyor

ANOKA 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 13th day of August, 2024.


 Pamela J. LeBlanc
 Property Tax Administrator

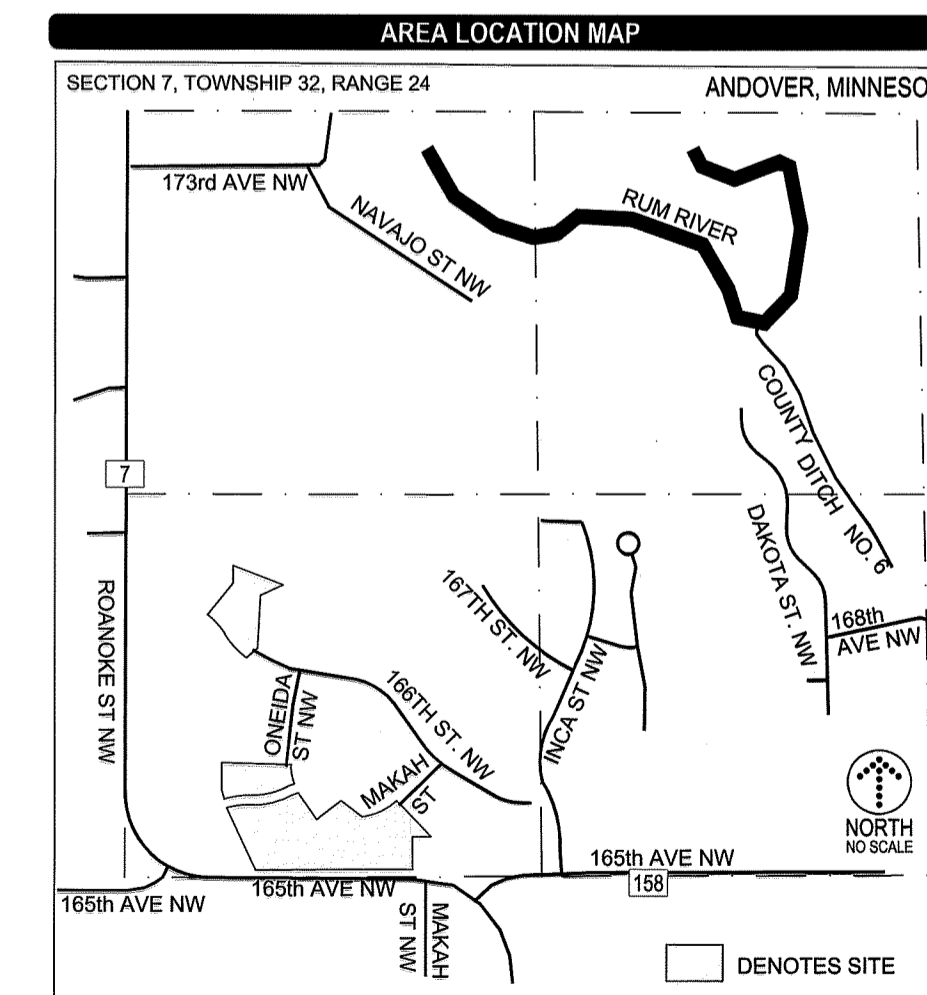
By  Deputy

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

I hereby certify that this plat of LEGACY AT PETERSEN FARMS SECOND ADDITION was filed in the office of the County Recorder/Registrar of Titles for public record on this 13th day of August, 2024 at 10:06 clock A.M. and was duly recorded as Document Number 2419972-003.


 Pamela J. LeBlanc
 County Recorder/Registrar of Titles

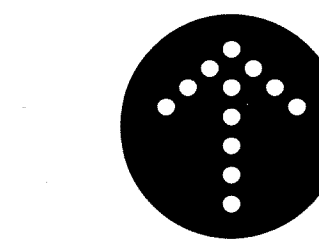
By  Deputy



#56.00

LEGACY AT PETERSEN FARMS SECOND ADDITON

City of Andover
County of Anoka
Sec. 7, T. 32, R. 24



NORTH

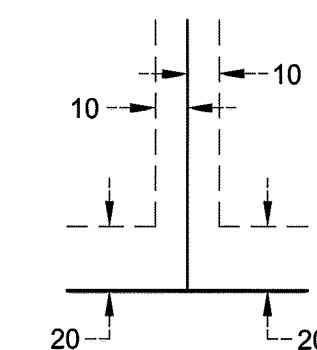


SCALE IN FEET
1 INCH = 60 FEET

For the purposes of this plat, the north line of the South Half of the Southwest Quarter of Sec. 7, T. 32, R. 24 is assumed to bear S89°52'15"W.

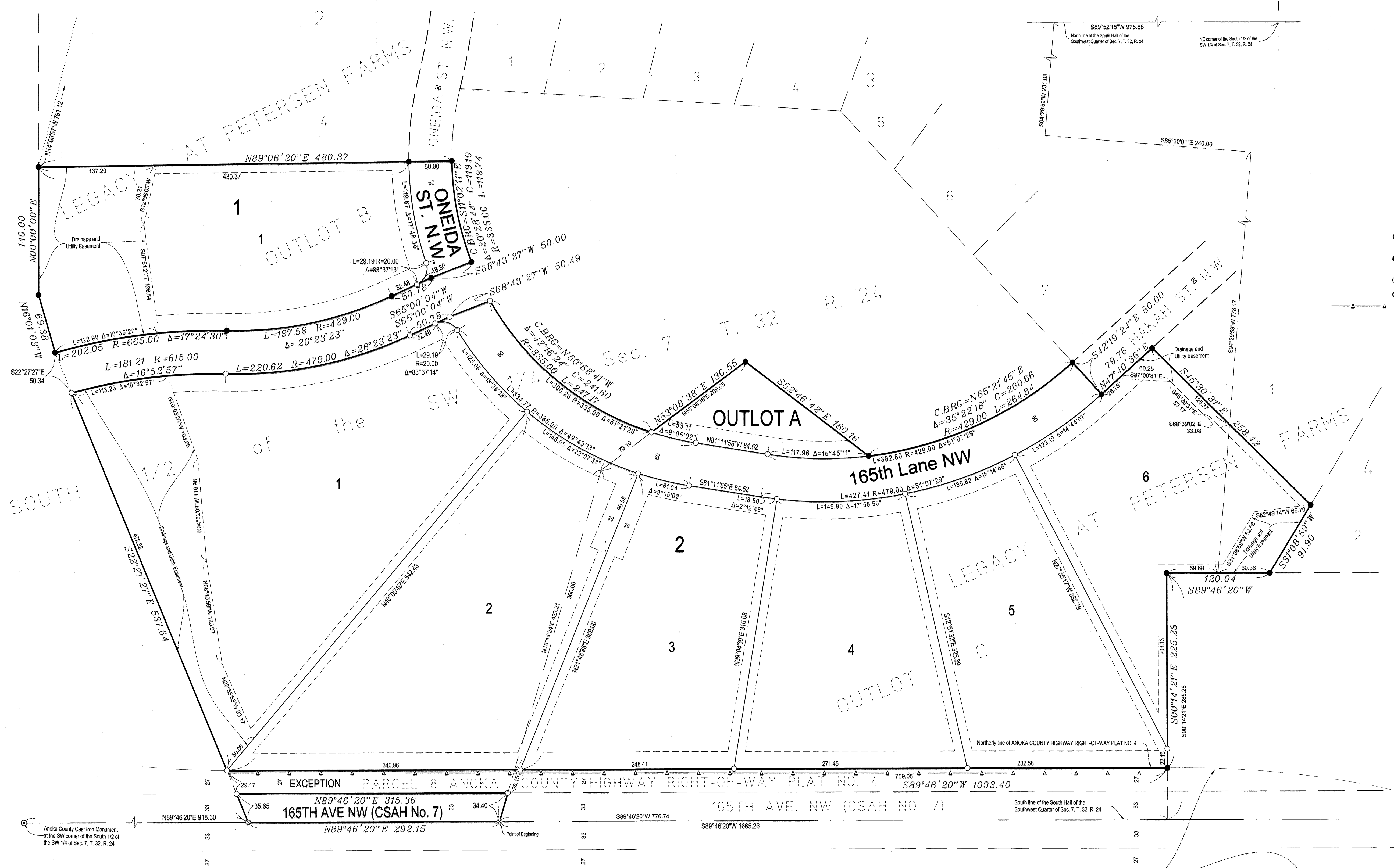
- denotes 1/2 inch by 14 inch iron pipe monument set and marked by License No. 13057
- denotes 1/2 inch iron pipe monument found marked by License No. 13057, unless shown otherwise
- ⊙ denotes Cast Iron Monument found
- ⊗ denotes set mag nail, unless shown otherwise
- △— denotes Right of Access dedicated to Anoka County

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



(NOT TO SCALE)

Being 10 feet in width and adjoining lot lines, unless otherwise shown and 20 feet in width and adjoining right of way lines unless otherwise shown on the plat.



CASTNER ADDITION

ANOKA COUNTY HIGHWAY RIGHT-OF-WAY PLAT NO. 4

R.L.S. NO. 72

Anoka County Cast Iron Monument at the SE corner of the South 1/2 of the SW 1/4 of Sec. 7, T. 32, R. 24

Anoka County Cast Iron Monument at the SW corner of the South 1/2 of the SW 1/4 of Sec. 7, T. 32, R. 24

