

# LEGACY AT PETERSEN FARMS

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

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

Parcel 1:

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

Commencing at the southeast corner of the Northeast Quarter of said Southwest Quarter; thence on an assumed bearing of South 89 degrees 52 minutes 15 seconds West, along the South line of said Northeast Quarter of the Southwest Quarter, a distance of 1338.37 feet to the southeast corner of said Northwest Quarter of the Southwest Quarter and the Point of Beginning of the property to be described; thence continue South 89 degrees 52 minutes 15 seconds West, along the south line of said Northwest Quarter of the Southwest Quarter, a distance of 848.55 feet to a point on the south line of said Northwest Quarter of the Southwest Quarter distant 2186.92 feet west of said southeast corner of the Northeast Quarter of the Southwest Quarter as measured along said south line; thence North 00 degrees 00 minutes 00 seconds East a distance of 25.38 feet; thence North 45 degrees 52 minutes 15 seconds East a distance of 269.76 feet; thence northwesterly a distance of 214.39 feet along a non-tangential curve, concave to the northeast, said curve having a radius of 525.00 feet, a central angle of 23 degrees 23 minutes 52 seconds and a chord bearing of North 42 degrees 30 minutes 52 seconds West; thence northwesterly a distance of 165.20 feet along a tangential reverse curve, concave to the southwest, said curve having a radius of 475.00 feet and a central angle of 19 degrees 55 minutes 38 seconds; thence North 50 degrees 44 minutes 33 seconds West, tangent to the last described curve a distance of 26.14 feet; thence North 39 degrees 15 minutes 27 seconds East a distance of 248.22 feet; thence North 00 degrees 01 minutes 06 seconds East a distance of 122.06 feet; thence South 69 degrees 02 minutes 17 seconds East a distance of 310.67 feet; thence South 63 degrees 12 minutes 57 seconds East a distance of 142.33 feet; thence South 85 degrees 09 minutes 46 seconds East a distance of 140.80 feet; thence North 16 degrees 40 minutes 14 seconds West a distance of 422.30 feet; thence North 21 degrees 25 minutes 41 seconds East a distance of 367.49 feet to the northeast corner of said Northwest Quarter of the Southwest Quarter; thence South 00 degrees 31 minutes 19 seconds East, along the east line of said Northwest Quarter of the Southwest Quarter, a distance of 1311.49 feet to the Point of Beginning.

AND

The Northeast Quarter of the Southwest Quarter of Section 7, Township 32, Range 24. Except that part platted as MEADOWS 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 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 209.65 feet; thence South 52 degrees 46 minutes 42 seconds East, a distance of 180.16 feet; thence northeasterly a distance of 264.84 feet along a non-tangential curve, concave to the northwest, said curve having a radius of 429.00 feet, a central angle of 35 degrees 22 minutes 18 seconds and a chord bearing of North 65 degrees 21 minutes 45 seconds East; thence North 42 degrees 54 minutes 56 seconds West, not tangent to last described curve a distance of 396.30 feet; thence North 86 degrees 38 minutes 14 seconds West a distance of 443.22 feet; thence southerly 204.16 feet along a non-tangential curve, concave to the east, said curve having a radius of 335.00 feet and a central angle of 34 degrees 55 minutes 04 seconds and a chord bearing of South 03 degrees 49 minutes 01 seconds East; thence South 88 degrees 43 minutes 27 seconds West, not tangent to the last described curve a distance of 50.00 feet; thence South 65 degrees 00 minutes 04 seconds West a distance of 50.78 feet; thence southwesterly a distance of 197.59 feet along a tangential curve, concave to the northwest, said curve having a radius of 429.00 feet and a central angle of 28 degrees 23 minutes 23 seconds; thence southwesterly a distance of 202.05 feet along a tangential reverse curve, concave to the southwest, said curve having a radius of 665.00 feet and a central angle of 17 degrees 24 minutes 30 seconds; thence North 16 degrees 01 minutes 03 seconds West, not tangent to last described curve, a distance of 69.38 feet; thence North 00 degrees 00 minutes 00 seconds East a distance of 701.87 feet to a point on the North line of said South Half of the Southwest Quarter, said point being 2186.92 feet west of said northeast corner of the South Half of the Southwest Quarter as measured along said North line of the South Half of the Southwest Quarter; thence North 89 degrees 52 minutes 15 seconds East along said north line of said South Half of the Southwest Quarter a distance of 2186.92 feet to the Northeast corner of said South Half of the Southwest Quarter; thence South 00 degrees 37 minutes 23 seconds East a distance of 1309.18 feet to the southeast corner of said South Half of the Southwest Quarter; thence South 89 degrees 46 minutes 20 seconds West a distance of 1665.26 feet to the Point of Beginning.

Except that part of said South Half of the Southwest Quarter 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 Southeast Quarter 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 to the Point of Beginning of the property to be described; 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 225.28 feet to the northerly right of way line of ANOKA COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 4; thence North 89 degrees 46 minutes 20 seconds East along said right of way line, a distance of 17.47 feet; thence easterly along said right of way line a distance of 249.94 feet along a tangential curve, concave to the south, said curve having a radius of 1152.20 feet and a central angle of 12 degrees 25 minutes 43 seconds; thence North 89 degrees 46 minutes 20 seconds East, not tangent to said curve and along said right of way line, a distance of 252.89 feet; thence North 00 degrees 16 minutes 59 seconds West a distance of 127.20 feet; thence North 56 degrees 58 minutes 11 seconds West a distance of 228.08 feet to a line that bears North 89 degrees 46 minutes 20 seconds East from the Point of Beginning; thence South 89 degrees 46 minutes 20 seconds West a distance of 287.85 feet to the Point of Beginning.

Also except that part platted as MEADOWS AT PETERSEN FARMS, Anoka County, Minnesota, according to the recorded plat thereof.

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

Also Except that part of the South Half of the Southwest Quarter of Section 7, Township 32, Range 24 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 to the Point of Beginning of the property to be described; 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; 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 209.65 feet; thence South 52 degrees 46 minutes 42 seconds East, a distance of 180.16 feet; thence northeasterly a distance of 264.84 feet along a non-tangential curve, concave to the northwest, said curve having a radius of 429.00 feet, a central angle of 35 degrees 22 minutes 18 seconds and a chord bearing of North 65 degrees 21 minutes 45 seconds East; thence North 47 degrees 40 minutes 36 seconds East, tangent to said curve, a distance of 249.58 feet; thence northeasterly a distance 83.16 feet along a tangential curve, concave to the northwest, said curve having a radius of 725.00 feet and a central angle of 06 degrees 34 minutes 20 seconds; thence North 41 degrees 06 minutes 16 seconds East, tangent to said curve, a distance of 18.94 feet; thence South 48 degrees 53 minutes 44 seconds East a distance of 50.00 feet; thence South 41 degrees 06 minutes 16 seconds West a distance of 18.94 feet; thence southwesterly a distance of 88.90 feet along a tangential curve, concave to the northwest, said curve having a radius of 775.00 feet and a central angle of 06 degrees 34 minutes 20 seconds; thence South 47 degrees 40 minutes 36 seconds West, tangent to said curve, a distance of 169.82 feet; thence South 45 degrees 30 minutes 31 seconds East a distance of 258.42 feet; thence South 31 degrees 08 minutes 59 seconds West a distance of 91.90 feet to a line that bears North 89 degrees 46 minutes 20 seconds East from the Point of Beginning; thence South 89 degrees 46 minutes 20 seconds West a distance of 60.36 feet 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.

Parcel 2:

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 to the Point of Beginning of the property to be described; 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; 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 209.65 feet; thence South 52 degrees 46 minutes 42 seconds East, a distance of 180.16 feet; thence northeasterly a distance of 264.84 feet along a non-tangential curve, concave to the northwest, said curve having a radius of 429.00 feet, a central angle of 35 degrees 22 minutes 18 seconds and a chord bearing of North 65 degrees 21 minutes 45 seconds East; thence North 47 degrees 40 minutes 36 seconds East, tangent to said curve, a distance of 249.58 feet; thence northeasterly a distance 83.16 feet along a tangential curve, concave to the northwest, said curve having a radius of 725.00 feet and a central angle of 06 degrees 34 minutes 20 seconds; thence North 41 degrees 06 minutes 16 seconds East, tangent to said curve, a distance of 18.94 feet; thence South 48 degrees 53 minutes 44 seconds East a distance of 50.00 feet; thence South 41 degrees 06 minutes 16 seconds West a distance of 18.94 feet; thence southwesterly a distance of 88.90 feet along a tangential curve, concave to the northwest, said curve having a radius of 775.00 feet and a central angle of 06 degrees 34 minutes 20 seconds; thence South 47 degrees 40 minutes 36 seconds West, tangent to said curve, a distance of 169.82 feet; thence South 45 degrees 30 minutes 31 seconds East a distance of 258.42 feet; thence South 31 degrees 08 minutes 59 seconds West a distance of 91.90 feet to a line that bears North 89 degrees 46 minutes 20 seconds East from the Point of Beginning; thence South 89 degrees 46 minutes 20 seconds West a distance of 60.36 feet 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 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 JD Andover Holdings, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this 7<sup>th</sup> day of DECEMBER, 2023.

JD ANDOVER HOLDINGS, LLC  
Jean Osberg (Signature)

JASON OSBERG Its MANAGER  
(Print name) (Title)

STATE OF MINNESOTA  
COUNTY OF ANOKA

This instrument was acknowledged before me this 7<sup>th</sup> day of December, 2023 by JASON OSBERG, its MANAGER of JD Andover Holdings, LLC, a Minnesota limited liability company, on behalf of the company.

Michelle Hartner (Signature)  
Michelle Hartner (Print name)

Notary Public, ANOKA County, Minnesota

My Commission Expires 1-31-25

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 6<sup>th</sup> day of December, 2023

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

STATE OF MINNESOTA  
COUNTY OF Shesbune

This instrument was acknowledged before me this 6<sup>th</sup> day of December, 2023 by Lynn P. Caswell.

Elizabeth J. Haglund (Signature)  
Elizabeth J. Haglund (Print name)

Notary Public, Shesbune County, Minnesota

My Commission Expires January 31, 2025

CITY COUNCIL, CITY OF ANDOVER, MINNESOTA

This plat of LEGACY AT PETERSEN FARMS was approved and accepted by the City Council of the City of Andover, Minnesota at a regular meeting thereof held this 6<sup>th</sup> day of December, 2023, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

CITY COUNCIL, CITY OF ANDOVER, MINNESOTA

By [Signature] Mayor  
By [Signature] 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 13<sup>th</sup> day of December, 2023

By David M. Ziegler  
David M. Ziegler  
Anoka County Surveyor

ANOKA COUNTY AUDITOR/TREASURER

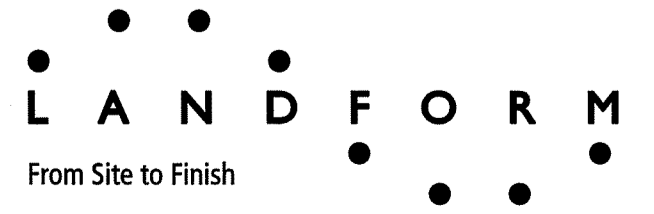
Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 2023 on the land hereinbefore described have been paid. Also, pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer entered this 19<sup>th</sup> day of December, 2023

Pamela J LeBlanc  
Property Tax Administrator  
By [Signature] Deputy

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

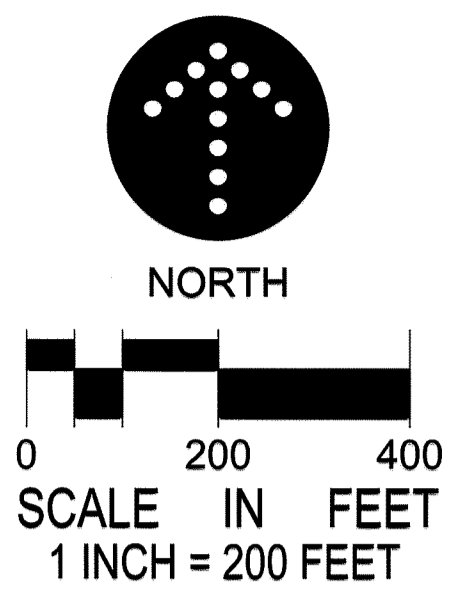
I hereby certify that this plat of LEGACY AT PETERSEN FARMS was filed in the office of the County Recorder/Registrar of Titles for public record on this 19<sup>th</sup> day of December, 2023 at 10:57 o'clock A.M. and was duly recorded as Document Number 2405085.008

Pamela J LeBlanc  
County Recorder/Registrar of Titles  
By [Signature] Deputy



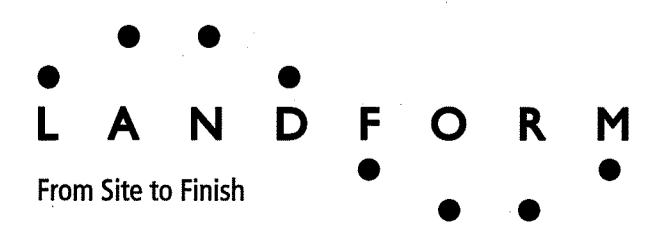
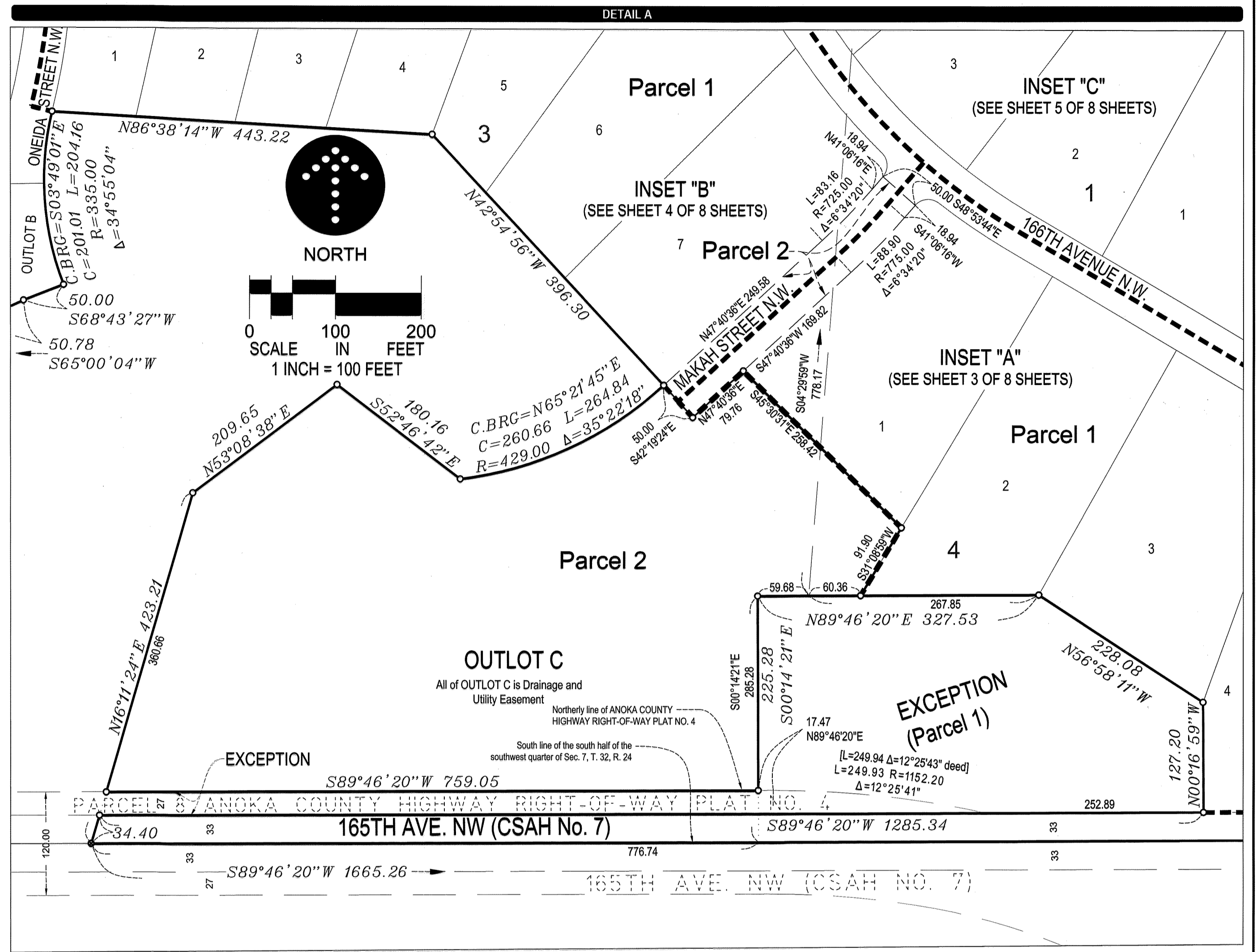
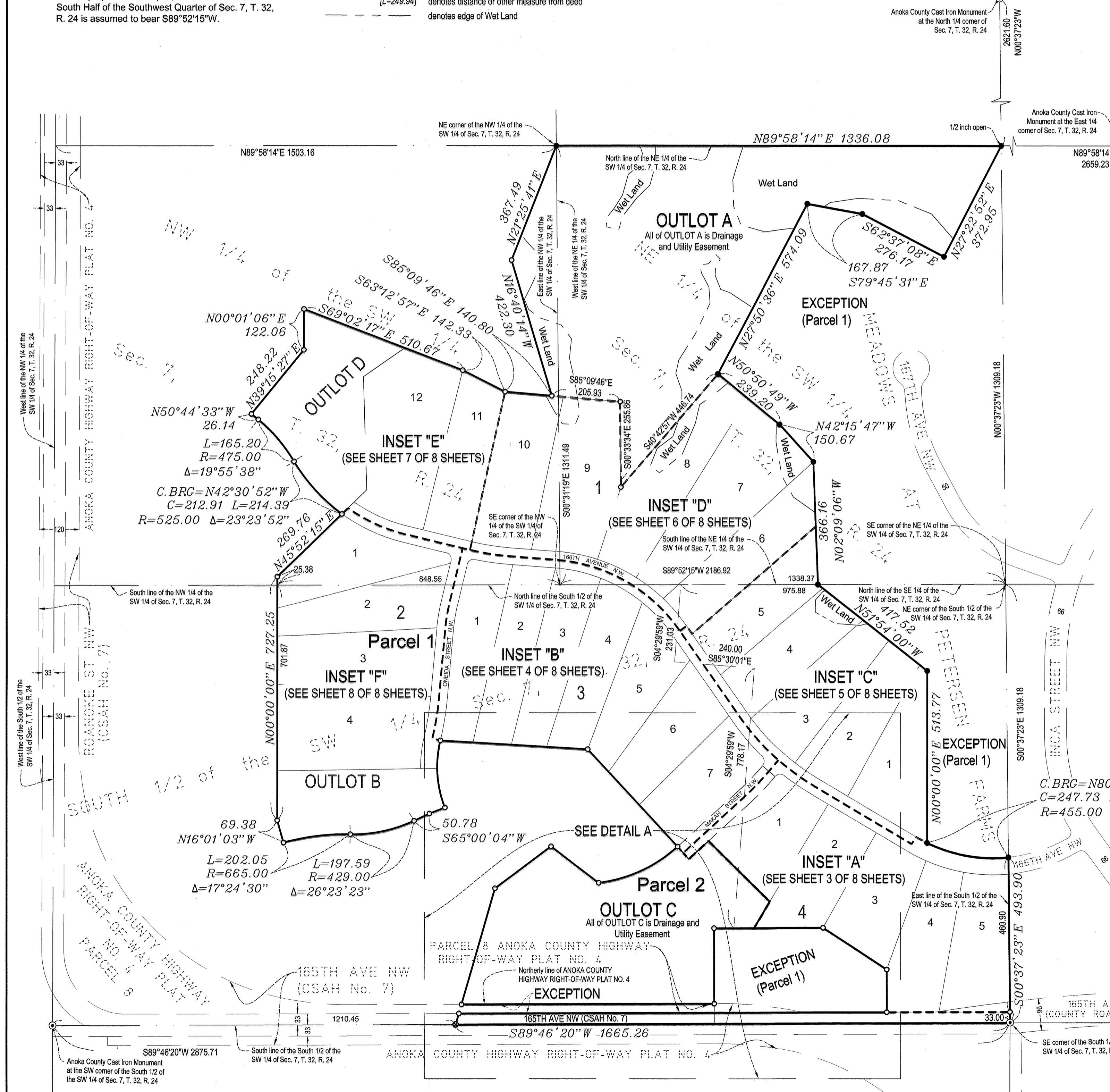
# LEGACY AT PETERSEN FARMS

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



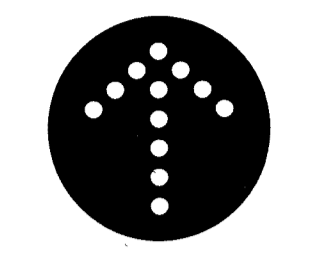
For the purposes of this plat, the north line of the South Half of the Southwest Quarter of Sec. 7, T. 32, R. 24 is assumed to bear S89°52'15"W.

- 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. 24332, unless shown otherwise.
- ⊗ denotes set mag nail
- ⊙ denotes Cast Iron Monument found
- denotes distance or other measure from deed
- denotes edge of Wet Land



INSET "A"

# LEGACY AT PETERSEN FARMS



NORTH

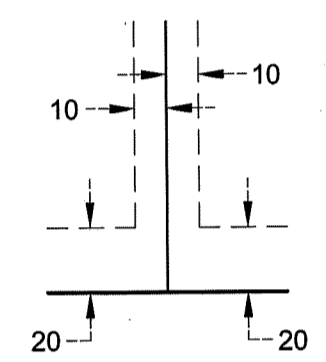


SCALE IN FEET  
1 INCH = 40 FEET

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.

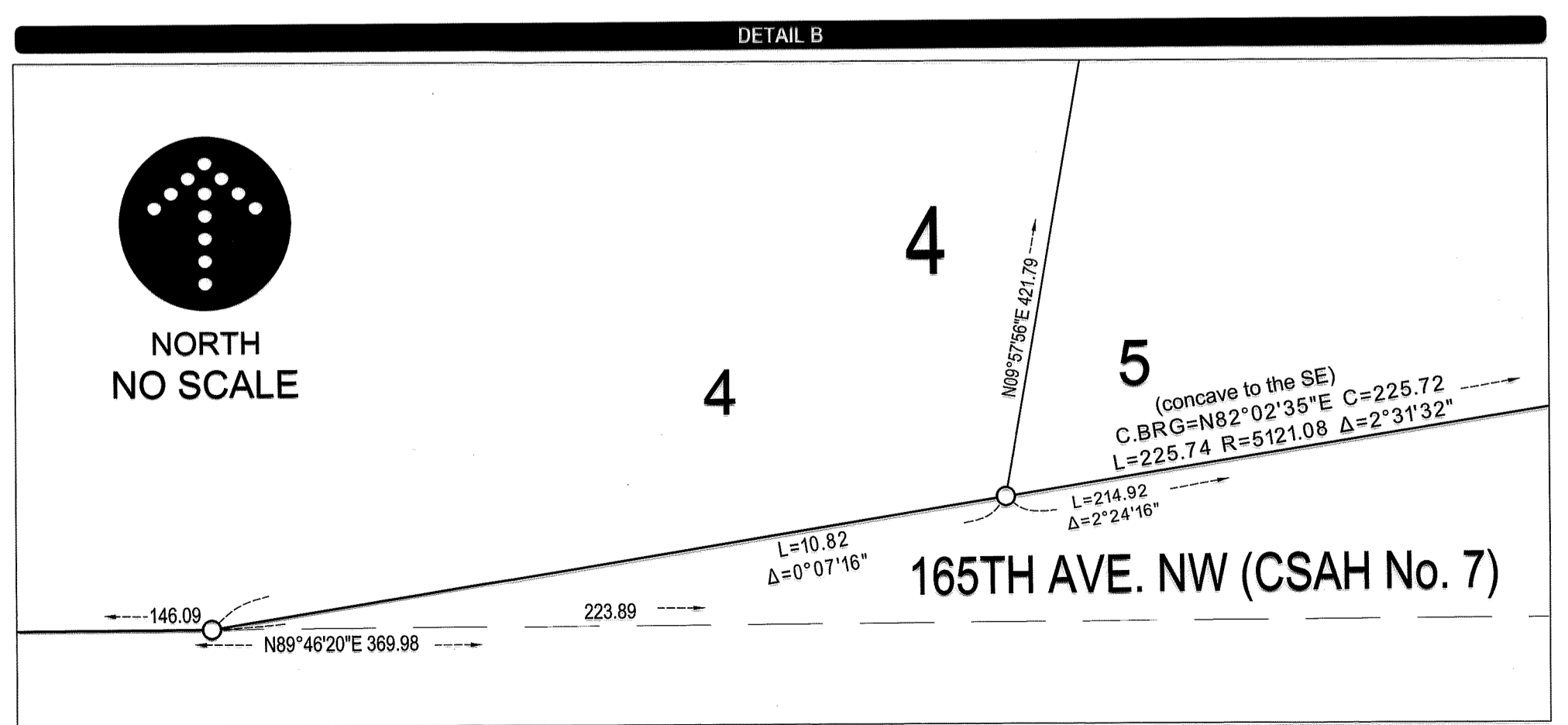
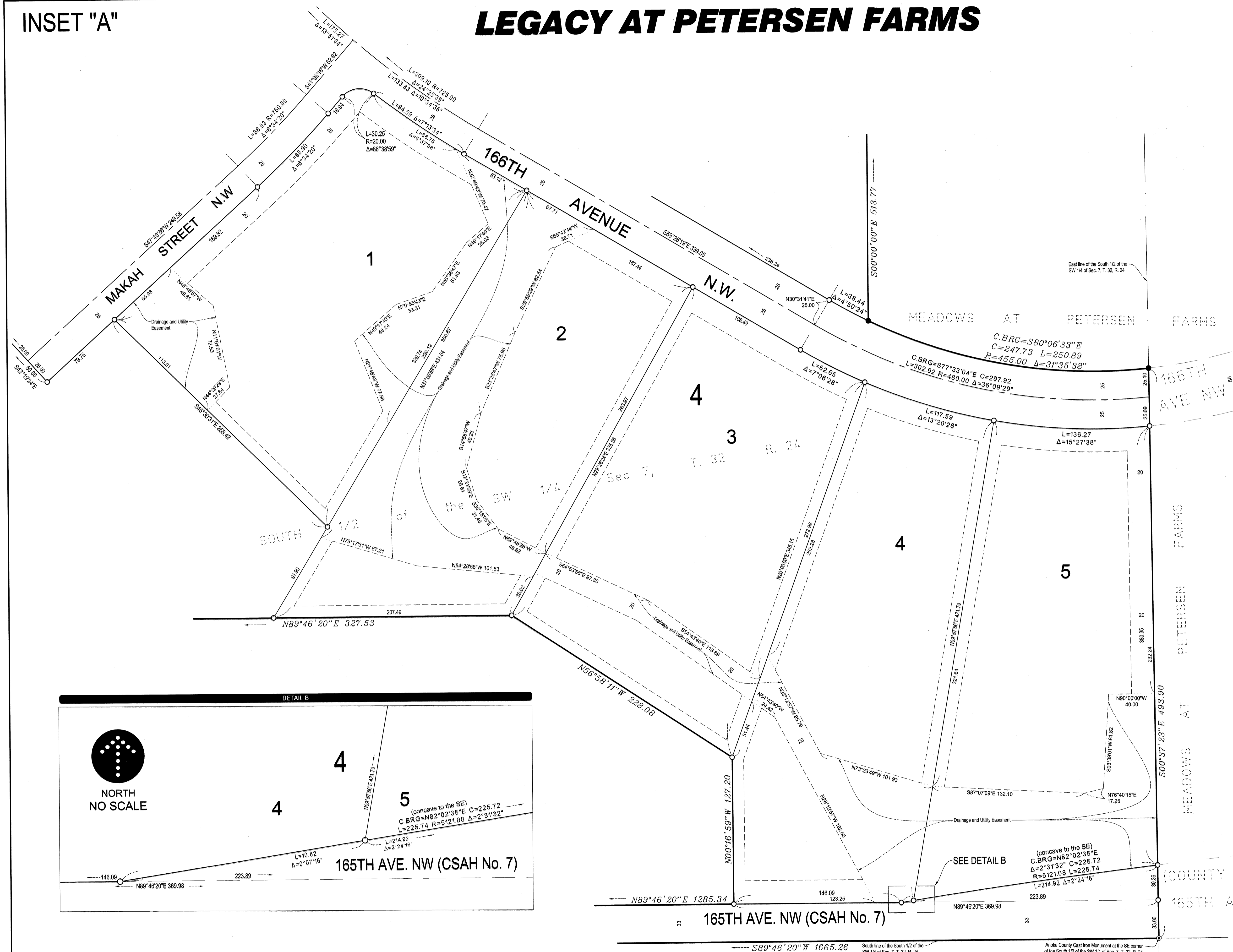
- denotes 1/2 inch by 14 inch iron pipe monument set and marked by License No. 13057
- denotes 1/2 inch iron pipe monument found marked by License No. 24332, unless shown otherwise.
- ⊙ denotes Cast Iron Monument found

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.

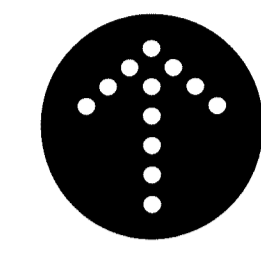


LANDFORM  
From Site to Finish

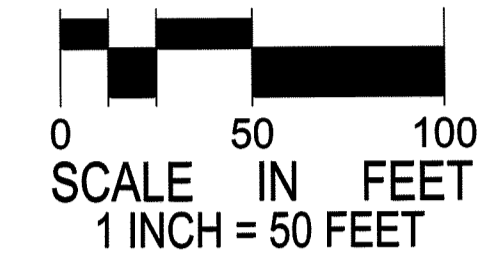
INSET "B"

# LEGACY AT PETERSEN FARMS

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



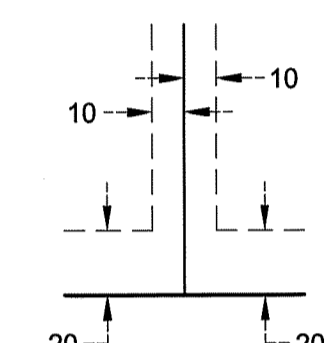
NORTH



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.

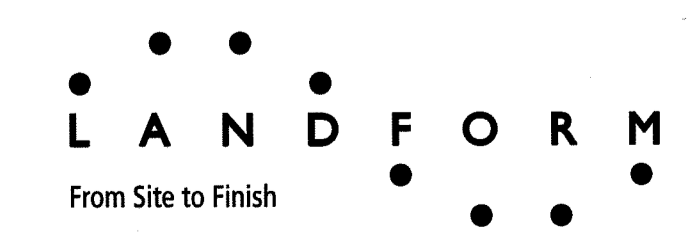
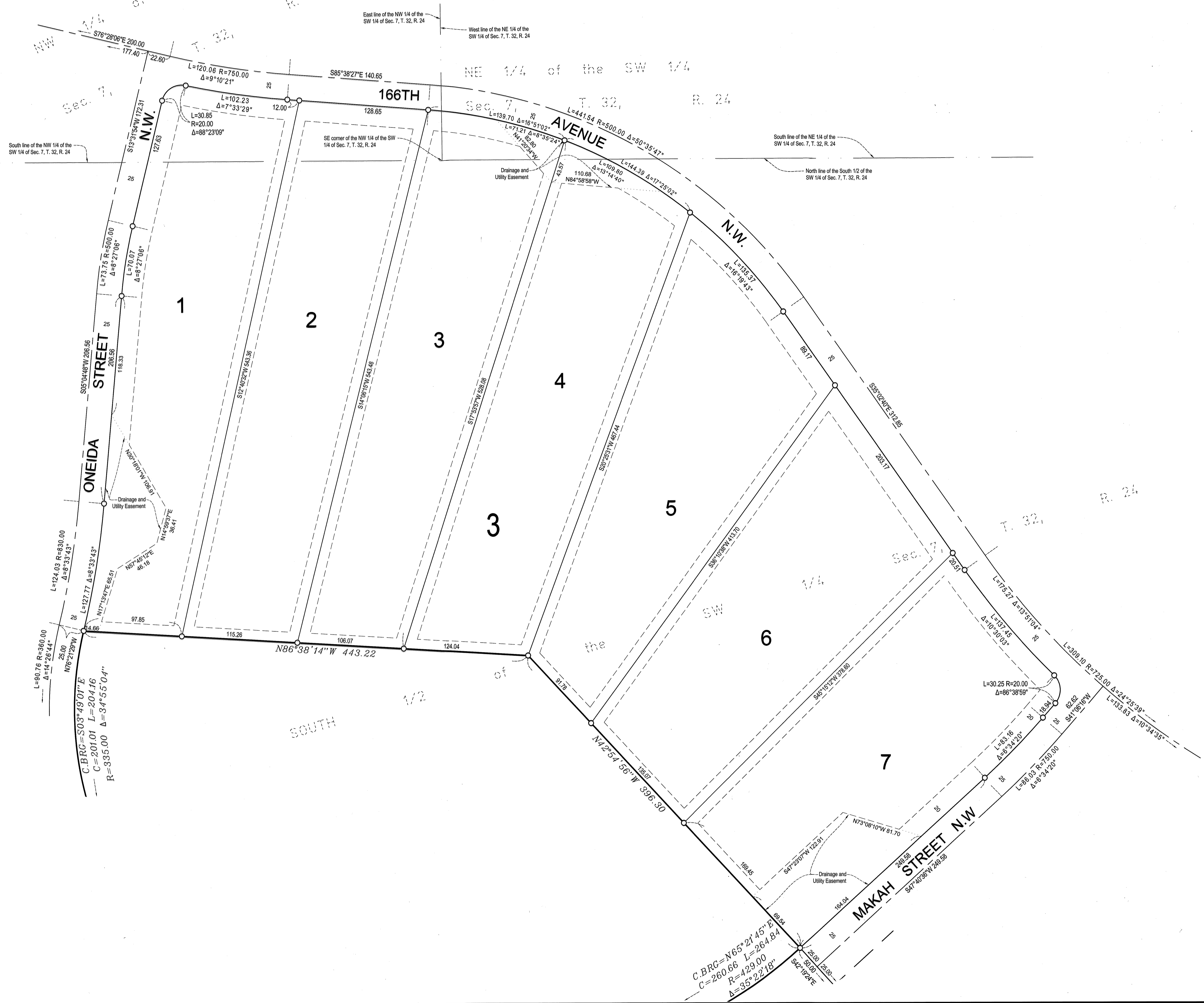
○ denotes 1/2 inch by 14 inch iron pipe monument set and marked by License No. 13057

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



(NOT TO SCALE)

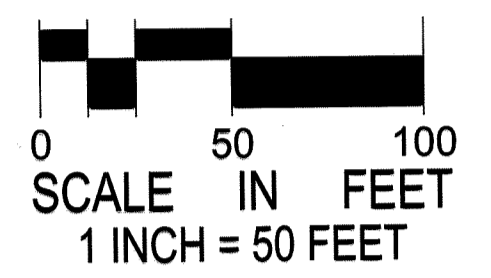
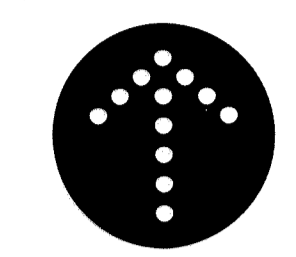
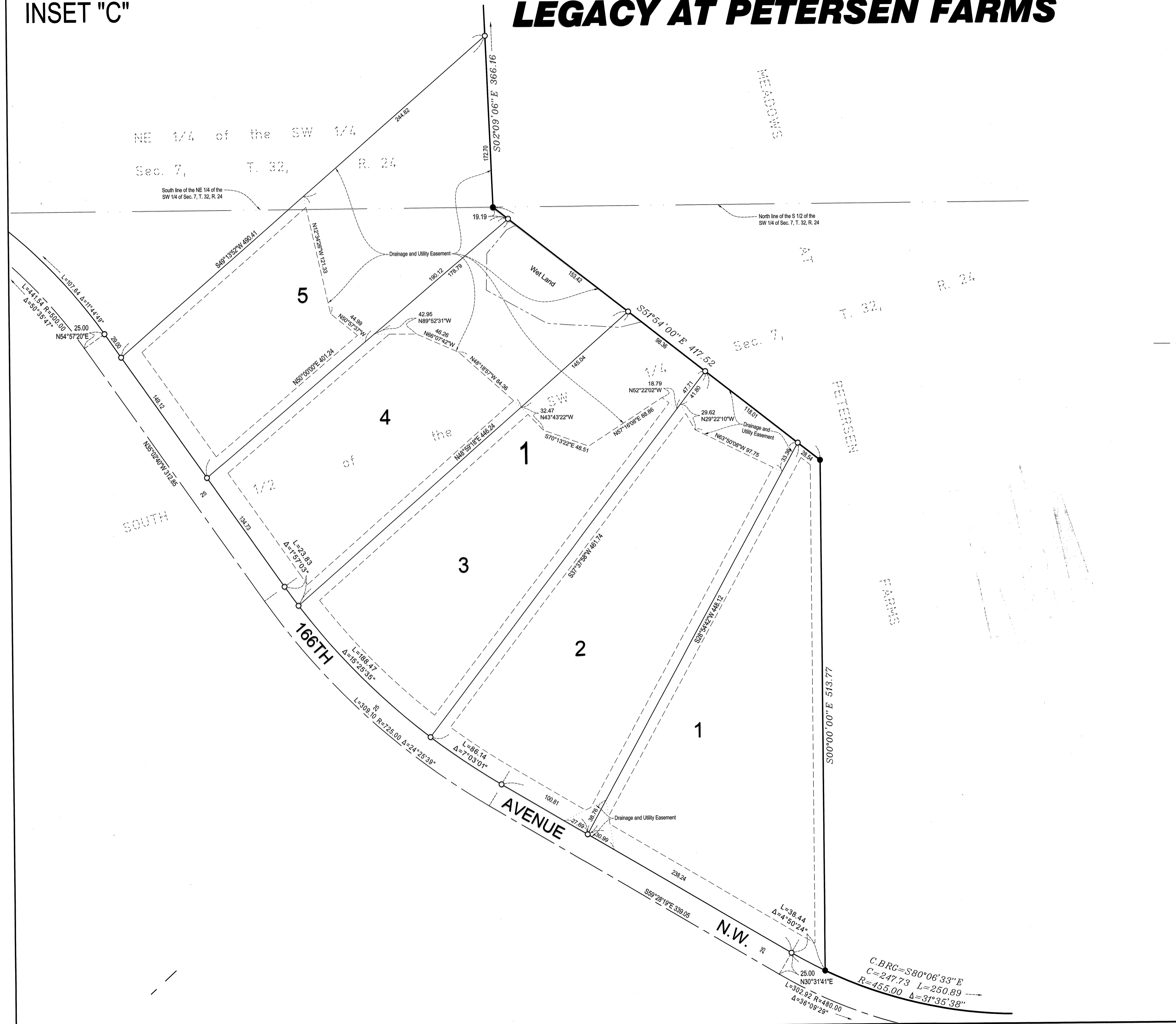
Being 10 feet in width and adjoining lot lines, unless otherwise shown and 20 feet in width and adjoining right of way lines unless otherwise shown on the plat.



INSET "C"

# LEGACY AT PETERSEN FARMS

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

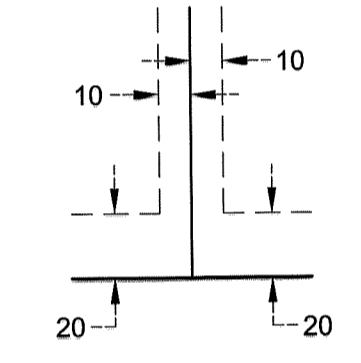


For the purposes of this plat, the north line of the South Half of the Southwest Quarter of Sec. 7, T. 32, R. 24 is assumed to bear  $S89^{\circ}52'15''W$ .

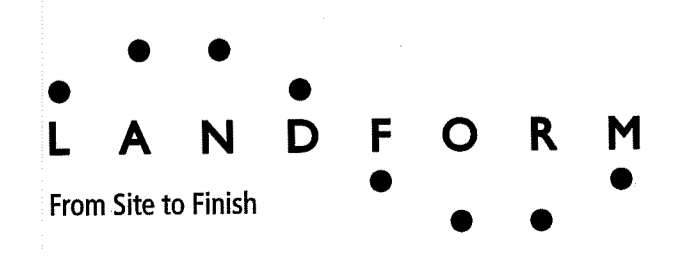
- denotes 1/2 inch by 14 inch iron pipe monument set and marked by License No. 13057
- denotes 1/2 inch iron pipe monument found marked by License No. 24332, unless shown otherwise.

--- denotes edge of Wet Land

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



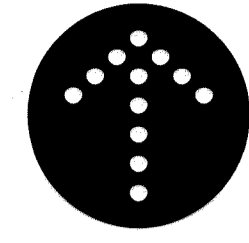
(NOT TO SCALE)  
Being 10 feet in width and adjoining lot lines, unless otherwise shown and 20 feet in width and adjoining right of way lines unless otherwise shown on the plat.



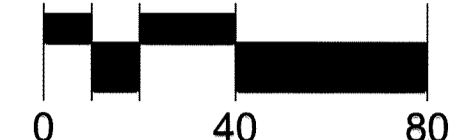
# INSET "D"

# LEGACY AT PETERSEN FARMS

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



NORTH

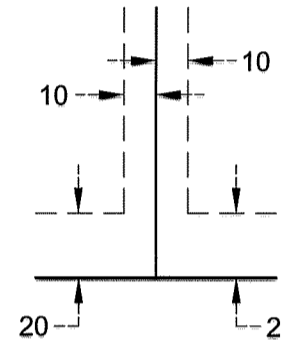


SCALE IN FEET  
1 INCH = 40 FEET

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. 24332, unless shown otherwise.
- - - denotes edge of Wet Land

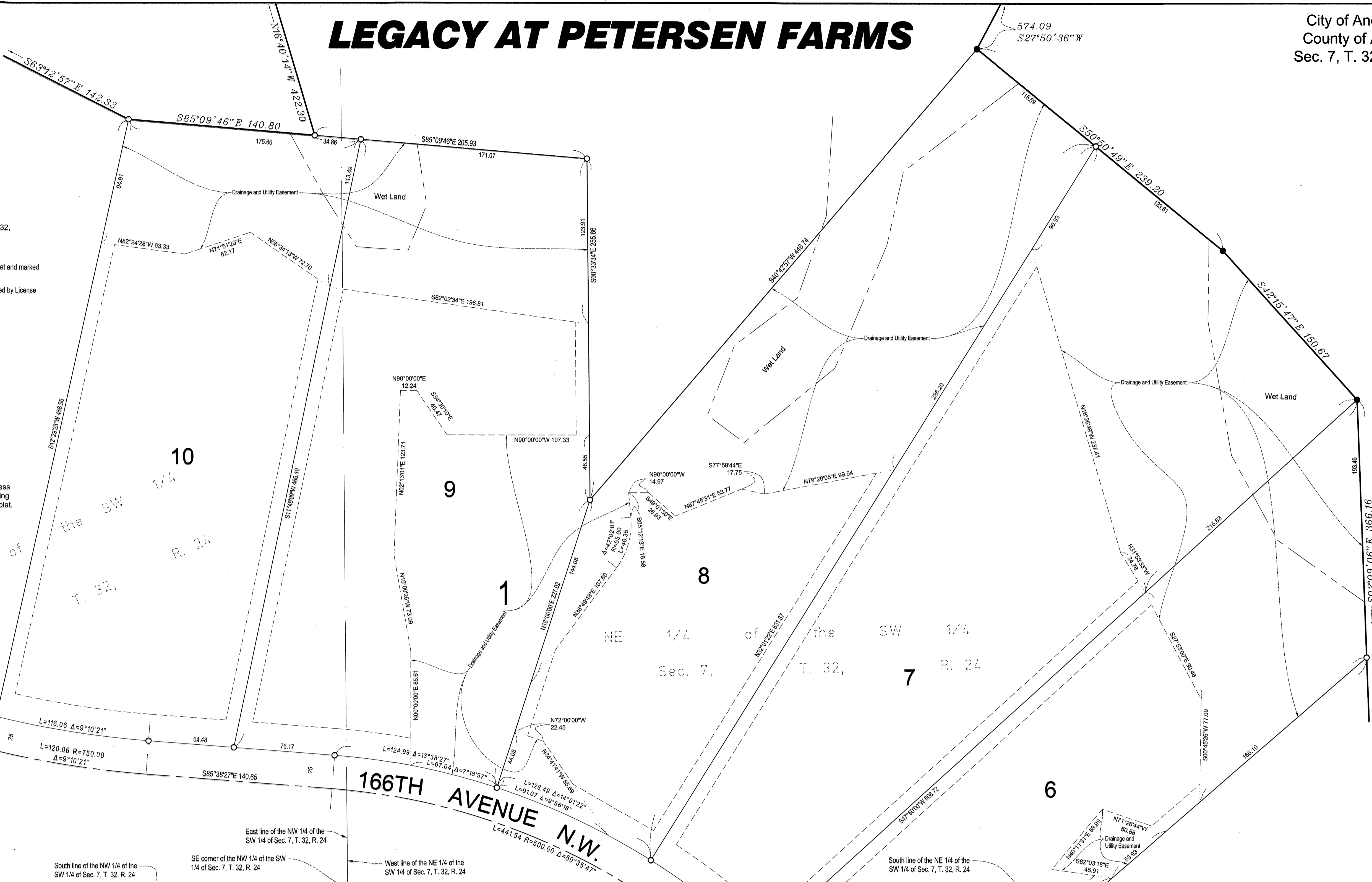
DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



(NOT TO SCALE)

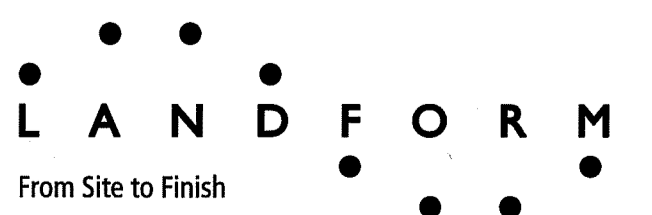
Being 10 feet in width and adjoining lot lines, unless otherwise shown and 20 feet in width and adjoining right of way lines unless otherwise shown on the plat.

NW 1/4 of the SW 1/4 of Sec. 7, T. 32, R. 24

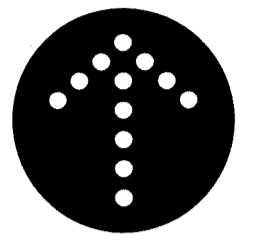


SOUTH 1/2 of the SW 1/4 of Sec. 7, T. 32, R. 24

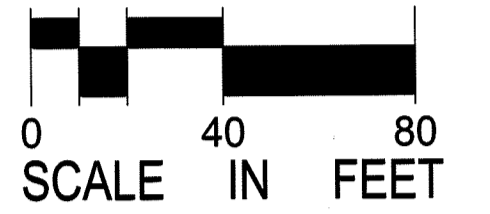
North line of the South 1/2 of the SW 1/4 of Sec. 7, T. 32, R. 24



# LEGACY AT PETERSEN FARMS



NORTH



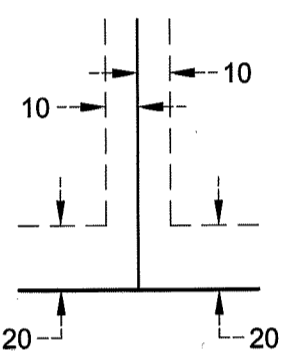
SCALE IN FEET

1 INCH = 40 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.

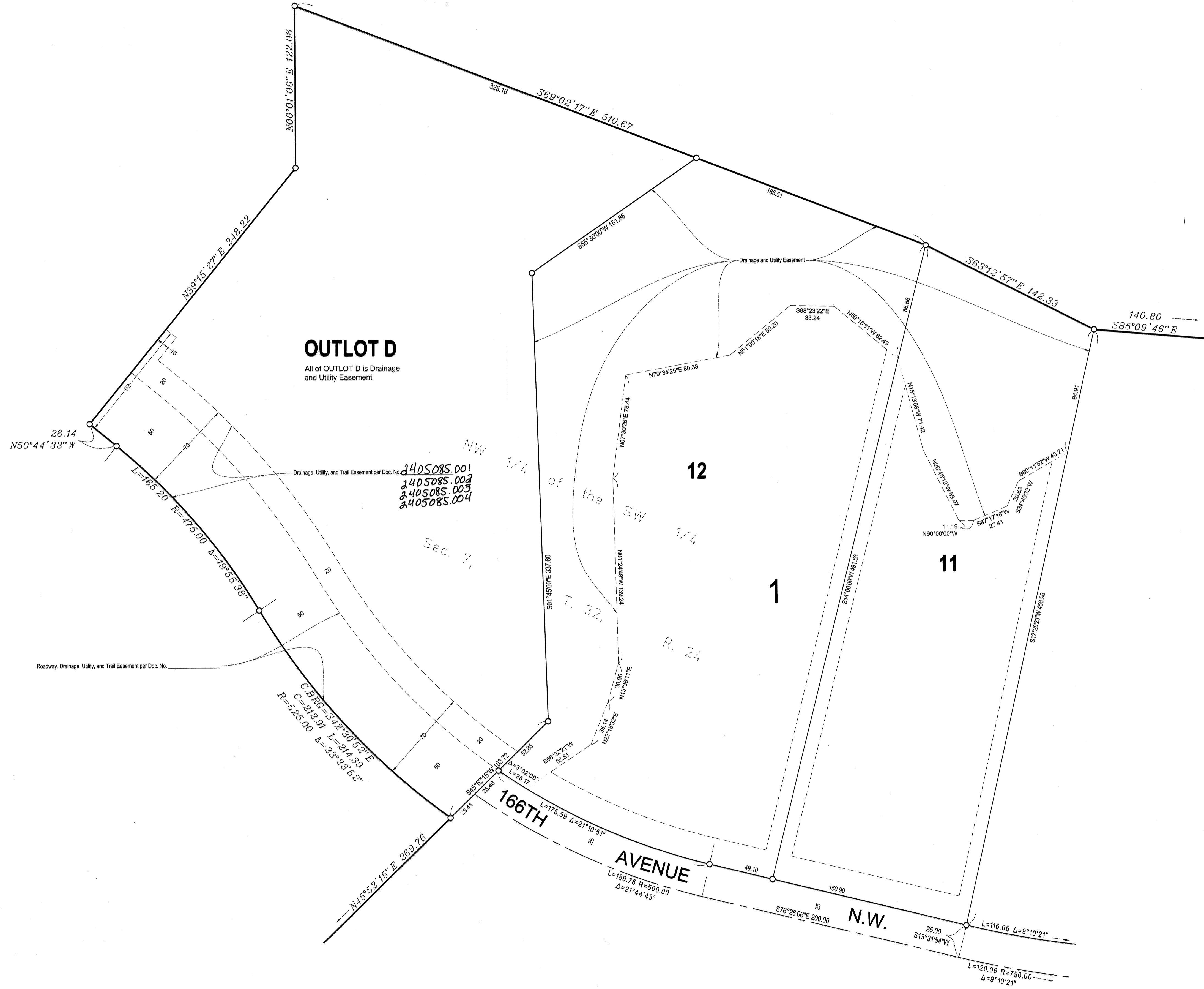
○ denotes 1/2 inch by 14 inch iron pipe monument set and marked by License No. 13057

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.

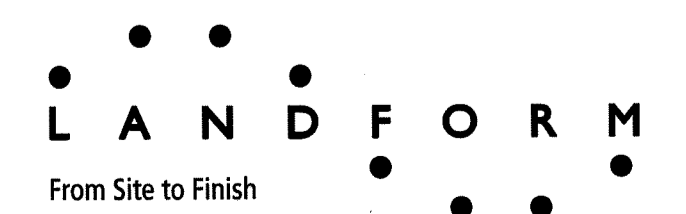


## OUTLOT D

All of OUTLOT D is Drainage and Utility Easement

3405085.001  
3405085.002  
3405085.003  
3405085.004

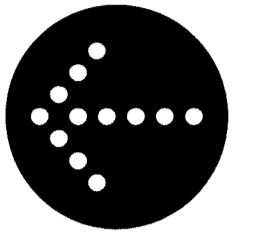
Roadway, Drainage, Utility, and Trail Easement per Doc. No.



INSET "F"

# LEGACY AT PETERSEN FARMS

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



NORTH

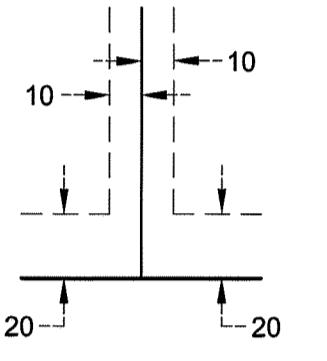


SCALE IN FEET  
1 INCH = 40 FEET

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 1/4 inch iron pipe monument set and marked by License No. 13057

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.

