

MEADOWS AT NIGHTINGALE

CITY OF ANDOVER
COUNTY OF ANOKA
SEC. 22, TWP. 32, RNG. 24

KNOW ALL PERSONS BY THESE PRESENTS: That Tamarack Land - Meadows of Nightingale, LLC, a Minnesota limited liability company, owner of the following described property:

Lot 1, Block 6, WOODLAND ESTATES SECOND ADDITION, Anoka County, Minnesota.

Has caused the same to be surveyed and platted as MEADOWS AT NIGHTINGALE and does hereby dedicate to the public for public use the public ways and the drainage and utility easements as shown on this plat.

In witness whereof said Tamarack Land - Meadows of Nightingale, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this 19th day of December, 20 21.

TAMARACK LAND - MEADOWS OF NIGHTINGALE, LLC

Brian Theis
Brian Theis, Manager

STATE OF MINNESOTA,
COUNTY OF Carver

This instrument was acknowledged before me this 19th day of December, 2021, by Brian Theis, Manager of Tamarack Land - Meadows of Nightingale, LLC, a Minnesota limited liability company.

Shanna Schiffer
Notary Public, Carver County, Minnesota

Shanna Schiffer
My Commission Expires 1/31/2026

I Craig A. Wensmann 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 the 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.

Craig A. Wensmann
Craig A. Wensmann, Licensed Land Surveyor
Minnesota License No. 47486

STATE OF MINNESOTA,
COUNTY OF Shelburne

This instrument was acknowledged before me on 23 day of November, 2021, by Craig A. Wensmann.

Missie Torborg
Notary Public, Shelburne County, Minnesota

Missie Torborg
My Commission Expires Jan 31, 2023

CITY COUNCIL, CITY OF ANDOVER, MINNESOTA

This plat of MEADOWS AT NIGHTINGALE was approved and accepted by the City Council of the City of Andover, Minnesota at a regular meeting thereof held this 19th day of October, 2021, 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

COUNTY SURVEYOR

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this 28th day of December, 2021.

David M. Ziegler
David M. Ziegler
Anoka County Surveyor

COUNTY AUDITOR/TREASURER

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 2021 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 28th day of December, 2021.

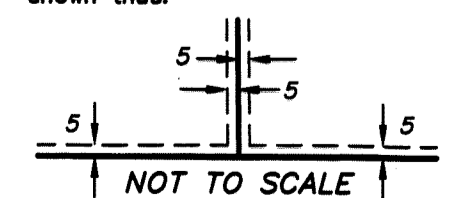
Pamela J. LeBlanc
Property Tax Administrator

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

I hereby certify that this plat of MEADOWS AT NIGHTINGALE was filed in the Office of the County Recorder/Registrar of Titles for public record on this 28th day of December, 2021, at 11:51 o'clock A.M. and was duly recorded as Document No. 596791.004

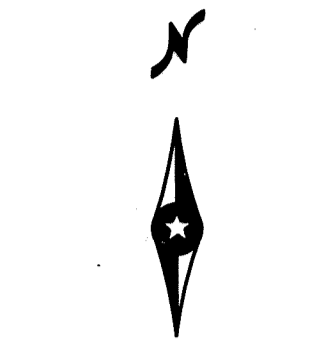
Pamela J. LeBlanc
County Recorder/Registrar of Titles

Drainage and Utility Easements are shown thus:



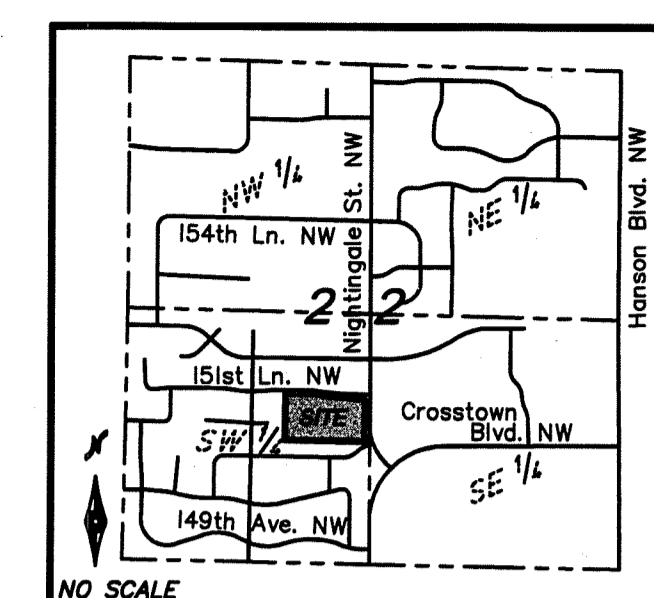
Being 5 feet in width and adjoining right of way line and plot boundary lines, also being 5 feet in width and adjoining lot lines, unless otherwise indicated, as shown on the plat.

- LEGEND:
- Denotes found iron pipe monument
 - Denotes set 1/2 inch by 14 inch iron pipe with a plastic plug stamped R.L.S. 47466
 - Denotes 1/2 inch by 14 inch iron pipe with a plastic plug stamped R.L.S. 47466 to be set within one year of plotting date
 - LS 18420 Denotes Charles R. Christopherson, LS
 - Denotes easement
 - Denotes right of way
 - Denotes existing adjoiners

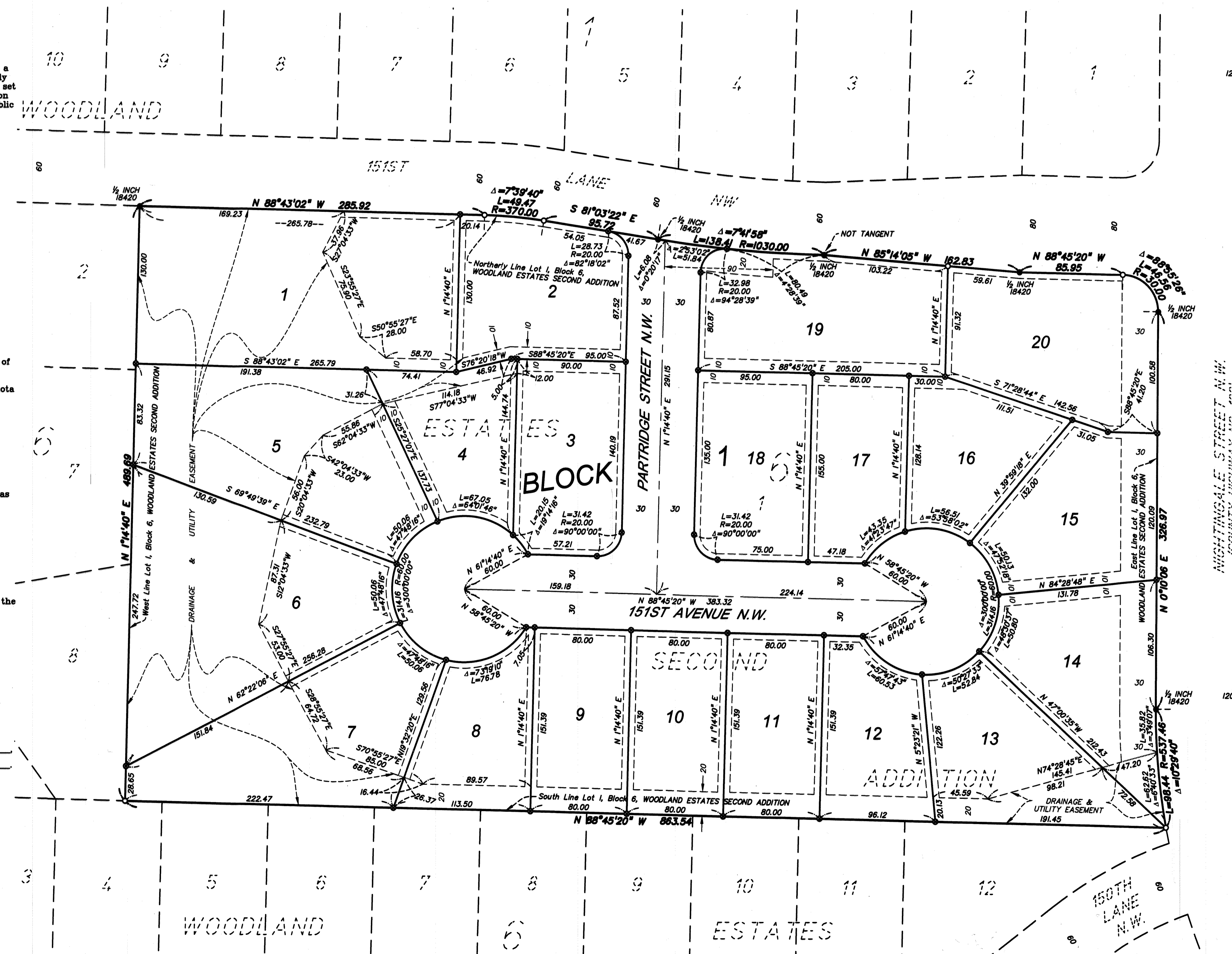


SCALE: 1 INCH = 50 FEET

For the purpose of this plat the bearings used are based on the plat of WOODLAND ESTATES SECOND ADDITION. The South Line of Lot 1, Block 6, WOODLAND ESTATES SECOND ADDITION bears North 88 degrees 45 minutes 20 seconds West.



VICINITY MAP
Sec. 22, Twp. 32, Rng. 24
Anoka County, MN



NIGHTINGALE STREET N.W.
COUNTY HIGHWAY NO. 109
TAMARACK COUNTY HIGHWAY RIGHT-OF-WAY PLAT NO. 21