

# MEADOWS 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:

The Northwest Quarter of the Southeast Quarter of Section 7, Township 32, Range 24, Anoka County, Minnesota.

And

That part of Southeast Quarter of the Northeast Quarter of Section 7, Township 32, Range 24, Anoka County, Minnesota, described as follows: Beginning at the Southwest corner of said Southeast Quarter of the Northeast Quarter; thence North 89 degrees 58 minutes 14 seconds East, assumed bearing, along the South line of said Southeast Quarter of the Northeast Quarter, a distance of 355.14 feet; thence North 19 degrees 10 minutes 32 seconds West a distance of 296.98 feet; thence North 25 degrees 50 minutes 00 seconds West a distance of 620.12 feet to the West line of said Southeast Quarter of the Northeast Quarter; thence southerly along the West line of said Southeast Quarter of the Northeast Quarter to the Point of Beginning.

And

That part of Northeast Quarter of the Southeast Quarter of Section 7, Township 32, Range 24, Anoka County, Minnesota, described as follows: Beginning at the Northwest corner of said Northeast Quarter of the Southeast Quarter; thence North 89 degrees 58 minutes 14 seconds East, assumed bearing, along the North line of said Northeast Quarter of the Southeast Quarter, a distance of 355.14 feet; thence South 19 degrees 10 minutes 32 seconds East a distance of 291.56 feet; thence South 13 degrees 10 minutes 07 seconds East a distance of 543.89 feet; thence South 01 degrees 05 minutes 52 seconds East a distance of 40.97 feet; thence South 66 degrees 00 minutes 00 seconds East a distance of 95.45 feet; thence easterly a distance of 317.52 feet along a tangential curve concave to the North, having a radius of 725.00 feet, and a central angle of 25 degrees 05 minutes 35 seconds; thence North 88 degrees 54 minutes 25 seconds East tangent to the last described curve a distance of 226.12 feet; thence South 01 degrees 05 minutes 35 seconds East a distance of 50.00 feet; thence South 88 degrees 54 minutes 25 seconds West a distance of 226.12 feet; thence westerly a distance of 339.42 feet along a tangential curve concave to the North, having a radius of 775.00 feet, and a central angle of 25 degrees 05 minutes 35 seconds; thence North 66 degrees 00 minutes 00 seconds West tangent to the last described curve a distance of 72.03 feet; thence South 01 degrees 05 minutes 52 seconds East a distance of 404.73 feet to the South line of said Northeast Quarter of the Southeast Quarter; thence westerly along said South line to the Southwest corner of said Northeast Quarter of the Southeast Quarter; thence northerly along the West line of said Northeast quarter of the Southeast quarter to the Point of Beginning.

And

The Southwest Quarter of the Southeast Quarter of Section 7, Township 32, Range 24, Anoka County, Minnesota, except the East 701.69 feet thereof.

And

That part of the Northeast Quarter of the Southwest Quarter of Section 7, Township 32, Range 24, Anoka County, Minnesota, described as follows: Beginning at the southeast corner of said Northeast Quarter of the Southwest Quarter; thence South 89 degrees 52 minutes 15 seconds West, assumed bearing, along the south line of said Northeast Quarter of the Southwest Quarter, a distance of 563.74 feet; thence North 02 degrees 09 minutes 06 seconds West a distance of 366.16 feet; thence North 42 degrees 15 minutes 47 seconds West a distance of 150.67 feet; thence North 50 degrees 50 minutes 49 seconds West a distance of 239.20 feet; thence North 27 degrees 50 minutes 36 seconds East a distance of 574.09 feet; thence South 79 degrees 45 minutes 31 seconds East a distance of 167.87 feet; thence South 62 degrees 37 minutes 08 seconds East a distance of 276.17 feet; thence North 27 degrees 22 minutes 52 seconds East a distance of 372.95 feet to the northeast corner of said Northeast Quarter of the Southwest Quarter; thence South 00 degrees 37 minutes 23 seconds East, along the East line of said Northeast Quarter of the Southwest Quarter a distance of 1309.18 feet to the Point of Beginning.

And

That part of the Southeast Quarter of the Southwest Quarter of said Section 7, lying northerly, easterly and northeasterly of a line described as follows: Commencing at the southeast corner of said Southeast Quarter of the Southwest Quarter; thence North 00 degrees 37 minutes 23 seconds West, assumed bearing, along the East line of said Southeast Quarter of the Southwest Quarter, a distance of 493.90 feet to the Point of Beginning of the line to be described; thence northwesterly, a distance of 250.89 feet along a non-tangential curve concave to the North having a radius of 455.00 feet, a central angle of 31 degrees 35 minutes 38 seconds, a chord length of 247.73 feet and a chord bearing of North 80 degrees 06 minutes 33 seconds West; thence North 00 degrees 00 minutes 00 seconds East a distance of 513.77 feet; thence North 51 degrees 54 minutes 00 seconds West a distance of 417.52 feet to a point on the North line of said Southeast Quarter of the Southwest Quarter, distant 563.74 feet west of the northeast corner thereof and there terminating.

Has caused the same to be surveyed and platted as MEADOWS 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 29<sup>th</sup> day of DECEMBER, 2020.

**JD ANDOVER HOLDINGS, LLC**

[Signature] (Signature)

DARREN LAZAN, its MANAGER  
(Print name) (Title)

**STATE OF MINNESOTA**  
**COUNTY OF ANOKA**

This instrument was acknowledged before me this 29<sup>th</sup> day of DECEMBER, 2020 by DARREN LAZAN, its MANAGER of JD Andover Holdings, LLC, a Minnesota limited liability company, on behalf of the company.

[Signature] (Signature)

ALISON J. TWISS (Print name)

Notary Public, ANOKA 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 21<sup>st</sup> day of December, 2020.

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

STATE OF MINNESOTA Sherburne  
COUNTY OF Sherburne

This instrument was acknowledged before me this 21<sup>st</sup> day of December, 2020 by Lynn P. Caswell.

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

Notary Public, Sherburne County, Minnesota

My Commission Expires January 31, 2025

**CITY COUNCIL, CITY OF ANDOVER, MINNESOTA**

This plat of MEADOWS AT PETERSEN FARMS was approved and accepted by the City Council of the City of Andover, Minnesota at a regular meeting thereof held this 15<sup>th</sup> day of December, 2020, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

**CITY COUNCIL, CITY OF ANDOVER, MINNESOTA**

By: Julie Orude, 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 30<sup>th</sup> day of December, 2020.

By: Charles F. Gitzen  
Charles F. Gitzen  
Anoka County Surveyor

**ANOKA COUNTY AUDITOR/TREASURER**

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 2020 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 30<sup>th</sup> day of December, 2020.

Pamela J. LeBlanc  
Property Tax Administrator

By: Rose A Tendoh, Deputy

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

I hereby certify that this plat of MEADOWS AT PETERSEN FARMS was filed in the office of the County Recorder/Registrar of Titles for public record on this 30<sup>th</sup> day of December, 2020, at 11:05 o'clock A.M. and was duly recorded as Document Number 2295759.004.

Pamela J. LeBlanc  
County Recorder/Registrar of Titles

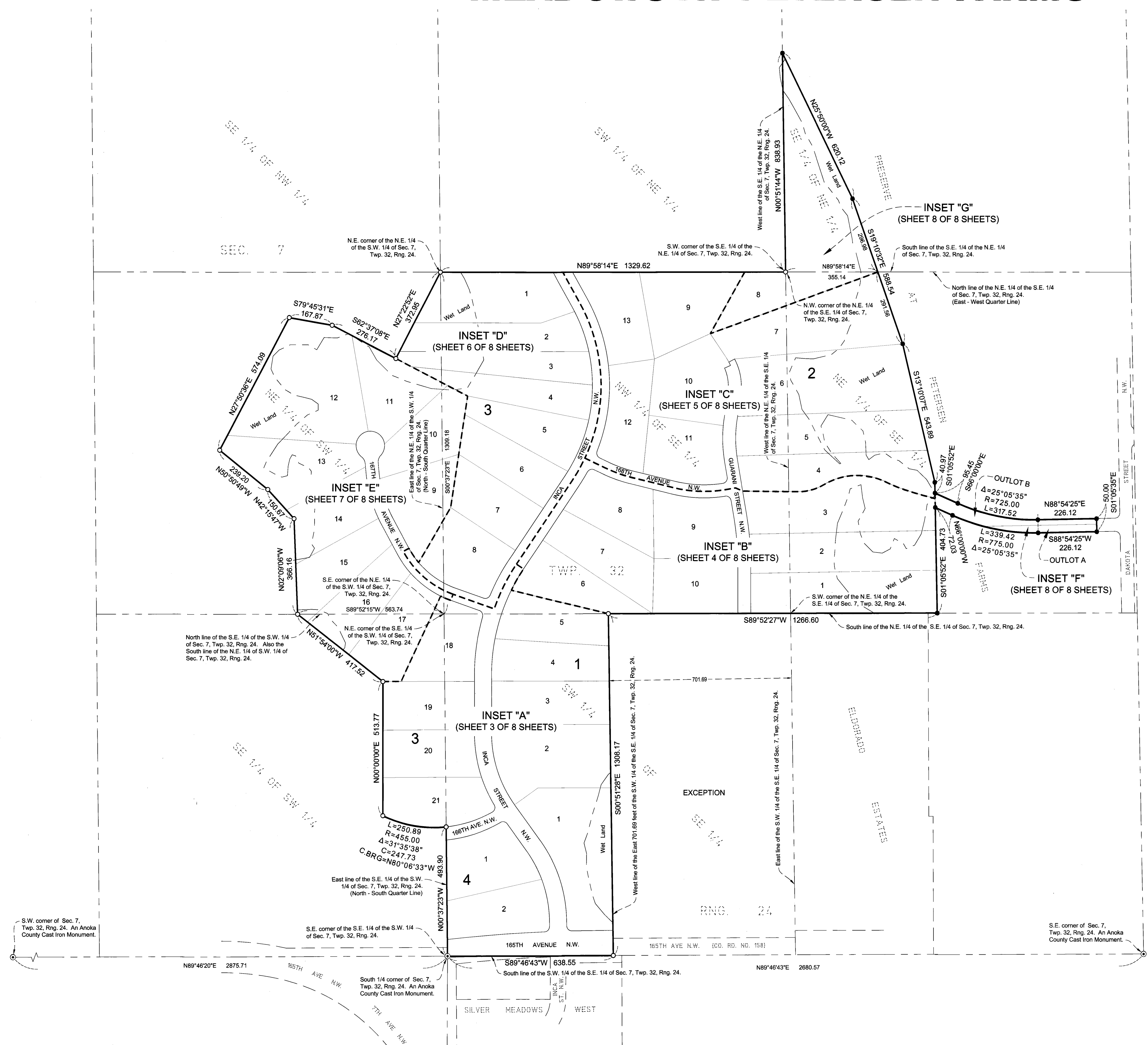
By: Rose A Tendoh, Deputy

\$56.00



# MEADOWS AT PETERSEN FARMS

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

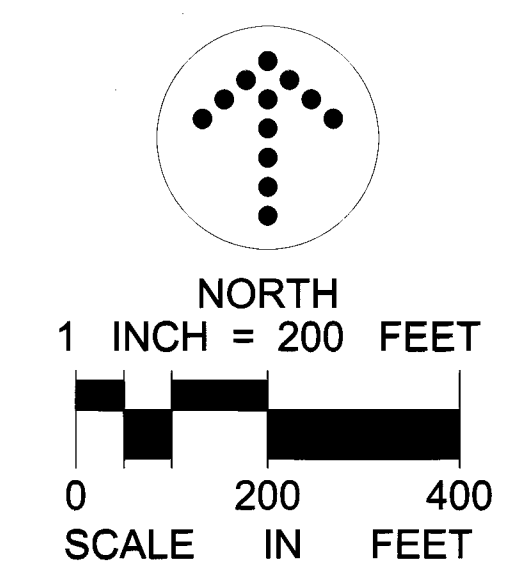


--- Denotes edge of Wet Land.

○ 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.

For the purposes of this plat, the south line of the Southwest Quarter of the Southeast Quarter of Sec. 7, T. 32, R. 24 is assumed to bear S89°46'43"W.

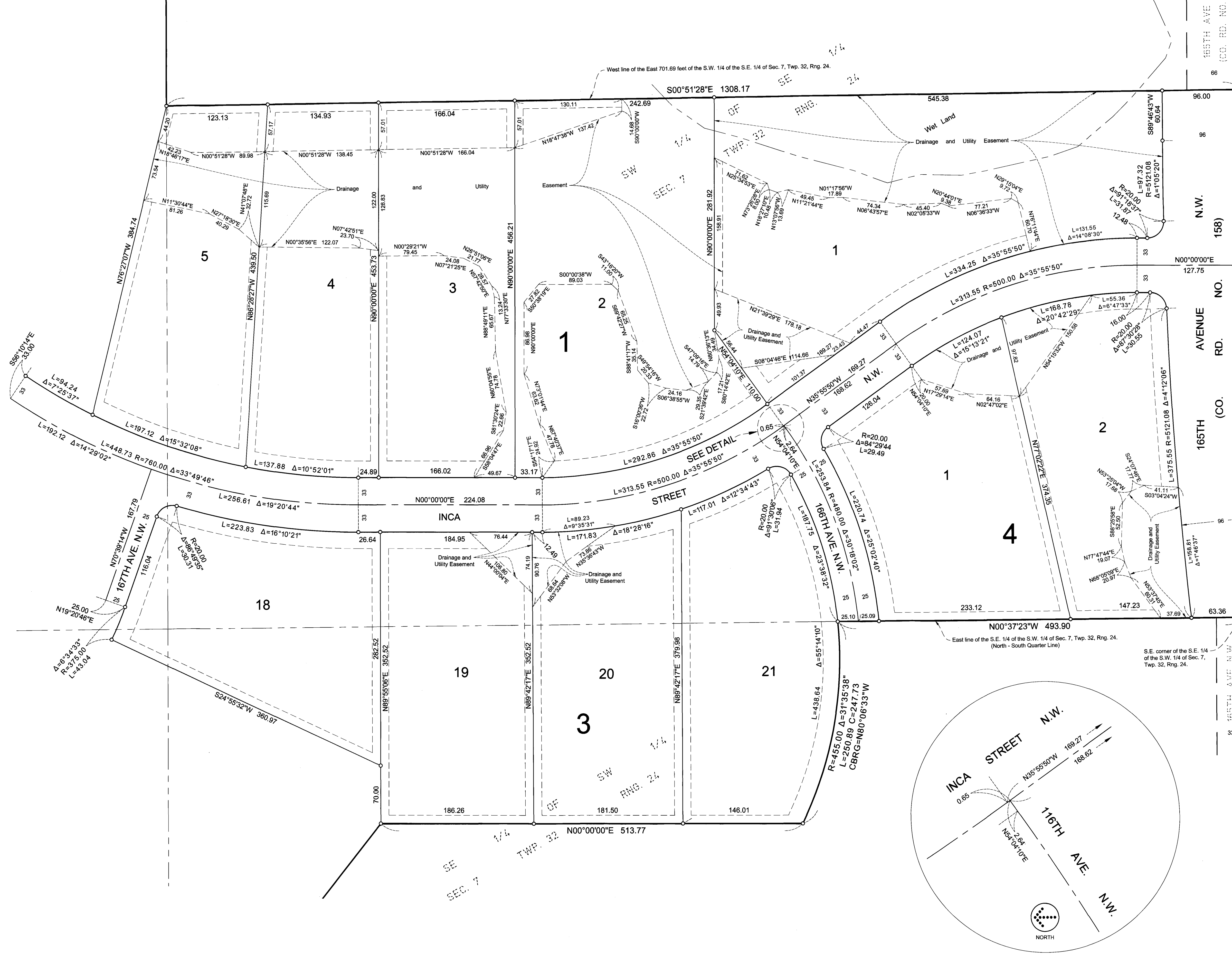


LANDFORM

From Site to Finish

INSET "A"

# MEADOWS AT PETERSEN FARMS

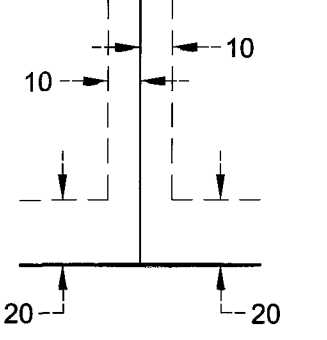


--- Denotes edge of Wet Land.

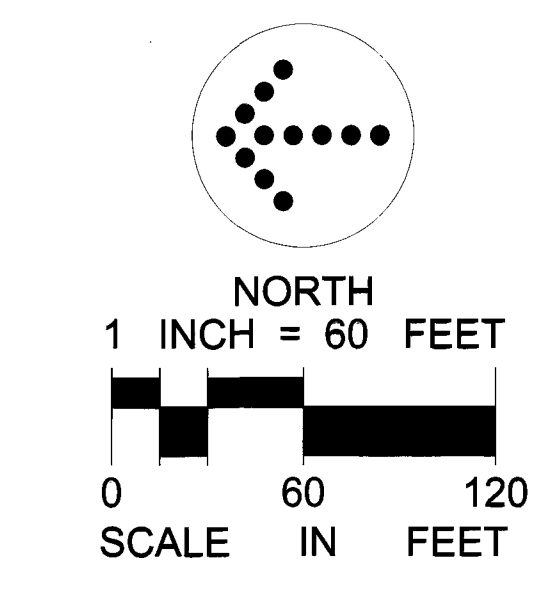
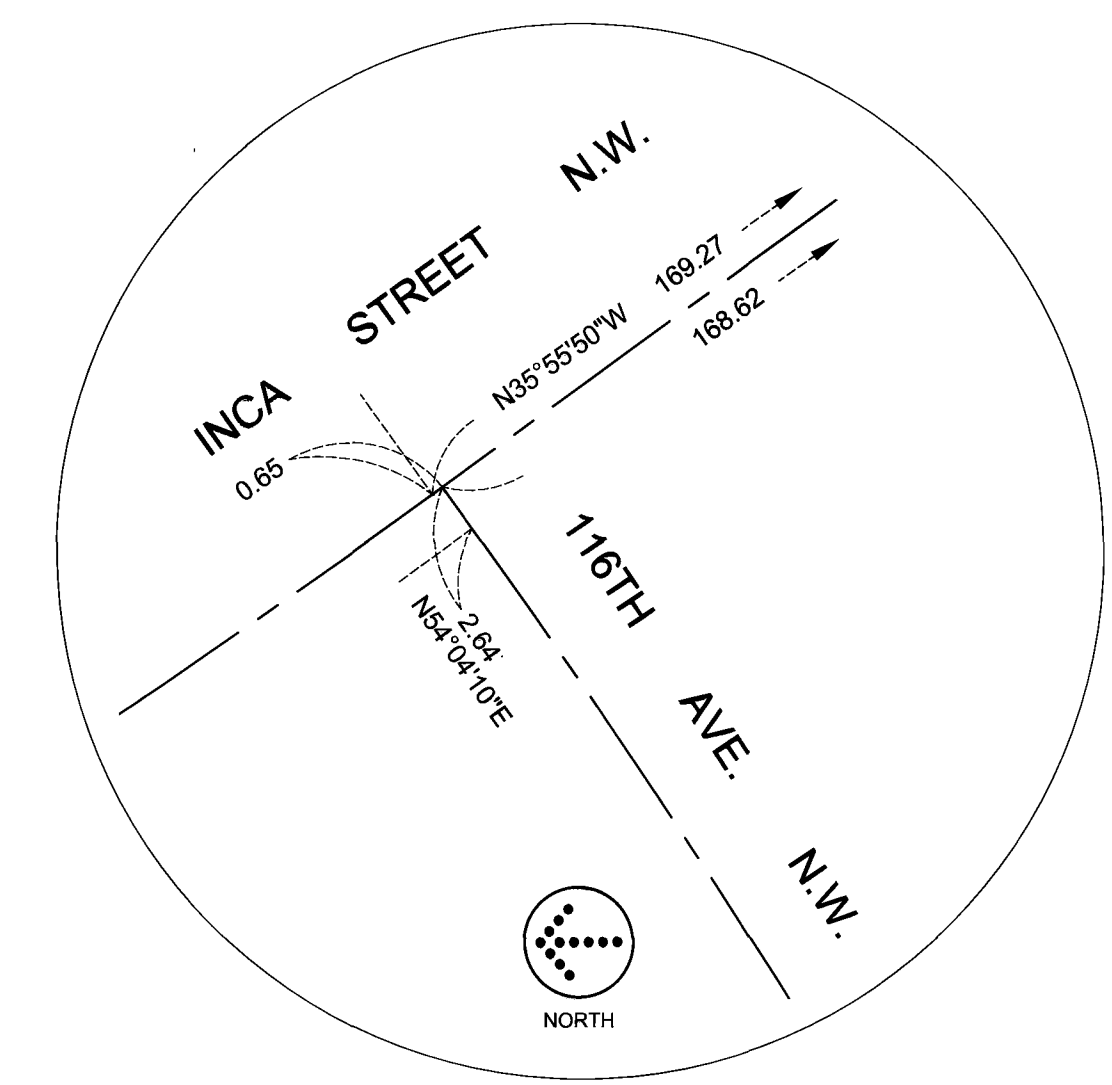
O Denotes 1/2 inch by 14 inch iron pipe monument set and marked by License No. 13057.

For the purposes of this plat, the south line of the Southwest Quarter of the Southeast Quarter of Sec. 7, T. 32, R. 24 is assumed to bear S89°46'43"W.

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



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.



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

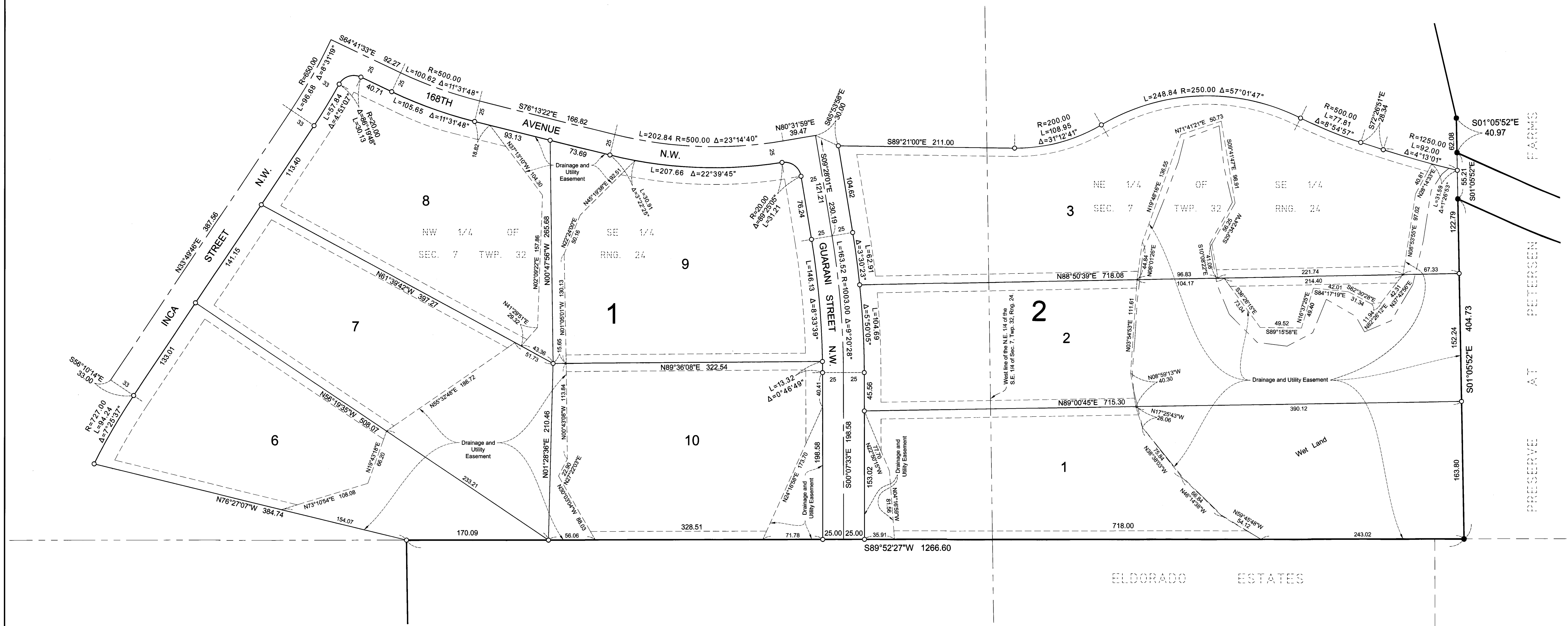
LANDFORM  
From Site to Finish

DETAIL  
NO SCALE

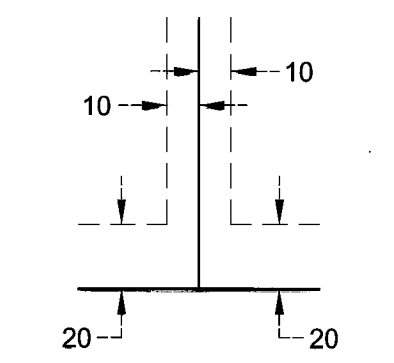
INSET "B"

# MEADOWS AT PETERSEN FARMS

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

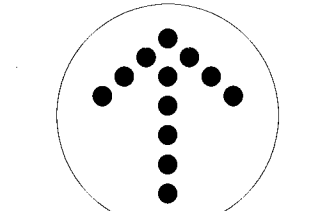


DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:

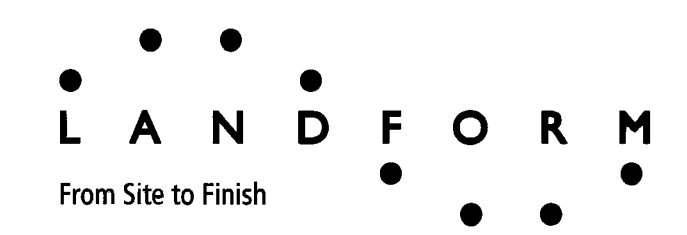


Being 10 feet in width and adjoining lot lines, unless otherwise shown and 20 feet in width and adjoining right of way lines unless otherwise shown on the plat.

- Denotes edge of Wet Land.
  - 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.
- For the purposes of this plat, the south line of the Southwest Quarter of the Southeast Quarter of Sec. 7, T. 32, R. 24 is assumed to bear S89°46'43\"/>



NORTH  
1 INCH = 60 FEET  
SCALE IN FEET

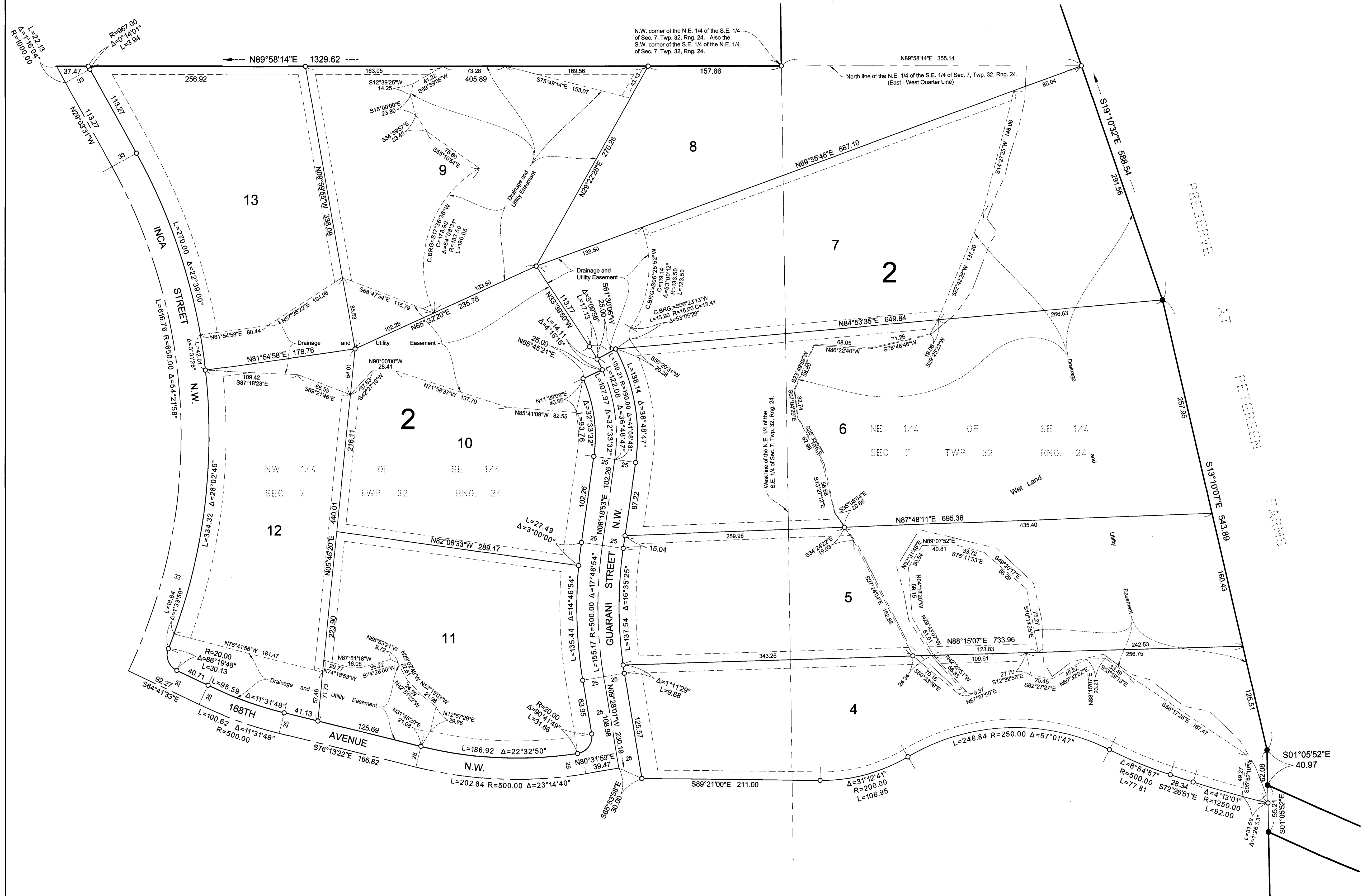




INSET "C"

# MEADOWS AT PETERSEN FARMS

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



--- Denotes edge of Wet Land.

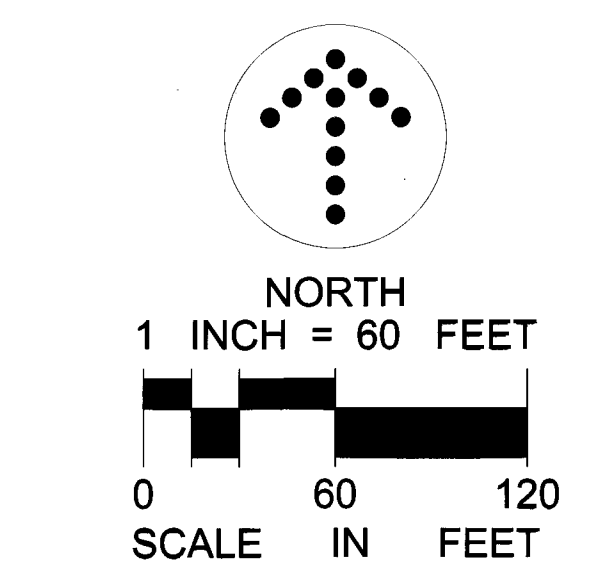
○ Denotes 1/2 inch by 14 inch iron pipe monument set and marked by License No. 13057.

● Denotes 1/2 inch iron pipe monument found.

For the purposes of this plat, the south line of the Southwest Quarter of the Southeast Quarter of Sec. 7, T. 32, R. 24 is assumed to bear S89°46'43"W.

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:

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.

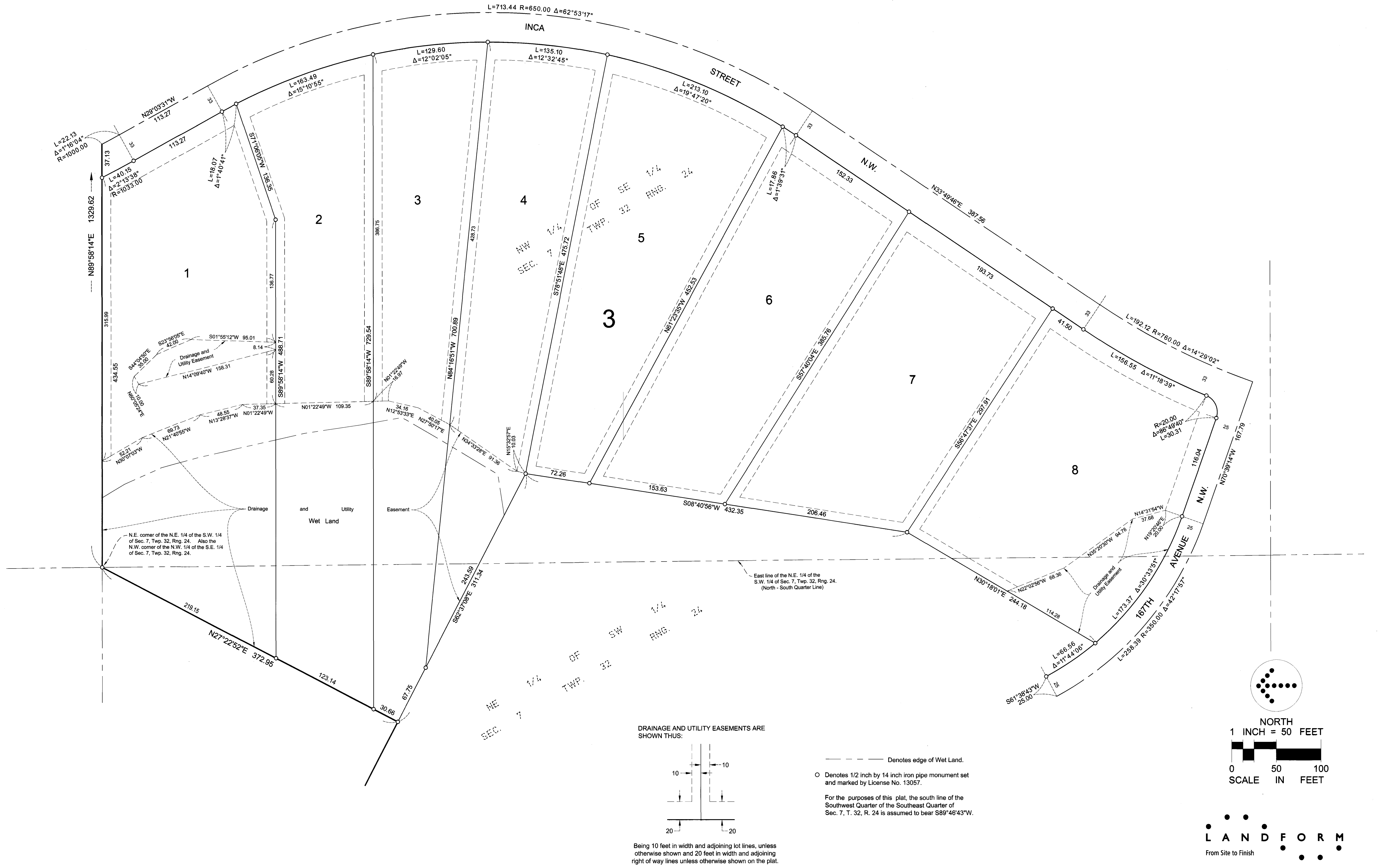


LANDFORM

From Site to Finish

INSET "D"

# MEADOWS AT PETERSEN FARMS

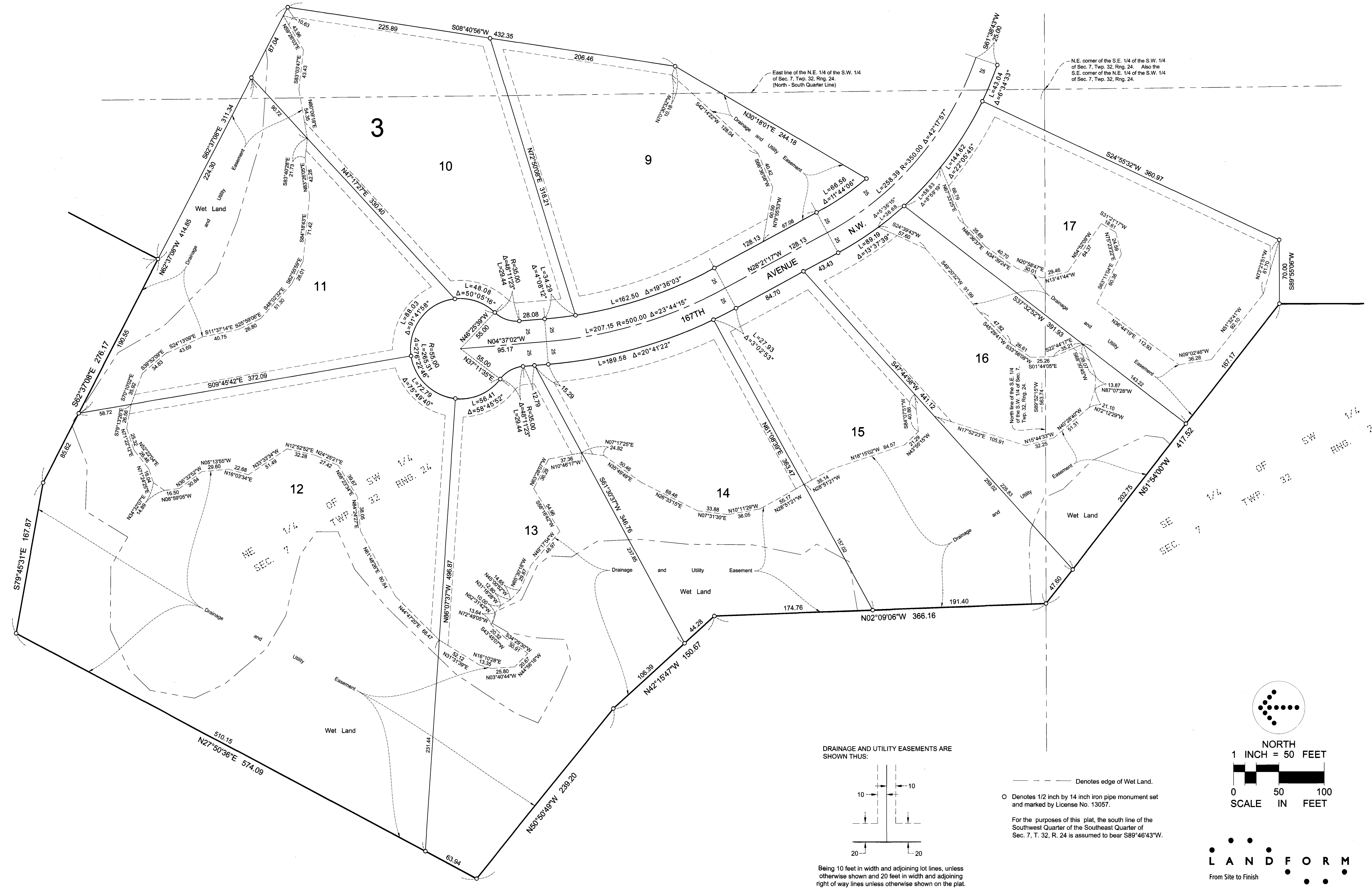


LANDFORM  
From Site to Finish

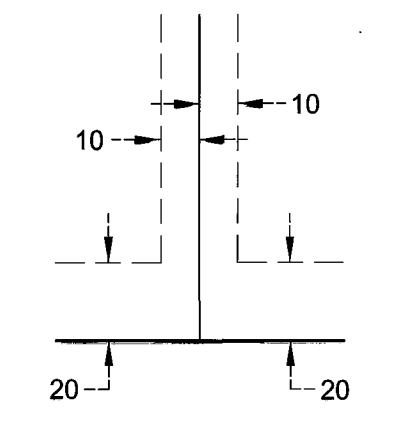
INSET "E"

# MEADOWS AT PETERSEN FARMS

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



DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:

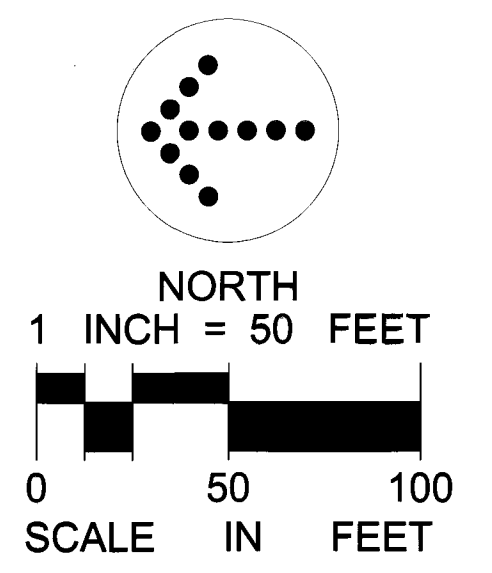


Being 10 feet in width and adjoining lot lines, unless otherwise shown and 20 feet in width and adjoining right of way lines unless otherwise shown on the plat.

--- Denotes edge of Wet Land.

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

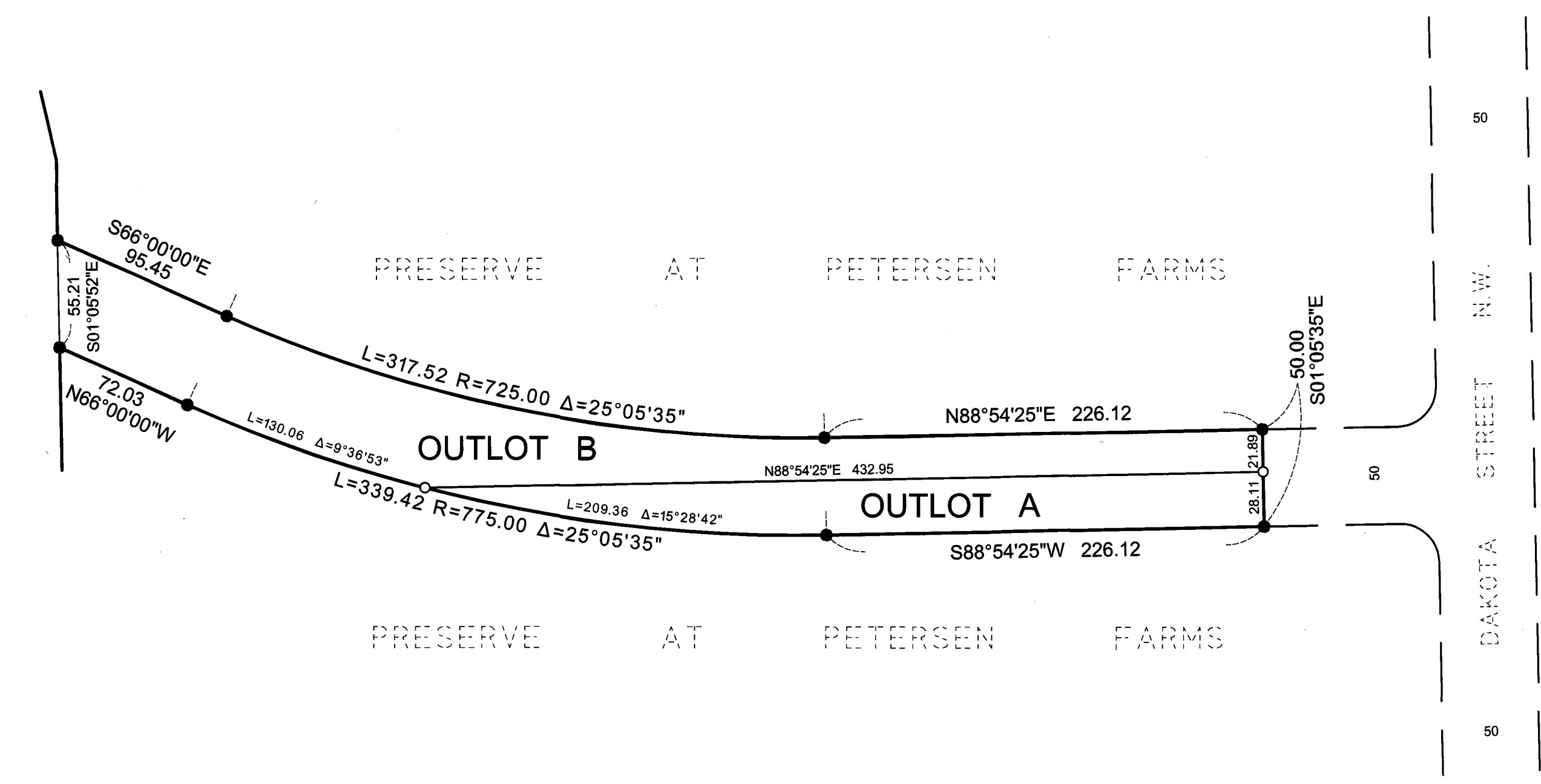
For the purposes of this plat, the south line of the Southwest Quarter of the Southeast Quarter of Sec. 7, T. 32, R. 24 is assumed to bear S89°46'43"W.



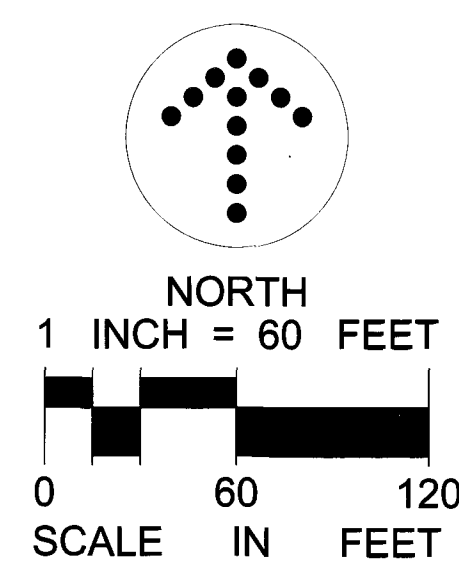
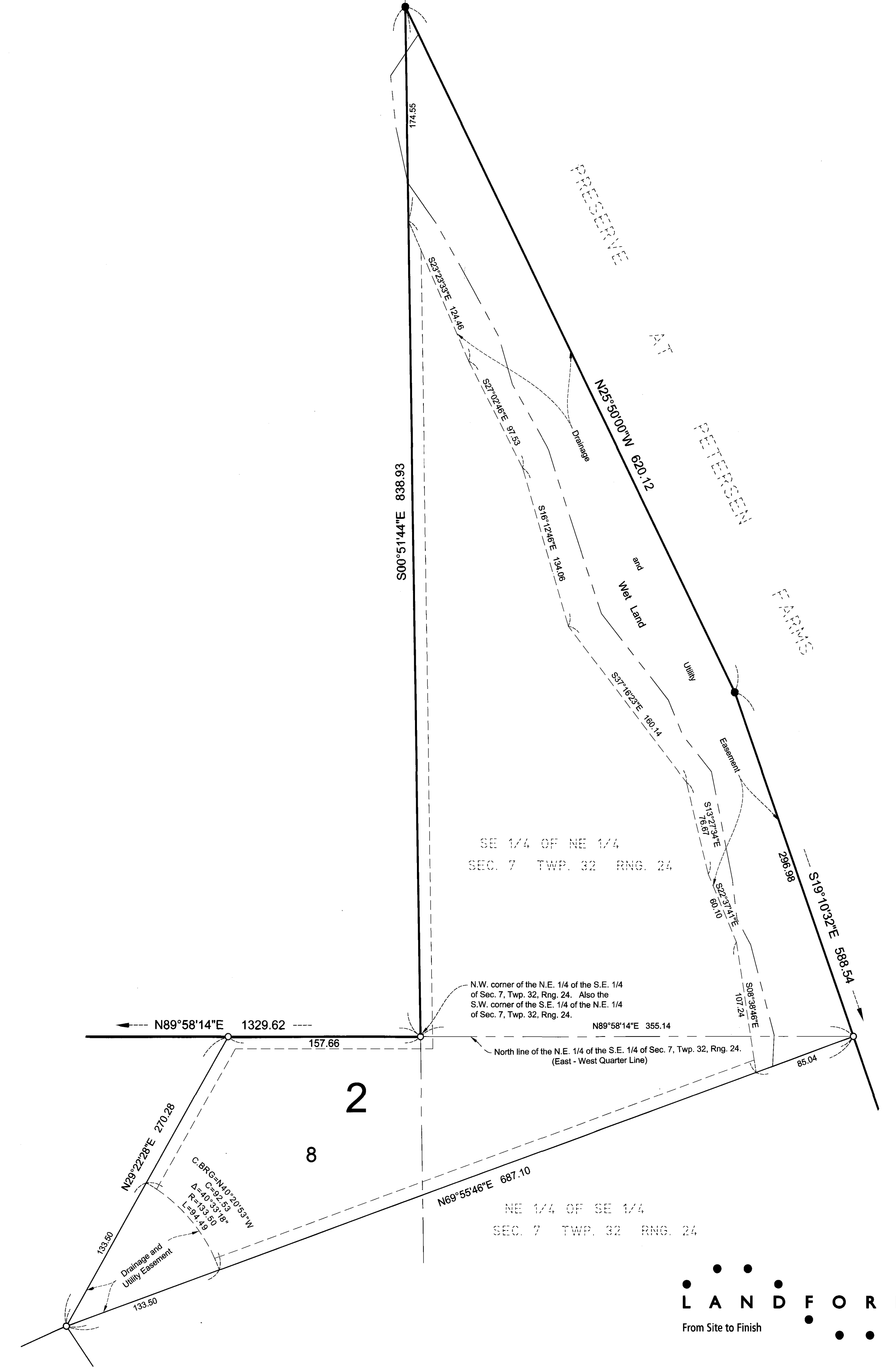
LANDFORM  
From Site to Finish

# MEADOWS AT PETERSEN FARMS

## INSET "F"



## INSET "G"



- Denotes edge of Wet Land.
  - 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.
- For the purposes of this plat, the south line of the Southwest Quarter of the Southeast Quarter of Sec. 7, T. 32, R. 24 is assumed to bear S89°46'43\"/>

