

# NIGHTINGALE VILLAS

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

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

The South Half of the Southeast Quarter of the Northwest Quarter of Section 22, Township 32, Range 24, Anoka County, Minnesota, except therefrom the West 400.00 feet thereof and also except the South 300 feet of the East 496.00 feet thereof.

Has caused the same to be surveyed and platted as NIGHTINGALE VILLAS 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 - Nightingale Villas, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this 24<sup>th</sup> day of August, 20 22

TAMARACK LAND - NIGHTINGALE VILLAS, LLC

[Signature]  
Brian Theis, Manager

STATE OF MINNESOTA  
COUNTY OF Carver

This instrument was acknowledged before me this 24 day of August, 20 22 by Brian Theis, Manager of Tamarack Land - Nightingale Villas, LLC, a Minnesota limited liability company.

[Signature] Notary Public, Carver County, Minnesota

Abigail Koppen My Commission Expires 1/31/2023  
(Printed Name)

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 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.

Craig A. Wensmann  
Craig A. Wensmann, Licensed Land Surveyor  
Minnesota License No. 47466

STATE OF MINNESOTA  
COUNTY OF Shelburne

This instrument was acknowledged before me on 23 day of August, 20 22 by Craig A. Wensmann.

[Signature] Notary Public, Shelburne County, Minnesota

Missie Tarberry My Commission Expires Jan 31, 2023  
(Printed Name)

CITY COUNCIL, CITY OF ANDOVER, MINNESOTA

This plat of NIGHTINGALE VILLAS was approved and accepted by the City Council of the City of Andover, Minnesota at a regular meeting thereof held this 21 day of JUNE, 20 22 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  
[Signature] City 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 20<sup>th</sup> day of September, 20 22.

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 20 22 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 20 day of September, 20 22.

Pamela J. LaBlanc By [Signature] Deputy  
Property Tax Administrator

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

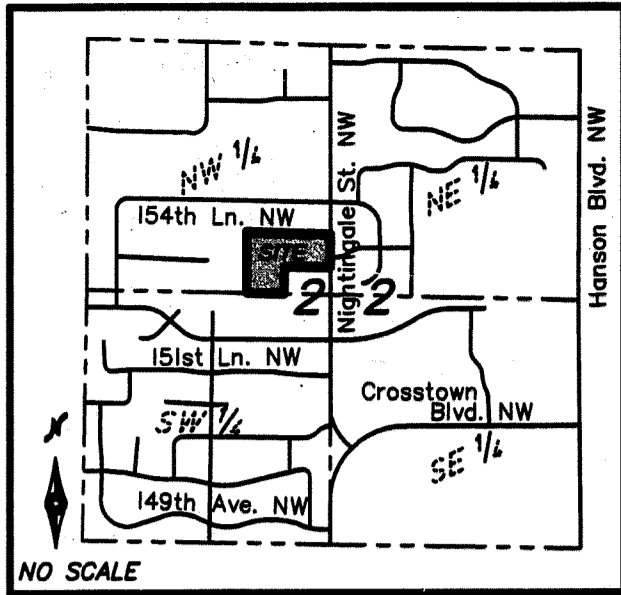
I hereby certify that this plat of NIGHTINGALE VILLAS was filed in the Office of the County Recorder/Registrar of Titles for public record on this 20 day of September, 20 22 at 8:19 o'clock A.M. and was duly recorded as Document No. 2376149.007

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

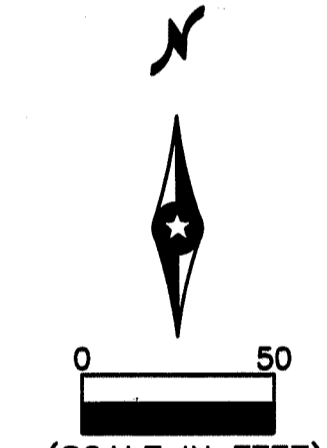
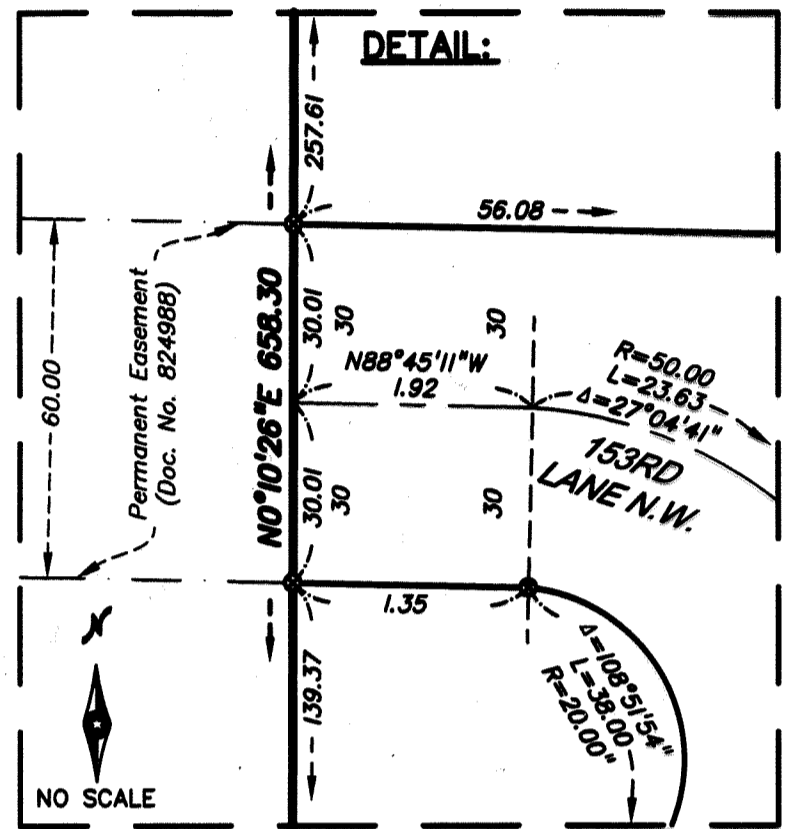
# NIGHTINGALE VILLAS

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

North Quarter Corner of Section 22, Township 32, Range 24  
Cast Iron Monument



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

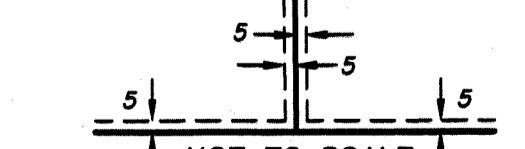


(SCALE IN FEET)  
SCALE: 1 INCH = 50 FEET  
Bearings are based on the Anoka County Coordinate System (NAD83 96 Ad.). For the purpose of this plat, the East Line of the South 1/2 of the SE 1/4 of NW 1/4 of Section 22, Township 32, Range 24 bears North 00 degrees 05 minutes 35 seconds East.

**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 platting date
- ⊙ Denotes found cast iron monument
- ▲ Denotes set PK/mag nail
- LS 14343 Denotes Edward J. Otto, LS
- Denotes easement
- - - Denotes right of way
- Denotes existing adjolders

Drainage and Utility Easements are shown thus:



NOT TO SCALE  
Being 5 feet in width and adjoining right of way line and plat boundary lines, also being 5 feet in width and adjoining lot lines, unless otherwise indicated, as shown on the plat.

