

PRESERVE 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:

That part of Government Lot 2 of Section 7, Township 32, Range 24, Anoka County, Minnesota, which lies South of the following described line: Commencing at the Southwest corner of said Government Lot 2; thence North 0 degrees 51 minutes 44 seconds West, along the West line of said Government Lot 2, a distance of 49.72 feet to the Point of Beginning of the line to be described; thence South 89 degrees 57 minutes 19 seconds East a distance of 910.91 feet; thence North 60 degrees 00 minutes 00 seconds East a distance of 471.70 feet to the East line of said Government Lot 2 and there terminating.

And

The Southeast Quarter of the Northeast Quarter of Section 7, Township 32, Range 24, Anoka County, Minnesota, except that part 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, 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

The Northeast Quarter of the Southeast Quarter of Section 7, Township 32, Range 24, Anoka County, Minnesota, except that part 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, 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 that Anoka Independent Grain and Feed Dealers, Inc., a Minnesota corporation, owner of the following described property:

That part of Government Lot 2 of Section 7, Township 32, Range 24, Anoka County, Minnesota, lying southerly of the Rum River and which lies North of the following described line: Commencing at the Southwest corner of said Government Lot 2; thence North 0 degrees 51 minutes 44 seconds West, along the West line of said Government Lot 2, a distance of 49.72 feet to the Point of Beginning of the line to be described; thence South 89 degrees 57 minutes 19 seconds East a distance of 910.91 feet; thence North 60 degrees 00 minutes 00 seconds East a distance of 471.70 feet to the East line of said Government Lot 2 and there terminating.

Have caused the same to be surveyed and platted as PRESERVE AT PETERSEN FARMS and do 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 27th day of November, 2018.

JD ANDOVER HOLDINGS, LLC
[Signature] (Signature)
Darren B. Lazan Its President
(Print name) (Title)

STATE OF MINNESOTA
COUNTY OF Hennepin

This instrument was acknowledged before me this 27 day of November, 2018 by Darren B. Lazan, its President of JD Andover Holdings, LLC, a Minnesota limited liability company, on behalf of the company.

Michelle Marie Chapman (Signature)
Michelle Marie Chapman (Print name)
Notary Public, Dakota County, Minnesota
My Commission Expires 01/31/2020

In witness whereof said Anoka Independent Grain and Feed Dealers, Inc., a Minnesota corporation, has caused these presents to be signed by its proper officer this 27th day of November, 2018.

ANOKA INDEPENDENT GRAIN AND FEED DEALERS, INC.
[Signature]
Diane Park, the Vice President

STATE OF MINNESOTA
COUNTY OF Anoka

This instrument was acknowledged before me this 27th day of November, 2018 by Diane Park, the Vice President of Anoka Independent Grain and Feed Dealers, Inc., a Minnesota corporation, on behalf of the corporation.

Kelly M. Babineau (Signature)
Kelly M. Babineau (Print name)
Notary Public, Anoka County, Minnesota
My Commission Expires 1-31-2023

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 27th day of November, 2018.

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

STATE OF MINNESOTA
COUNTY OF Hennepin

This instrument was acknowledged before me this 27 day of November, 2018 by Lynn P. Caswell.

Michelle Marie Chapman (Signature)
Michelle Marie Chapman (Print name)
Notary Public, Dakota County, Minnesota
My Commission Expires 01/31/2020

CITY COUNCIL, CITY OF ANDOVER, MINNESOTA

This plat of PRESERVE AT PETERSEN FARMS was approved and accepted by the City Council of the City of Andover, Minnesota at a regular meeting thereof held this 18th day of September, 2018, 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 4th day of December, 2018.

By: [Signature]
Charles F. Gitzen
Anoka County Surveyor

ANOKA COUNTY AUDITOR/TREASURER

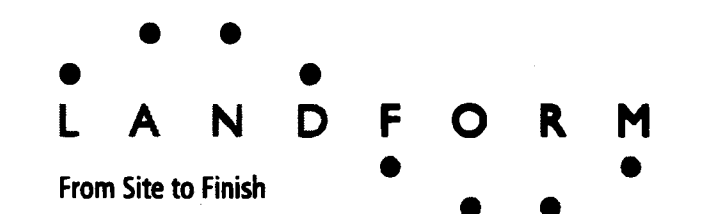
Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 2018 on the land hereinbefore described have been paid. Also, pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer entered this 4 day of December, 2018.

[Signature]
Jonell M. Sawyer
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 PRESERVE AT PETERSEN FARMS was filed in the office of the County Recorder/Registrar of Titles for public record on this 4 day of December, 2018, at 10:09 o'clock A.M. and was duly recorded as Document Number 2216381.001.

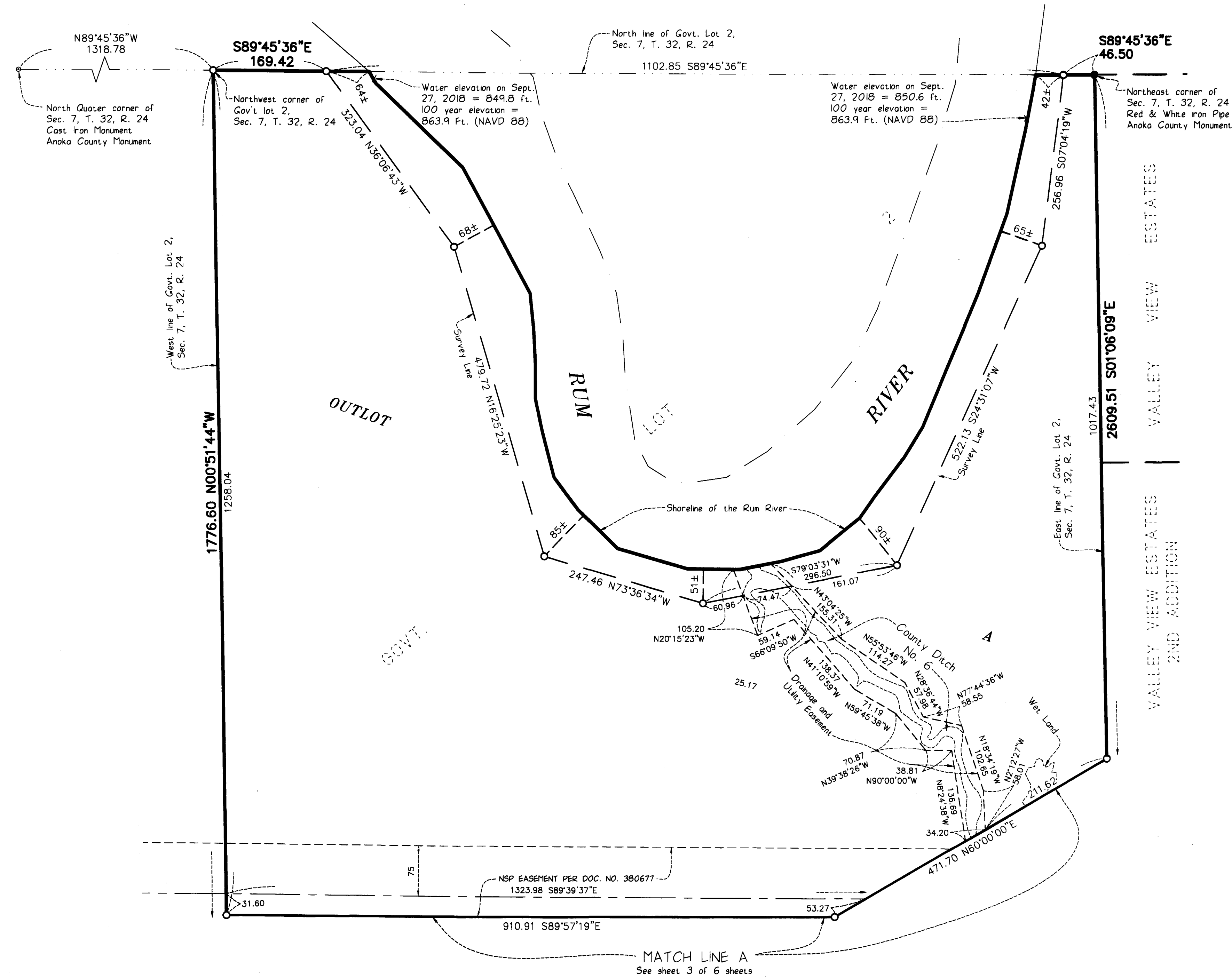
[Signature]
Jonell M. Sawyer
County Recorder/Registrar of Titles
By: [Signature] Deputy



\$ 56

PRESERVE AT PETERSEN FARMS

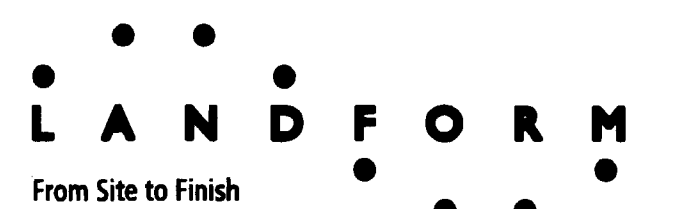
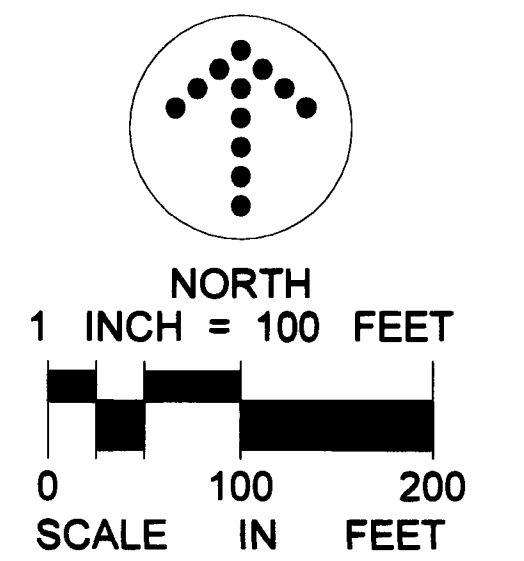
City of Andover
County of Anoka
Sec. 7, T. 32, R. 24



Benchmark—
GSID Station No. 517
6.0 Miles north of Anoka, 5.4 miles north of
junction of Trunk Highway 47 (Saint Francis
Boulevard Northwest) and Trunk Highway 10 in
Anoka, at Trunk Highway 47 milepoint 25.95, 28.5
feet west of Trunk Highway 47, 34 feet east of
168th Ave. NW, 22 feet east-northeast of power
pole, 0.5 feet east of witness post.
Elevation = 880.22 (NAVD 88).

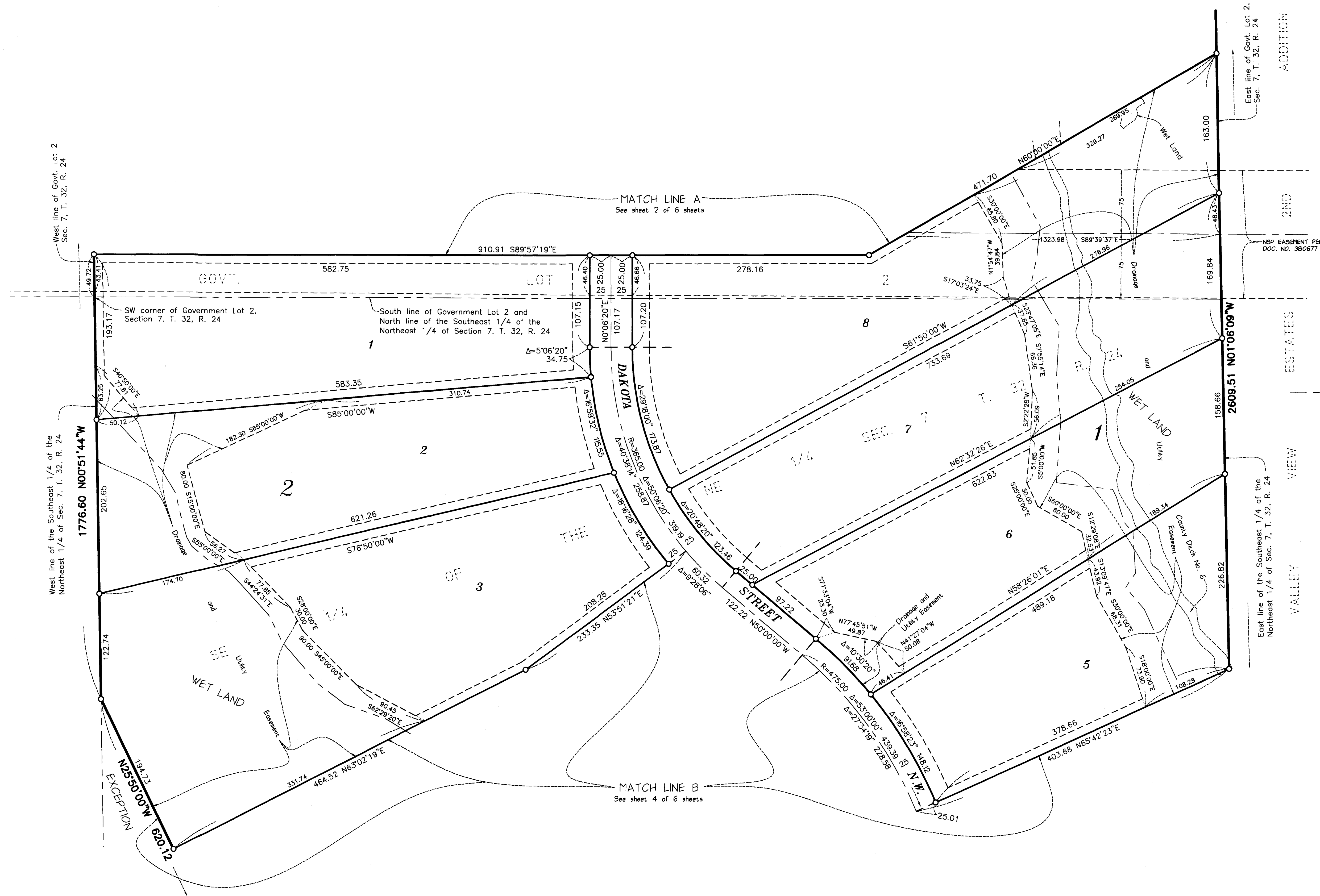
- Denotes 1/2 inch iron pipe monument found.
- Denotes 1/2 inch by 14 inch iron pipe monument set and marked by License No. 13057.

For the purposes of this plat, the east line of the Southeast Quarter of the Northeast Quarter of Sec. 7, T. 32, R. 24 is assumed to bear S01°06'09"E.



PRESERVE AT PETERSEN FARMS

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



West line of Govt. Lot 2
Sec. 7, T. 32, R. 24

East line of Govt. Lot 2,
Sec. 7, T. 32, R. 24

2ND ADDITION

ESTATES

VIEW

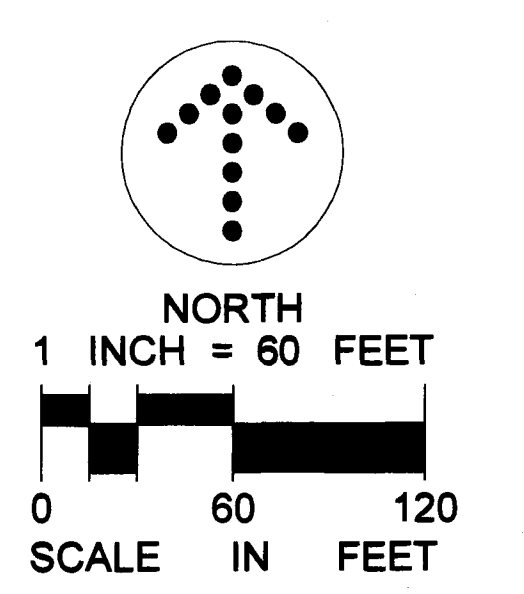
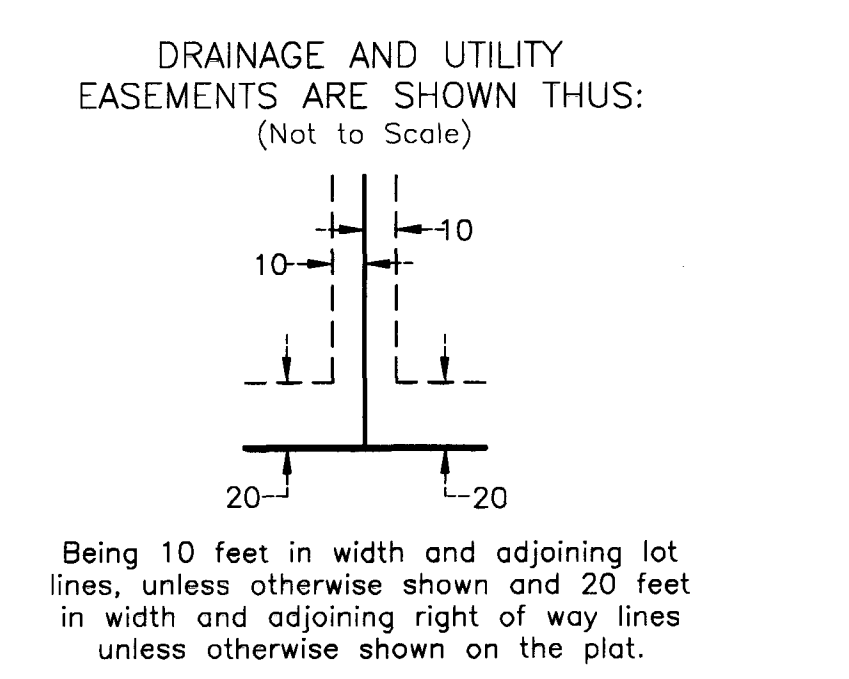
VALLEY

East line of the Southeast 1/4 of the
Northeast 1/4 of 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.

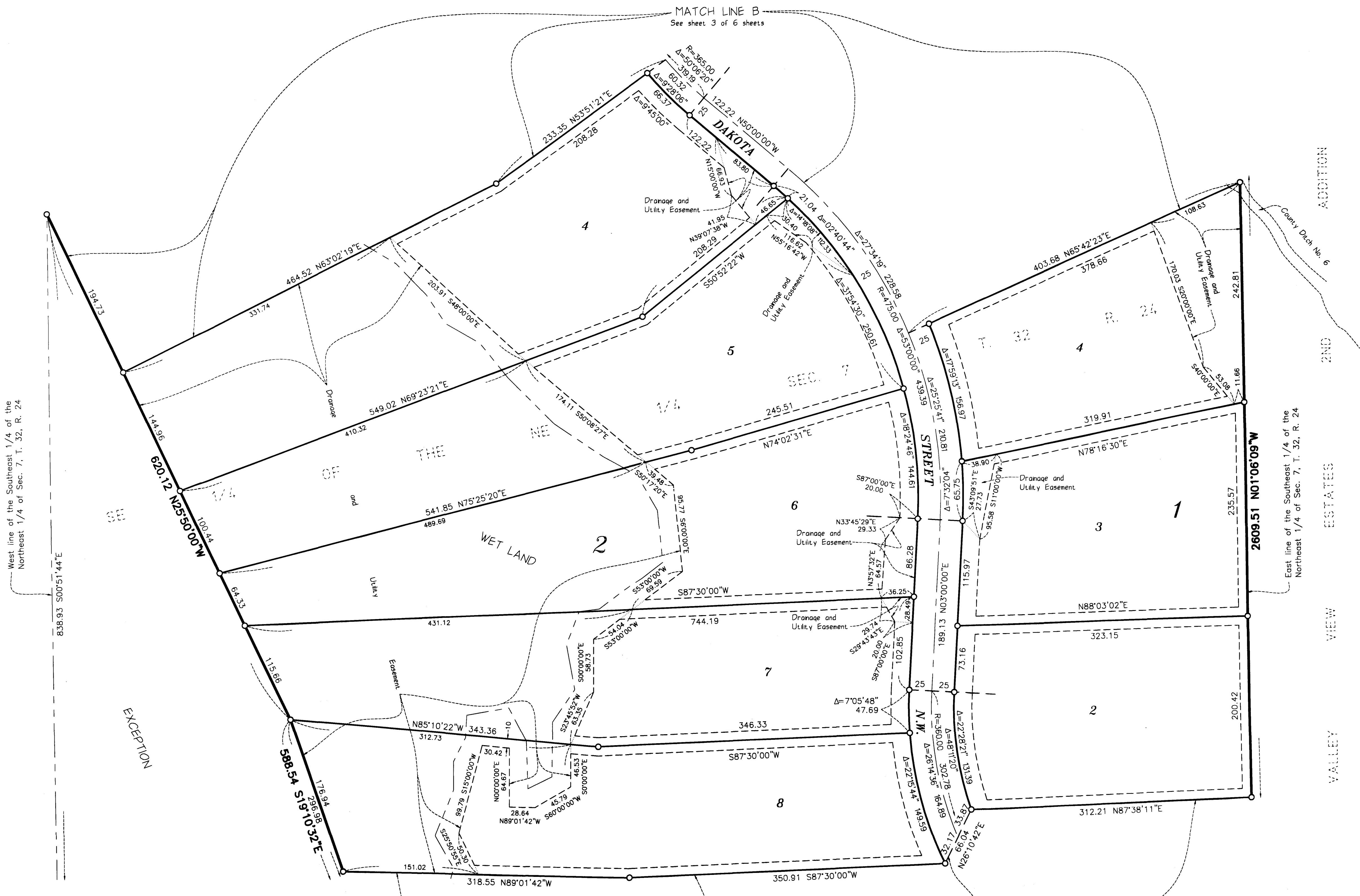
For the purposes of this plat, the east line of the Southeast Quarter of the Northeast Quarter of Sec. 7, T. 32, R. 24 is assumed to bear S01°06'09\"/>



LANDFORM
From Site to Finish

PRESERVE AT PETERSEN FARMS

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



ADDITION
2ND
ESTATES
VIEW
VALLEY

West line of the Southeast 1/4 of the
Northeast 1/4 of Sec. 7, T. 32, R. 24

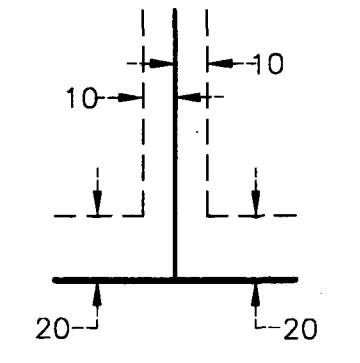
East line of the Southeast 1/4 of the
Northeast 1/4 of Sec. 7, T. 32, R. 24

--- Denotes edge of Wet Land.

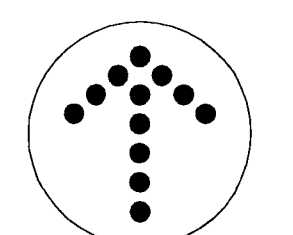
○ Denotes 1/2 inch by 14 inch iron pipe monument set and marked by License No. 13057.

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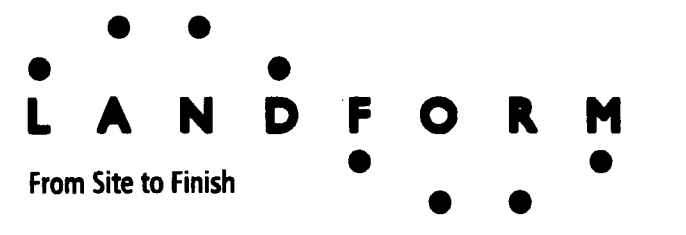
DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:
(Not to Scale)



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.

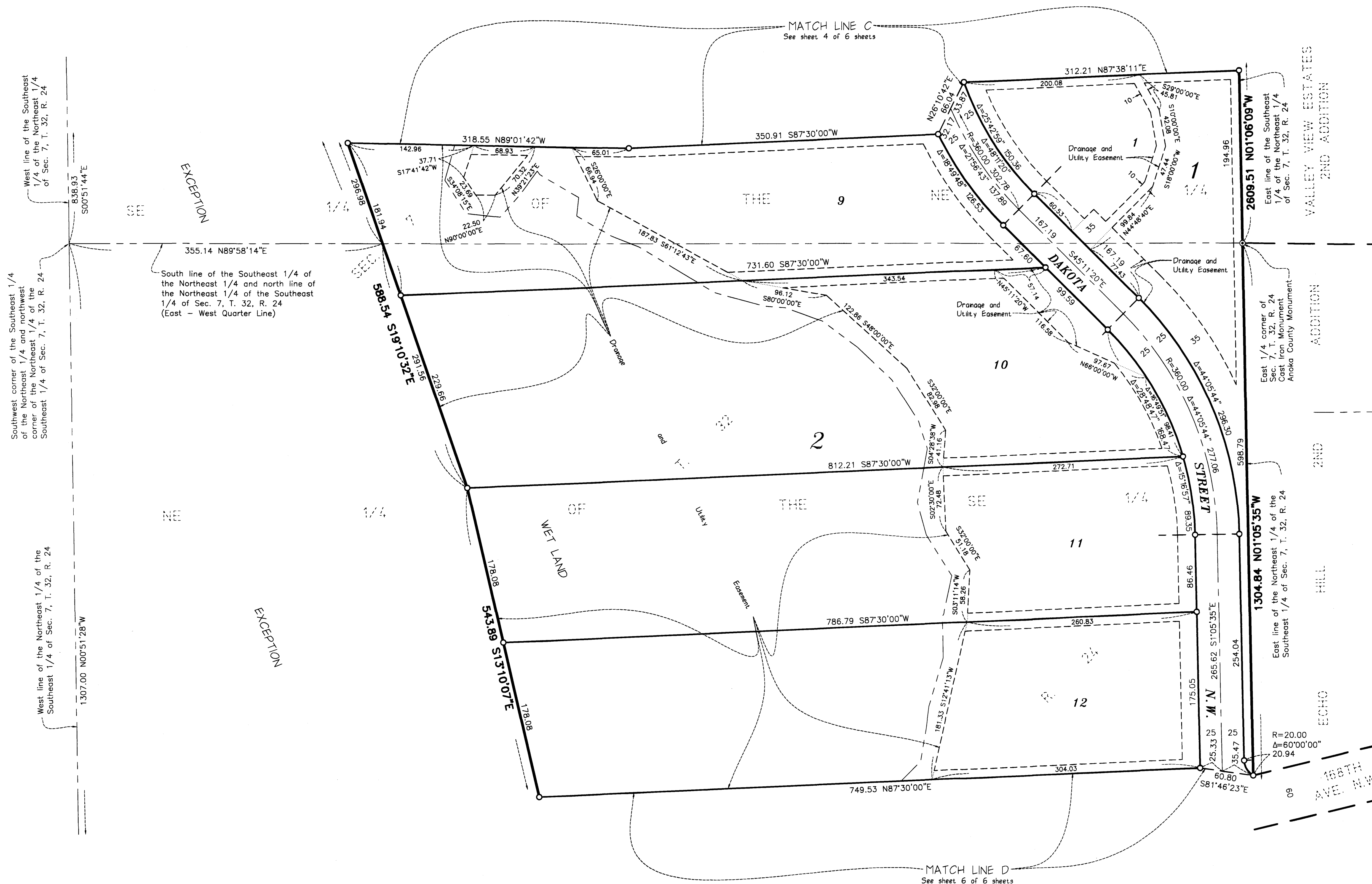


NORTH
1 INCH = 60 FEET
0 60 120
SCALE IN FEET



PRESERVE AT PETERSEN FARMS

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



West line of the Southeast 1/4 of the Northeast 1/4 of Sec. 7, T. 32, R. 24

Southwest corner of the Southeast 1/4 of the Northeast 1/4 and northwest corner of the Northeast 1/4 of the Southeast 1/4 of Sec. 7, T. 32, R. 24

West line of the Northeast 1/4 of the Southeast 1/4 of Sec. 7, T. 32, R. 24

South line of the Southeast 1/4 of the Northeast 1/4 and north line of the Northeast 1/4 of the Southeast 1/4 of Sec. 7, T. 32, R. 24 (East - West Quarter Line)

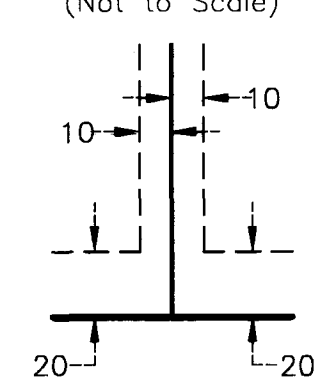
East line of the Southeast 1/4 of the Northeast 1/4 of Sec. 7, T. 32, R. 24

East 1/4 corner of Sec. 7, T. 32, R. 24

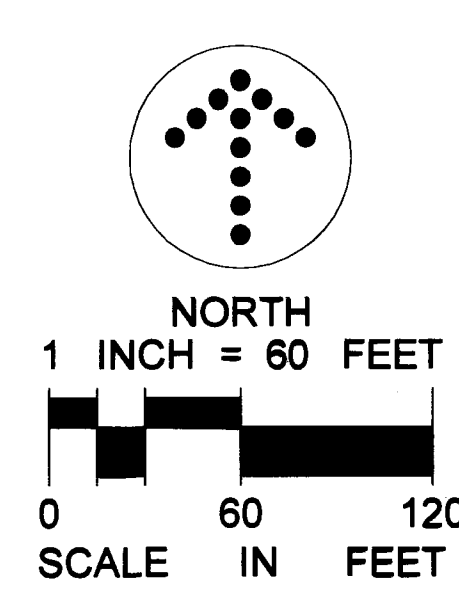
East line of the Northeast 1/4 of the Southeast 1/4 of Sec. 7, T. 32, R. 24

--- 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 east line of the Southeast Quarter of the Northeast Quarter of Sec. 7, T. 32, R. 24 is assumed to bear $S01^{\circ}06'09''\ E$.

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:
(Not to Scale)



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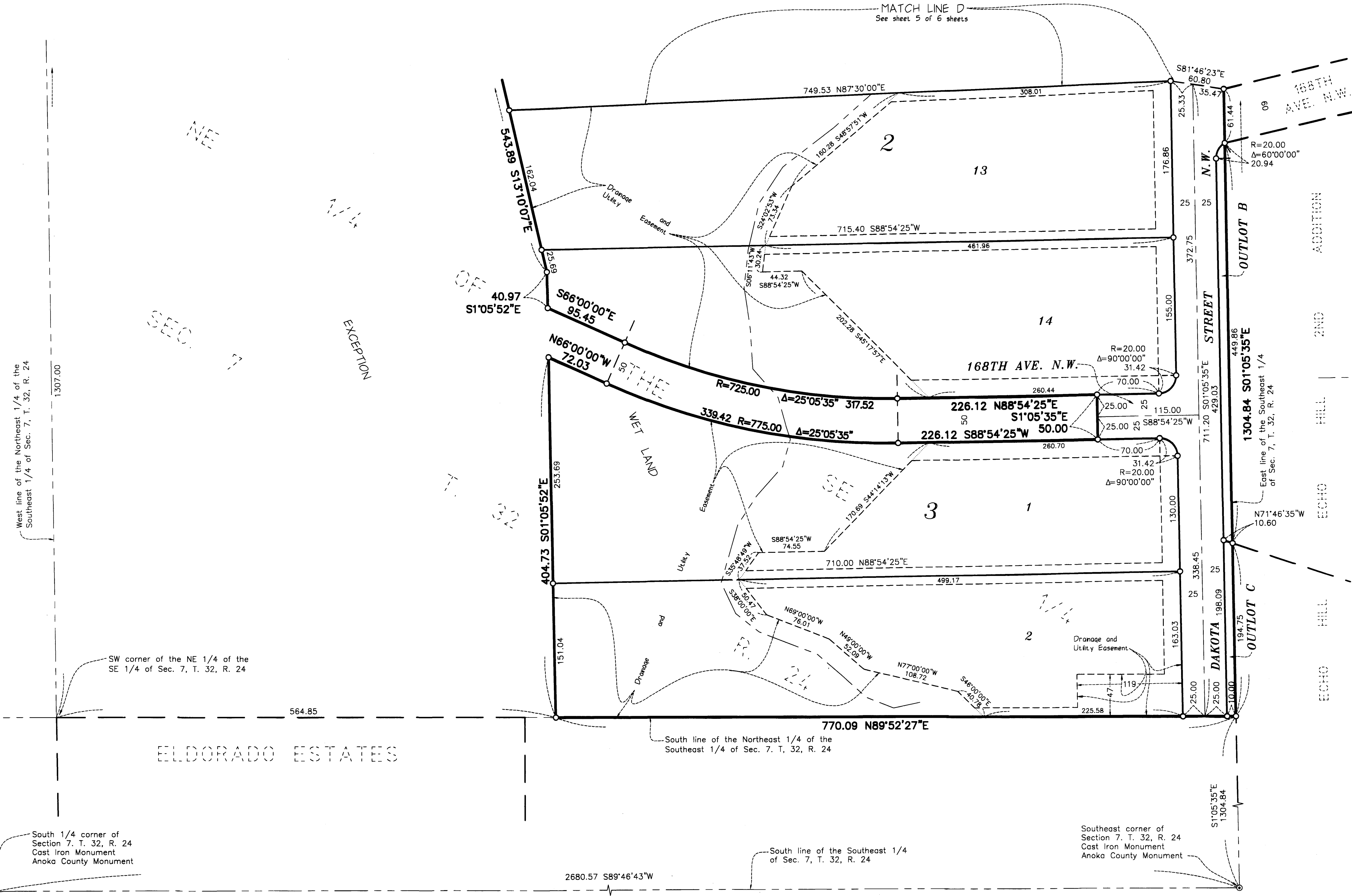


LANDFORM
From Site to Finish

PRESERVE AT PETERSEN FARMS

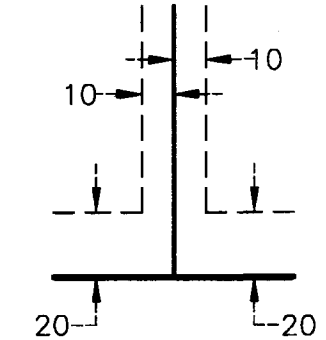
City of Andover
County of Anoka
Sec. 7, T. 32, R. 24

MATCH LINE D
See sheet 5 of 6 sheets

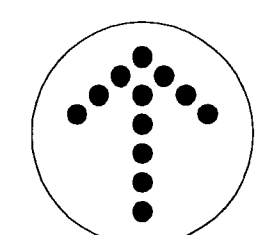


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DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:
 (Not to Scale)



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.



NORTH
 1 INCH = 60 FEET
 SCALE IN FEET

LANDFORM
 From Site to Finish