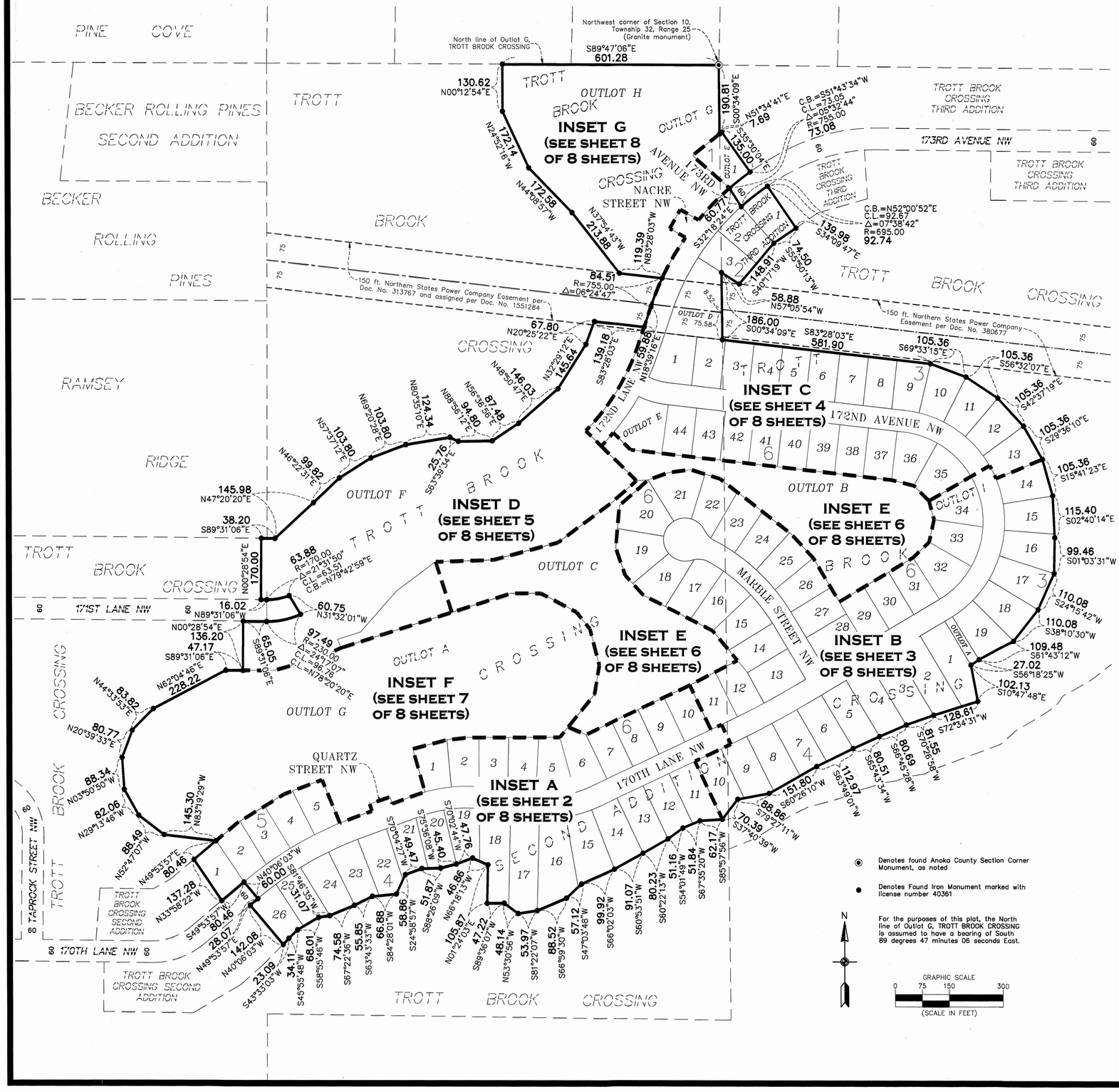
2477449.002

TROTT BROOK CROSSING FOURTH ADDITION

CITY OF RAMSEY
COUNTY OF ANOKA
SEC.'S 9 & 10, TWP. 32, RGE. 25



KNOW ALL PERSONS BY THESE PRESENTS: That TCLD Fund 1 Trott Brook, LLC, a Minnesota limited liability company, owner of the following described property:

Outlot G and Outlot I, TROTT BROOK CROSSING, Anoka County, Minnesota
and
Outlot A, TROTT BROOK CROSSING SECOND ADDITION, Anoka County, Minnesota
and
Outlot E, TROTT BROOK CROSSING THIRD ADDITION, Anoka County, Minnesota

Has caused the same to be surveyed and platted as TROTT BROOK CROSSING FOURTH ADDITION 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 TCLD Fund 1 Trott Brook, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this 20TH day of AUGUST, 20 26

TCLD FUND 1 TROTT BROOK, LLC

Benjamin Schmidt, President

STATE OF Minnesota
COUNTY OF Hennepin

The foregoing instrument was acknowledged before me this 20th day of AUGUST, 20 26 by Benjamin Schmidt, president of TCLD Fund 1 Trott Brook, LLC, a Minnesota limited liability company.

Ashley K. D'Alessandro (Signed)

Ashley K D'Alessandro (Printed)

Notary Public, HENNEPIN COUNTY, MINNESOTA

My commission expires JANUARY 31, 2031

I Thomas R. Balluff 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 11TH day of AUGUST, 20 26

Thomas R. Balluff, Licensed Land Surveyor
Minnesota License No. 40361

STATE OF Minnesota
COUNTY OF Anoka

The foregoing instrument was acknowledged before me this 11th day of August, 2026 by Thomas R. Balluff, a Licensed Land Surveyor, Minnesota License No. 40361.

Cynthia J. Mosical (Signed)

Cynthia J. Mosical (Printed)

Notary Public, Hennepin County, Minnesota

My commission expires January 31, 2030

CITY COUNCIL, CITY OF RAMSEY, MINNESOTA

This plat of TROTT BROOK CROSSING FOURTH ADDITION was approved and accepted by the City Council of the City of Ramsey, Minnesota at a regular meeting thereof held the 9th day of June, 20 26 and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

CITY COUNCIL, CITY OF RAMSEY, MINNESOTA

By: _____, Mayor

By: _____, 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 22nd day of September, 20 26

David M. Zieglmeier
Anoka County Surveyor

COUNTY AUDITOR/TREASURER

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 20 26 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 22 day of September, 20 26

Pamela J. LeBlanc
Property Tax Administrator

By: _____, Deputy

COUNTY RECORDER/REGISTRAR OF TITLES

County of Anoka, State of Minnesota

I hereby certify that this plat of TROTT BROOK CROSSING FOURTH ADDITION was filed in the office of the County Recorder/Registrar of Titles for public record on this 22 day of September, 20 26 at 10:02 o'clock A.M. and was duly recorded as Document Number 2477449.002

Pamela J. LeBlanc
County Recorder/Registrar of Titles

By: _____, Deputy

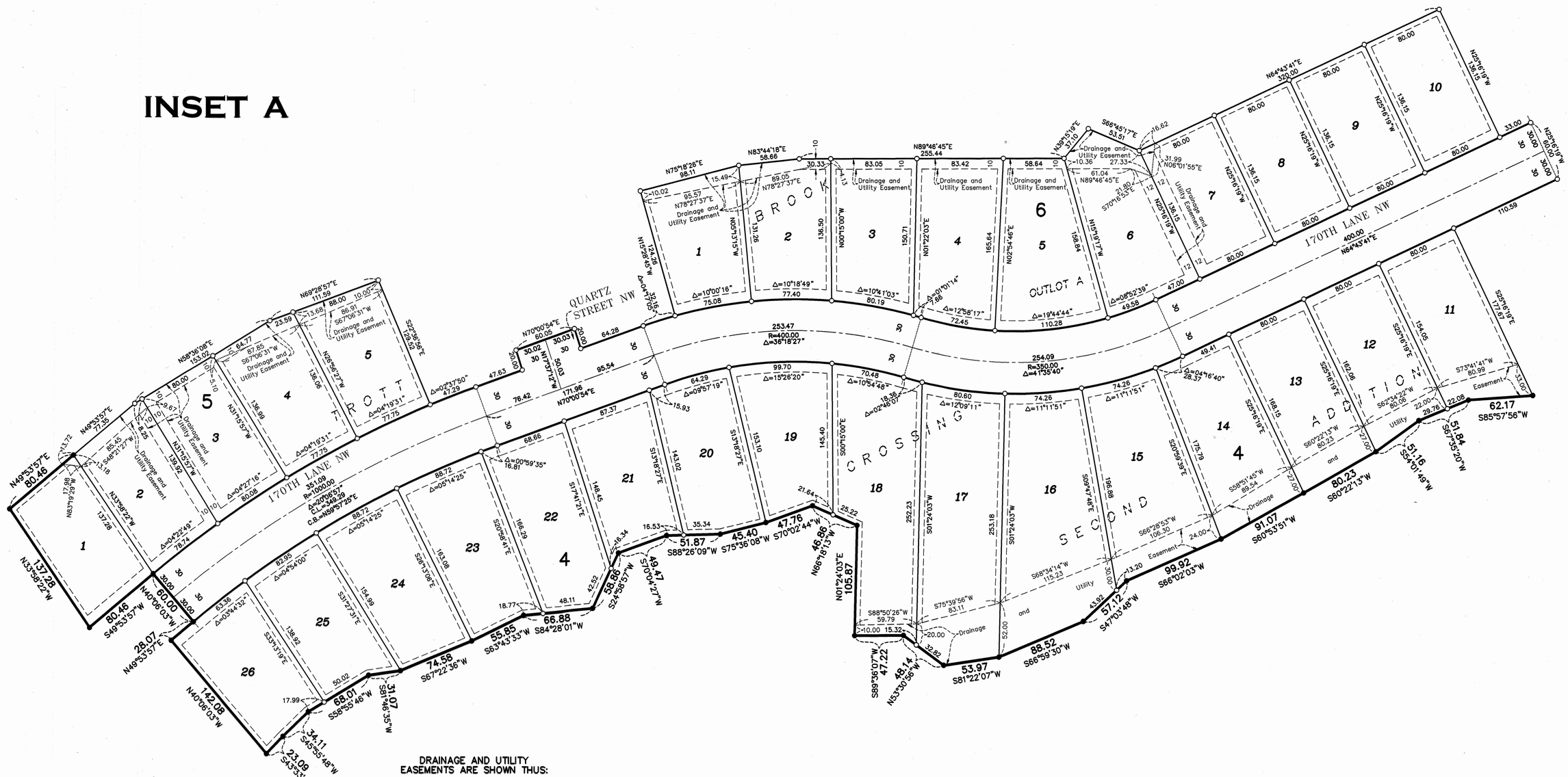
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#5610

TROTT BROOK CROSSING FOURTH ADDITION

CITY OF RAMSEY
COUNTY OF ANOKA
SEC.'S 9 & 10, TWP. 32, RGE. 25

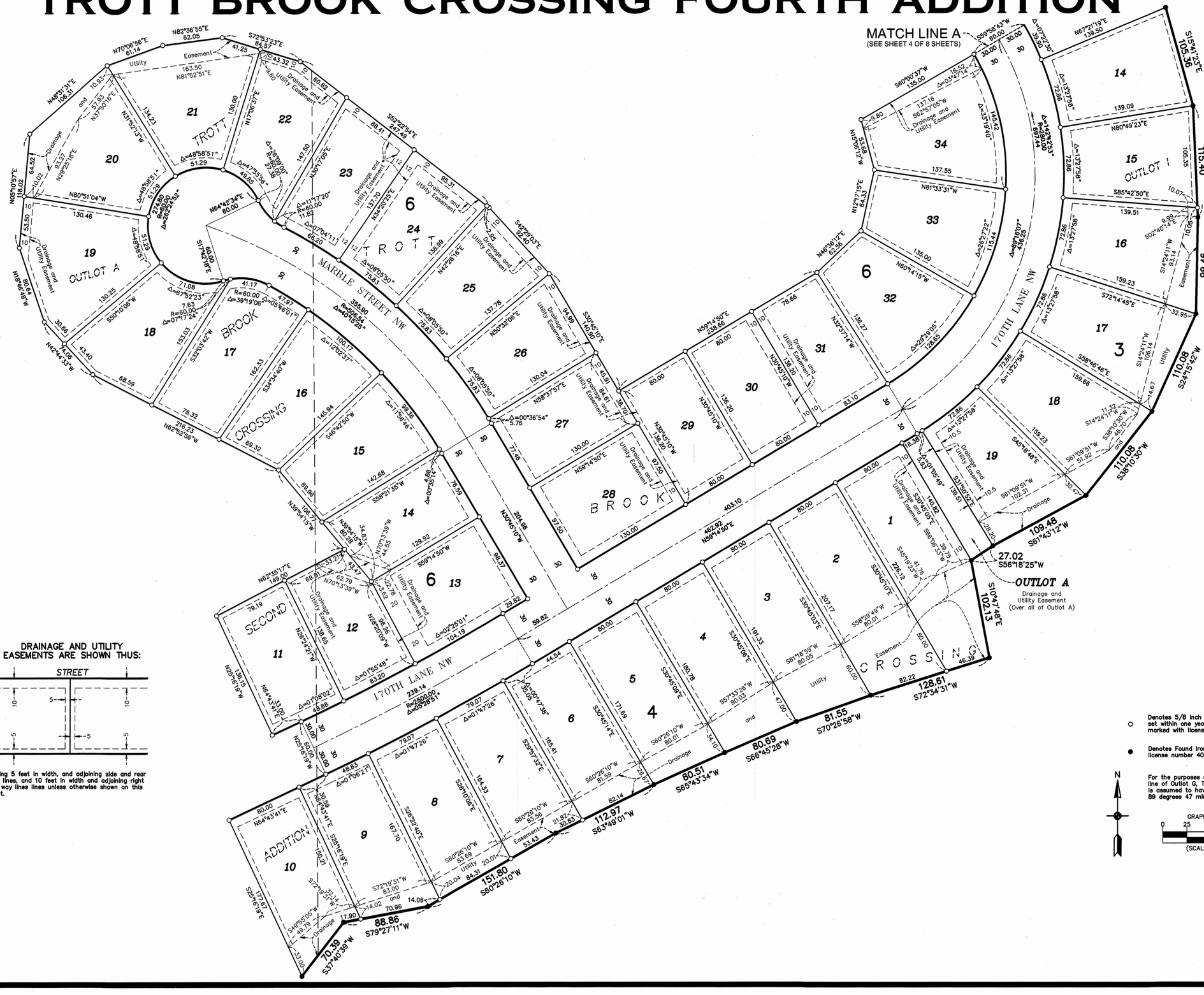
INSET A


QUARTZ STREET NW
170TH LANE NW
TROTT BROOK
CROSSING
SECOND
ADDITION
OUTLOT A
Drainage and Utility Easement
Utility and Drainage Easement
Drainage
Utility
Easement
S85°57'56"W
62.17
N49°53'57"E
80.46
137.28
N33°58'22"W
80.46
S49°53'57"W
60.00
N40°06'03"W
28.07
N49°53'57"E
142.09
N40°06'03"W
68.01
S58°55'46"W
34.11
S45°55'46"W
23.09
S43°33'03"W
51.84
S87°35'20"W
51.16
S84°01'49"W
80.23
S60°22'13"W
91.07
S60°53'51"W
99.92
S66°02'03"W
57.12
S47°03'48"W
88.52
S66°59'30"W
53.97
S81°22'07"W
47.22
S89°36'07"W
49.14
N53°30'58"W
46.86
N66°18'13"W
105.87
N01°24'03"E
49.47
S70°04'27"W
58.88
S24°58'57"W
66.88
S84°28'01"W
55.85
S63°43'33"W
74.58
S67°22'36"W
51.87
S88°26'09"W
45.40
S75°36'08"W
47.76
S70°02'44"W
N64°43'41"E
400.00
253.47
R=400.00
Δ=36°18'27"
254.09
R=350.00
Δ=41°35'40"
N70°00'54"E
171.96
N71°57'12"W
95.54
64.28
47.63
Δ=02°37'50"
47.29
Δ=04°19'31"
77.75
Δ=04°27'16"
80.08
Δ=04°27'49"
78.74
Δ=20°06'57"
R=1000.00
451.09
C.B.=N59°57'25"E
Δ=05°14'25"
88.72
Δ=04°54'00"
82.95
Δ=03°44'32"
83.36
Δ=00°59'35"
16.87
Δ=08°57'19"
64.29
Δ=15°26'20"
99.70
Δ=10°54'48"
70.48
Δ=02°46'07"
18.38
Δ=12°09'11"
80.60
Δ=11°11'51"
74.26
Δ=11°11'51"
74.26
Δ=04°16'40"
28.37
Δ=08°52'39"
49.58
Δ=19°44'44"
110.28
Δ=12°58'17"
72.45
Δ=01°01'14"
2.66
Δ=10°41'03"
80.19
Δ=10°18'49"
77.40
Δ=10°00'16"
75.08
N75°18'26"E
96.11
N83°44'18"E
58.66
N89°46'45"E
255.44
N38°15'19"E
33.10
S66°45'17"E
93.51
N64°43'41"E
320.00
N25°16'19"W
136.15
N25°16'19"W
30.00
N25°16'19"W
110.59
S25°16'19"E
177.87
S73°41'41"W
80.99
S25°16'19"E
154.05
S25°16'19"E
168.15
S25°16'19"E
175.79
S20°59'38"E
S09°47'43"E
186.88
S01°24'03"W
253.18
S01°24'03"W
252.23
S07°24'03"W
S13°18'27"E
153.10
S13°18'27"E
143.02
S17°41'21"E
148.45
S20°58'41"E
186.29
S28°13'06"E
163.08
S37°27'31"E
154.99
S39°13'19"E
138.92
N31°19'57"W
139.92
N33°38'22"W
137.28
N26°56'27"W
136.06
N00°15'00"W
150.71
N01°22'03"E
165.64
N02°54'46"E
158.84
N15°19'17"W
158.84
N25°16'19"W
136.15
N25°16'19"W
136.15
N25°16'19"W
136.15

TROTT BROOK CROSSING FOURTH ADDITION

CITY OF RAMSEY
COUNTY OF ANOKA
SEC.'S 9 & 10, TWP. 32, RGE. 25

INSET B



DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:

Being 5 feet in width, and adjoining side and rear lot lines, and 10 feet in width and adjoining right of way lines lines unless otherwise shown on this plat.

○ Denotes 5/8 inch by 14 inch rebar, set or to be set within one year of recording of this plat and marked with license number 40361

● Denotes Found Iron Monument marked with license number 40361, unless otherwise noted

For the purposes of this plat, the North line of Outlot G, TROTT BROOK CROSSING is assumed to have a bearing of South 89 degrees 47 minutes 06 seconds East.

N

GRAPHIC SCALE
0 25 50 100
(SCALE IN FEET)

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ENGINEERING \ SURVEYING \ PLANNING

OFFICIAL PLAT

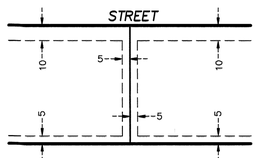
2477449.008

TROTT BROOK CROSSING
FOURTH ADDITION

CITY OF RAMSEY
COUNTY OF ANOKA
SEC.'S 9 & 10, TWP. 32, RGE. 25

INSET C

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



Being 5 feet in width, and adjoining side and rear lot lines, and 10 feet in width and adjoining right of way lines lines unless otherwise shown on this plat.

○ Denotes 5/8 inch by 14 inch rebar, set or to be set within one year of recording of this plat and marked with license number 40361

● Denotes Found Iron Monument marked with license number 40361, unless otherwise noted

For the purposes of this plat, the North line of Outlot G, TROTT BROOK CROSSING is assumed to have a bearing of South 89 degrees 47 minutes 06 seconds East.

N

GRAPHIC SCALE
0 25 50 100
(SCALE IN FEET)

7.69 N51°34'41"E
N51°34'41"E 99.53
103.22
16.68 N44°50'31"W
OUTLOT G
OUTLOT E
1
1
S35°30'04"E 135.00
110.99 N48°42'26"W
73.08 R=755.00 Δ=05°32'44" C.L.=73.05 C.B.=S51°43'34"W
92.74 R=695.00 Δ=07°38'42" C.L.=92.67 C.B.=S52°00'52"W
S56°18'24"E 60.77
30.37 30 30.40
Δ=07°27'35" 130.56
Δ=105°09'08" 159.01
S34°09'47"E 139.98
CROSSING 1 ADDITION
38.57
N29°17'09"E 30.00
30.00 30 30
NACRE ST. NW 84.06
N60°42'21"W
50.16
172ND AVE. NW
92.74 Δ=07°38'42"
135.00 S41°48'29"E
BROOK 2
92.74 Δ=07°38'42"
140.31 THIRD
74.50
S55°50'13"W
TROTT BROOK CROSSING 3
TROTT S49°27'11"E
378.78 CL=374.48 C.B.=N33°57'11"E
R=725.00 Δ=29°56'03"
S37°05'54"E 135.88
76.80
74.41
148.91 S40°17'19"W
58.88 N57°05'54"W
Δ=05°34'36" 130.09
Δ=16°56'55" 214.77
Δ=06°44'47" R=725.00 84.51
Δ=00°30'08" 6.61
172.82 Δ=14°14'50"
OUTLOT D
Drainage and Utility Easement (Over all of Outlot D)
186.00 S00°34'09"E
8.52
75.58
75 ft. Northern States Power Company Easement per Doc. No. 313767 and assigned per Doc. No. 1551284
150 ft. Northern States Power Company Easement per Doc. No. 380677
N18°39'16"E 59.88
N18°39'16"E 113.24
53.56
Δ=01°36'43" 19.55
TROTT BROOK
57.22
S83°28'03"E 160.63
89.33
71.30
8.70
56.02
OUTLOT A
1
CROSSING
2
3
4
5
6
3
7
8
9
10
11
12
13
TROTT BROOK
Drainage and Utility Easement
S83°28'03"E 581.90
S69°33'15"E 105.36
S56°32'07"E 105.36
S42°37'19"E 105.36
S29°36'10"E 105.36
74.74 Δ=06°17'50"
Δ=19°06'46" 56.71
65.11
23.87 N82°30'44"W
73.15 R=200.00 Δ=20°57'19"
Δ=25°57'50" 28.06
Δ=25°57'50" 28.06
194.34 Δ=167°50'
172ND LANE NW
172ND AVENUE NW
663.89 N83°28'03"W
78.65 Δ=19°38'31" 7.18
123.52 Δ=10°23'27"
OUTLOT E
SECOND ADDITION
44
43
42
41
OUTLOT I
40
39
6
38
37
36
CROSS
RD
35
79.55
87.28
82.82
730.10 N83°28'03"W
N45°22'54"W 67.14
50.00 Δ=90°00'00"
N45°22'54"W 30.00
30.00
S45°22'54"E 136.90
Δ=06°57'24" 38.78
37.64
Δ=13°27'58" 72.86
Δ=13°27'58" 72.86
Δ=13°27'58" 72.86
Δ=13°27'58" 72.86
Δ=12°45'03" R=350.00 77.92
Δ=30°56'43" 134.98
Δ=03°47'14" 16.53
S59°58'43"W 60.00
Δ=30°22'30" 30.00
S59°58'43"W 30.00
139.50 N67°21'19"E
139.09 N28°57'06"E
139.50 N40°25'10"E
139.09 N53°53'14"E
Drainage and Utility Easement
100.21 Δ=22°58'03"
261.19 Δ=33°56'46"
17.16
63.57 N75°53'09"W
135.01 S26°06'51"W
S57°04'09"W 157.17
135.00 S60°00'57"W
39.35 N45°00'45"W
9.81

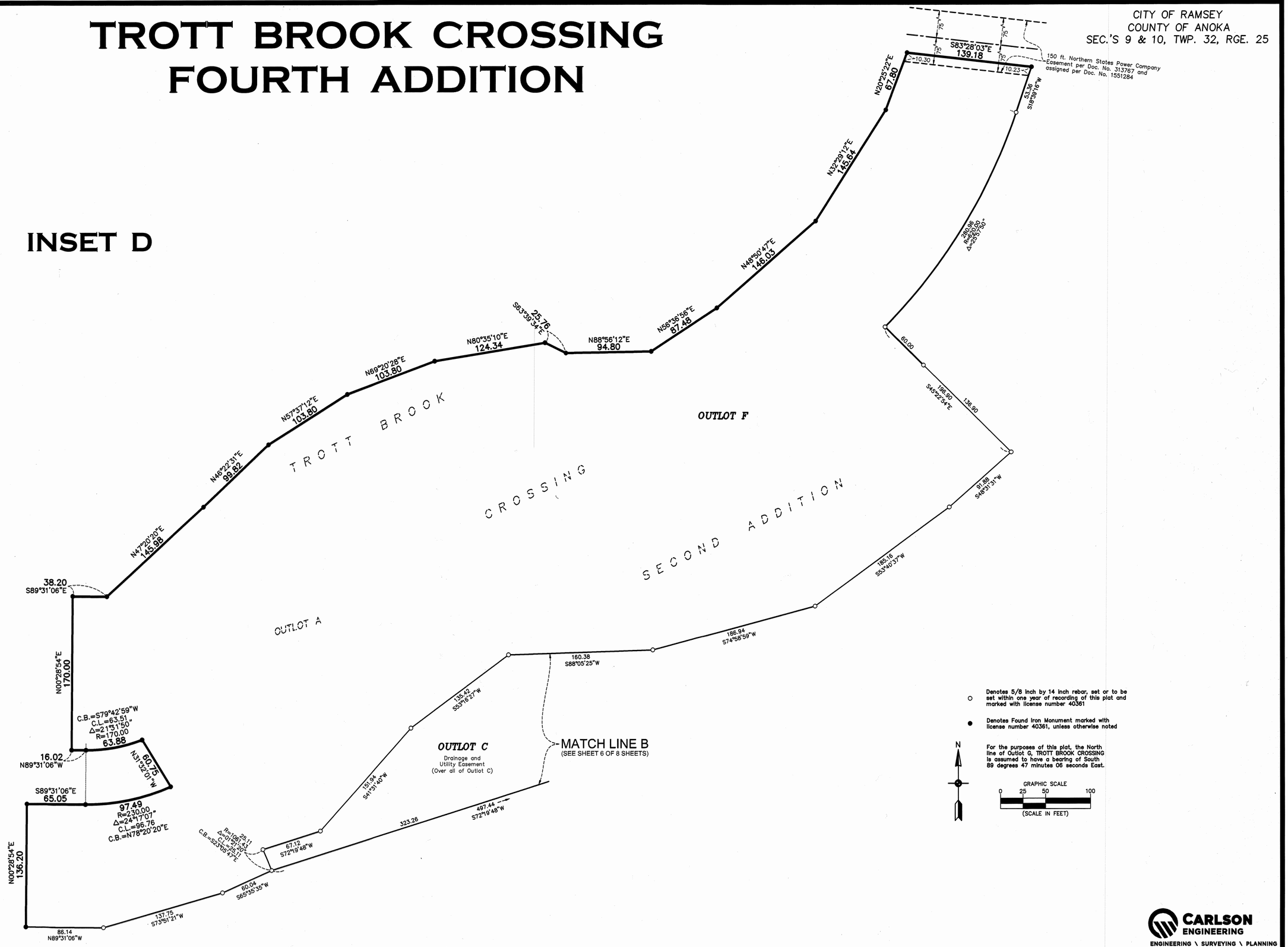
MATCH LINE A
(SEE SHEET 3 OF 8 SHEETS)

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TROTT BROOK CROSSING FOURTH ADDITION

CITY OF RAMSEY
COUNTY OF ANOKA
SEC.'S 9 & 10, TWP. 32, RGE. 25

INSET D



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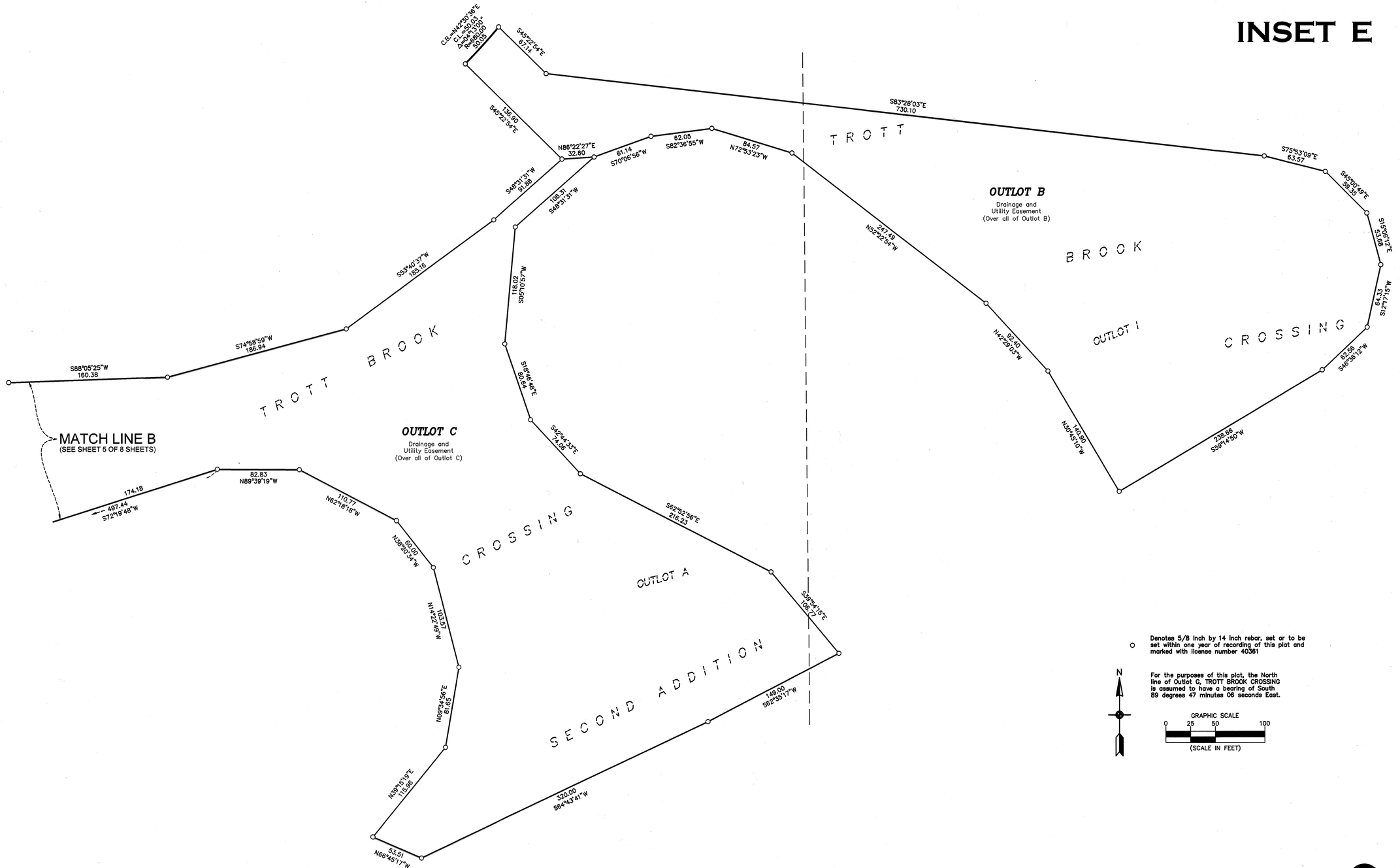
OFFICIAL PLAT

2477449.002

TROTT BROOK CROSSING FOURTH ADDITION

CITY OF RAMSEY
COUNTY OF ANOKA
SEC.'S 9 & 10, TWP. 32, RGE. 25

INSET E



○ Denotes 5/8 inch by 14 inch rebar, set or to be set within one year of recording of this plat and marked with license number 40361

N

For the purposes of this plat, the North line of Outlot G, TROTT BROOK CROSSING is assumed to have a bearing of South 89 degrees 47 minutes 06 seconds East.

GRAPHIC SCALE
0 25 50 100
(SCALE IN FEET)

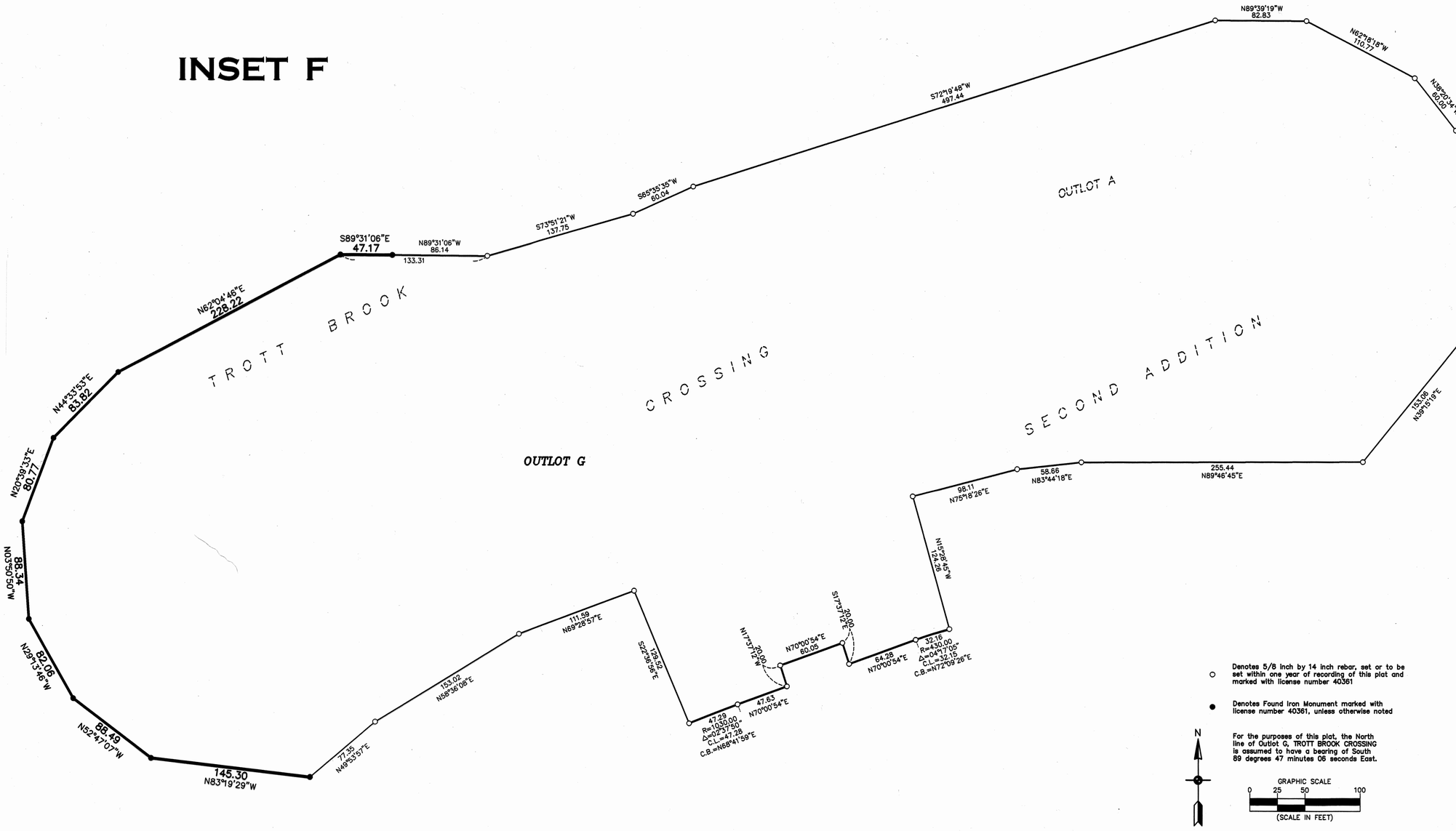
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ENGINEERING \ SURVEYING \ PLANNING

2477449.002

TROTT BROOK CROSSING FOURTH ADDITION

CITY OF RAMSEY
COUNTY OF ANOKA
SEC.'S 9 & 10, TWP. 32, RGE. 25

INSET F



○ Denotes 5/8 inch by 14 inch rebar, set or to be set within one year of recording of this plat and marked with license number 40361

● Denotes Found Iron Monument marked with license number 40361, unless otherwise noted

For the purposes of this plat, the North line of Outlot G, TROTT BROOK CROSSING is assumed to have a bearing of South 89 degrees 47 minutes 06 seconds East.

N

GRAPHIC SCALE
0 25 50 100
(SCALE IN FEET)

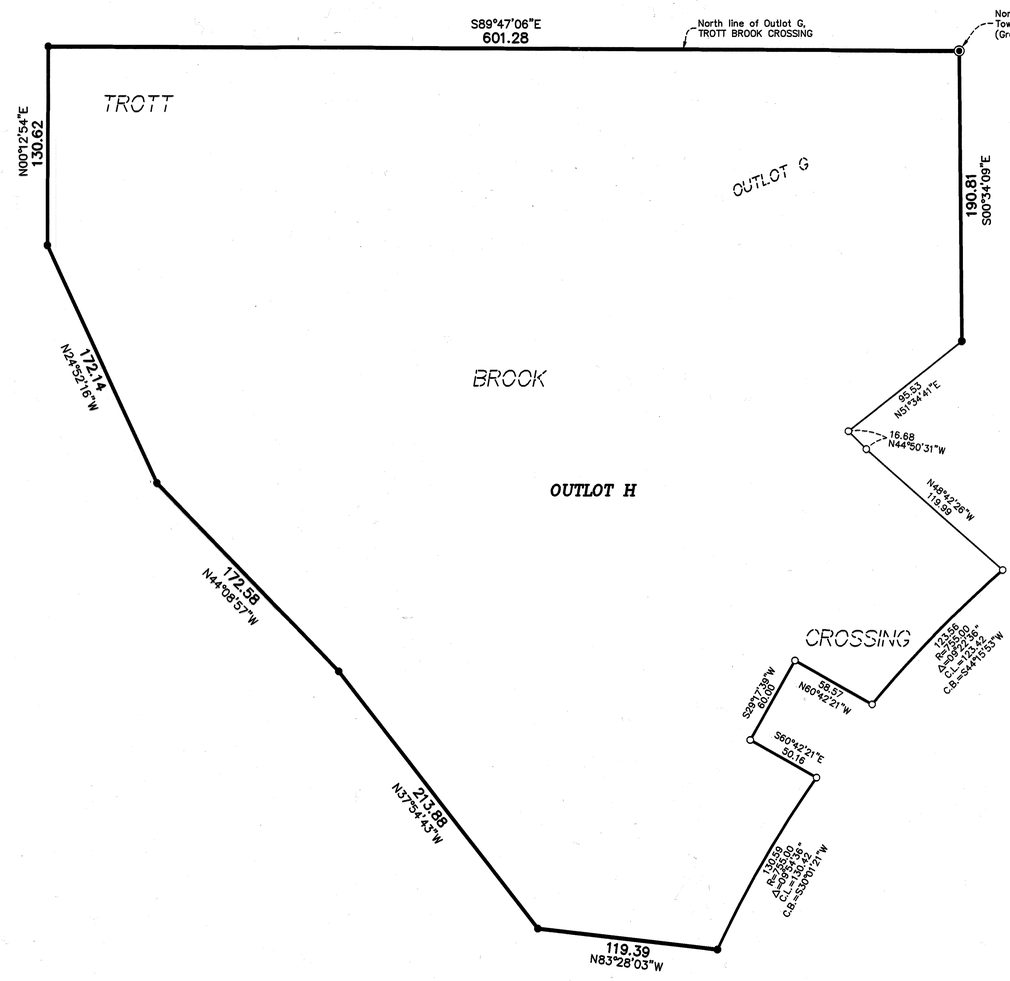
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2477449.002

TROTT BROOK CROSSING FOURTH ADDITION

CITY OF RAMSEY
COUNTY OF ANOKA
SEC.'S 9 & 10, TWP. 32, RGE. 25

INSET G



- ○ Denotes 5/8 inch by 14 inch rebar, set or to be set within one year of recording of this plat and marked with license number 40361
- ● Denotes Found Iron Monument marked with license number 40361, unless otherwise noted
- ◉ Denotes found Anoka County Section Corner Monument, as noted

For the purposes of this plat, the North line of Outlot G, TROTT BROOK CROSSING is assumed to have a bearing of South 89 degrees 47 minutes 06 seconds East.

N

GRAPHIC SCALE
0 25 50 100
(SCALE IN FEET)

CARLSON ENGINEERING
ENGINEERING \ SURVEYING \ PLANNING