

VILLAS AT CROSSTOWN WOODS 2ND ADDITION

City of Andover
County of Anoka
Sec.13, Twp.32, Rng.24

KNOW ALL PERSONS BY THESE PRESENTS: That Crosstown Woods of Andover, LLC, a Minnesota limited liability company, owner of the following described property:

OUTLOT B, VILLAS AT CROSSTOWN WOODS, Anoka County, Minnesota.

Has caused the same to be surveyed and platted as VILLAS AT CROSSTOWN WOODS 2ND ADDITION 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 Crosstown Woods of Andover, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this 24th day of JUNE, 2020

Crosstown Woods of Andover, LLC

Nathan Fair
Nathan Fair, Chief Manager

STATE OF MINNESOTA, COUNTY OF ANOKA

This instrument was acknowledged before me this 24th day of JUNE, 2020 by Nathan Fair, Chief Manager of Crosstown Woods of Andover, LLC, a Minnesota limited liability company, on behalf of the company.

Lori L. Krueger-Kopisak
Notary Public, Hennepin County, Minnesota

LORI L. KRUEGER-KOPISAK
Notary Printed Name
My Commission Expires: 01/31/2025

SURVEYORS CERTIFICATE

I Jared J. Averbeck 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 16th day of JUNE, 2020

Jared J. Averbeck
Jared J. Averbeck, Licensed Land Surveyor
Minnesota License No. 53642

STATE OF MINNESOTA, COUNTY OF HENNEPIN

This instrument was acknowledged before me this 16th day of JUNE, 2020 by Jared J. Averbeck.

Jaime L. Carlson
Notary Public, Hennepin County, Minnesota

Jaime L. Carlson
Notary Printed Name
My Commission Expires: Jan. 31, 2020

CITY COUNCIL, CITY OF ANDOVER, MINNESOTA

This plat of VILLAS AT CROSSTOWN WOODS 2ND ADDITION was approved and accepted by the City Council of the City of Andover, Minnesota at a regular meeting held this 7th day of April, 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 Omde, Mayor

By: [Signature], 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 5th day of August, 2020.

Charles F. Gitzsen
Charles F. Gitzsen, Anoka County Surveyor

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 5th day of August, 2020.

Pamela G. DeBlanc
Property Tax Administrator

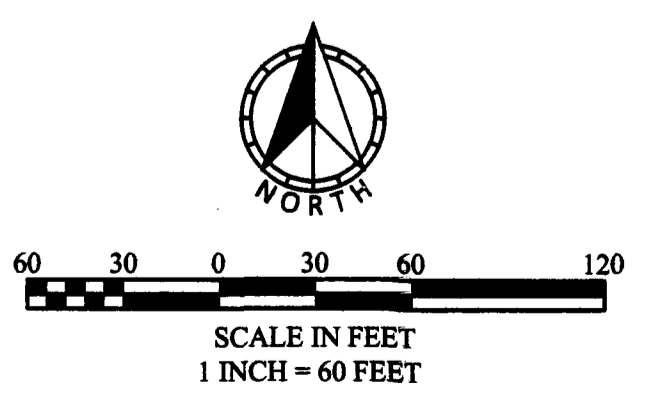
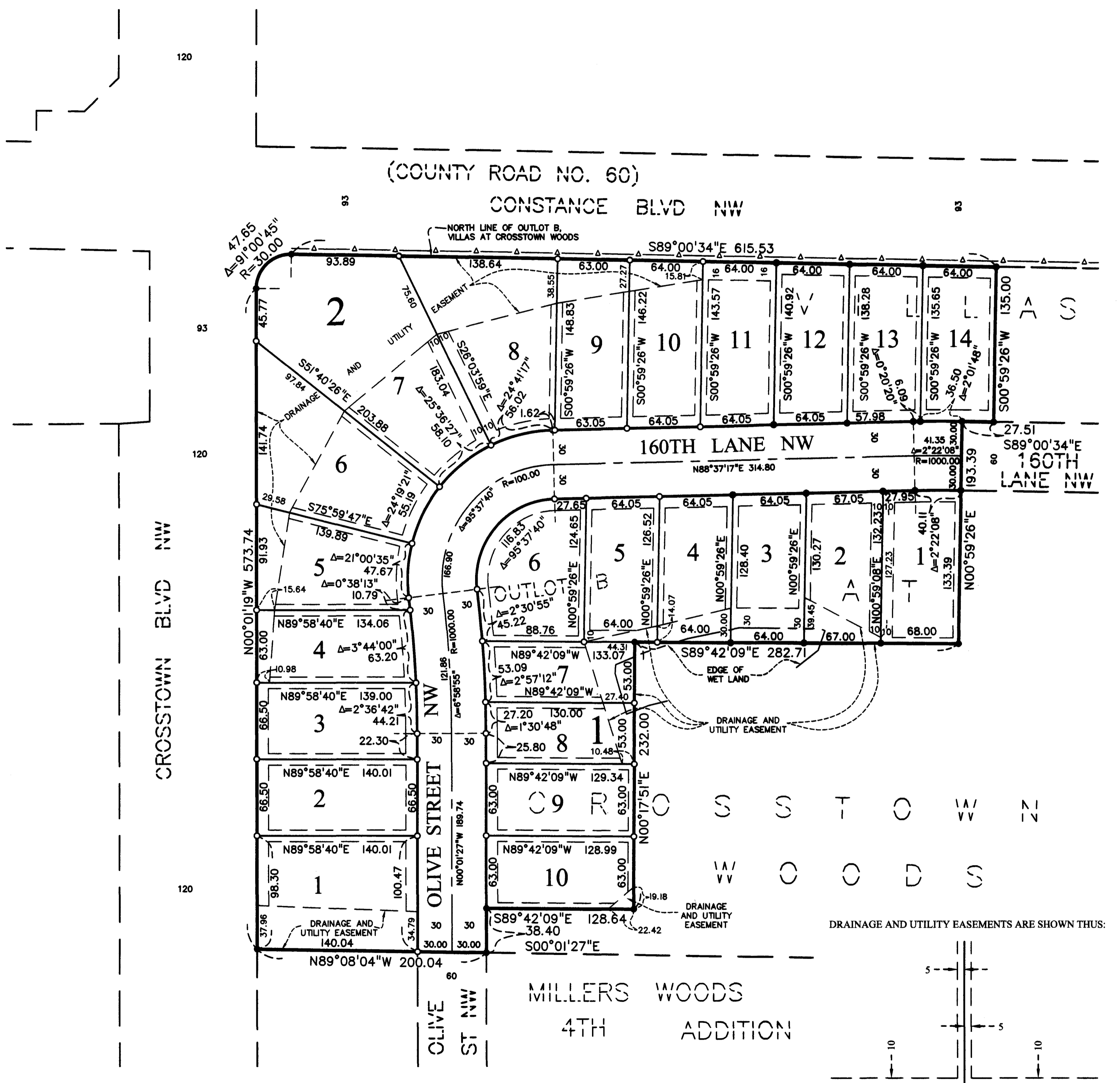
By: Becky Hanson, Deputy

COUNTY RECORDER / REGISTRAR OF TITLES

I hereby certify that this plat of VILLAS AT CROSSTOWN WOODS 2ND ADDITION was filed in the office of the County Recorder / Registrar of Titles for public record on this 5th day of August, 2020 at 2:16 o'clock P.M. and was duly recorded as Document Number 2272728.002.

Pamela G. DeBlanc
County Recorder / Registrar of Titles

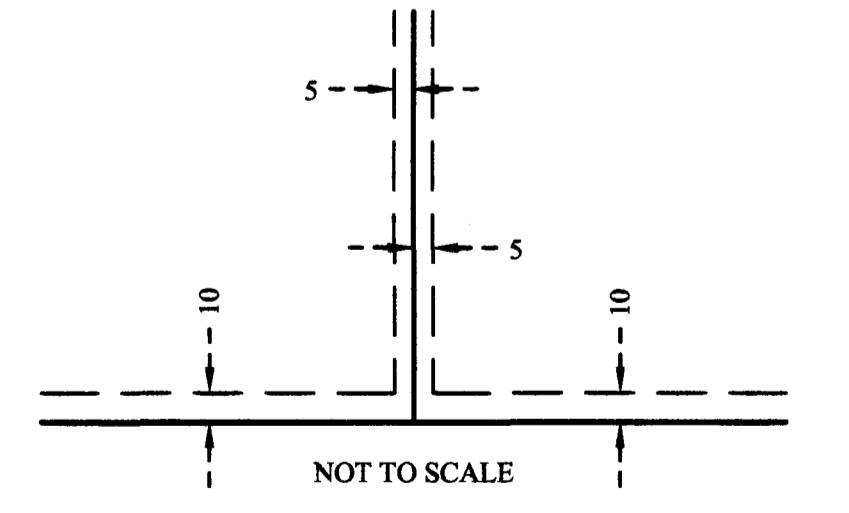
By: Becky Hanson, Deputy



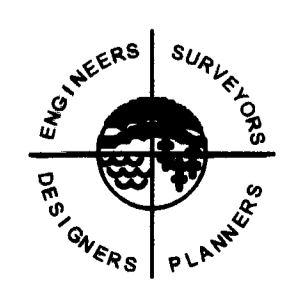
The basis for the bearing system is the North line of OUTLOT B, VILLAS AT CROSSTOWN WOODS and is assumed to bear South 89 degrees, 00 seconds, 34 minutes East.

- Denotes a 1/2 inch by 14 inch iron pipe set and marked by License No. 53642
- Denotes a 1/2 inch pipe found and marked by License No. 53642
- △— Denotes Right of Access dedicated to Anoka County per the plat of VILLAS AT CROSSTOWN WOODS

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



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



SATHRE-BERGQUIST, INC.

\$56.00