

# VILLAS AT CROSSTOWN WOODS

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:

- The E1/2 of the N1/2 of the NW1/4 of the SW1/4 of Section 13, Township 32, Range 24 in Anoka County, Minnesota.
- And
- The N1/2 of the W1/2 of the N1/2 of the NW1/4 of the SW1/4 of Section 13, Township 32, Range 24, Anoka County, Minnesota.
- And
- The S1/2 of the W1/2 of the N1/2 of the NW1/4 of the SW1/4 of Section 13, Township 32, Range 24, Anoka County, Minnesota.

Has caused the same to be surveyed and platted as VILLAS AT CROSSTOWN WOODS and does hereby dedicate to the public for public use the public ways and the drainage and utility easement as shown on this plat. Also dedicating to the County of Anoka the right of access onto County Road No. 60 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 17<sup>th</sup> day of OCTOBER, 2019.

Crosstown Woods of Andover, LLC

Nathan Fair  
Nathan Fair, Chief Manager

STATE OF MINNESOTA, COUNTY OF ANOKA

This instrument was acknowledged before me this 17<sup>th</sup> day of OCTOBER, 2019 by Nathan Fair, Chief Manager of Crosstown Woods of Andover, LLC, a Minnesota limited liability company, on behalf of the company.

[Signature]  
Notary Public, Hennepin County, Minnesota

LORI L. KRUEGER-KOPISCHKE  
Notary Printed Name

My Commission Expires: JAN. 31, 2020

### 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 the plat; that all monuments depicted on the 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 2nd day of October, 2019.

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 2nd day of October, 2019 by Jared J. Averbeck.

Jaime L. Carlson  
Notary Public, Hennepin County, Minnesota

Jaime L. Carlson  
Notary Printed Name

My Commission Expires: Jan. 31, 2022

### CITY COUNCIL, CITY OF ANDOVER, MINNESOTA

This plat of VILLAS AT CROSSTOWN WOODS was approved and accepted by the City Council of the City of Andover, Minnesota at a regular meeting held this 3<sup>rd</sup> day of SEPTEMBER, 2019, 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

### COUNTY SURVEYOR

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this 22<sup>nd</sup> day of October, 2019.

Charles F. Gitzen  
Charles F. Gitzen, Anoka County Surveyor

### COUNTY AUDITOR/TREASURER

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 2019 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 Oct., 2019.

Jonell M. Sawyer  
Property Tax Administrator

By: Becky Hanson, Deputy

### COUNTY RECORDER / REGISTRAR OF TITLES

County of Anoka, State of Minnesota

I hereby certify that this plat of VILLAS AT CROSSTOWN WOODS was filed in the office of the County Recorder / Registrar of Titles for public record on this 22 day of Oct., 2019, at 2:03 P.M. and was duly recorded as Document Number 2242464.002.

Jonell M. Sawyer  
County Recorder / Registrar of Titles

By: Becky Hanson, Deputy

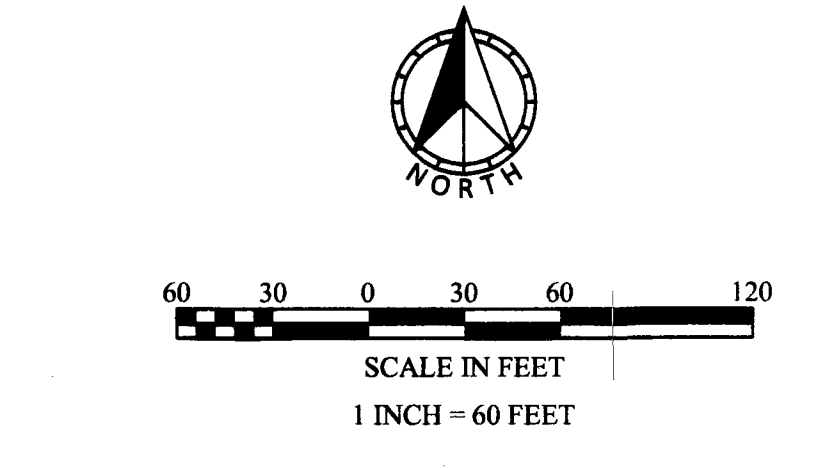
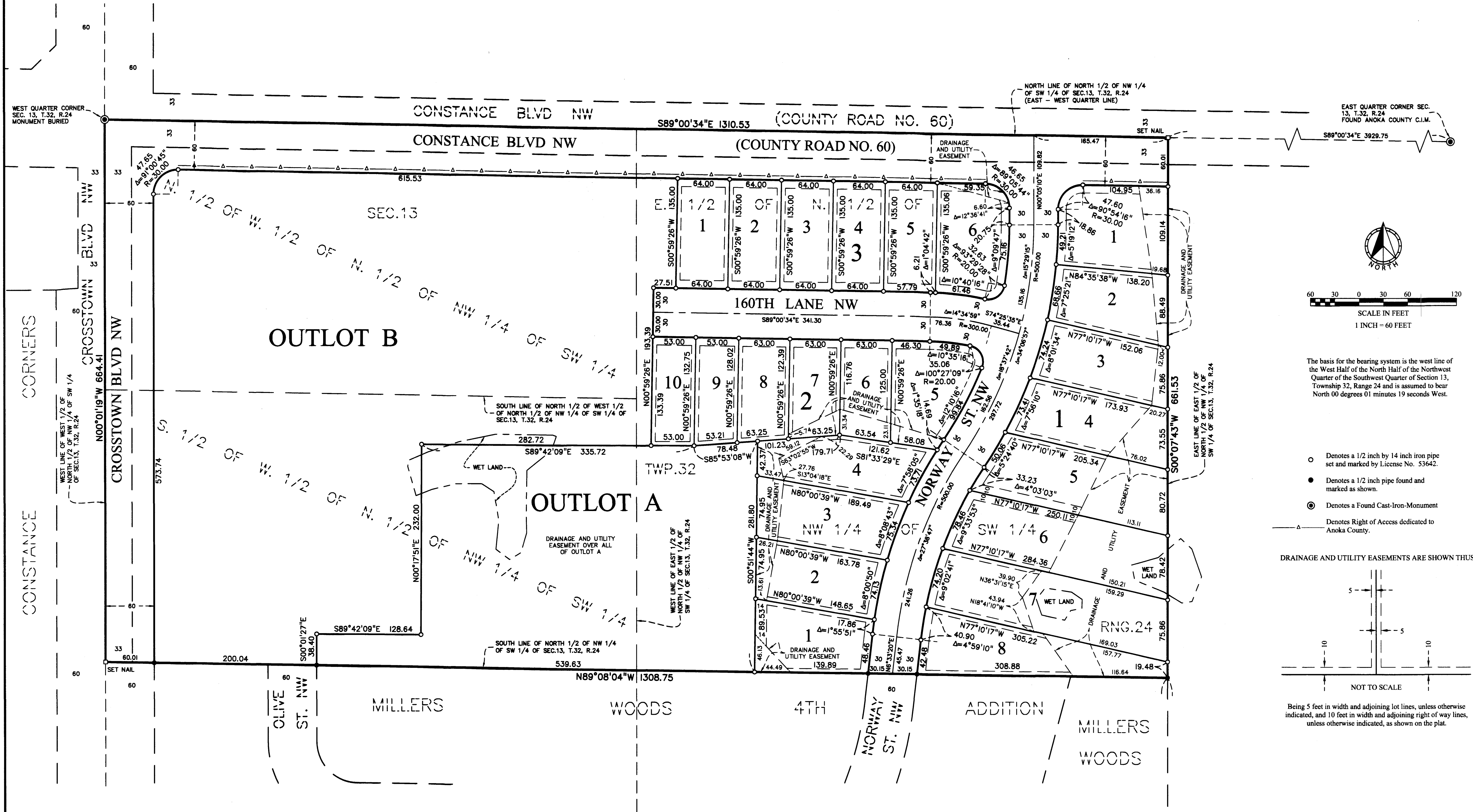


SATHRE-BERGQUIST, INC.

\$56.00

# VILLAS AT CROSTOWN WOODS

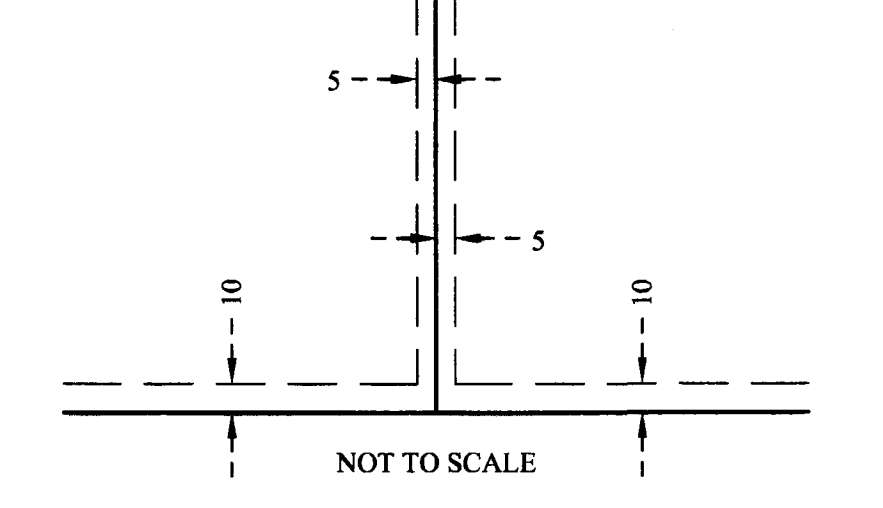
City of Andover  
County of Anoka  
Sec.13, Twp.32, Rng.24



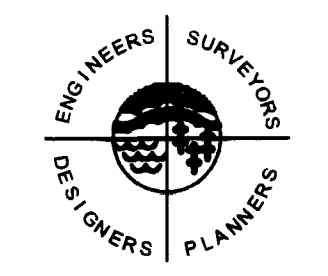
The basis for the bearing system is the west line of the West Half of the North Half of the Northwest Quarter of the Southwest Quarter of Section 13, Township 32, Range 24 and is assumed to bear North 00 degrees 01 minutes 19 seconds West.

- 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 as shown.
- ⊙ Denotes a Found Cast-Iron-Monument
- △— Denotes Right of Access dedicated to Anoka County.

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



Being 5 feet in width and adjoining 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.