

WINSLOW COVE 1ST ADDITION

CITY OF ANDOVER
COUNTY OF ANOKA
SEC. 23, T. 32, R. 24

KNOW ALL PERSONS BY THESE PRESENTS: That U.S. Home Corporation, a Delaware corporation, owner of the following described property:

Outlot A, WINSLOW WOODS 2ND ADDITION according to the recorded plat thereof, Anoka County, Minnesota

Has caused the same to be surveyed and platted as WINSLOW COVE 1ST ADDITION and does hereby dedicate to the public for public use the public ways, the park, and the drainage and utility easements as shown on this plat.

In witness whereof said U.S. Home Corporation, a Delaware Corporation, has caused these presents to be signed by its proper officer this 29 day of June, 2018.

U.S. Home Corporation

[Signature]
Jonathan Aune as VP

STATE OF MINNESOTA
COUNTY OF Hennepin

This instrument was acknowledged before me on 29th day of June, 2018 by Jonathan Aune as Vice President of U.S. Home Corporation, a Delaware Corporation, on behalf of the corporation.

Alina F. Olberg
Alina Faith Olberg
Notary Public, Hennepin County, Minnesota
My Commission Expires January 31, 2020

SURVEYOR'S CERTIFICATE

I Peter J. Hawkinson 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 29th day of June, 2018.

[Signature]
Peter J. Hawkinson, Licensed Land Surveyor
Minnesota License No. 42299

STATE OF MINNESOTA
COUNTY OF Dakota

This instrument was acknowledged before me on this 29th day of June, 2018 by Peter J. Hawkinson.

[Signature]
Nicholas J Kolsrud
Notary Public, Dakota County, Minnesota
My Commission Expires 1-31-2020

CITY COUNCIL, City of Andover, Minnesota

This plat of WINSLOW COVE 1ST ADDITION was approved and accepted by the City Council of the City of Andover, Minnesota at a regular meeting thereof held this 19th day of June, 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] Major
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 24th day of August, 2018.

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

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 24th day of August, 2018.

[Signature]
Jonell M. Sawyer
Property Tax Administrator
By: [Signature], Deputy

COUNTY RECORDER/REGISTRAR OF TITLES

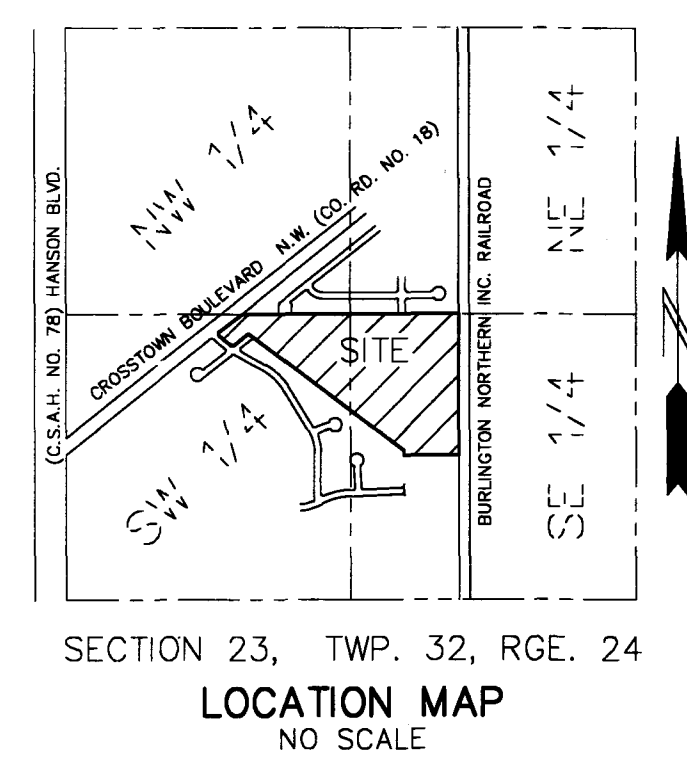
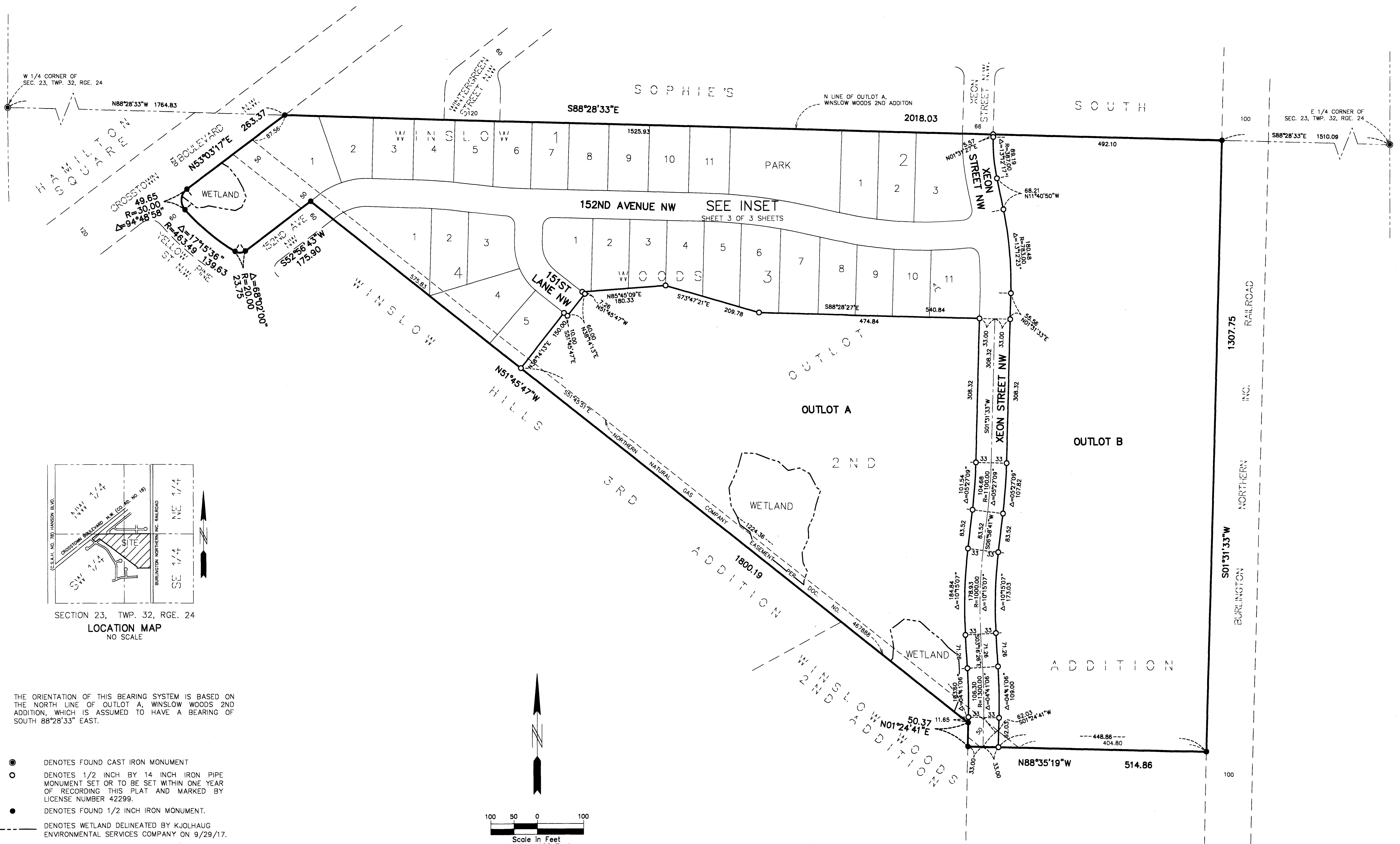
I hereby certify that this plat of WINSLOW COVE 1ST ADDITION was filed in the Office of the County Recorder/Registrar of Titles for public record on this 24th day of August, 2018, at 4:08 o'clock P.M. and was duly filed as Document Number 2207488.001.

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

\$56

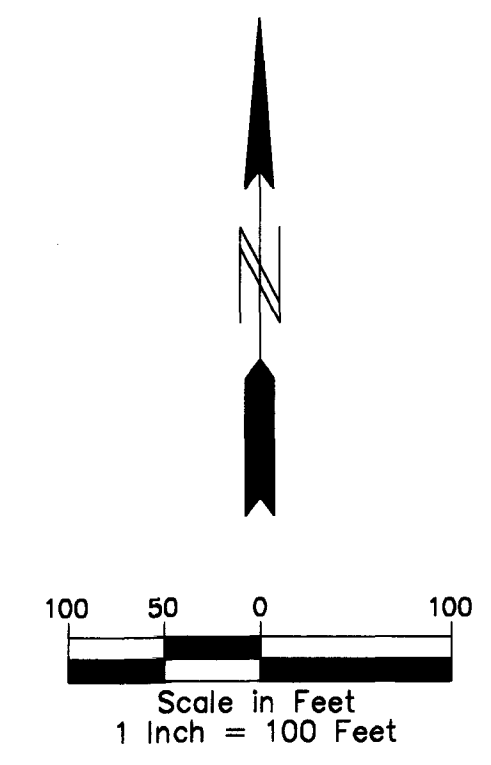
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THE ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE NORTH LINE OF OUTLOT A, WINSLOW WOODS 2ND ADDITION, WHICH IS ASSUMED TO HAVE A BEARING OF SOUTH $88^{\circ}28'33''$ EAST.

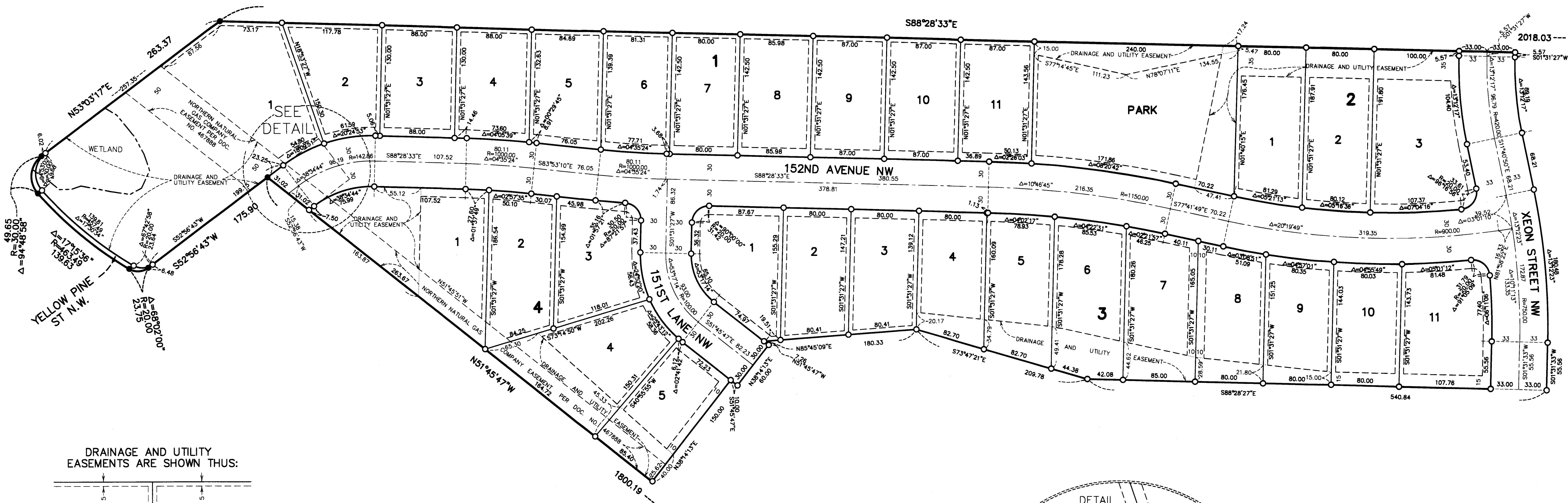
- DENOTES FOUND CAST IRON MONUMENT
- DENOTES 1/2 INCH BY 14 INCH IRON PIPE MONUMENT SET OR TO BE SET WITHIN ONE YEAR OF RECORDING THIS PLAT AND MARKED BY LICENSE NUMBER 42299.
- DENOTES FOUND 1/2 INCH IRON MONUMENT.
- DENOTES WETLAND DELINEATED BY KJOLHAUG ENVIRONMENTAL SERVICES COMPANY ON 9/29/17.



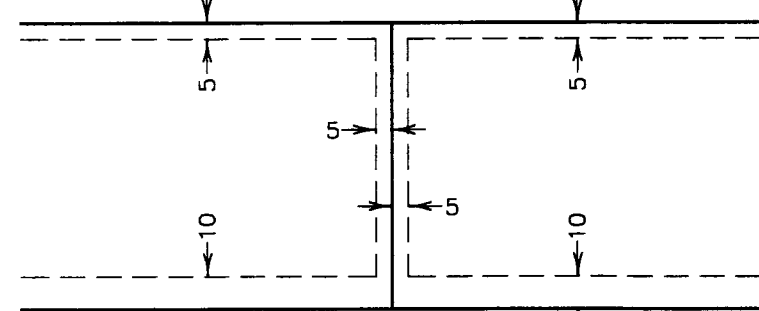
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INSET



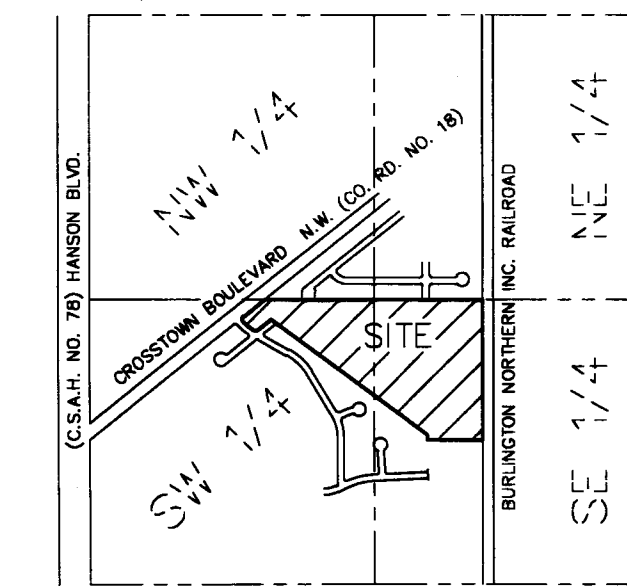
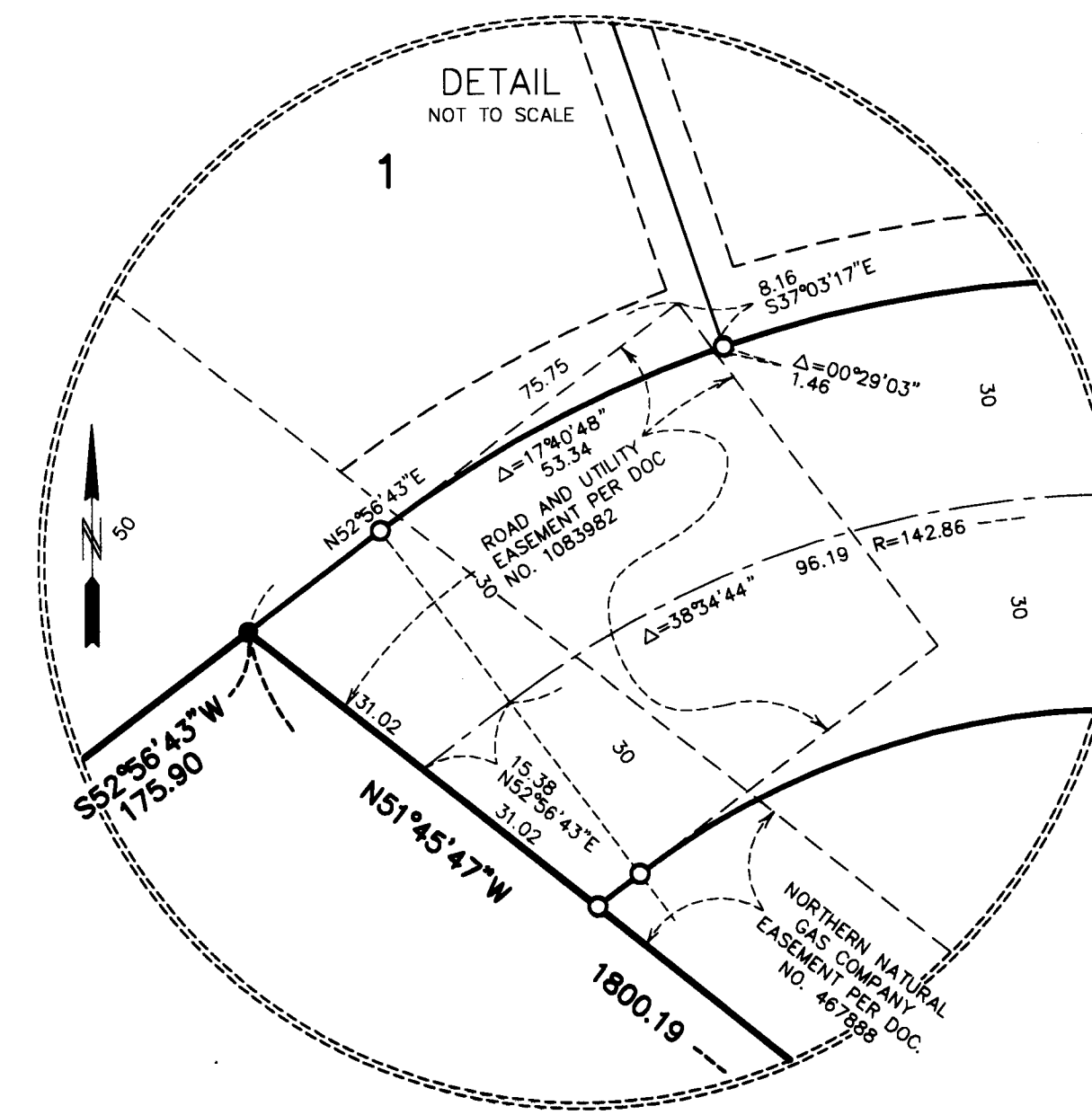
DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



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

THE ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE NORTH LINE OF OUTLOT A, WINSLOW WOODS 2ND ADDITION, WHICH IS ASSUMED TO HAVE A BEARING OF SOUTH 88°28'33" EAST.

- DENOTES 1/2 INCH BY 14 INCH IRON PIPE MONUMENT SET OR TO BE SET WITHIN ONE YEAR OF RECORDING THIS PLAT AND MARKED BY LICENSE NUMBER 42299.
- DENOTES FOUND 1/2 INCH IRON MONUMENT.
- DENOTES WETLAND DELINEATED BY KJOLHAUG ENVIRONMENTAL SERVICES COMPANY ON 9/29/17.



SECTION 23, TWP. 32, RGE. 24
LOCATION MAP
NO SCALE