

WINSLOW COVE 2ND ADDITION

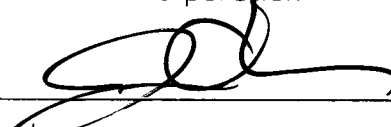
CITY OF ANDOVER
COUNTY OF ANOKA
SEC. 23, T. 32, R. 24

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

Outlot A and Outlot B, WINSLOW COVE 1ST ADDITION according to the recorded plat thereof, Anoka County, Minnesota


Has caused the same to be surveyed and platted as WINSLOW COVE 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 U.S. Home Corporation, a Delaware Corporation, has caused these presents to be signed by its proper officer this 5 day of MARCH, 2019.

U.S. Home Corporation

signature
Janine as VP
printed Title

STATE OF MINNESOTA
COUNTY OF Hennepin


This instrument was acknowledged before me on March 5th 2019 by Janine as Vice president of U.S. Home Corporation, a Delaware Corporation, on behalf of the corporation.


signature
Carole Toohay
printed
Notary Public, Hennepin County, Minnesota
My Commission Expires Jan 31 2022

SURVEYOR'S CERTIFICATE

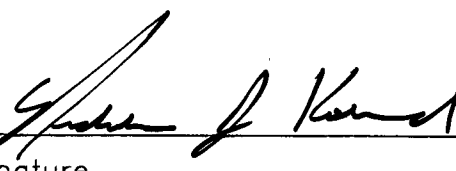
I Peter J. Hawkinson do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated 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 22nd day of February, 2019.


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

STATE OF MINNESOTA
COUNTY OF Dakota

This instrument was acknowledged before me on this 22nd day of February, 2019 by Peter J. Hawkinson.



signature
Nicholas J. Kalsrud
printed
Notary Public, Dakota County, Minnesota
My Commission Expires 1-31-2020

CITY COUNCIL, CITY OF ANDOVER, Minnesota

This plat of WINSLOW COVE 2ND 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 February, 2019, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

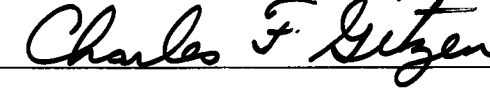
City Council, City of Andover, Minnesota

By: 
Major

By: 
Clerk

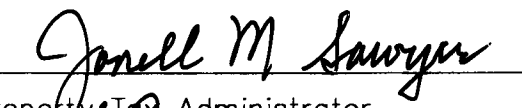

COUNTY SURVEYOR

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, subd. 11, this plat has been reviewed and approved this 15th day of May, 2019.

By: 
Charles F. Gitzen
Anoka County Surveyor

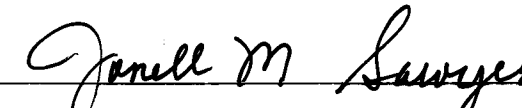

COUNTY AUDITOR/TREASURER

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 15th day of May, 2019.

By: 
Jenell M. Sawyer
Property Administrator
By: 
Deputy

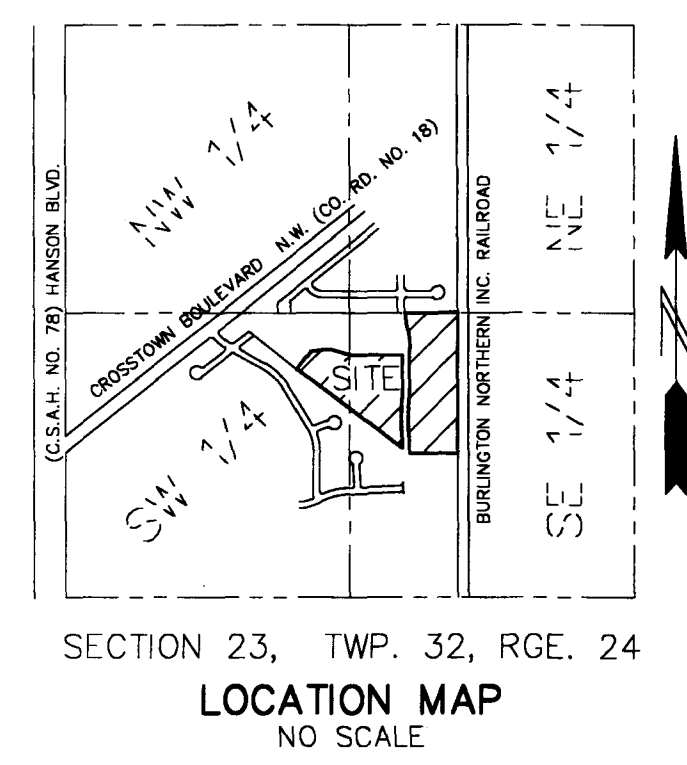
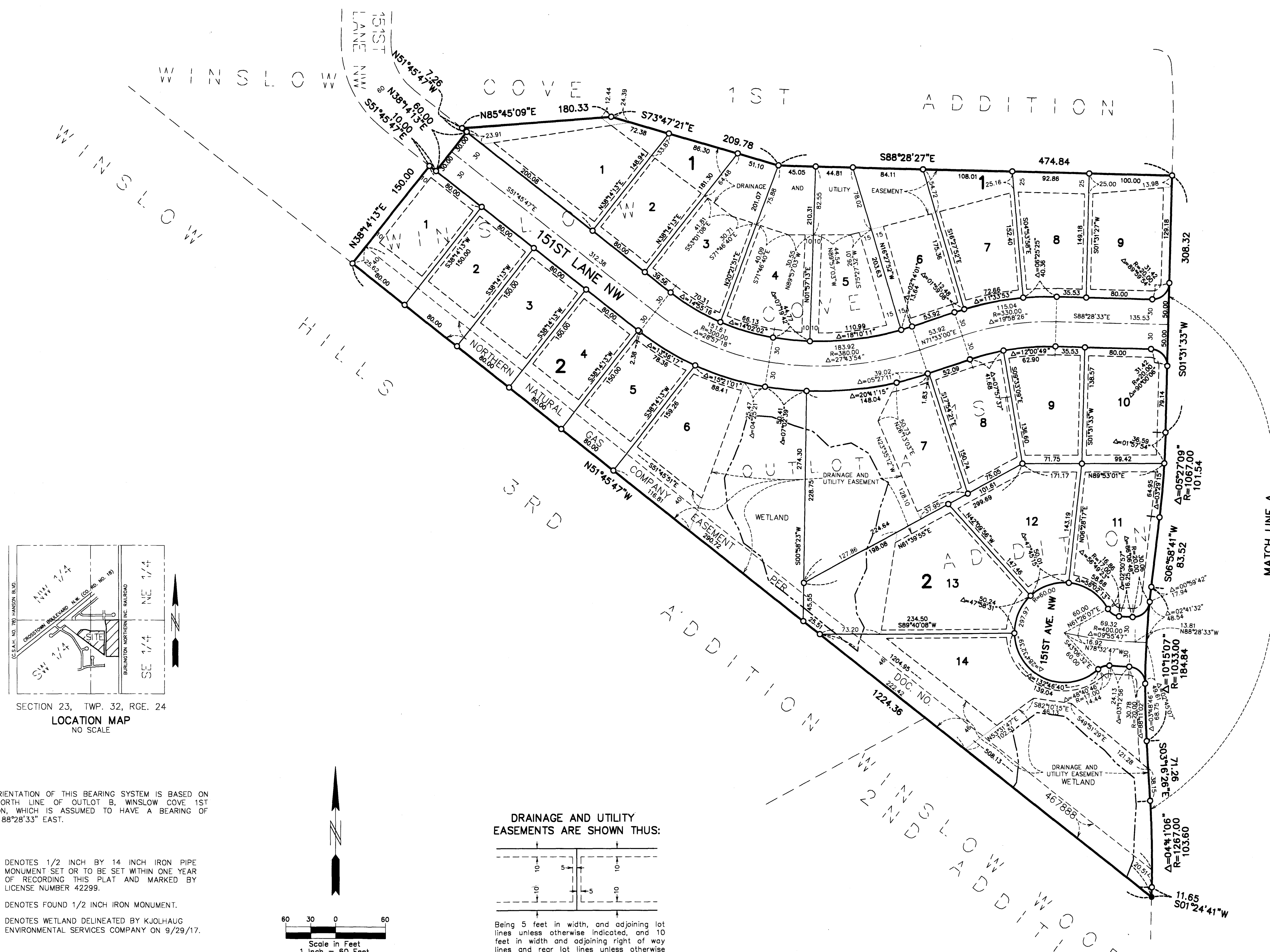
COUNTY RECORDER/REGISTRAR OF TITLES

I hereby certify that this plat of WINSLOW COVE 2ND ADDITION was filed in the Office of the County Recorder/Registrar of Titles for public record on this 15th day of May, 2019, at 2:09 o'clock P.M. and was duly recorded as Document Number 2226947.001.

By: 
Jenell M. Sawyer
County Recorder/Registrar of Titles
By: 
Deputy

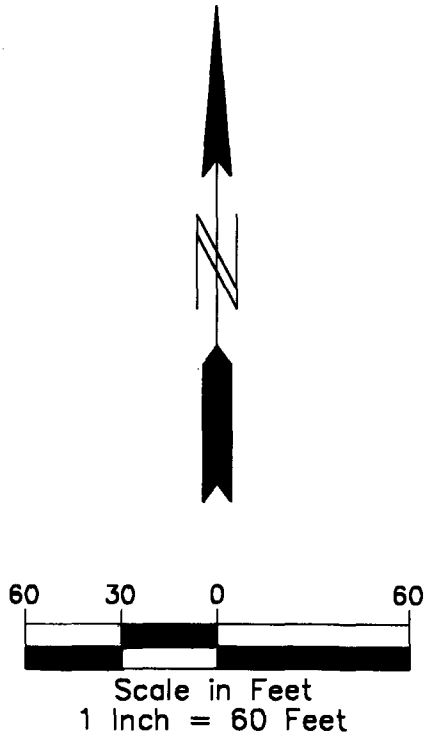
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SEC. 23, T. 32, R. 24

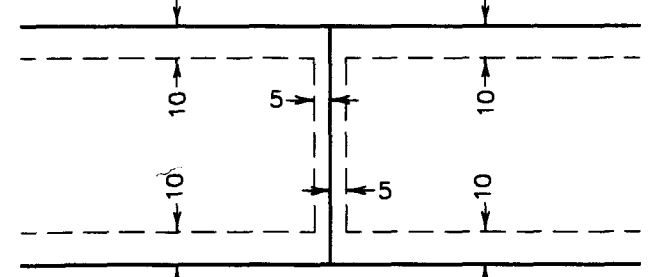


THE ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE NORTH LINE OF OUTLOT B, WINSLOW COVE 1ST ADDITION, WHICH IS ASSUMED TO HAVE A BEARING OF SOUTH 88°28'33" EAST.

- 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.



DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:

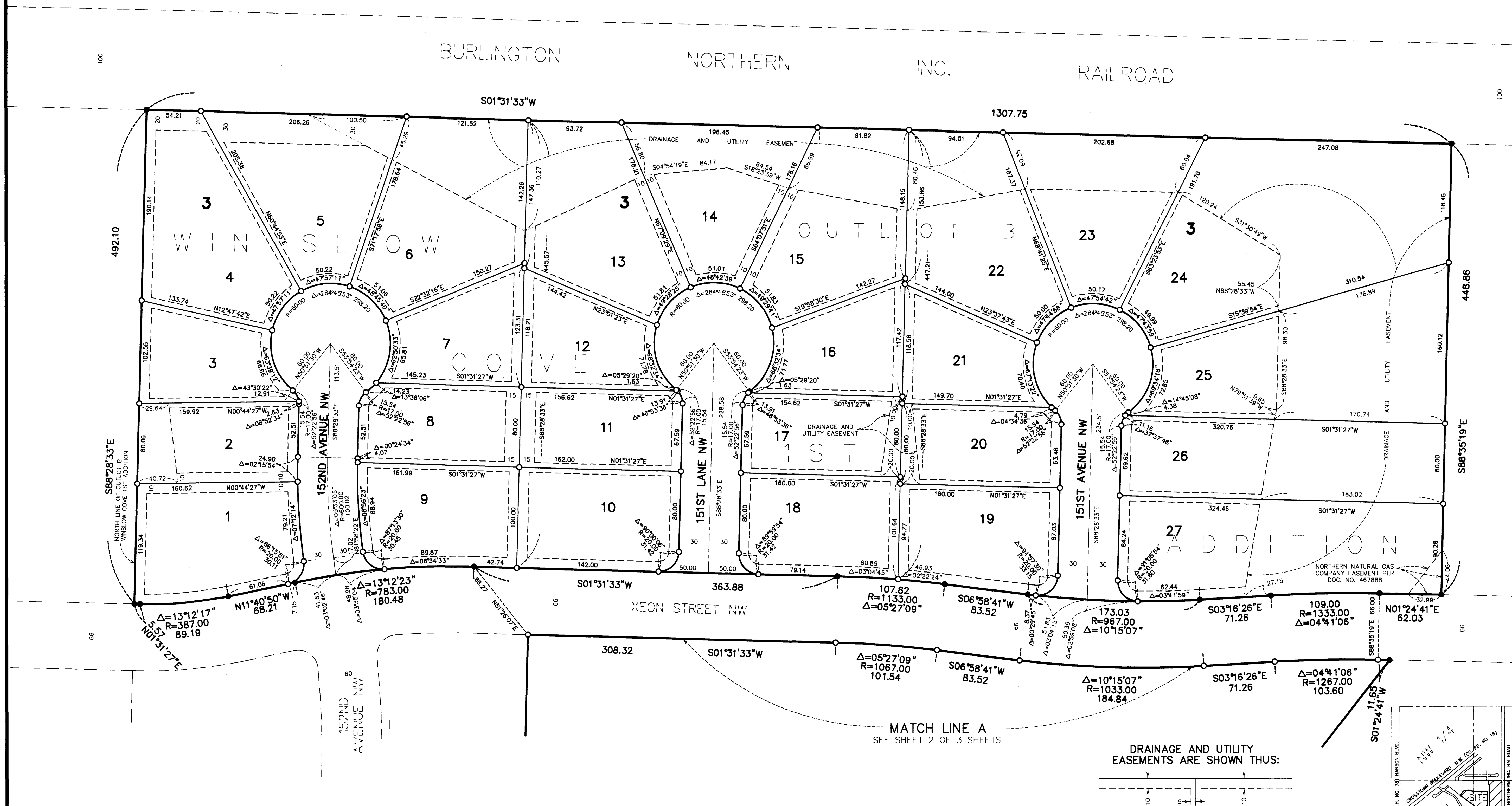


Being 5 feet in width, and adjoining lot lines unless otherwise indicated, and 10 feet in width and adjoining right of way lines and rear lot lines unless otherwise indicated and shown on the plat.

MATCH LINE A
SEE SHEET 3 OF 3 SHEETS

WINSLOW COVE 2ND ADDITION

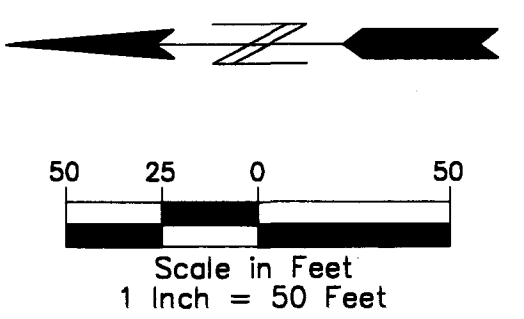
CITY OF ANDOVER
COUNTY OF ANOKA
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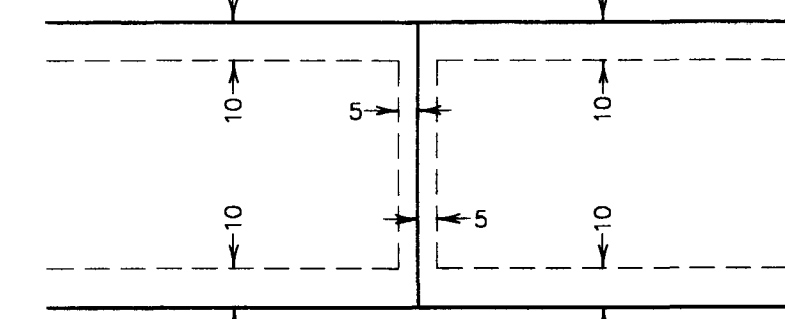
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● DENOTES FOUND 1/2 INCH IRON MONUMENT.

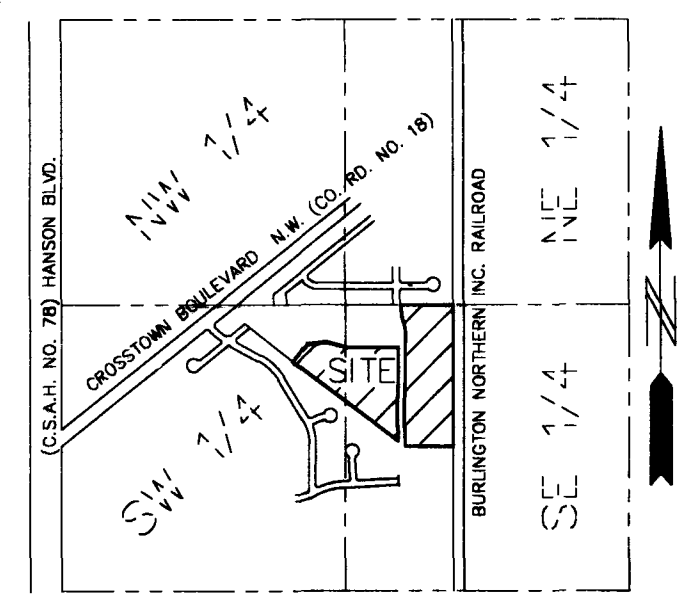


MATCH LINE A
SEE SHEET 2 OF 3 SHEETS

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 and rear lot lines unless otherwise indicated and shown on the plat.



SECTION 23, TWP. 32, RGE. 24