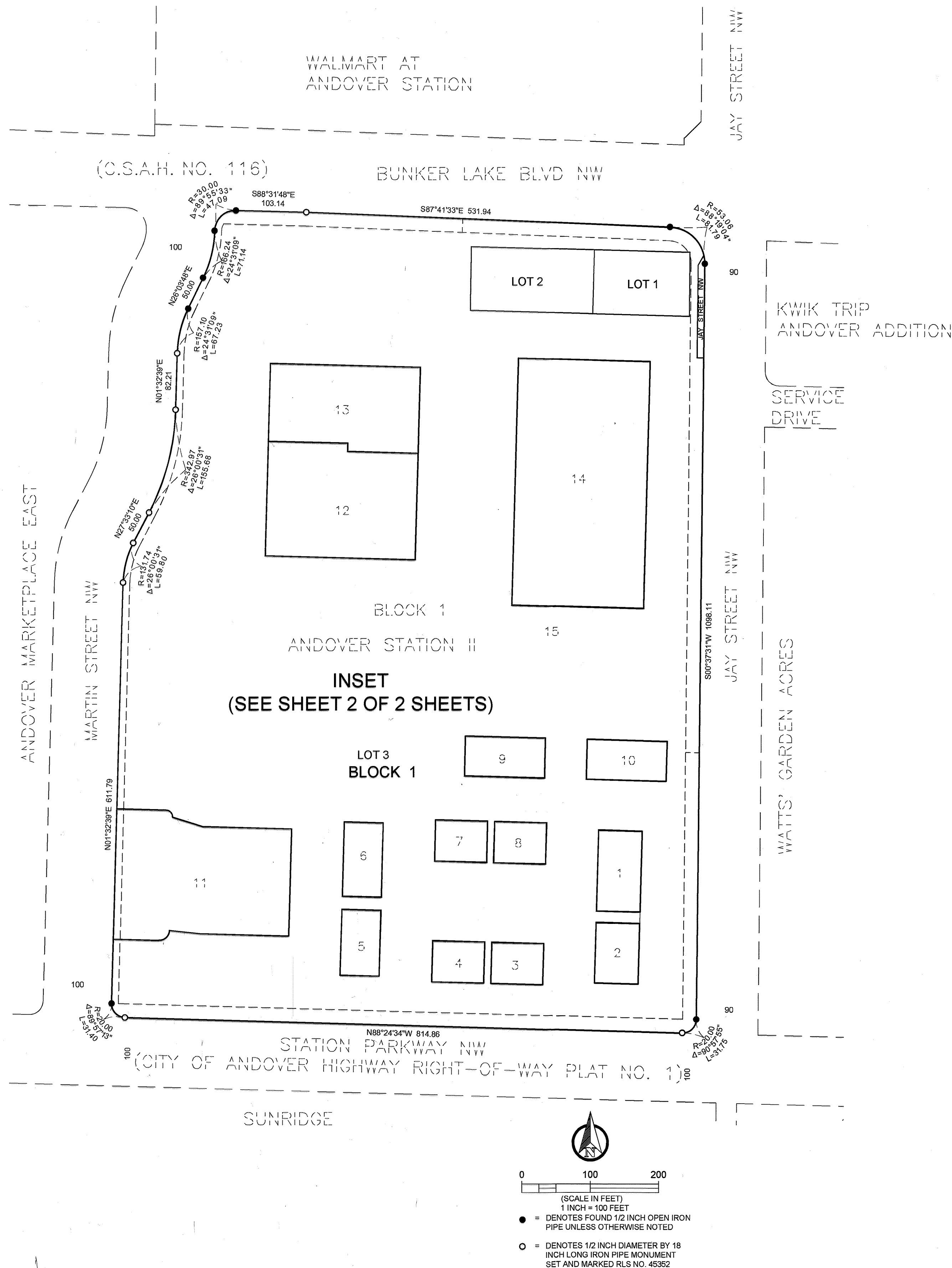




KNOW ALL PERSONS BY THESE PRESENTS: That Java Andover Retail LLC, a Minnesota limited liability company, owner of the following described property:
Lot 15, Block 1, ANDOVER STATION II, according to the recorded plat thereof, Anoka County, Minnesota.

Has caused the same to be surveyed and platted as ANDOVER STATION III and does hereby dedicate to the public for public use the public way as created by this plat. Also dedicating to the County of Anoka the right of access onto County State Aid Highway No. 116 as shown on this plat.

In witness whereof said Java Andover Retail LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this 17th day of JUNE, 2026

JAVA ANDOVER RETAIL LLC

M. J. J. J.

Mark Krogh, Manager

STATE OF MA

COUNTY OF HENRICK

This instrument was acknowledged before me on this 1st day of June, 2026 by Mark Krogh, Manager of Java Andover Retail LLC, a Minnesota limited liability company, on behalf of the company.

(Signature)

Melisa K. PAGESHANS (Print Name)

Notary Public, ANOKA, County, Minnesota

My commission expires 1/30/30

SURVEYOR'S CERTIFICATE

I, Jonathan D. Schuette 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 8th day of June, 2026.

Robert D. Shriver

Jonathan D. Schuette, Licensed Land Surveyor
Minnesota License No. 45352

STATE OF MINNESOTA

COUNTY OF Douglas

This instrument was acknowledged before me this 8th day of June, 2026 by Jonathan D. Schuette.

Jan Cook (Signature)

Jan Cook (Print Name)

Notary Public, Douglas County, Minnesota

My commission expires 1-31-2031

CITY COUNCIL, CITY OF ANDOVER, MINNESOTA

This plat of ANDOVER STATION III was approved and accepted by the City Council of the City of Andover, Minnesota at a regular meeting thereof held this 16th day of December, 2025, 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] Mayor

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

July, 2026

By David M. Ziegler
David M. Ziegler
Anoka County Surveyor

COUNTY AUDITOR/TREASURER

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 2026 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 30 day of July, 2026.

Pamela J. LeBlanc
Property Tax Administrator

By [Signature], Deputy

COUNTY RECORDER/REGISTRAR OF TITLES
COUNTY OF ANOKA, STATE OF MINNESOTA

I hereby certify that this plat of ANDOVER STATION III was filed in the office of the County Recorder/Registrar of Titles for public record on this 30 day of

July, 2026 at 3:14 o'clock P. M. and was duly recorded as Document Number 635318.005

Pamela J. LeBlanc

By _____, Deputy

DESIGN  TREE
engineering + land surveying

Corporate Office:
120 17th Ave W Alexandria, MN 56308
888-216-1916

FOR THE PURPOSE OF THIS PLAT, THE EAST
LINE OF LOT 15, BLOCK 1, ANDOVER STATION
II, ANOKA COUNTY, MINNESOTA IS ASSUMED
TO HAVE A BEARING OF S00°37'31"W

SHEET 2 OF 2 SHEETS

