

HARTMANS MEADOWS

CITY OF ANDOVER
COUNTY OF ANOKA
SEC. 11, TWP. 32, RNG. 24

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

That part of the Northeast Quarter of the Southeast Quarter of Section 11, Township 32, Range 24, Anoka County, Minnesota lying easterly of the East right-of-way line of the Burlington Northern Railroad, as laid out and traveled.

Has caused the same to be surveyed and platted as HARTMANS MEADOWS 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 JOCWES, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this 22nd day of December, 2025.

JOCWES, LLC

Scott Wold, Member

STATE OF MINNESOTA,
COUNTY OF AnokaThis instrument was acknowledged before me this 22nd day of December, 2025, by Scott Wold, Member of JOCWES, LLC, a Minnesota limited liability company.Notary Public, Anoka County, Minnesota
Paula J Lambres
(Printed Name)

My Commission Expires 1-31-2029

I, Craig A. Wensmann 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 15th day of DECEMBER, 2025.
Craig A. Wensmann
Licensed Land Surveyor
Minnesota License No. 47466STATE OF MINNESOTA
COUNTY OF SHERBURNEThis instrument was acknowledged before me on 15th day of DECEMBER, 2025, by Craig A. Wensmann.Notary Public, SHERBURNE County, Minnesota
Cody Joseph Rieland
(Printed Name)

My Commission Expires JAN. 31, 2029

CITY COUNCIL, CITY OF ANDOVER, MINNESOTA

This plat of HARTMANS MEADOWS was approved and accepted by the City Council of the City of Andover, Minnesota at a regular meeting thereof held this 21st day of October, 2025, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

CITY COUNCIL, CITY OF ANDOVER, MINNESOTA

Michelle Hartman
City 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 23rd day of December, 2025.
David M. Ziegelmeyer
Anoka County Surveyor

COUNTY AUDITOR/TREASURER

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 2025 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 23rd day of December, 2025.
Pamela J. de Blaauw
Deputy
Property Tax AdministratorCOUNTY RECORDER/REGISTRAR OF TITLES
COUNTY OF ANOKA, STATE OF MINNESOTAI hereby certify that this plat of HARTMANS MEADOWS was filed in the office of the County Recorder/Registrar of Titles for public record on this 23rd day of December, 2025, at 10:45 o'clock A.M. and was duly recorded as Document No. 2456214.004.
R. Stu
Deputy

SCALE: 1 Inch = 100 Feet

Bearings are based on the Anoka County coordinate system (NAD83 96cdj). For the purpose of this Plat, the East line of the NE 1/4 of the SE 1/4 is assumed to bear North 0 degrees 20 minutes 46 seconds East

0 100

LEGEND:

- Denotes found iron monument
- Denotes 1/4 inch by 14 inch iron monument with a plastic plug stamped R.L.S. 47466 to be set within one year of platting date
- Denotes set 1/4 inch by 14 inch iron monument with a plastic plug stamped R.L.S. 47466
- Denotes found cast iron monument

LS 44067 Denotes Michael Williams, LS

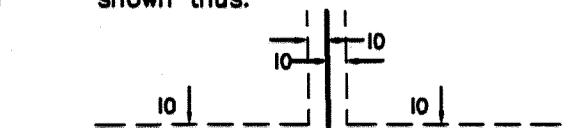
LS 12251 Denotes Jeffery Caine, LS

— Denotes easement

— Denotes right of way

— Denotes existing adjoining

Drainage and Utility Easements are shown thus:



Not to scale

Being 10 feet in width and adjoining right-of-way lines, also, being 10 feet in width and adjoining lot lines, unless otherwise indicated, as shown on plat.

44067

12251

Easement

Right of Way

Existing Adjoining

Lot Lines

Right-of-Way Lines

Centerline as Traveled

Centerline as Traveled