

CENTRAL GATEWAY 1ST ADDITION

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

That part of Lot 2, lying Easterly of the Northerly extension of the West line of Lot 3, and the North 135.0 feet of Lot 3, all in AUDITOR'S SUBDIVISION NUMBER 51, Anoka County, Minnesota, and lying Westerly of the West line of State Trunk Highway No. 65.

Has caused the same to be surveyed and platted as CENTRAL GATEWAY 1ST ADDITION and does hereby dedicate to the public for public use the drainage and utility easements as created by this plat. Also dedicating to the state of Minnesota the right of access onto State Trunk Highway No. 65 as shown on this plat.

In witness whereof said CH Ventures, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this 2nd day of April, 2015.

CH Ventures, LLC

[Signature]
James Ottenstein, Co-Chief Manager

STATE OF Minnesota
COUNTY OF Hennepin

This instrument was acknowledged before me this 2 day of April, 2015 by James, Ottenstein, Co-Chief Manager, CH Ventures, LLC, a Minnesota limited liability company.

Jessica C. Bell

Jessica C. Bell
Notary Public, Dakota County, Minnesota
My Commission Expires January 31, 2016

I Eric A. Roeser 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 1st day of APRIL, 2015.

[Signature]
Eric A. Roeser, Licensed Land Surveyor, Minnesota License No. 47476

STATE OF MINNESOTA
COUNTY OF Hennepin

This instrument was acknowledged before me this 1st day of APRIL, 2015 by Eric A. Roeser.

Jessica C. Bell

Jessica C. Bell
Notary Public, Dakota County, Minnesota
My Commission Expires January 31, 2016

CITY COUNCIL, CITY OF COLUMBIA HEIGHTS, MINNESOTA

This plat of CENTRAL GATEWAY 1ST ADDITION was approved and accepted by the City Council of the City of Columbia Heights, Minnesota at a regular meeting thereof held this 8th day of December, 2014, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

City Council, City of Columbia Heights, Minnesota
By: [Signature] 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 9th day of April, 2015.

By: [Signature] by [Signature], Deputy
Larry D. Hoium, Anoka County Surveyor

COUNTY AUDITOR/TREASURER

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 2015 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 14th day of April, 2015.

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

COUNTY RECORDER/REGISTRAR OF TITLES

County of Anoka, State of Minnesota

I hereby certify that this plat of CENTRAL GATEWAY 1ST ADDITION was filed in the office of the County Recorder/Registrar of Titles for public record on this 14th day of April, 2015, at 2:25 o'clock P.M. and was duly recorded in Book 78 of Abst Page 11, as Document Number 2105417.003.

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

- DENOTES 1/2 INCH BY 14 INCH IRON MONUMENT SET AND MARKED BY LICENSE NO. 47476.
- ⊙ DENOTES SET MAG NAIL
- DENOTES 1/2 INCH IRON MONUMENT FOUND
- △— DENOTES RESTRICTED ACCESS

THE NORTH LINE OF LOT 2, AUDITOR'S SUBDIVISION NUMBER 51, IS ASSUMED TO HAVE A BEARING OF SOUTH 89 DEGREES 49 MINUTES 08 SECONDS EAST.

