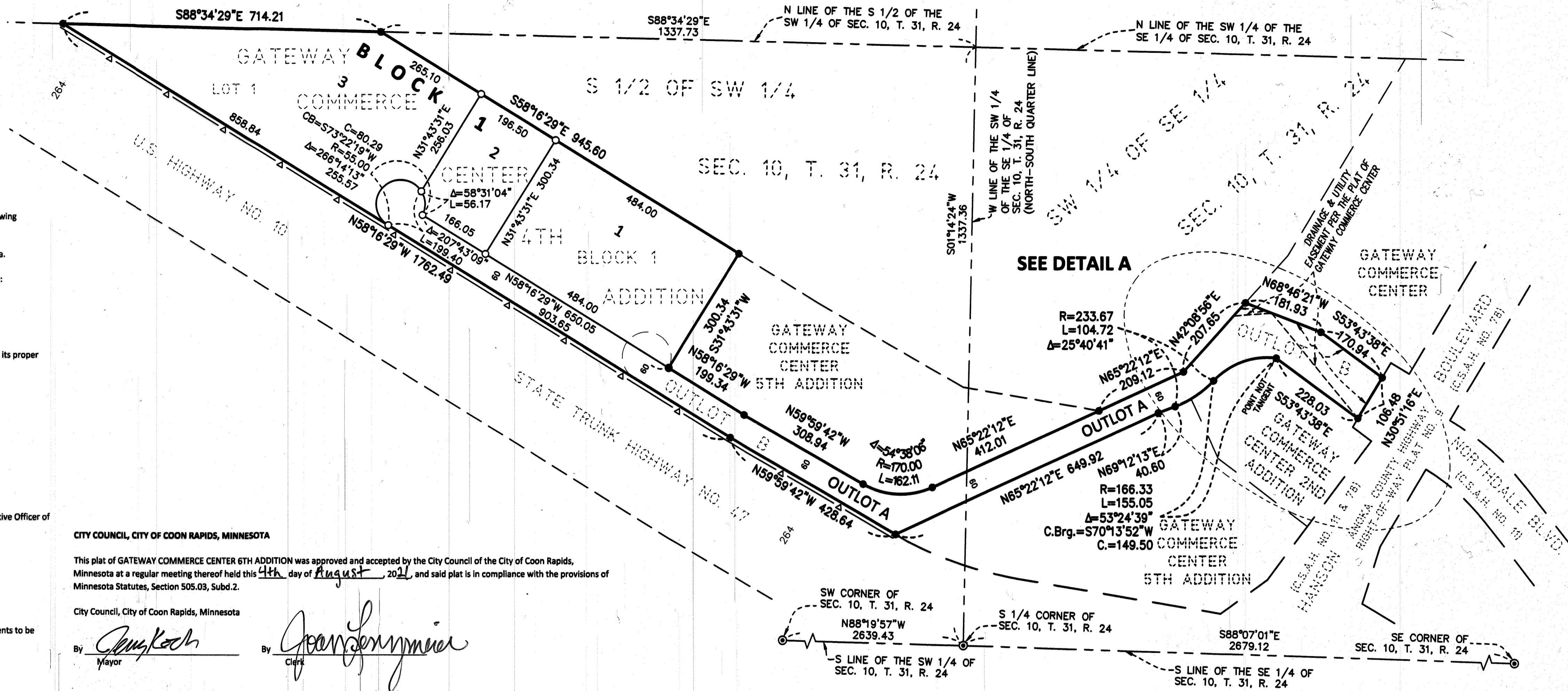


GATEWAY COMMERCE CENTER 6TH ADDITION

CITY OF COON RAPIDS
COUNTY OF ANOKA
SEC. 10, T. 31, R. 24



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

Lot 1, Block 1, GATEWAY COMMERCE CENTER 4TH ADDITION, according to the recorded plat thereof, Anoka County, Minnesota.

And Gateway Commerce Center Association, Inc., a Minnesota non-profit corporation, owner of the following described property:

Outlot B, GATEWAY COMMERCE CENTER 4TH ADDITION, according to the recorded plat thereof, Anoka County, Minnesota.

Have caused the same to be surveyed and platted as GATEWAY COMMERCE CENTER 6TH ADDITION, as shown by this plat.

In witness whereof said Walsler Real Estate, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this 17 day of FEBRUARY, 2022

SIGNED: Walsler Real Estate, LLC
By: Andrew Walsler
Andrew Walsler, Chief Executive Officer

STATE OF MINNESOTA
COUNTY OF HENNEPIN

This instrument was acknowledged before me this 17 day of FEBRUARY, 2022 by Andrew Walsler as Chief Executive Officer of Walsler Real Estate, LLC, a Minnesota limited liability company, on behalf of the company.

Notary Public, Hennepin County,
My Commission Expires JANUARY 31, 2025

In witness whereof said Gateway Commerce Center Association, Inc., a Minnesota non-profit corporation, has caused these presents to be signed by its proper officer this 23RD day of FEB, 2022

SIGNED: Gateway Commerce Center Association, Inc.
By: William O. Cooley
William O. Cooley, Chief Manager

STATE OF Florida
COUNTY OF Palm Beach

This instrument was acknowledged before me this 23RD day of FEB, 2022 by William O. Cooley as Chief Manager of Gateway Commerce Center Association, Inc., a Minnesota non-profit corporation, on behalf of the corporation.

Notary Public, Palm Beach County, Florida
My Commission Expires SUN 05, 2022

I Jason J. Howard 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 FEBRUARY, 2022
By: Jason J. Howard
Jason J. Howard, Licensed Land Surveyor
Minnesota License No. 47092

STATE OF MINNESOTA
COUNTY OF Washington

This instrument was acknowledged before me this 15 day of FEBRUARY, 2022 by Jason J. Howard.

Notary Public, Washington County, Minnesota
My Commission Expires 01/31/2025

CITY COUNCIL, CITY OF COON RAPIDS, MINNESOTA

This plat of GATEWAY COMMERCE CENTER 6TH ADDITION was approved and accepted by the City Council of the City of Coon Rapids, Minnesota at a regular meeting thereof held this 4th day of August, 2021, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

City Council, City of Coon Rapids, Minnesota
By: Mayor By: Client

COUNTY SURVEYOR

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this 12th day of April, 2022

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

COUNTY AUDITOR/TREASURER

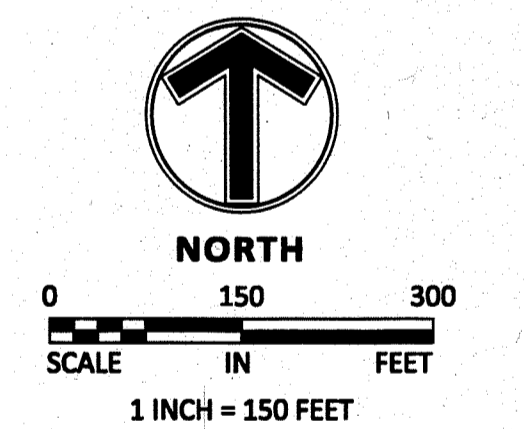
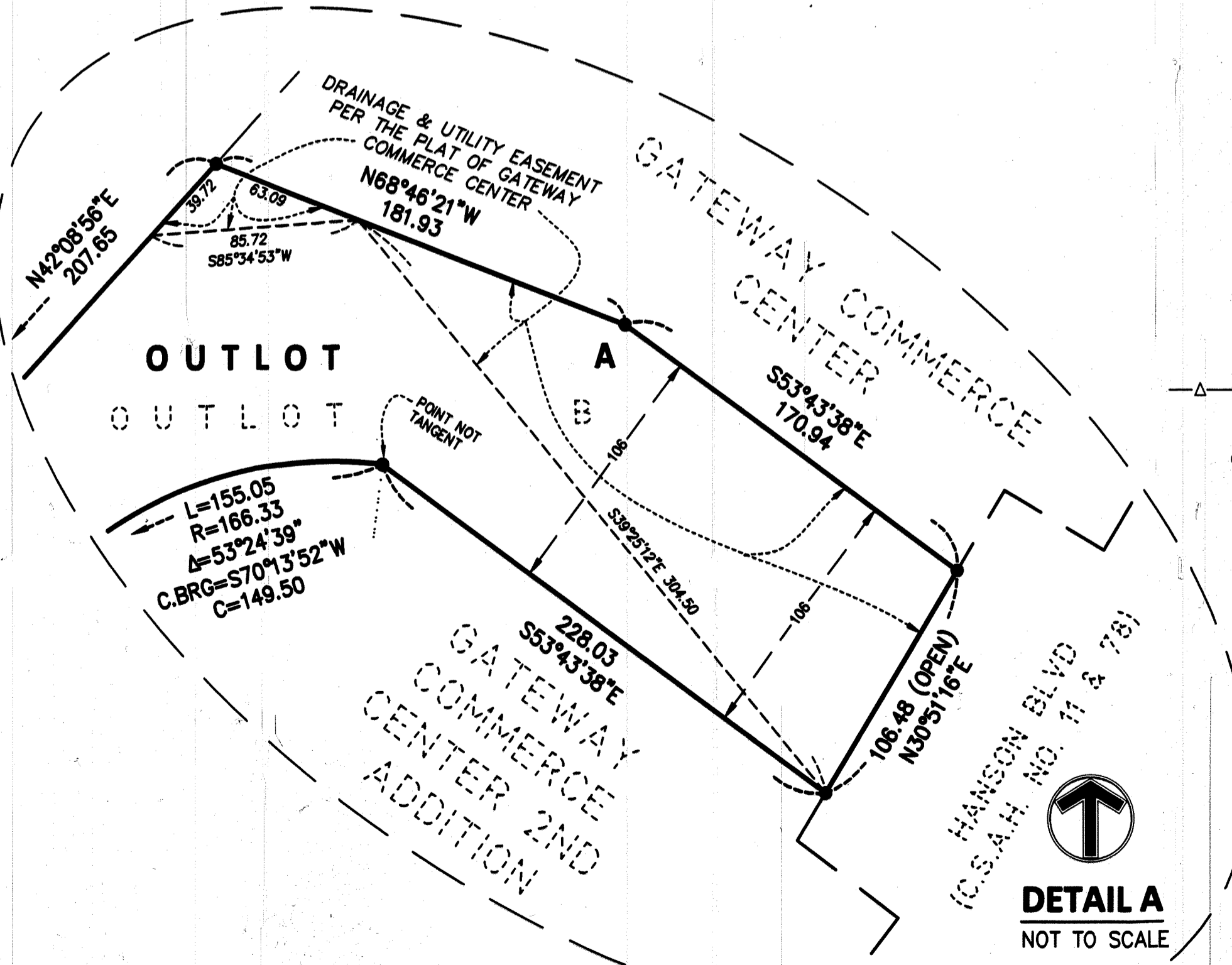
Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 2022 on the land hereinbefore described have been paid. Also, pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer entered this 12 day of April, 2022

By: Pamela LeBlanc
Pamela LeBlanc, Deputy
Property Tax Administrator

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

I hereby certify that this plat of GATEWAY COMMERCE CENTER 6TH ADDITION was filed in the office of the County Recorder/Registrar of Titles for public record on this 12 day of April, 2022 at 2:50 o'clock A.M. and was duly recorded as Document Number 2361908.001

By: Pamela LeBlanc
Pamela LeBlanc, Deputy
County Recorder/Registrar of Titles



- ▲ DENOTES RIGHT OF ACCESS DEDICATED TO THE STATE OF MINNESOTA AND THE COUNTY OF ANOKA PER THE PLAT OF GATEWAY COMMERCE CENTER
 - ⊙ DENOTES CAST IRON MONUMENT FOUND
 - DENOTES 1/2 INCH BY 14 INCH IRON PIPE SET AND MARKED BY LICENSE NO. 47092.
 - DENOTES 1/2 INCH IRON PIPE FOUND.
- THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 31, RANGE 24 IS ASSUMED TO HAVE A BEARING OF SOUTH 88 DEGREES 07 MINUTES 01 SECONDS EAST.

DETAIL A
NOT TO SCALE

\$56-