

GATEWAY COMMONS

CITY OF FRIDLEY
COUNTY OF ANOKA
SEC. 23, TWP. 30, RGE. 24

KNOW ALL PERSONS BY THESE PRESENTS: That The City of Fridley Housing and Redevelopment Authority, a public body, corporate and politic, owner and proprietor of the following described property:

ABSTRACT PROPERTY:

Lots 22, 23, 24, 25, 26, 27, 28, 29, and 30, Block 4, HYDE PARK, Anoka County, Minnesota.

Together with that part of the West half of vacated alley, as dedicated in the plat of HYDE PARK, lying between the easterly extensions across it of the North line of said Lot 30, Block 4, and the South line of said Lot 22, Block 4.

Together with that part of the East half of vacated State Street, as dedicated in the plat of HYDE PARK, lying between the westerly extensions across it of the North line of said Lot 30, Block 4, and the South line of said Lot 22, Block 4.

Lots 16, 17, 18, 19, and 20, Block 4, HYDE PARK, Anoka County, Minnesota.

Together with that part of the West half of vacated alley, as dedicated in the plat of HYDE PARK, lying between the easterly extensions across it of the North line of said Lot 20, Block 4, and the South line of said Lot 16, Block 4.

Together with that part of the East half of vacated State Street, as dedicated in the plat of HYDE PARK, lying between the westerly extensions across it of the North line of said Lot 20, Block 4, and the South line of the North half of vacated Boston Ave. (now known as 60th Avenue NE).

Together with that part of the North half of vacated Boston Ave. (now known as 60th Avenue NE), as dedicated in the plat of HYDE PARK, lying easterly of a line drawn from the southwest corner of Lot 16, Block 4, HYDE PARK, to the northwest corner of Lot 30, Block 13, HYDE PARK, and lying westerly of a line drawn from the point of intersection of the North line of said Boston Ave. (now known as 60th Avenue NE) and the centerline of the vacated alley in Block 4, said plat of HYDE PARK, to the point of intersection of the South line of said Boston Ave. (now known as 60th Avenue NE) and the centerline of vacated alley in Block 13, said plat of HYDE PARK.

Lots 27 and 28, Block 13, HYDE PARK, Anoka County, Minnesota.

Together with that part of the West half of vacated alley, as dedicated in the plat of HYDE PARK, lying between the easterly extensions across it of the North line of said Lot 28, Block 13 and the South line of said Lot 27, Block 13.

Together with that part of the East half of vacated State Street, as dedicated in the plat of HYDE PARK, lying between the westerly extension across it of the North line of said Lot 28, Block 13, and the South line of said Lot 27, Block 13.

That part of Lot 10, lying South of the following described line in Lot 10: Commencing at a point on the West line of said Lot 10, 36.03 feet North of the southwest corner thereof, said line running in an easterly direction to a point on the East line of said Lot 10, 36.15 feet North of the southeast corner thereof; Block 4, BENNETT-PALMER ADDITION, Anoka County, Minnesota.

Together with that part of the West half of vacated alley, as dedicated in the plats of HYDE PARK and BENNETT-PALMER ADDITION, lying between the easterly extensions across it of the South line of said Lot 10, Block 4, BENNETT-PALMER ADDITION, and a line drawn from a point on the West line of said Lot 10 distant 36.03 feet North of the southwest corner of said Lot 10 to a point on the East line of said Lot 10 distant 36.15 feet North of the southeast corner of said Lot 10.

Together with that part of the East half of vacated State Street, as dedicated in the plat of HYDE PARK, lying between the westerly extensions across it of the South line of said Lot 10, Block 4, BENNETT-PALMER ADDITION, and a line drawn from a point on the West line of said Lot 10 distant 36.03 feet North of the southwest corner of said Lot 10 to a point on the East line of said Lot 10 distant 36.15 feet North of the southeast corner of said Lot 10.

TORRENS PROPERTY:

Lot 21, Block 4, HYDE PARK, Anoka County, Minnesota.

Together with that part of the West half of the vacated alley, as dedicated in the plat of HYDE PARK, lying between the easterly extensions across it of the North and South lines of said Lot 21, Block 4.

Together with that part of the East half of vacated State Street, as dedicated in the plat of HYDE PARK, lying between the westerly extensions across it of the North and South lines of said Lot 21, Block 4.

The North 20 feet of Lot 26, and all of Lots 29 and 30, Block 13, HYDE PARK, Anoka County, Minnesota.

That part of the West half of the vacated alley in Block 13, HYDE PARK, lying between the easterly extensions across it of the North line of Lot 30, said Block 13, and of the South line of Lot 29, said Block 13.

That part of the West half of the vacated alley in Block 13, HYDE PARK, lying between the easterly extensions across it of the North line of Lot 26, said Block 13, and of the South line of the North 20 feet of said Lot 26.

Together with that part of the South half of vacated Boston Ave. (now known as 60th Avenue NE), as dedicated in the plat of HYDE PARK, lying easterly of a line drawn from the southwest corner of Lot 16, Block 4, HYDE PARK, to the northwest corner of Lot 30, Block 13, HYDE PARK, and lying westerly of a line drawn from the point of intersection of the North line of said Boston Ave. (now known as 60th Avenue NE) and the centerline of the vacated alley in Block 4, said plat of HYDE PARK, to the point of intersection of the South line of said Boston Ave. (now known as 60th Avenue NE) and the centerline of vacated alley in Block 13, said plat of HYDE PARK.

Together with that part of the East half of vacated State Street, as dedicated in the plat of HYDE PARK, lying between the westerly extensions across it of the North line of the South half of vacated Boston Ave. (now known as 60th Avenue NE) and the south line of said Lot 29, Block 13.

Together with that part of the East half of vacated State Street, as dedicated in the plat of HYDE PARK, lying between the westerly extensions across it of the North line of said Lot 26, Block 13 and the South line of the North 20 feet of said Lot 26, Block 13.

Lots 18, 19, 20, 21, 22, 23 and 24, Block 13, HYDE PARK, Anoka County, Minnesota.

Lot 25 and that part of Lot 26 lying South of the North 20 feet of said Lot 26, Block 13, HYDE PARK, Anoka County, Minnesota.

Together with that part of the West half of the vacated alley, as dedicated in the plat of HYDE PARK, lying between the easterly extensions across it of the South line of the North 20 feet of said Lot 26, Block 13, and the South line of said Lot 18, Block 13.

Together with that part of the East half of vacated State Street, as dedicated in the plat of HYDE PARK, lying between the westerly extensions across it of the South line of the North 20 feet of said Lot 26, Block 13, and the South line of said Lot 18, Block 13.

Lots 16 and 17, Block 13, HYDE PARK, Anoka County, Minnesota.

The North half of vacated Broadway Ave. (now known as 59th Avenue NE), as dedicated in the plat of HYDE PARK, lying East of the southerly extension of the West line of Lot 16, said plat, and lying West of the southerly extension of the centerline of the vacated alley adjoining the East boundary of said Lot 16;

The West half of the vacated alley in Block 13, HYDE PARK, as dedicated in said plat, lying South of the easterly extension of the North line of Lot 17, said plat, and lying North of the easterly extension of the South line of Lot 16, said plat.

Together with that part of the East half of vacated State Street, as dedicated in the plat of HYDE PARK, lying between the westerly extensions across it of the North line of said Lot 17, Block 13, and the South line of said North half of vacated Broadway Ave. (now known as 59th Avenue NE).

Lot 9, Block 3, BENNETT-PALMER ADDITION, Anoka County, Minnesota.

Lot 8, Block 3, BENNETT-PALMER ADDITION, Anoka County, Minnesota.

Lots 5 to 7 inclusive, Block 3, BENNETT-PALMER ADDITION, together with that part of the vacated walkway lying between Lot 5, Block 3 and Lot 17, Block 4, BENNETT-PALMER ADDITION, lying between an extension of the easterly and westerly boundary lines of said lots.

Lot 17 except the South 49 feet thereof, Block 4, BENNETT-PALMER ADDITION, Anoka County, Minnesota.

Lot 15 except the South 24 feet, Lot 16, and the South 49 feet of Lot 17, Block 4, BENNETT-PALMER ADDITION, Anoka County, Minnesota.

That part of Lot 10 lying North of the following described line in Lot 10; commencing at a point on the West line of said Lot 10, 36.03 feet North of the southwest corner thereof, said line running in an easterly direction to a point on the East line of said Lot 10, 36.15 feet North of the southeast corner thereof;

Lots 11, 12, 13 and the South 10 feet of Lot 14, Block 4, BENNETT-PALMER ADDITION, Anoka County, Minnesota.

Lot 14 except the South 10 feet and the South 24 feet of Lot 15, Block 4, BENNETT-PALMER ADDITION, Anoka County, Minnesota.

Together with that part of the West half of the vacated alley, as dedicated in the plats of HYDE PARK and BENNETT-PALMER ADDITION, lying between the easterly extensions across it of the North line of said Lot 9, Block 3, BENNETT-PALMER ADDITION and a line drawn from a point on the West line of said Lot 10, Block 4, BENNETT-PALMER ADDITION distant 36.03 feet North of the southwest corner of said Lot 10 to a point on the East line of said Lot 10 distant 36.15 feet North of the southeast corner of said Lot 10.

Together with that part of the East half of vacated State Street, as dedicated in the plat of HYDE PARK, lying between the westerly extensions across it of the North line of said Lot 9, Block 3, BENNETT-PALMER ADDITION and a line drawn from a point on the West line of said Lot 10, Block 4, BENNETT PALMER ADDITION distant 36.03 feet North of the southwest corner of said Lot 10 to a point on the East line of said Lot 10 distant 36.15 feet North of the southeast corner of said Lot 10.

Has caused the same to be surveyed and platted as GATEWAY COMMONS and does hereby dedicate to the public for public use the public way and the drainage and utility easements as shown on this plat.

In witness whereof said The City of Fridley Housing and Redevelopment Authority, a public body, corporate and politic, has caused these presents to be signed by its proper officers this 14th day of July, 2014.

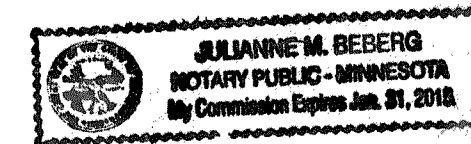
THE CITY OF FRIDLEY HOUSING AND REDEVELOPMENT AUTHORITY

Lawrence R. Commers
Lawrence R. Commers, Chairperson

Walter T. Wysopal
Walter T. Wysopal, Executive Director

STATE OF MN
COUNTY OF Anoka

This instrument was acknowledged before me on July 14, 2014 by Lawrence R. Commers, Chairperson and Walter T. Wysopal, Executive Director of The City of Fridley Housing and Redevelopment Authority, a public body, corporate and politic, on behalf of the corporation.



Julianne M. Beberg
Julianne M. Beberg
Notary Public, Anoka County
My commission expires 1-31-15

I, Thomas R. Balluff 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 10th day of July, 2014.

Thomas R. Balluff
Thomas R. Balluff, Licensed Land Surveyor
Minnesota License No. 40361

STATE OF Minnesota
COUNTY OF Anoka

This instrument was acknowledged before me on July 10, 2014 by Thomas R. Balluff.

Cynthia J. Morical
Cynthia J. Morical
Notary Public, Hennepin County, Minnesota
My commission expires January 31, 2015

CITY COUNCIL, CITY OF FRIDLEY, MINNESOTA

This plat of GATEWAY COMMONS was approved and accepted by the City Council of the City of Fridley, Minnesota at a regular meeting thereof held this 14th day of July, 2014, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

CITY COUNCIL, CITY OF FRIDLEY, MINNESOTA

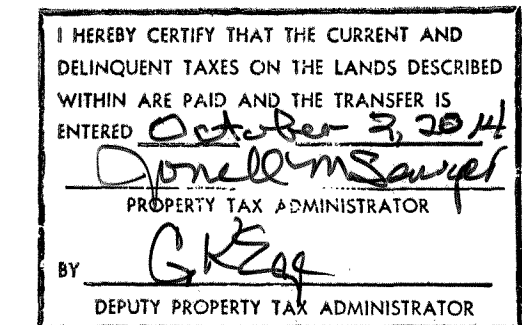
By: Scott J. Lund, Mayor By: De A. Shogren, Clerk

COUNTY SURVEYOR

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this 8th day of September, 2014.

By: Larry D. Hoium by Charles F. Kutzon, Deputy
Larry D. Hoium
Anoka County Surveyor

+ \$10.00
\$ 50.00



525997.002
2091555.001

Office of RECORDER/REGISTRAR

OF TITLES

STATE OF MINNESOTA COUNTY OF ANOKA

I hereby certify that the within instrument was filed in

this office for record on the 2nd day of October, 2014 at 1:16 o'clock P.M.

and was duly recorded in book 97 page 31

Abert
Opelt M Sawyer
Recorder/Registrar of Titles

By: Abert

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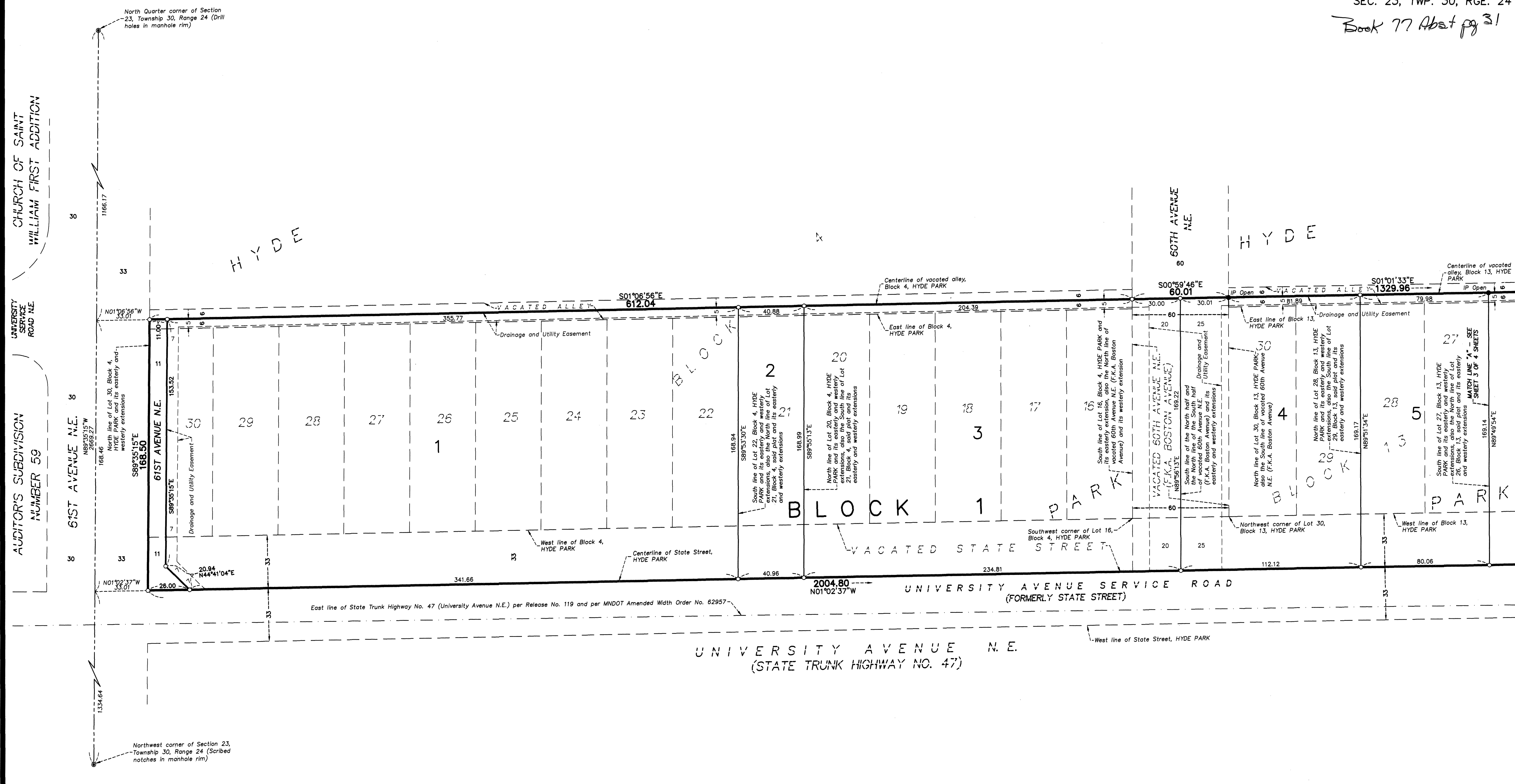
Opelt M Sawyer



GATEWAY COMMONS

CITY OF FRIDLEY
COUNTY OF ANOKA
SEC. 23, TWP. 30, RGE. 24

Book 77 Absat pg 31



North Quarter corner of Section 23, Township 30, Range 24 (Drill holes in manhole rim)

Northwest corner of Section 23, Township 30, Range 24 (Scribed notches in manhole rim)

AUDITOR'S SUBDIVISION NUMBER 59
UNIVERSITY SERVICE ROAD N.E.
CHURCH OF SAINT WILLIAM FIRST ADDITION

61ST AVENUE N.E.
60TH AVENUE N.E.

HYDE

S01°06'56"E
612.04

60TH AVENUE N.E.

HYDE

S01°01'33"E
1329.96

N01°06'58"W
33.07

61ST AVENUE N.E.

N01°02'37"W
33.01

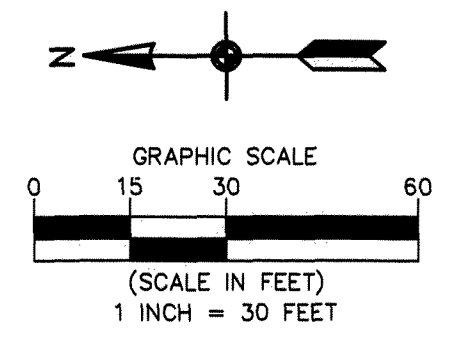
1334.64

Denotes 1/2 inch by 14 inch iron monument set or to be set within one year of recording of this plat and marked with license number 40361

Denotes Found Iron Monument, as noted

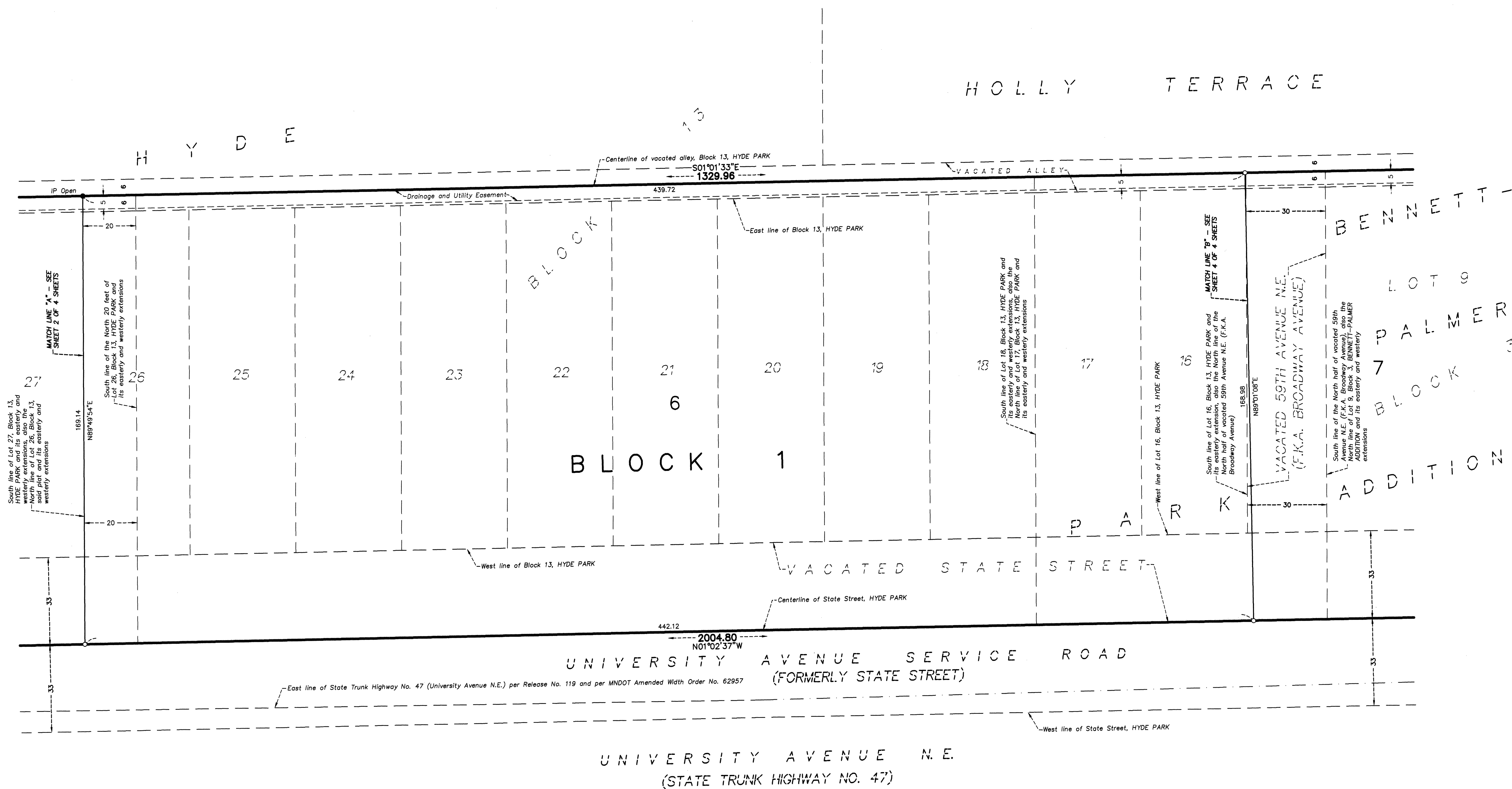
Denotes Found Anoka County Section Corner Monument, as noted

For the purposes of this plat, the North line of Lot 30, Block 4, HYDE PARK is assumed to have a bearing of South 89 degrees 35 minutes 15 seconds East.



GATEWAY COMMONS

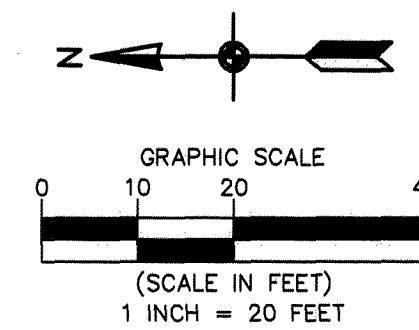
CITY OF FRIDLEY
COUNTY OF ANOKA
SEC. 23, TWP. 30, RGE. 24
Book 77 Abst pg 31



○ Denotes 1/2 inch by 14 inch iron monument set or to be set within one year of recording of this plat and marked with license number 40361

● Denotes Found Iron Monument, as noted

For the purposes of this plat, the North line of Lot 30, Block 4, HYDE PARK is assumed to have a bearing of South 89 degrees 35 minutes 15 seconds East.

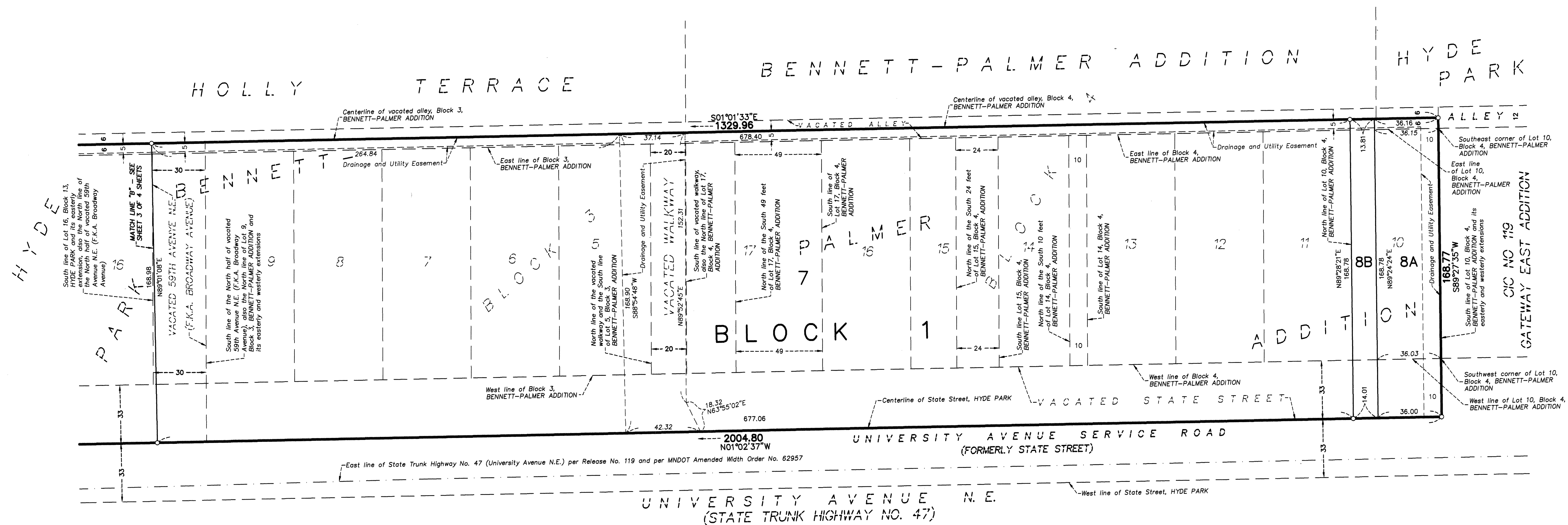


Carlson McCain
ENVIRONMENTAL • ENGINEERING • SURVEYING

GATEWAY COMMONS

CITY OF FRIDLEY
COUNTY OF ANOKA
SEC. 23, TWP. 30, RGE. 24

Book 17 ABST Pg 31



H Y D E
P A R K

H O L L Y
T E R R A C E

B E N N E T T - P A L M E R
A D D I T I O N

H Y D E
P A R K

B L O C K
1

A D D I T I O N

U N I V E R S I T Y A V E N U E
N. E.
(S T A T E T R U N K H I G H W A Y N O. 4 7)

U N I V E R S I T Y A V E N U E S E R V I C E R O A D
(F O R M E R L Y S T A T E S T R E E T)

G A T E W A Y E A S T A D D I T I O N

Denotes 1/2 inch by 14 inch iron monument set or to be set within one year of recording of this plat and marked with license number 40361

For the purposes of this plat, the North line of Lot 30, Block 4, HYDE PARK is assumed to have a bearing of South 89 degrees 35 minutes 15 seconds East.

