

RAPIDS INDUSTRIAL

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

All that part of Lot Seven (7), AUDITOR'S SUBDIVISION NO. 106, Anoka County, Minnesota, lying North and West of the following described line, to wit:

From a point on the South line of said Lot Seven (7), said point being Two Hundred Sixty and Three Tenths (260.3) feet East of Southwest corner thereof; thence Northwest in a direct line Three Hundred Eighty-nine and Fifteen Hundredths (389.15) feet to a point on the West line of said Lot Seven (7), said point being the actual place of beginning of the line to be described; thence Northeast at right angles to the last course, a distance of Five Hundred Ten (510) feet more or less to point on East line of said Lot Seven (7) and there terminating.

AND

That part of Lot Seven (7), AUDITOR'S SUBDIVISION NO. 106, Anoka County, Minnesota, described as follows:

From the Southwest corner of said Lot Seven (7), AUDITOR'S SUBDIVISION NO. 106; thence East on the South line thereof a distance of Two Hundred Sixty and Three-tenths (260.3) feet; thence Northwesterly in a direct line to a point on the West line of said Lot Seven (7), AUDITOR'S SUBDIVISION NO. 106, said point being Two Hundred Ninety Three (293) feet North of the Southwest corner of Lot Seven (7), AUDITOR'S SUBDIVISION NO. 106; thence Northeasterly at right angles a distance of Three Hundred Sixteen (316) feet to the actual point of beginning of the land to be conveyed; thence at right angles Southeasterly a distance of Thirty-Four (34) feet; thence at right angles Northeasterly on a line hereinafter called line "A" a distance of One Hundred Seventy (170) feet more or less to the East line of said Lot Seven (7) to a point of intersection with a line drawn parallel with and Thirty-Four (34) feet Northwesterly at right angles from said line "A"; thence Southwesterly and parallel with said line "A" and distant Thirty Four (34) feet Northwesterly therefrom, a distance of One Hundred Ninety Six (196) feet more or less to the point of beginning.

AND

Part of Lot Seven (7), AUDITOR'S SUBDIVISION NO. 106, and part of Lot Three (3), Block One (1), CROSSROAD ADDITION, all in Anoka County, Minnesota, described as follows:

Commencing at a point on the West line of the West line of said Lot Seven (7), said point being Two Hundred Ninety-three (293) feet North of the Southwest corner thereof; thence in a direct line towards a point on South line of said Lot Seven (7), said point being Two Hundred Sixty and Three Tenths (260.3) feet East of the Southwest corner thereof, for a distance of Thirty-four (34) feet; thence at right angles Northeasterly Four Hundred Twelve (412) feet to the actual point of beginning; thence proceeding Southeasterly and at right angles to the last course for a distance of Three Hundred (300) feet, more or less, to the Northwesterly line of the public road, known as Foley Road; thence Southwesterly along said Northwesterly line of Foley Road to a point that is Ninety-six (96) feet distant from the last course when measured at right angles thereto; thence Northwesterly and parallel to the Southeasterly course to the point of intersection with the Northeasterly course herein; thence Northeasterly Ninety-six (96) feet to the point of beginning.

AND

That part of Lot Fifteen (15), AUDITOR'S SUBDIVISION NO. 57 2ND REVISION, Anoka County, Minnesota, lying North of the South 492.98 feet thereof, and the East 338.93 feet of the North 200 feet of the South 492.98 feet of Lot 15, AUDITOR'S SUBDIVISION NO. 57 2ND REVISION, Anoka County, Minnesota.

Has caused the same to be surveyed and platted as RAPIDS INDUSTRIAL 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 Rapids Industrial, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this 14th day of December, 2023.

RAPIDS INDUSTRIAL, LLC

By: Raphael Golberstein, as Managing Director

STATE OF MINNESOTA
COUNTY OF Hennepin

This instrument was acknowledged before me this 14th day of December, 2023 by Raphael Golberstein, as Managing Director of Rapids Industrial, LLC, a Minnesota limited liability company, on behalf of the company.

By: Kiera Ziegler
(signed) (print)

Notary Public, Hennepin County, Minnesota
My Commission Expires June 17, 2027

SURVEYOR'S CERTIFICATE

I Mark R. Salo 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 14th day of December, 2023.

By: Mark R. Salo
Mark R. Salo, Licensed Land Surveyor, Minnesota License No. 439933

STATE OF MINNESOTA
COUNTY OF Hennepin

This instrument was acknowledged before me this 6th day of December, 2023 by Mark R. Salo.

By: Ann Kelm (signed) Susan Kelm (print)

Notary Public, Hennepin County, Minnesota
My Commission Expires 1/31/2028

COON RAPIDS PLANNING COMMISSION

Be it known that at a meeting held on this 20th day of July, 2023, the Planning Commission of the City of Coon Rapids, Minnesota, did hereby review and approve this plat of RAPIDS INDUSTRIAL.

Planning Commission, City of Coon Rapids, Minnesota

By: Wayne Schwan, Chairperson

CITY COUNCIL, CITY OF COON RAPIDS, MINNESOTA

This plat of RAPIDS INDUSTRIAL was approved and accepted by the City Council of the City of Coon Rapids, Minnesota at a regular meeting thereof held this 2nd day of August, 2023 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: Greg Koch, Mayor By: Jean Lemymier, Clerk

ANOKA 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 January, 2024.

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

COUNTY AUDITOR/TREASURER

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 2024 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 23 day of January, 2024.

By: Pamela J LeBlanc
Property Tax Administrator

By: Mark R. Salo, Deputy

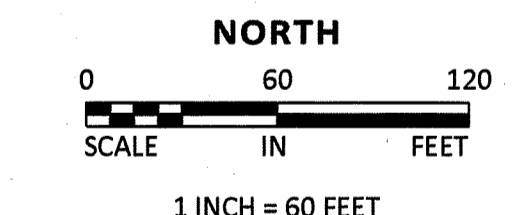
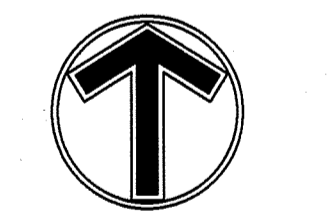
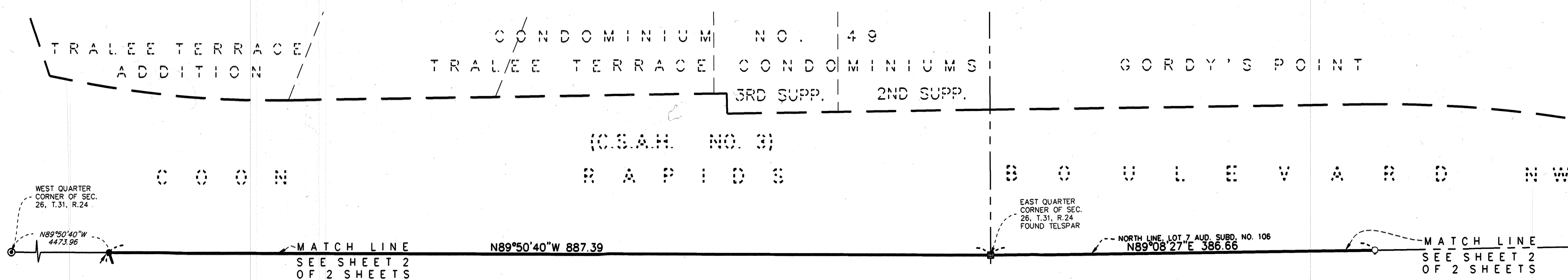
COUNTY RECORDER / REGISTRAR OF TITLES

COUNTY OF ANOKA, STATE OF MINNESOTA

I hereby certify that this plat of RAPIDS INDUSTRIAL was filed in the office of the County Recorder/Registrar of Titles for public record on this 23 day of January, 2024 at 10:30 o'clock A.M. and was duly recorded as Document Number 2406994.001.

By: Pamela J LeBlanc
County Recorder/Registrar of Titles

By: Mark R. Salo, Deputy



- DENOTES SET 1/2 INCH IRON PIPE MONUMENT MARKED BY LS 439933
- DENOTES FOUND ANOKA COUNTY CAST IRON MONUMENT

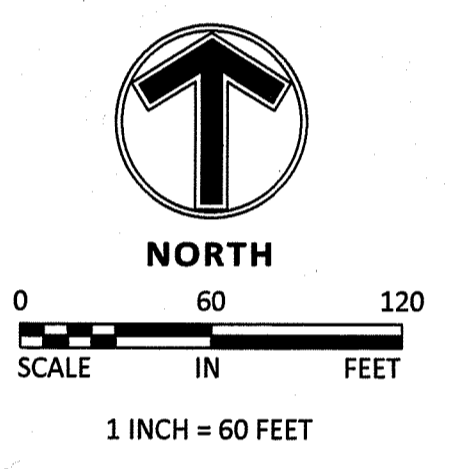
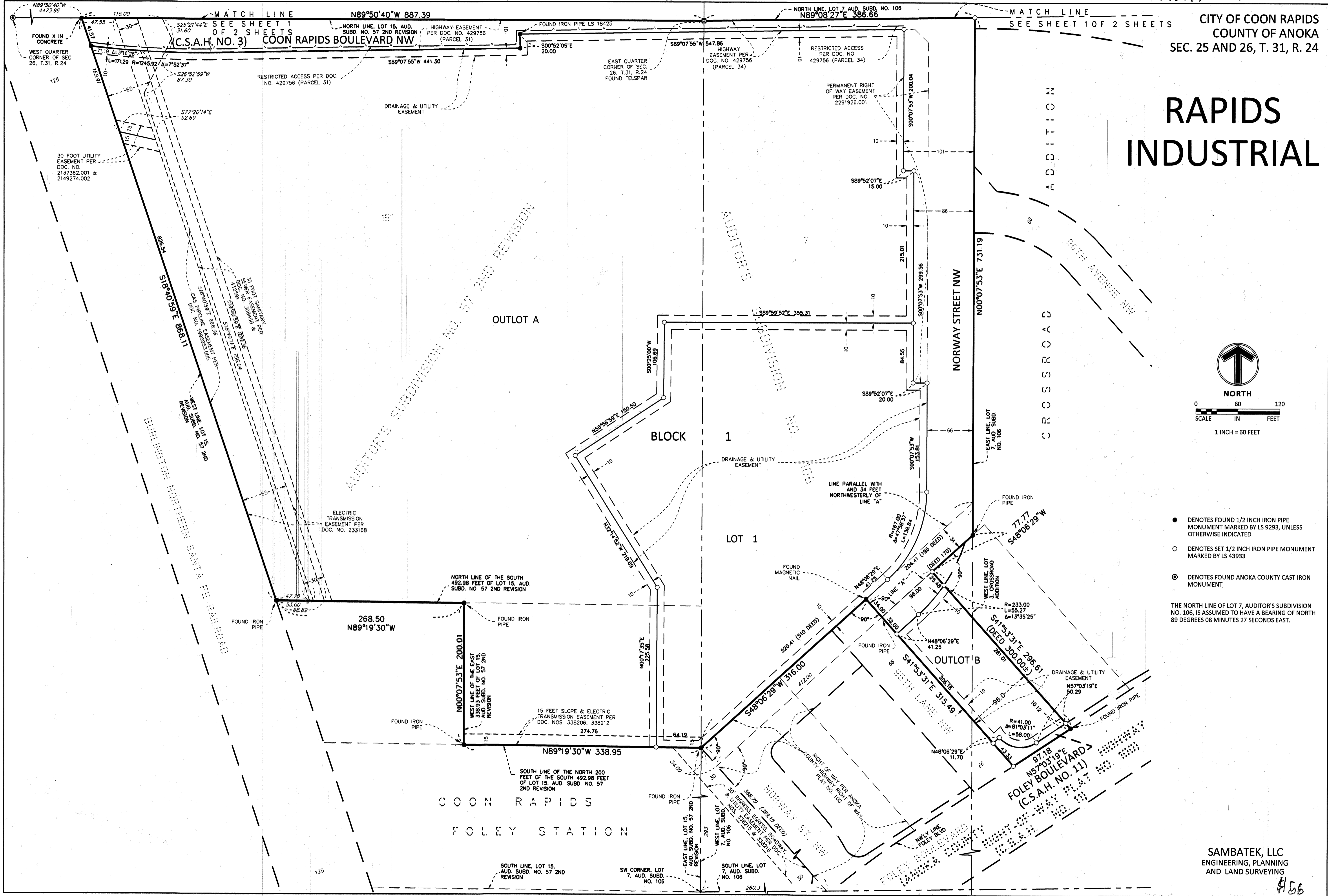
THE NORTH LINE OF LOT 7, AUDITOR'S SUBDIVISION NO. 106, IS ASSUMED TO HAVE A BEARING OF NORTH 89 DEGREES 08 MINUTES 27 SECONDS EAST.

SAMBATEK, LLC
ENGINEERING, PLANNING
AND LAND SURVEYING
\$56

RAPIDS INDUSTRIAL

MATCH LINE SEE SHEET 1 OF 2 SHEETS

MATCH LINE SEE SHEET 1 OF 2 SHEETS (C.S.A.H. NO. 3) COON RAPIDS BOULEVARD NW



- DENOTES FOUND 1/2 INCH IRON PIPE MONUMENT MARKED BY LS 9293, UNLESS OTHERWISE INDICATED
- DENOTES SET 1/2 INCH IRON PIPE MONUMENT MARKED BY LS 43933
- ⊙ DENOTES FOUND ANOKA COUNTY CAST IRON MONUMENT

THE NORTH LINE OF LOT 7, AUDITOR'S SUBDIVISION NO. 106, IS ASSUMED TO HAVE A BEARING OF NORTH 89 DEGREES 08 MINUTES 27 SECONDS EAST.

SAMBATEK, LLC
ENGINEERING, PLANNING
AND LAND SURVEYING