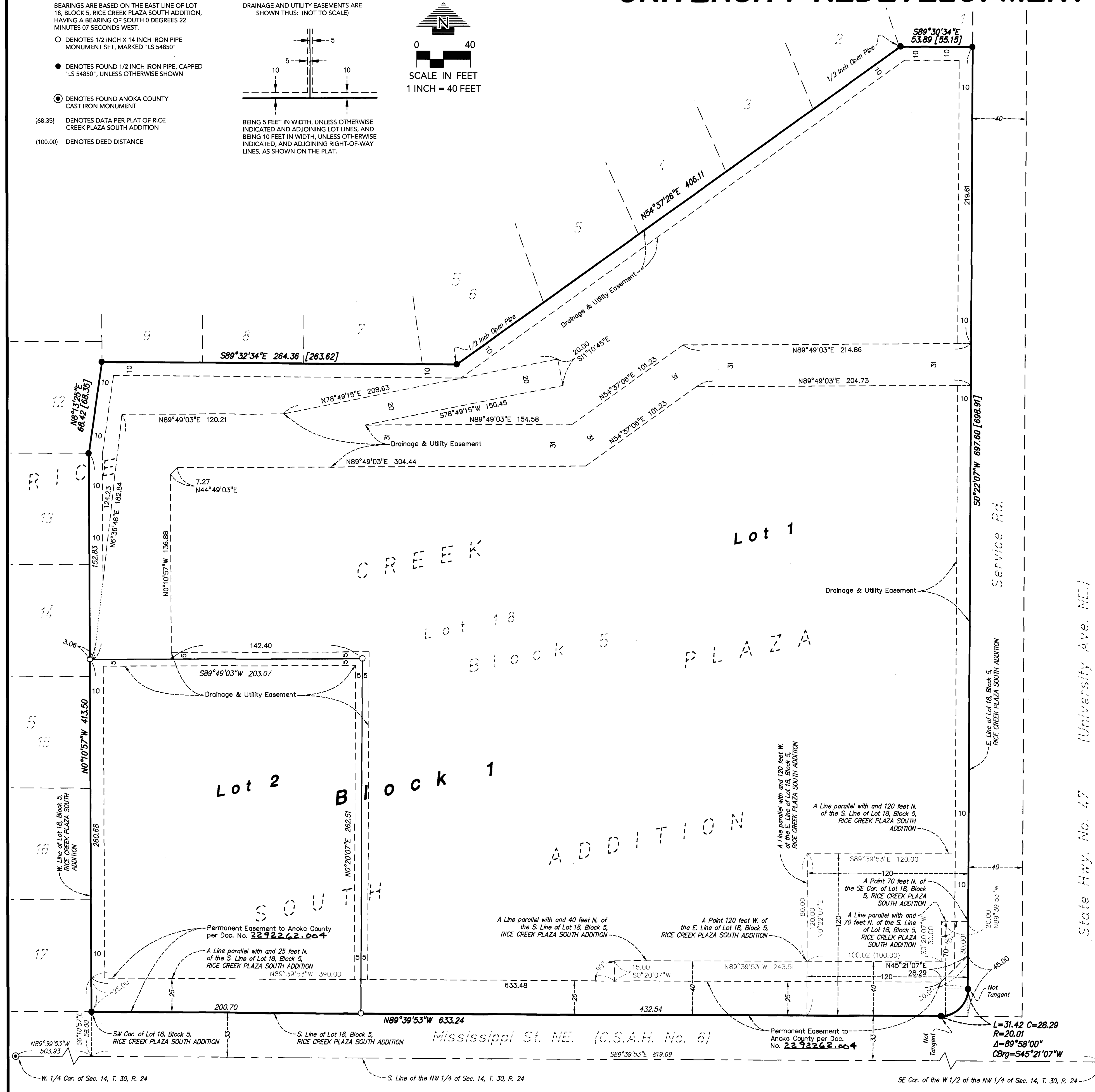
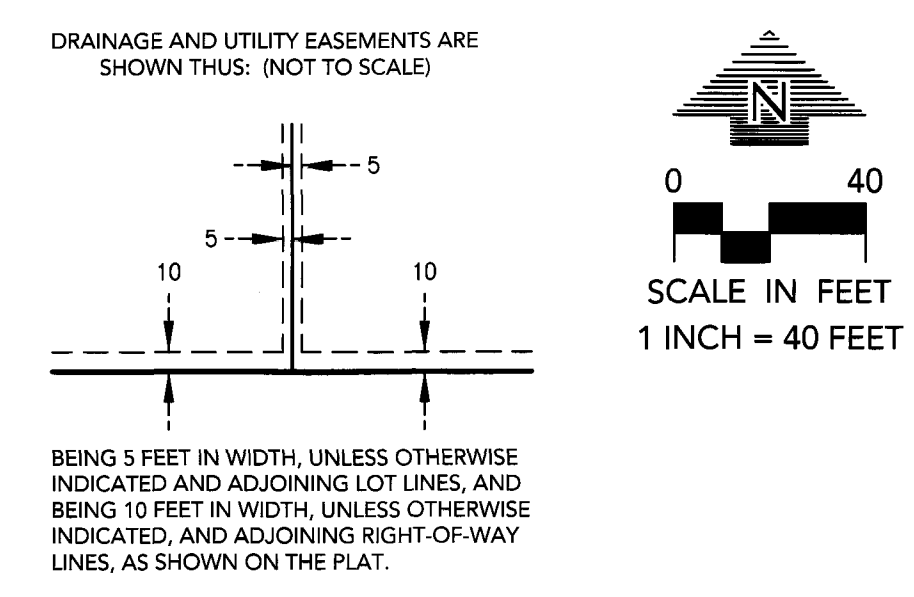


UNIVERSITY REDEVELOPMENT

City of Fridley
County of Anoka
Sec. 14, Twp. 30, Rge. 24

- BEARINGS ARE BASED ON THE EAST LINE OF LOT 18, BLOCK 5, RICE CREEK PLAZA SOUTH ADDITION, HAVING A BEARING OF SOUTH 0 DEGREES 22 MINUTES 07 SECONDS WEST.
- DENOTES 1/2 INCH X 14 INCH IRON PIPE MONUMENT SET, MARKED "LS 54850"
 - DENOTES FOUND 1/2 INCH IRON PIPE, CAPPED "LS 54850", UNLESS OTHERWISE SHOWN
 - ⊙ DENOTES FOUND ANOKA COUNTY CAST IRON MONUMENT
 - (68.35) DENOTES DATA PER PLAT OF RICE CREEK PLAZA SOUTH ADDITION
 - (100.00) DENOTES DEED DISTANCE



KNOW ALL PERSONS BY THESE PRESENTS: That Roers Fridley Apartments Owner LLC, a Delaware limited liability company, owner of the following described property:

Lot 18, Block 5, RICE CREEK PLAZA SOUTH ADDITION, according to the plat thereof on file and of record in the office of the County Recorder, Anoka County, Minnesota, except the South 120 feet of the East 120 feet thereof, and

except that part of said Lot 18 described as follows:
Beginning at the Southwest corner of said Lot 18; thence North along the West line of said Lot 18, a distance of 25 feet; thence East parallel with and 25 feet North of the South line of said Lot 18, a distance of 390 feet; thence North at right angles a distance of 15 feet; thence East parallel with and 40 feet North of the South line of said Lot 18 to a point 120 feet West of the East line of said Lot 18; thence South parallel with and 120 feet West of the East line of said Lot 18 to the South line of said Lot 18; thence South along said South line to the point of beginning.

And that part of Lot 18, Block 5, RICE CREEK PLAZA SOUTH ADDITION described as follows:
Beginning at a point on the East line of said Lot 18 distance 70 feet North of the south line of said Lot 18, and its easterly extension of said Lot 18; thence West parallel with and 70 feet North of the South line of said Lot 18 a distance of 20 feet; thence South at right angles, a distance of 30 feet; thence West along a line parallel with and 40 feet North of the South line of said Lot 18 a distance of 100 feet; thence North parallel with and 120 feet West of the East line of said Lot 18 a distance of 80 feet; thence East parallel with and 120 feet North of the South line of said Lot 18 to the East line of said Lot 18, thence South along said East line to the point of beginning.

And that part of Lot 18, Block 5, RICE CREEK PLAZA SOUTH ADDITION described as follows:
Beginning at the Southwest corner of said Lot 18; thence North along the West line of said Lot 18, a distance of 25 feet; thence East parallel with and 25 feet North of the South line of said Lot 18, a distance of 390 feet; thence North at right angles a distance of 15 feet; thence East parallel with and 40 feet North of the South line of said Lot 18 to a point 120 feet West of the East line of said Lot 18; thence South parallel with and 120 feet West of the East line of said Lot 18 to the South line of said Lot 18; thence South along said South line to the point of beginning.

And the South 120 feet of the East 120 feet of Lot 18, Block 5, RICE CREEK PLAZA SOUTH ADDITION except that part described as follows:
Beginning at a point on the East line of said Lot 18 distance 70 feet North of the south line of said Lot 18, and its easterly extension of said Lot 18; thence West parallel with and 70 feet North of the South line of said Lot 18 a distance of 20 feet; thence South at right angles, a distance of 30 feet; thence West along a line parallel with and 40 feet North of the South line of said Lot 18 a distance of 100 feet; thence North parallel with and 120 feet West of the East line of said Lot 18 a distance of 80 feet; thence East parallel with and 120 feet North of the South line of said Lot 18 to the East line of said Lot 18; thence South along said East line to the point of beginning.

Has caused the same to be surveyed and platted as UNIVERSITY REDEVELOPMENT and does hereby dedicate to the public for public use the drainage and utility easements, as created by this plat.

In witness whereof said Roers Fridley Apartments Owner LLC, a Delaware limited liability company, has caused these presents to be signed by its proper officer this 24th day of November, 2020.

ROERS FRIDLEY APARTMENTS OWNER LLC, a Delaware limited liability company
By: ROERS FRIDLEY APARTMENTS MANAGER LLC, a Minnesota limited liability company
Its: Manager
By: ROERS COMPANIES LLC, a Minnesota Limited liability company

By: B. Roers
Brian J. Roers, Its Manager

STATE OF Minnesota
COUNTY OF Hennepin

This instrument was acknowledged before me this 24th day of November, 2020, by Brian J. Roers, a Manager of Roers Companies LLC, a Minnesota limited liability company, the Manager of Roers Fridley Apartments Manager LLC, a Minnesota limited liability company, the Manager of Roers Fridley Apartments Owner LLC, a Delaware limited liability company, on behalf of the limited liability company.

Signature: Katherine Hamerby
Notary Public, Hennepin County, Minnesota
My Commission Expires: 01/31/2024
Printed Name, Notary: Katherine Hamerby

SURVEYORS CERTIFICATION

I Steven F. Hough 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 20th day of November, 2020.

Signature: Steven F. Hough
Steven F. Hough, Licensed Land Surveyor
Minnesota License No. 54850

STATE OF MINNESOTA
COUNTY OF HENNEPIN

This instrument was acknowledged before me this 20th day of November, 2020, by Steven F. Hough.

Signature: Bonnie N. Houshins
Notary Public, Hennepin County, Minnesota
My Commission Expires January 31, 2025
Printed Name, Notary: Bonnie N. Houshins

CITY COUNCIL, CITY OF FRIDLEY, MINNESOTA

This plat of UNIVERSITY REDEVELOPMENT was approved and accepted by the City Council of the City of Fridley, Minnesota at a regular meeting thereof held this 15th day of December, 2020, 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. Zund, Mayor
By: Dan Patis, 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 December, 2020.

Signature: Charles F. Gitzen
Charles F. Gitzen, Anoka County Surveyor

COUNTY AUDITOR/TREASURER

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 2020 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 9th day of December, 2020.

Signature: Pamela LeBlanc
Property Tax Administrator
By: [Signature], Deputy

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

I hereby certify that this plat of UNIVERSITY REDEVELOPMENT was filed in the office of the County Recorder/Registrar of Titles for public record on this 9th day of December, 2020, at 12:26 clock P.M. and was duly recorded as Document Number 2292262.005.

Signature: Pamela LeBlanc
County Recorder/Registrar of Titles

By: [Signature], Deputy
\$ 56.00
LOUCKS