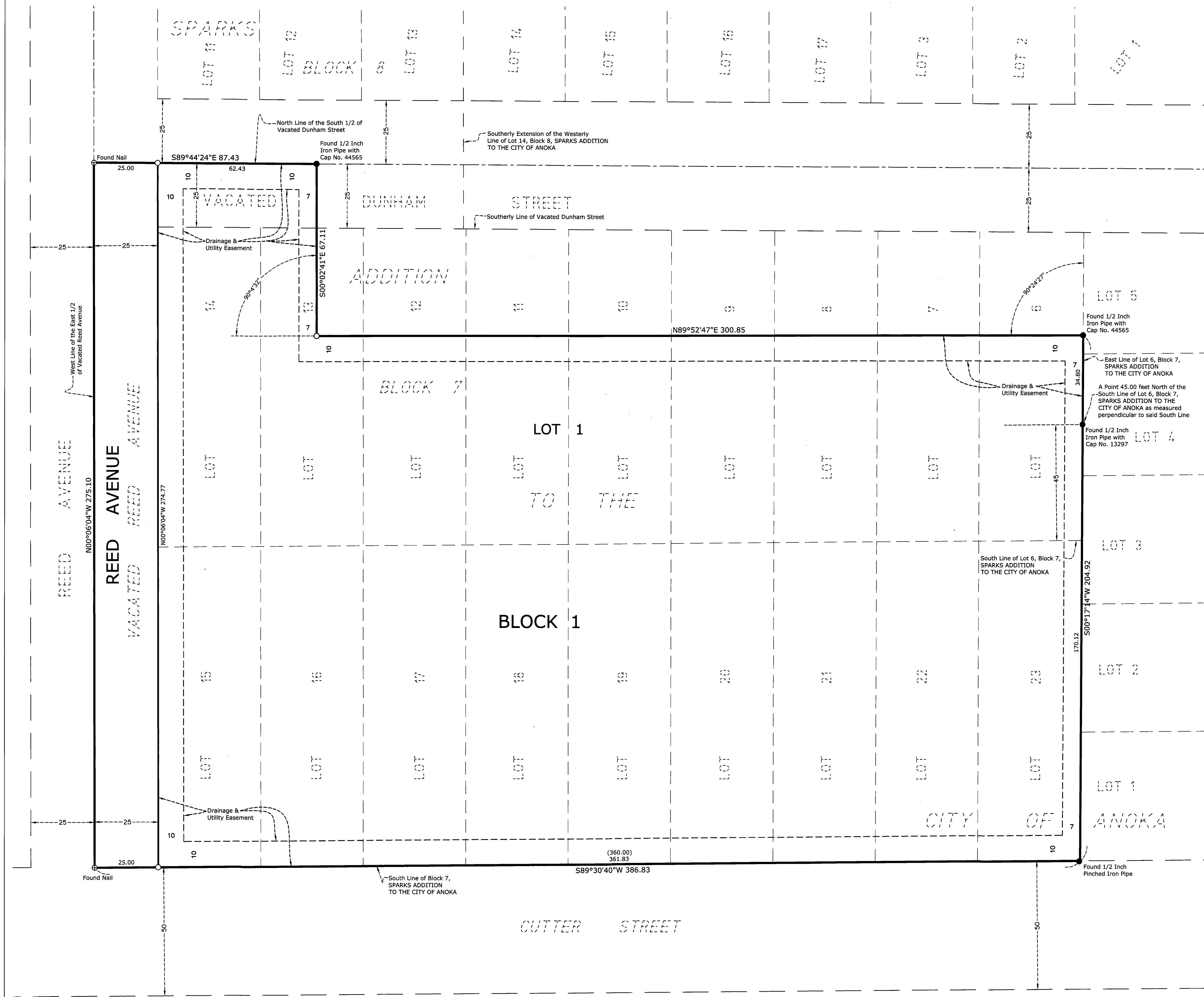


WESTGATE OF ANOKA

CITY OF ANOKA
COUNTY OF ANOKA
SEC. 1, T. 31, R. 25



KNOW ALL PERSONS BY THESE PRESENTS: That Contractors Capital Company, LLC, a Minnesota limited liability company, owner of the following described property:
 Lots 6 thru 23, inclusive, Block 7, and the East Half of the vacated Reed Avenue accruing thereto and the South Half of the vacated Dunham Street, lying adjacent thereto and Westerly of the West line of Lot 14, Block 8, extended Southerly to the Southerly right-of-way line of said Dunham Street. All in SPARKS ADDITION TO THE CITY OF ANOKA, Anoka County, Minnesota which lies Southwesterly of the following described line:
 Beginning at a point on the East line of said Lot 6, distant 45.00 feet North of the South line thereof as measured perpendicular to said South line of Lot 6; thence Northerly along the East line of said Lot 6 a distance of 34.79 feet; thence Westerly, deflecting to the left 90 degrees 24 minutes 27 seconds a distance of 300.85 feet; thence Northerly, deflecting to the right 90 degrees 04 minutes 32 seconds a distance of 67.11 feet to the North line of the above described South Half of vacated Dunham Street and said line there terminating.

Has caused the same to be surveyed and platted as WESTGATE OF ANOKA and does hereby dedicate to the public for public use the public way and the drainage and utility easements as created by this plat.

In witness whereof said Contractors Capital Company, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this 12th day of March, 2020.

Contractors Capital Company, LLC
 By: [Signature] Its Chief Manager

STATE OF Minnesota, COUNTY OF Anoka
 This instrument was acknowledged before me this 12th day of March, 2020
 by Wade Tolletson, Chief Manager of Contractors Capital Company, LLC, a Minnesota limited liability company, on behalf of the company.
[Signature] My Commission Expires: 1-31-2024
 Notary Public, Signature: [Signature] Notary Printed Name: Dennis U. Moehlmann
 Notary Public: Anoka County, Minnesota

SURVEYORS CERTIFICATE
 I Rory L. Synsteliem 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 12th day of March, 2020

[Signature] Licensed Land Surveyor
 Minnesota License No. 44565

STATE OF MINNESOTA, COUNTY OF Ramsey
 This instrument was acknowledged before me this 11 day of March, 2020 by Rory L. Synsteliem.
[Signature] My Commission Expires: Jan. 31, 2023
 Notary Public, Signature: [Signature] Notary Printed Name: Michael Rawlins
 Notary Public: Ramsey County, Minnesota

CITY COUNCIL, CITY OF ANOKA, MINNESOTA
 This plat of WESTGATE OF ANOKA was approved and accepted by the City Council of the City of Anoka, Minnesota at a regular meeting thereof held this 21st day of January, 2020, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

City Council, City of Anoka, Minnesota
 By: [Signature] Mayor
[Signature] City Clerk

ANOKA PLANNING COMMISSION
 Be it known that at a meeting held on this 3rd day of December, 2019, the Planning Commission of the City of Anoka, Minnesota, did hereby review and approve this plat of WESTGATE OF ANOKA.

Planning Commission, City of Anoka, Minnesota
 By: [Signature] Chairperson
 By: [Signature] Secretary

COUNTY SURVEYOR
 I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subdivision 11, this plat has been reviewed and approved this 23rd day of March, 2020.

By: [Signature]
 Charles F. Gitzen
 Anoka County Surveyor

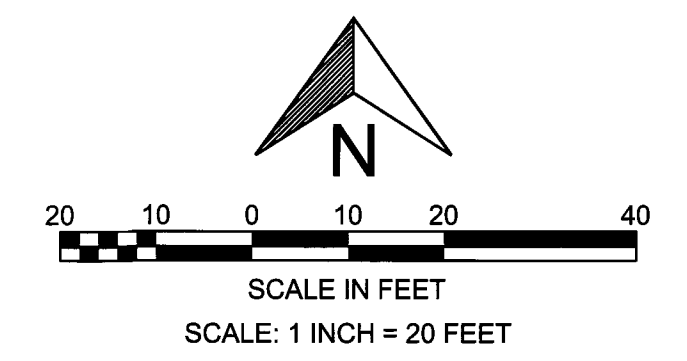
COUNTY AUDITOR/TREASURER
 Pursuant to Minnesota Statutes, Section 505.021, Subdivision 9, taxes payable in the year 2020 on the land hereinbefore described have been paid. Also, pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfers entered this 23rd day of March, 2020.

By: [Signature] Property Tax Administrator
 By: [Signature] Deputy

COUNTY RECORDER/REGISTRAR OF TITLES
 County of Anoka, State of Minnesota

I hereby certify that this plat of WESTGATE OF ANOKA was filed in the office of the County Recorder/Registrar of Titles for public record on this 23rd day of March, 2020, at 11:25 o'clock A.M. and was duly recorded as Document Number 2255267.001

By: [Signature] County Recorder/Registrar of Titles
 By: [Signature] Deputy



For the purposes of this plat, the South Line of Block 7, SPARKS ADDITION TO THE CITY OF ANOKA is assumed to bear S 89 degrees 30 minutes 40 seconds W.

- Denotes a Found Iron Monument.
- ⊕ Denotes a Found Nail.
- Denotes a 1/2 inch by 14 inch iron rebar set and marked by License No. 44565.
- (360.00) Denotes distance per the plat of SPARKS ADDITION TO THE CITY OF ANOKA