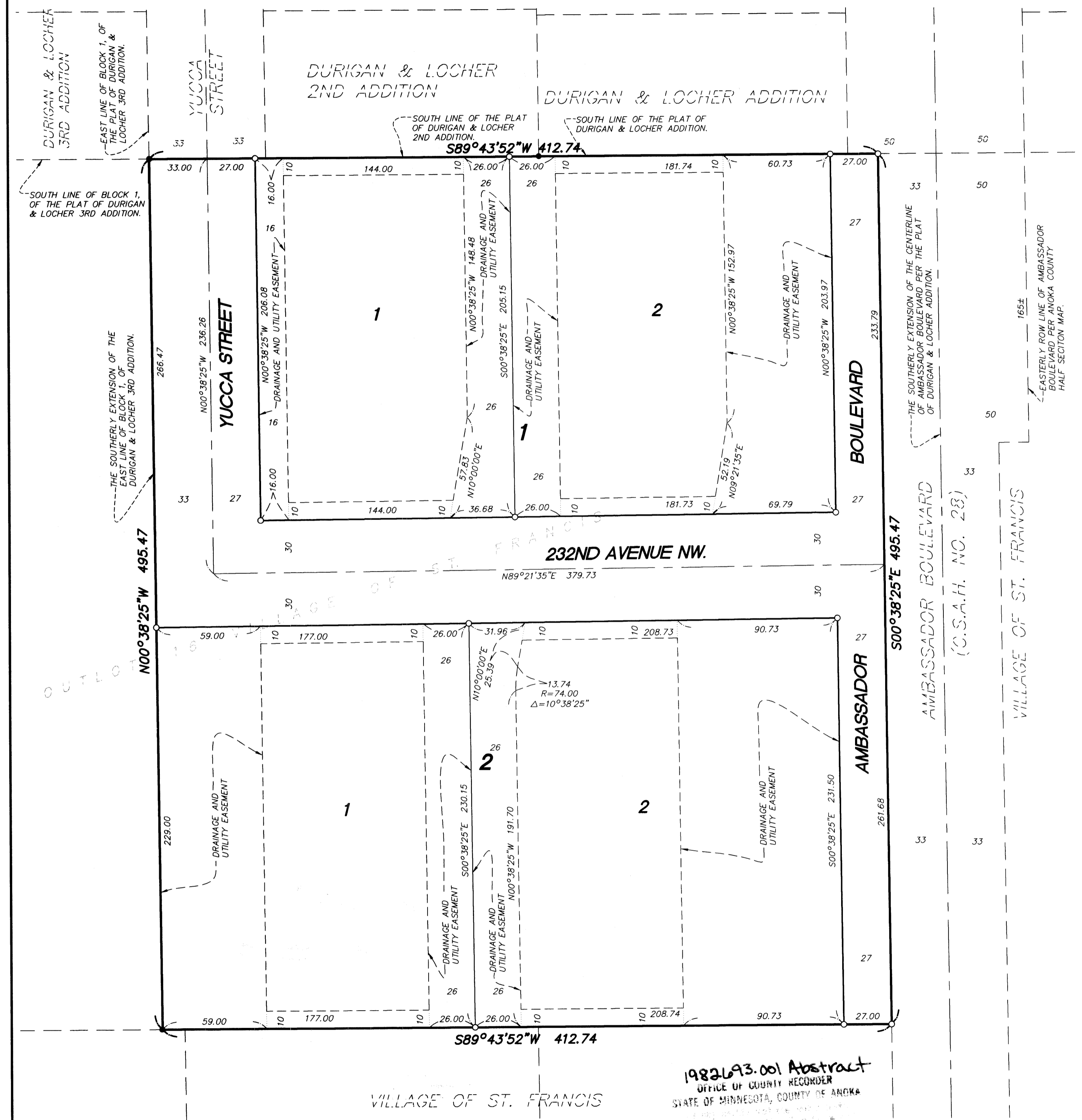


# OFFICIAL PLAT

## CHELSEY GARDENS

BK 71 of Abst pg 19  
CITY OF ST. FRANCIS,  
ANOKA COUNTY, MN.  
Sec. 32, T. 34, R. 24



**KNOW ALL MEN BY THESE PRESENTS:** That SunStar Developers of Anoka, LLC, a Minnesota limited liability company, fee owner of the following described property situated in the County of Anoka, State of Minnesota, to wit:

That part of Outlot 16, Village of St. Francis lying East of the Southerly extension of the East line of Block 1 of the plat of Durigan & Locher 3rd Addition.

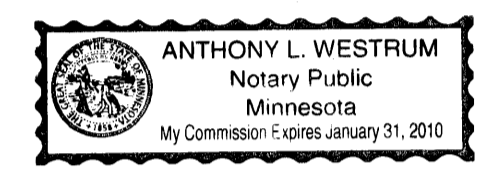
Has caused the same to be surveyed and platted as CHELSEY GARDENS and does hereby donate and dedicate to the public for public use forever the avenue, street and boulevard and also dedicate the easements for drainage and utility purposes only, as shown on the plat.

In witness whereof said SunStar Developers of Anoka, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officers this 7<sup>th</sup> day of September, 2005.

**SUNSTAR DEVELOPERS OF ANOKA, LLC**

By Daniel L. Mundt, its General Partner  
By Paul J. Danney, its GENERAL PARTNER

STATE OF Minnesota  
COUNTY OF Hennepin  
The foregoing instrument was acknowledged before me this 7<sup>th</sup> day of September, 2005, by Daniel L. Mundt as General Partner and Paul J. Danney as General Partner of SunStar Developers of Anoka, LLC, a Minnesota limited liability company, on behalf of the company.

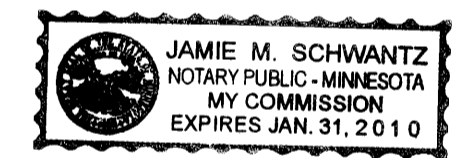


Anthony L. Westrum  
Notary Public, Hennepin County, Minnesota  
My Commission Expires 1-31-2010

I hereby certify that I have surveyed and platted the property described on this plat as CHELSEY GARDENS; that this plat is a correct representation of the survey; that all distances are correctly shown on the plat in feet and hundredths of a foot; that all monuments have been correctly placed in the ground as shown; and that the outside boundary lines are correctly designated on the plat; and that there are no wet lands as defined in Minnesota Statutes 505.02, Subdivision 1, or public highways to be designated on the plat other than as shown thereon.

Craig W. Morse  
Craig W. Morse, Land Surveyor  
Minnesota License No. 23021

STATE OF MINNESOTA  
COUNTY OF HENNEPIN  
The foregoing Surveyor's Certificate was acknowledged before me this 26<sup>th</sup> day of August, 2005 by Craig W. Morse, Land Surveyor.



Jamie M. Schwantz  
Notary Public, Hennepin County, Minnesota  
My Commission Expires January 31, 2010

**ST. FRANCIS, MINNESOTA**  
This plat of CHELSEY GARDENS was approved and accepted by the City Council of St. Francis, Minnesota, at a regular meeting thereof held this 15<sup>th</sup> day of August, 2005. If applicable, the written comments and recommendations of the Commissioner of Transportation and the County Highway Engineer have been received by the City or the prescribed 30 day period has elapsed without receipt of such comments and recommendations, as provided by Minnesota Statutes, Section 505.03, Subdivision 2.

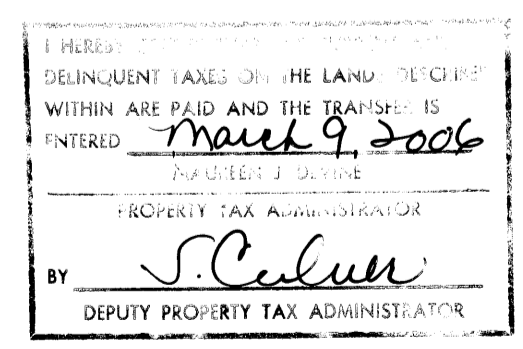
**CITY COUNCIL OF ST. FRANCIS, MINNESOTA**

By [Signature] Mayor  
By Barbara I. Held Clerk



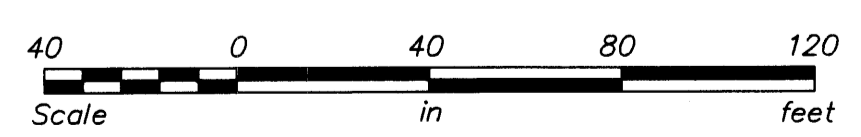
This plat has been checked and approved this 9<sup>th</sup> day of MARCH, 2006.

By [Signature]  
Anoka County Surveyor



- Denotes iron monument set
- Denotes iron monument found

For the purposes of this plat, the south line of the plat of DURIGAN & LOCHER ADDITION is assumed to bear S 89°43'52" W.



Scale: 1 inch = 40 feet

1982693.001 Abstract  
OFFICE OF COUNTY RECORDER  
STATE OF MINNESOTA, COUNTY OF ANOKA  
9 March 1, 2006  
10:15 A.M.  
71 Abst 19  
Maureen J. Devine  
BMC \$56.00