

KELSEY ESTATES

City of Andover,
Anoka County, Mn.

KNOW ALL MEN BY THESE PRESENTS: That New Generation Properties, Inc., a Minnesota Corporation, fee owner; and Gerald G. Windschitl and Carol A. Windschitl, husband and wife, contract purchasers of the following described property situated in the State of Minnesota, County of Anoka, to-wit:

That part of the East Half of the Southeast Quarter of Section 19, Township 32, Range 24, Anoka County, Minnesota which lies North of the South 660.00 feet, East of the East line of ANDOVER WEST, Anoka County, Minnesota, and South of the following described line: Commencing at the Northeast corner of said Southeast Quarter of Section 19; thence North 89 degrees 51 minutes 51 seconds East, along the North line of the Southwest Quarter of Section 20 in said Township 32, Range 24, a distance of 240.00 feet to the Point of Beginning of the line to be described; thence South 71 degrees 39 minutes 42 seconds West a distance of 622.76 feet; thence South 89 degrees 06 minutes 35 seconds West a distance of 343.11 feet, more or less to an intersection with a line extended North, parallel with the East line of said Southeast Quarter, from the Northeast corner of Lot 1, Block 3, ANDOVER WEST, in said Anoka County; thence South 0 degrees 07 minutes 28 seconds West, parallel with said East line of the Southeast Quarter, a distance of 694.00 feet to said Northeast corner of Lot 1, Block 3, and there terminating.

AND that part of the Northwest Quarter of the Southwest Quarter of said Section 20, Township 32, Range 24 described as follows: Commencing at the Northwest corner of said Northwest Quarter of the Southwest Quarter; thence North 89 degrees 51 minutes 51 seconds East, along the North line of said Northwest Quarter of the Southwest Quarter, a distance of 240.00 feet to the Point of Beginning of the land to be described; thence South 71 degrees 39 minutes 42 seconds West to an intersection with the West line of said Northwest Quarter of the Southwest Quarter; thence South 0 degrees 07 minutes 28 seconds West, along said West line of the Northwest Quarter of the Southwest Quarter, to the Southwest corner of said Northwest Quarter of the Southwest Quarter; thence North 89 degrees 49 minutes 24 seconds East, along the South line of said Northwest Quarter of the Southwest Quarter, a distance of 310.00 feet; thence North 0 degrees 07 minutes 28 seconds East a distance of 875.00 feet; thence North 89 degrees 51 minutes 50 seconds East a distance of 395.00 feet; thence North 0 degrees 07 minutes 28 seconds East a distance of 447.02 feet to said North line of the Northwest Quarter of the Southwest Quarter; thence South 89 degrees 51 minutes 51 seconds West, along said North line of the Northwest Quarter of the Southwest Quarter, a distance of 465.00 feet to the point of beginning.

EXCEPT that part of said Northwest Quarter of the Southwest Quarter described as follows: Commencing at said Southwest corner of the Northwest Quarter of the Southwest Quarter; thence North 89 degrees 49 minutes 24 seconds East, along said South line of said Northwest Quarter of the Southwest Quarter, a distance of 310.00 feet; thence North 0 degrees 07 minutes 28 seconds East a distance of 465.75 feet to the Point of Beginning; thence North 89 degrees 52 minutes 32 seconds West a distance of 310.00 feet to the West line of said Northwest Quarter of the Southwest Quarter; thence North 0 degrees 07 minutes 28 seconds East, along said West line of the Northwest Quarter of the Southwest Quarter, a distance of 350.00 feet; thence North 74 degrees 16 minutes 00 seconds East a distance of 300.78 feet; thence northeasterly a distance of 23.33 feet along a tangential curve concave to the northwest, central angle of 22 degrees 16 minutes 59 seconds, and radius of 60.00 feet, to an intersection with a line which bears North 0 degrees 07 minutes 28 seconds East and passes through said Point of Beginning; thence South 0 degrees 07 minutes 28 seconds West a distance of 442.72 feet to said Point of Beginning.

Have caused the same to be surveyed and platted as KELSEY ESTATES, and do hereby donate and dedicate to the public for the public use forever the thoroughfares, cul-de-sacs, and parks as shown on this plat. Also dedicating to the public, the easements as shown on this plat for drainage and utility purposes only. In witness whereof said New Generation Properties, Inc., has caused these presents to be signed by its proper officer this 26th day of December, 1991.

NEW GENERATION PROPERTIES, INC.
By: Wayne A. Bachman, Wayne A. Bachman, Vice President

Also in witness whereof said Gerald G. Windschitl and Carol A. Windschitl, have hereunto set their hands and seals this 30 day of December, 1991.

Gerald G. Windschitl, Gerald G. Windschitl Carol A. Windschitl, Carol A. Windschitl

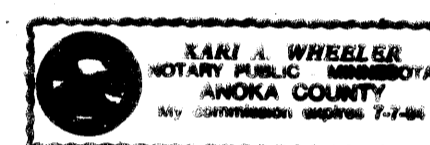
State of Minnesota, County of Anoka

The foregoing instrument was acknowledged before me this 26th day of DECEMBER, 1991 by Wayne A. Bachman, Vice President of New Generation Properties, Inc., a Minnesota Corporation, on behalf of the corporation.

Barry L. Peltzer Notary Public, Anoka County, Minnesota
My commission expires: 3-13-97

State of Minnesota, County of Anoka

The foregoing instrument was acknowledged before me this 30th day of December, 1991 by Gerald G. Windschitl and Carol A. Windschitl, husband and wife.



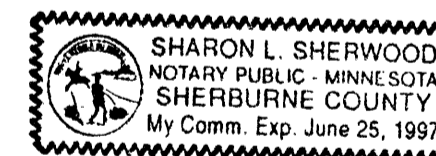
Kari A. Wheeler Notary Public, Anoka County, Minnesota
My commission expires: 7-7-94

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

Lynn P. Caswell
Lynn P. Caswell, Land Surveyor
Minnesota Registration No. 13057

State of Minnesota, County of Sherburne

The foregoing instrument was acknowledged before me this 9th day of December, 1991, by Lynn P. Caswell, Land Surveyor.



Sharon L. Sherwood Notary Public, Sherburne County, Minnesota
My commission expires: June 25, 1997

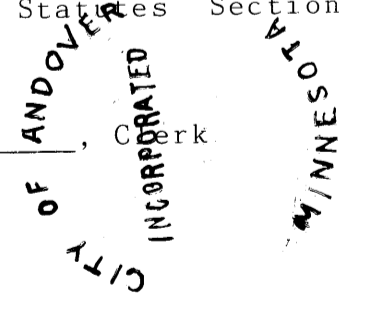
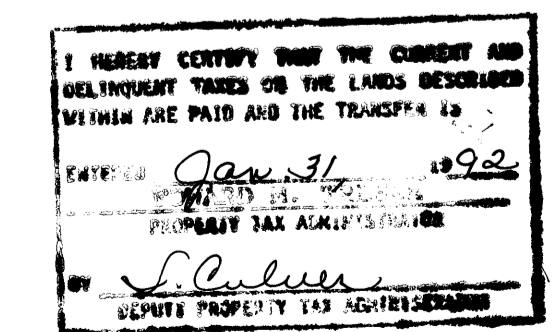
Annexed plat of KELSEY ESTATES was approved by the City Council of Andover, Minnesota at a regular meeting thereof held this 5th day of November, 1991. If applicable, the written comments and recommendations of the Commissioner of Transportation and the County Highway Engineer have been received by the 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.

By: [Signature], Mayor Attest: [Signature]

This plat has been checked and approved this 31st day of Jan., 1992.

964898 [Signature], Anoka County Surveyor

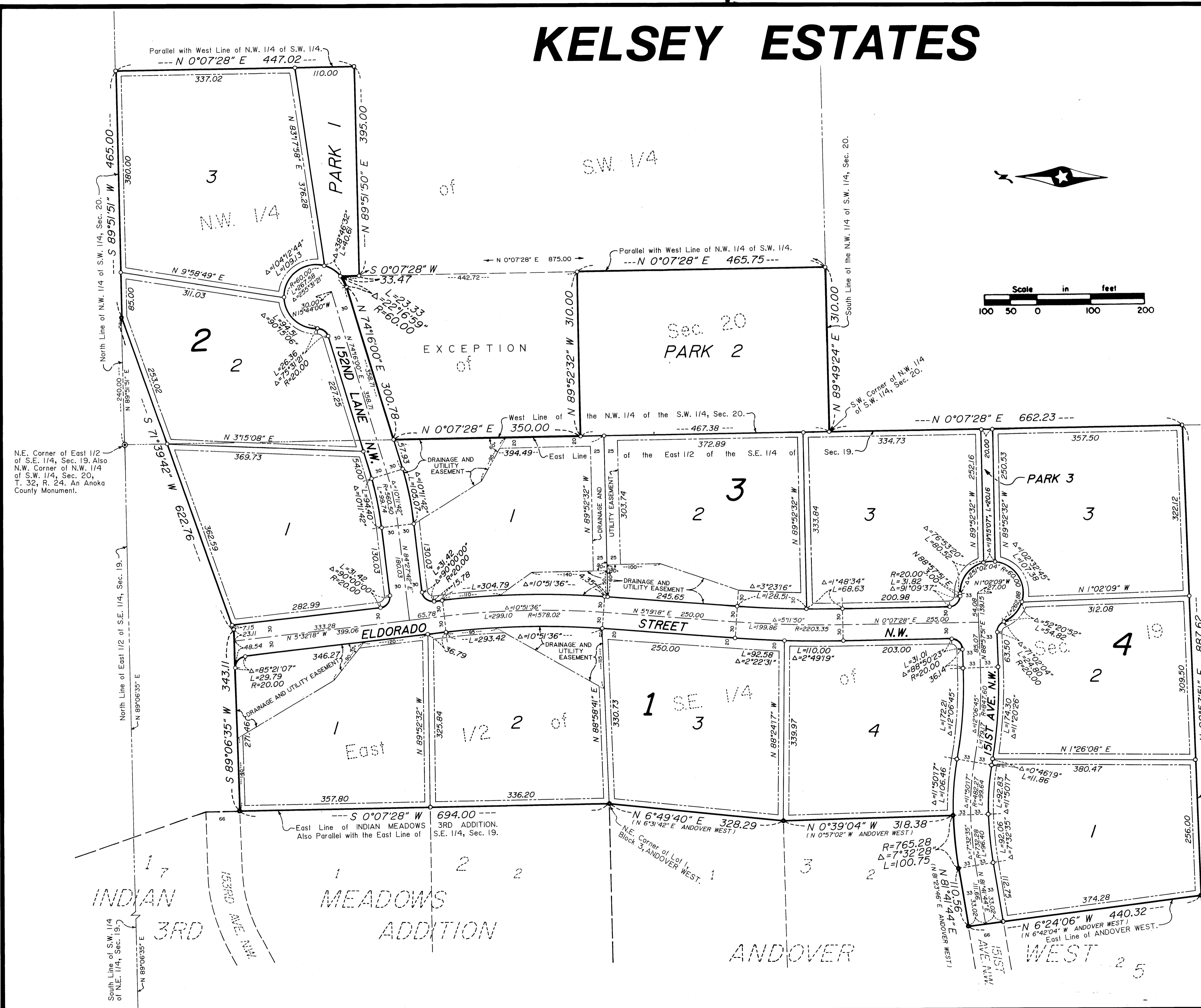
OFFICE OF COUNTY RECORDER
STATE OF MINNESOTA, COUNTY OF ANOKA
I hereby certify that the within instrument was duly recorded for record on the JAN 31 day of 1992 at 4:15 o'clock P. M. and is duly recorded in book 44 of Plats, 17.
Ted J. Omdahl
County Recorder
By: [Signature]
Deputy



JOHN OLIVER & ASSOCIATES, INC.
922 Main Street
Elk River, Minnesota 55330
(612) 441-2072
Land Surveying
Subdivision Design
Site Planning

KELSEY ESTATES

City of Andover,
Anoka County, Mn.



Scale: 1 inch = 100 feet.

For the purposes of this plat, the South line of the S.W. 1/4 of N.E. 1/4, Sec. 19, is assumed to bear N 89°06'35" E.

○ Denotes iron pipe set with a plastic plug stamped R.L.S. 13057.

Drainage and Utility Easements are shown thus:

Being 10 feet in width and adjoining front, rear, and side lot lines, unless noted otherwise.

● Denotes iron pipe found.

N.E. Corner of East 1/2 of S.E. 1/4, Sec. 19. Also N.W. Corner of N.W. 1/4 of S.W. 1/4, Sec. 20, T. 32, R. 24, An Anoka County Monument.

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