

KENSINGTON ESTATES 3RD ADDITION

CITY OF ANDOVER COUNTY OF ANOKA

KNOW ALL PERSONS BY THESE PRESENTS: That Gerald G. Windschitl and Carol A. Windschitl, husband and wife, owners and proprietors of the following described property situated in the County of Anoka, State of Minnesota, to-wit:

That part of the West Half of the Southwest Quarter of Section 27 and that part of the Southeast Quarter of the Southwest Quarter of said Section 27, Township 32, Range 24, Anoka County, Minnesota, described as follows:

Commencing at the southwest corner of said West Half of the Southwest Quarter; thence on an assumed bearing of East, along the south line of said West Half of the Southwest Quarter, a distance of 142.05 feet to the point of intersection with the center line of County State Aid Highway Number 18; thence North 35 degrees 17 minutes 00 seconds East, along said center line, a distance of 40.65 feet; thence northeasterly a distance of 598.56 feet along said center line and along a tangential curve, concave to the southeast, having a radius of 3523.43 feet and a central angle of 9 degrees 44 minutes 00 seconds; thence North 45 degrees 01 minutes 00 seconds East, tangent to said curve and along said center line, a distance of 286.56 feet to the actual point of beginning of the land to be described; thence South 44 degrees 18 minutes 00 seconds East a distance of 428.00

feet; thence South 68 degrees 31 minutes 43 seconds East a distance of 113.10 feet; thence East a distance of 296.55 feet; thence North 10 degrees 00 minutes 00 seconds West a distance of 43.99 feet; thence northerly a distance of 66.97 feet along a tangential curve, concave to the east, having a radius of 201.96 feet and a central angle of 19 degrees 00 minutes 00 seconds; thence North 9 degrees 00 minutes 00 seconds East a distance of 15.84 feet; thence northeasterly a distance of 28.27 feet along a tangential curve, concave to the southeast, having a radius of 20.00 feet and a central angle of 81 degrees 00 minutes 00 seconds; thence North 14 degrees 47 minutes 14 seconds East, not tangent to last curve, a distance of 62.05 feet; thence northerly a distance of 34.56 feet along a nontangential curve, concave to the northeast, having a radius of 20.00 feet, a central angle of 99 degrees 00 minutes 00 seconds West; thence North 40 degrees 30 minutes 00 seconds West, a distance of 19.29 feet; thence North 9 degrees 00 minutes 00 seconds East a distance of 108.31 feet; thence northeasterly a distance of 106.83 feet along a tangential curve, concave to the southeast, having a radius of 169.95 feet and a central angle of 36 degrees 01 minutes 00 seconds; thence North 45 degrees 01 minutes 00 seconds East a distance of 44.20 feet; thence South 70 degrees 00 minutes 00 seconds East a distance of 108.31 feet; thence East a distance of 314.56 feet; thence North a distance of 130.00 feet; thence North 3 degrees 54 minutes 34 seconds East a

distance of 60.14 feet; thence North a distance of 130.00 feet; thence East a distance of 352.00 feet; thence North a distance of 130.00 feet; thence East a distance of 32.90 feet; thence North 13 degrees 58 minutes 05 seconds East a distance of 60.97 feet; thence North 6 degrees 30 minutes 00 seconds East a distance of 135.90 feet to the north line of said Southeast Quarter of the Southwest Quarter; thence North 89 degrees 56 minutes 10 seconds West, along said north line, a distance of 733.80 feet to a point distant 264.00 feet easterly of the point of intersection of said north line with the center line of said County State Aid Highway No. 18; thence South 45 degrees 01 minutes 00 seconds West, parallel with said center line, a distance of 100.00 feet; thence North 69 degrees 49 minutes 57 seconds West a distance of 205.89 feet to said point of intersection of said north line of the Southeast Quarter of the Southwest Quarter with said center line of County State Aid Highway No. 18; thence South 45 degrees 01 minutes 00 seconds West, along said center line, a distance of 891.34 feet to the point of beginning.

Have caused the same to be surveyed and platted as KENSINGTON ESTATES 3RD ADDITION and do hereby donate and dedicate to the public for public use forever the Boulevard, Street, Avenue and Lanes as shown on the plat. Also dedicating the drainage and/or utility easements as shown on the plat. Also dedicating to the County of Anoka the right of access from Lot 1, Block 1 and from Lot 1, Block 5 onto County State Aid Highway No. 18. In witness whereof said Gerald G. Windschitl and Carol A. Windschitl have hereunto set their hands this 16 day of June, 1988.

SIGNED: Gerald G. Windschitl Carol A. Windschitl
Gerald G. Windschitl Carol A. Windschitl

STATE OF MINNESOTA) COUNTY OF ANOKA) The foregoing instrument was acknowledged before me this 16th day of June, 1988, by Gerald G. Windschitl and Carol A. Windschitl, husband and wife.

Notary Public, Shirley A. Christian County, Minnesota My Commission expires 10-12-90

I hereby certify that I have surveyed and platted the land described in the dedication on this plat as KENSINGTON ESTATES 3RD ADDITION; that the plat is a correct representation of said survey; that all distances are correctly shown on said plat in feet and hundredths of a foot; that the monuments have been correctly placed in the ground as shown; that the outside boundaries are correctly designated on said plat; and that there are no wet lands or public highways to be designated on said plat other than as shown thereon.

STATE OF MINNESOTA) COUNTY OF ANOKA) Jeffrey N. Caine Registered Land Surveyor Minnesota Registration No. 12251

STATE OF MINNESOTA) COUNTY OF ANOKA) The surveyors certificate was acknowledged before me a Notary Public, this 14th day of June, 1988, by Jeffrey N. Caine, Land Surveyor.

Notary Public, Nancy D. Caine Anoka County, Minnesota My Commission expires 9-22-92

CITY OF ANDOVER We hereby certify that the City Council of the City of Andover, Anoka County, Minnesota, duly accepted and approved the plat of KENSINGTON ESTATES 3RD ADDITION at a regular meeting held this 7th day of June, 1988. 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 Minn. Statutes, Section 505.08, Subd. 2.

By Shirley A. Christian Mayor By James E. Schantz Clerk

Checked and approved this 16th day of June, 1988.

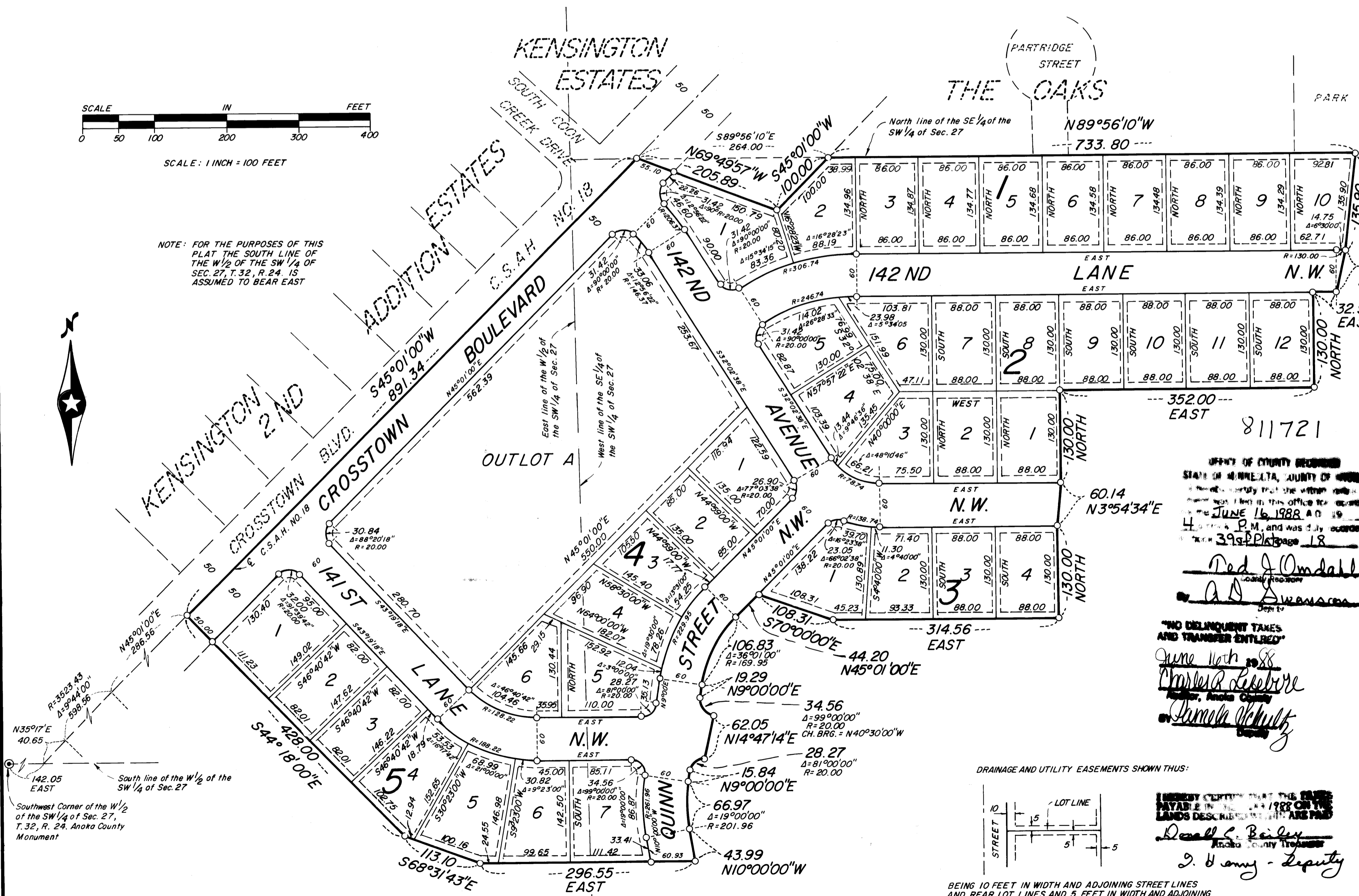
By Murf D. Anderson Anoka County Surveyor

CAINE & ASSOCIATES LAND SURVEYORS, INC.



SCALE: 1 INCH = 100 FEET

NOTE: FOR THE PURPOSES OF THIS PLAT THE SOUTH LINE OF THE W/2 OF THE SW 1/4 OF SEC. 27, T. 32, R. 24, IS ASSUMED TO BEAR EAST

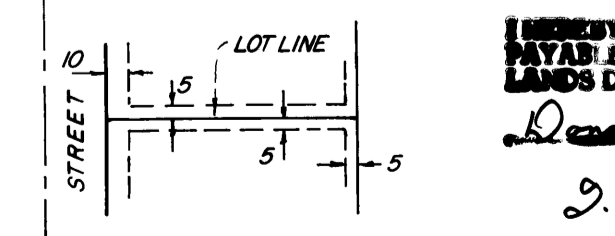


OFFICE OF COUNTY RECORDS STATE OF MINNESOTA, COUNTY OF ANOKA JUNE 16 1988 AM 10 44 P.M. and was duly recorded 395 P.P. Page 18

NO DELINQUENT TAXES AND TRANSFER ENTRIES June 16th 1988

LIBRARY CERTIFY THAT THIS COPY IS PAYABLE IN FULL AS PER THE LANDS DESCRIPTIONS AND ARE PAID

DRAINAGE AND UTILITY EASEMENTS SHOWN THUS:



BEING 10 FEET IN WIDTH AND ADJOINING STREET LINES AND REAR LOT LINES AND 5 FEET IN WIDTH AND ADJOINING SIDE LOT LINES, UNLESS SHOWN OTHERWISE.