

# KENSINGTON ESTATES 5TH 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 South Half of the Southwest Quarter of Section 27, Township 32, Range 24, Anoka County, Minnesota, described as follows:

Commencing at the southwest corner of said South Half of the Southwest Quarter; thence on an assumed bearing of East, along the south line of said South Half of the Southwest Quarter, a distance of 142.05 feet to the actual point of beginning of the land to be described at the point of intersection with the center line of County Road No. 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 most westerly corner of KENSINGTON ESTATES 3RD ADDITION, according to the recorded plat thereof, Anoka County, Minnesota; thence southeasterly, easterly, northerly and easterly along the boundary of said KENSINGTON ESTATES 3RD ADDITION to the southeast corner of Lot 4, Block 3, in said KENSINGTON ESTATES 3RD ADDITION; thence easterly, parallel with the south line of said South Half of the Southwest Quarter, a distance of 160.17 feet to the intersection with the west line of the east 500.00 feet of the Southeast Quarter of the Southwest Quarter of said Section 27; thence southerly along said west line, a distance of 677.59 feet to the south line of said South Half of the Southwest Quarter; thence westerly along said south line, a distance of 1992.10 feet to the point of beginning.

EXCEPT that part of the Southwest Quarter of the Southwest Quarter of Section 27, Township 32, Range 24, Anoka County, Minnesota described as follows:

Commencing at the Southwest corner of said Section 27; thence due East along the south line of said Section 27 a distance of 142.05 feet to the intersection with the center line of Constance Road, formerly State Aid Road No. 2; thence North 35 degrees 17 minutes East along said center line a distance of 40.65 feet; thence on a tangential curve to the right having a radius of 3523.43 feet a distance of 588.10 feet to the actual point of beginning of the tract to be hereby described; thence continuing along said tangential curve and center line a distance of 10.46 feet; thence North 45 degrees 1 minute East a distance of 286.56 feet; thence South 44 degrees 18 minutes East a distance of 428.00 feet; thence South 44 degrees 13 minutes West a distance of 297.10 feet; thence North 44 degrees 18 minutes West a distance of 432.15 feet to the actual point of beginning.

ALSO EXCEPT that part of the Southwest Quarter of the Southwest Quarter of Section 27, Township 32, Range 24, Anoka County, Minnesota, described as follows:

Commencing at the southwest corner of said Section 27; thence due East along the South line of said Section 27 a distance of 142.05 feet to an intersection with the center line of Constance Road, formerly State Aid Road No. 2; thence North 35 degrees 17 minutes East along said center line a distance of 40.65 feet; thence on a tangential curve to the right having a radius of 3523.43 feet a distance of 373.82 feet to the actual point of beginning of the tract to be hereby described; thence continuing along said tangential curve and center line a distance of 214.28 feet; thence South 44 degrees 18 minutes East a distance of 432.15 feet; thence South 44 degrees 13 minutes West a distance of 214.07 feet; thence North 44 degrees 18 minutes West a distance of 426.98 feet to the actual point of beginning.

ALSO EXCEPT That part of the Southwest Quarter of the Southwest Quarter of Section 27, Township 32, Range 24, that is described as follows:

Commencing at a point on the south line of said Southwest Quarter of the Southwest Quarter which is the intersection with the center line of the Constance Road, formerly known as State Aid Road No. 2 and proceeding thence north along the center line of the said road for a distance of 26 rods; and proceeding thence southeasterly and in a straight line to a point on the south line of the said Southwest Quarter of the Southwest Quarter that is 26 rods east of the point of commencement, and proceeding thence west on the said south line to the point of commencement.

ALSO EXCEPT that part of the Southwest Quarter of the Southwest Quarter of Section 27, Township 32, Range 24, Anoka County, Minnesota, that is described as follows:

Beginning at the intersection of the center line of Crosstown Boulevard and the south line of said Southwest Quarter of the Southwest Quarter; thence northeasterly along the center line of Crosstown Boulevard, 25 rods to the point of commencement; thence southeasterly to a point on the south line of said Southwest Quarter of the Southwest Quarter which point is 25 rods easterly of the intersection of the center line of Crosstown Boulevard and the south line of said Southwest Quarter of the Southwest Quarter; thence northeasterly to a point 214 feet northeast of the point of beginning as measured on the center line of Crosstown Boulevard and 428 feet southeasterly of said center line, as measured on a course parallel to the first course; thence northwesterly and parallel to the first course a distance of 428 feet to a point in the center of Crosstown Boulevard that is 214 feet northeast of the point of commencement; thence southwesterly along the center line of Crosstown Boulevard 214 feet to the point of commencement.

Have caused the same to be surveyed and platted as KENSINGTON ESTATES 5TH ADDITION and do hereby donate and dedicate to the public for public use forever the Avenue, Street and Lane as shown on the plat. Also dedicating the drainage and/or utility easements as shown on the plat. In witness whereof said Gerald G. Windschitl and Carol A. Windschitl have hereunto set their hands this 25 day of JUNE, 19 90. Husband and wife

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

STATE OF MINNESOTA) The foregoing instrument was acknowledged before me this 25th day of JUNE, 19 90, by Gerald G. Windschitl and Carol A. Windschitl, husband and wife.

CITY OF ANOKA) *James E. Schwartz*  
Notary Public, ANOKA County, Minnesota  
My Commission Expires JULY 9, 1991

I hereby certify that I have surveyed and platted the land described in the dedication on this plat as KENSINGTON ESTATES 5TH 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.

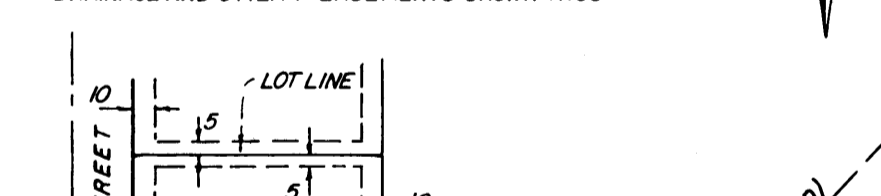
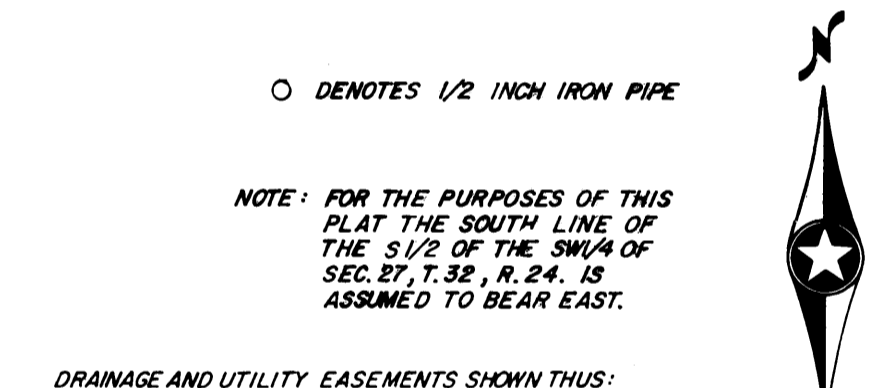
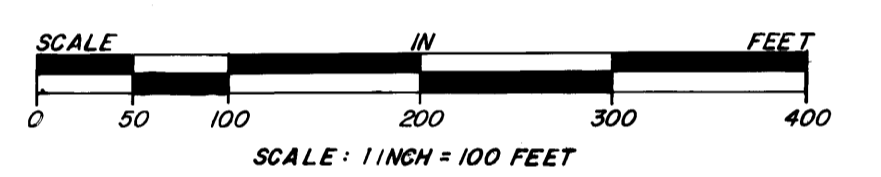
*Jeffrey N. Caine*  
Jeffrey N. Caine, Registered Land Surveyor  
Minnesota Registration No. 12251

STATE OF MINNESOTA) The surveyors certificate was acknowledged before me a Notary Public, this 25th day of JUNE, 19 90.

CITY OF ANOKA) *Jeffrey N. Caine*  
Notary Public, Anoka County, Minnesota  
My Commission expires 9-22-92

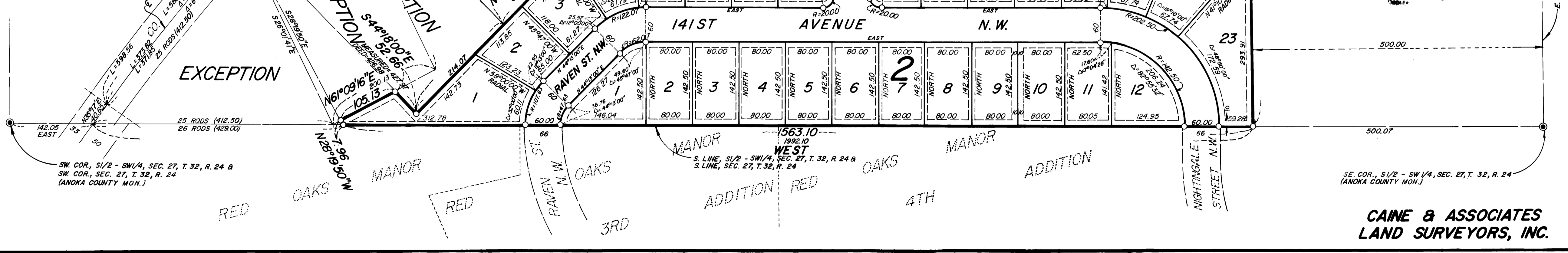
CITY OF ANDOVER  
We hereby certify that the City Council of the City of Andover, Anoka County, Minnesota, duly accepted and approved the plat of KENSINGTON ESTATES 5TH ADDITION at a regular meeting held this 27th day of JUNE, 19 90. If applicable, the written comments and recommendations of the Commissioner 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 505.03, Subd. 2.

By *James E. Elling* Mayor By *Antoin Boll* Clerk  
Checked and approved this 27th day of JUNE, 19 90.  
By *MERLYN D. ANDERSON* by *Harry D. Skow*  
Anoka County Surveyor deputy



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

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.



"NO DELINQUENT TAXES AND TRANSFER ENTRIES"  
June 21, 1990  
*Charles R. Johnson*  
Anoka County Treasurer  
*Danah C. Bailey*  
Anoka County Treasurer  
*Sherry* - deputy

898255  
OFFICE OF COUNTY RECORDER  
STATE OF MINNESOTA, COUNTY OF ANOKA  
I hereby certify that the within instrument was filed in this office for record on the JUNE 27 AD 1990  
11:50 clock A.M. and was duly recorded in book H-2 of page 18  
*Red J. Orndahl*  
County Recorder  
By *Ad. Swanson*