

KENSINGTON ESTATES

CITY OF ANDOVER COUNTY OF ANOKA

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 22 day of May, 1987 A.D. 1987 at 1:30 o'clock P. M., and was duly recorded in book 378 page 43
Deed Omdahl
County Recorder
G.D. Swanson
Deputy

KNOW ALL PERSONS BY THESE PRESENTS: That Gerald G. Windschitl and Carol A. Windschitl, husband and wife, 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, Township 32, Range 24, 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 355.35 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 5 degrees 46 minutes 43 seconds, to the actual point of beginning of the land to be described; thence continuing northeasterly along said center line and along said tangential curve a distance of 243.21 feet with a central angle of 3 degrees 57 minutes 17 seconds; thence North 45 degrees 01 minutes 00 seconds East, tangent to said curve and along said center line, a distance of 130.00 feet; thence North 44 degrees 59 minutes 00 seconds West a distance of 344.00 feet; thence North 46 degrees 06 minutes 49 seconds West a distance of 60.00 feet; thence South 43 degrees 53 minutes 11 seconds West a distance of 44.68 feet; thence North 0 degrees 59 minutes 37 seconds West a distance of 298.81 feet; thence North 63 degrees 45 minutes 29 seconds East a distance of 52.62 feet to the most southerly corner of SHADY KNOLL ADDITION, according to the recorded plat thereof; thence northwesterly along the southwesterly line of said SHADY KNOLL ADDITION to the west line of said West Half of the Southwest Quarter; thence southerly along said west line to the point of intersection with a line bearing West from the actual point of beginning; thence East along said line to the point of beginning.

And

That part of the Northwest Quarter of the Southwest Quarter of said Section 27 lying northeasterly of the center line of South Coon Creek Drive.

And

That part of the Southwest Quarter of the Northwest Quarter of said Section 27 lying east of the west 545.00 feet thereof and lying southerly of the following described center line of Coon Creek:

Beginning at a point on the east line of said Southwest Quarter of the Northwest Quarter distant 344.84 feet northerly of the southeast corner thereof, assumed bearing of said east line is North 0 degrees 43 minutes 38 seconds West; thence North 66 degrees 00 minutes 00 seconds West a distance of 213.60 feet; thence North 60 degrees 00 minutes 00 seconds West a distance of 150.00 feet; thence North 89 degrees 00 minutes 00 seconds West a distance of 100.00 feet; thence South 76 degrees 00 minutes 00 seconds West a distance of 130.00 feet; thence South 83 degrees 00 minutes 00 seconds West a distance of 360.00 feet; thence North 85 degrees 00 minutes 00 seconds West a distance of 140.00 feet to the east line of the west 270.00 feet of said Southwest Quarter of the Northwest Quarter and said line there terminating.

And that Norwest Bank Minneapolis, N.A., organized under the laws of the United States of America, mortgagee, and Southwest Fidelity State Bank of Edina, a Minnesota corporation, mortgagee of the following described property situated in the County of Anoka, State of Minnesota, to-wit:

That part of the Northwest Quarter of the Southwest Quarter of Section 27, Township 32, Range 24, described as follows:

Commencing at the intersection of the east line of said Northwest Quarter of the Southwest Quarter and the center line of South Coon Creek Drive as it is now laid out and travelled; thence North 46 degrees 26 minutes 32 seconds West on said center line a distance of 542.24 feet; thence North 45 degrees 07 minutes 12 seconds West on said center line a distance of 285.00 feet to the point of beginning of the land to be described; thence continue North 45 degrees 07 minutes 12 seconds West on said center line a distance of 330.00 feet; thence northeasterly at right angles a distance of 363.00 feet; thence southeasterly at right angles a distance of 330.00 feet; thence southwesterly at right angles a distance of 363.00 feet to the point of beginning. (Assumed bearing of the east line of the Northwest Quarter of the Southwest Quarter is North 0 degrees 0 minutes 43 seconds East).

And that Don Gerard Erickson and Mary B. Erickson, husband and wife, owners and proprietors, and TCF Banking and Savings, F.A., organized under the laws of the United States of America, Mortgagee of the following described property situated in the County, of Anoka, State of Minnesota, to-wit:

That part of the east 275.00 feet of the west 545.00 feet of the Southwest Quarter of the Northwest Quarter of Section 27, Township 32, Range 24, Anoka County, Minnesota, lying southerly of the following described center line of Coon Creek:

Beginning at a point on the east line of said Southwest Quarter of the Northwest Quarter distant 344.84 feet northerly of the southeast corner thereof, assumed bearing of said east line is North 0 degrees 43 minutes 38 seconds West; thence North 66 degrees 00 minutes 00 seconds West a distance of 213.60 feet; thence North 60 degrees 00 minutes 00 seconds West a distance of 150.00 feet; thence North 89 degrees 00 minutes 00 seconds West a distance of 100.00 feet; thence South 76 degrees 00 minutes 00 seconds West a distance of 130.00 feet; thence South 83 degrees 00 minutes 00 seconds West a distance of 360.00 feet; thence North 85 degrees 00 minutes 00 seconds West a distance of 140.00 feet to the east line of the west 270.00 feet of said Southwest Quarter of the Northwest Quarter and said line there terminating.

Have caused the same to be surveyed and platted as KENSINGTON ESTATES and do hereby donate and dedicate to the public for public use forever the Streets, Avenue, Lane, Drive and Boulevard 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 onto County State Aid Highway No. 18 from Lot 1, Block 4 and Lots 18, 19, and 20, Block 3, in witness whereof said Gerald G. Windschitl and Carol A. Windschitl, husband and wife, have hereunto set their hands this 22 day of May, 1987. Also in witness whereof said Norwest Bank Minneapolis, N.A., has caused these presents to be signed by its proper officers this 22 day of May, 1987. Also in witness whereof said Southwest Fidelity State Bank of Edina has caused these presents to be signed by its proper officers this 22 day of May, 1987. Also in witness whereof said Don Gerard Erickson and Mary B. Erickson, husband and wife, have hereunto set their hands this 22 day of May, 1987. Also in witness whereof said TCF Banking and Savings, F.A., has caused these presents to be signed by its proper officers this 22 day of May, 1987.

SIGNED:

Donald G. Windschitl Carol A. Windschitl
Gerald G. Windschitl Carol A. Windschitl

NORWEST BANK MINNEAPOLIS, N.A.

Name Craig Johnson, Title Printer, Banking Officer

Name Frank Zordic, Title cashier

SOUTHWEST FIDELITY STATE BANK OF EDINA

Name John W. ..., Title President

Name Phyllis ..., Title Trustee

SIGNED:

Don Gerard Erickson Mary B. Erickson
Don Gerard Erickson Mary B. Erickson

TCF BANKING AND SAVINGS, F.A.

Name J. Clark, Title Vice President

Name Harry D. Moe, Title Asst VP

STATE OF MINNESOTA COUNTY OF Anoka

David ...
Notary Public, Anoka County, Minnesota
My commission expires 10-21-92

STATE OF MINNESOTA COUNTY OF Anoka

Kathleen E. Miller
Notary Public, Anoka County, Minnesota
My commission expires 1-15-93

The foregoing instrument was acknowledged before me this 22 day of May, 1987, by Gerald G. Windschitl and Carol A. Windschitl, husband and wife.

Frank Zordic
Notary Public, Anoka County, Minnesota
My commission expires 10-21-92

The foregoing instrument was acknowledged before me this 22 day of May, 1987, by Frank Zordic and Craig Johnson, on behalf of Norwest Bank Minneapolis, N.A., organized under the laws of the United States of America.

Kathleen E. Miller
Notary Public, Anoka County, Minnesota
My commission expires 1-15-93

STATE OF MINNESOTA COUNTY OF Anoka

The foregoing instrument was acknowledged before me this 22 day of May, 1987, by Don Gerard Erickson and Mary B. Erickson, husband and wife.

My F. Lynn
Notary Public, Anoka County, Minnesota
My commission expires 7-7-92

STATE OF MINNESOTA COUNTY OF Anoka

The foregoing instrument was acknowledged before me this 22 day of May, 1987, by Don Gerard Erickson and Mary B. Erickson, husband and wife.

Frank Zordic
Notary Public, Anoka County, Minnesota
My commission expires 10-21-92

STATE OF MINNESOTA COUNTY OF Anoka

The foregoing instrument was acknowledged before me this 22 day of May, 1987, by John W. ... and Phyllis ..., on behalf of TCF Banking and Savings, F.A., organized under the laws of the United States of America.

Catherine K. Kosta
Notary Public, Anoka County, Minnesota
My commission expires 5-8-88

I hereby certify that I have surveyed and platted the land described in the dedication on this plat as KENSINGTON ESTATES; 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, Land Surveyor,
Minnesota Reg. No. 12251

STATE OF MINNESOTA COUNTY OF ANOKA

The surveyors certificate was acknowledged before me, a Notary Public, this 19th day of May, 1987, by Jeffrey N. Caine, Land Surveyor.

Grancy P. Caine
Notary Public, Anoka County, Minnesota
My commission expires 9-22-92

We hereby certify that the City Council of the City of Andover, Anoka County, Minnesota, duly accepted and approved the plat of KENSINGTON ESTATES at a regular meeting held this 5th day of May, 1987. 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 Subd. 2.

By John W. ... Mayor By William ... Clerk

Checked and approved this 10th day of June, 1987
Marj D. ...
County Surveyor, Anoka County, Minnesota

"NO DELINQUENT TAXES AND TRANSFER ENTERED"
June 10th 1987
Charles R. ...
Auditor, Anoka County
Donald C. ...
Deputy

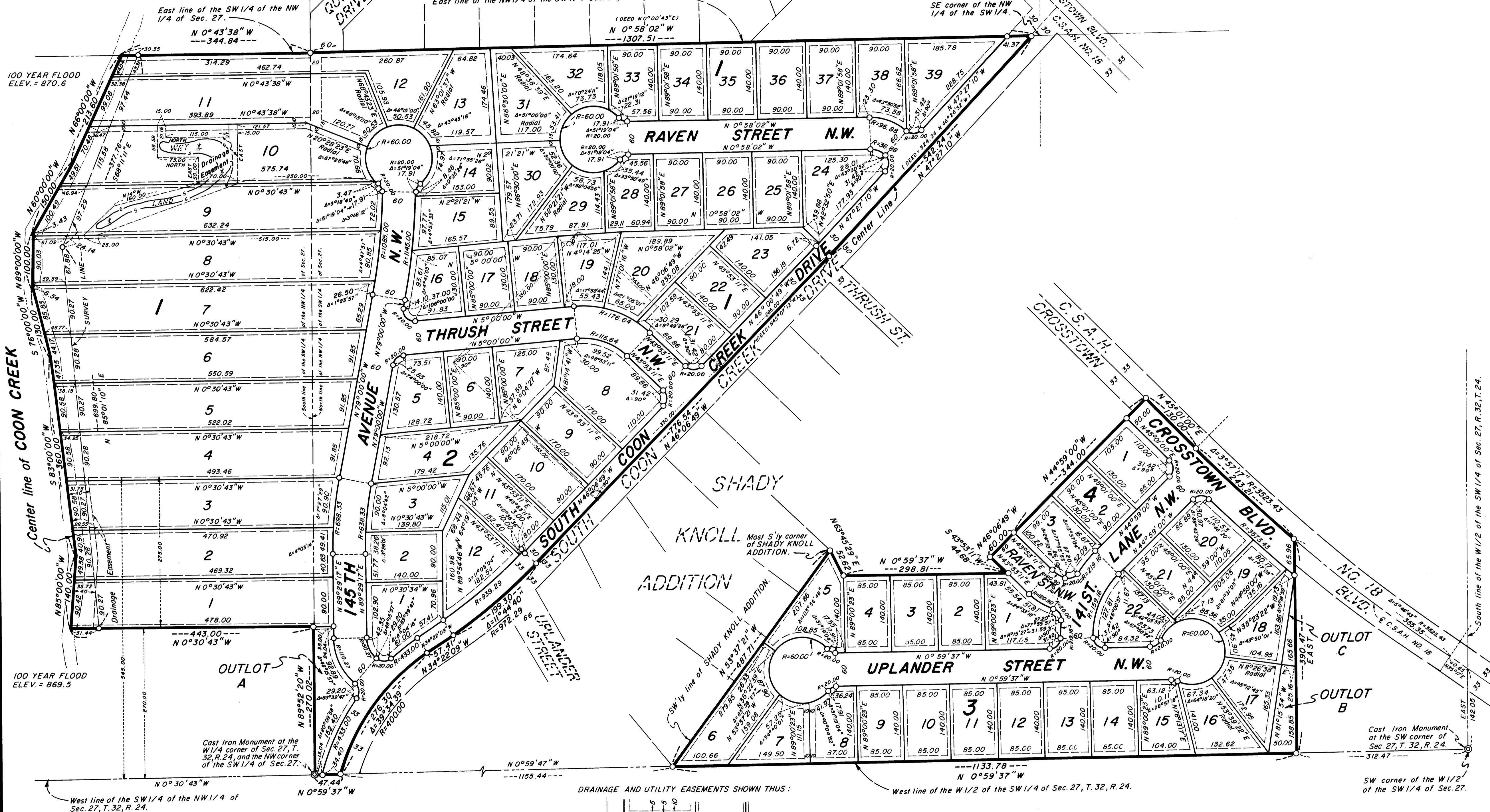
I HEREBY CERTIFY THAT THE TAXES PAIDABLE IN THE YEAR 1987 ON THE LANDS DESCRIBED WITHIN ARE PAID.
Donald C. ...
Deputy

CAME & ASSOCIATES LAND SURVEYORS, INC.

KENSINGTON ESTATES

CITY OF ANDOVER COUNTY OF ANOKA

WATER ELEVATION: 864 MAY 7, 1987



100 YEAR FLOOD ELEV. = 870.6

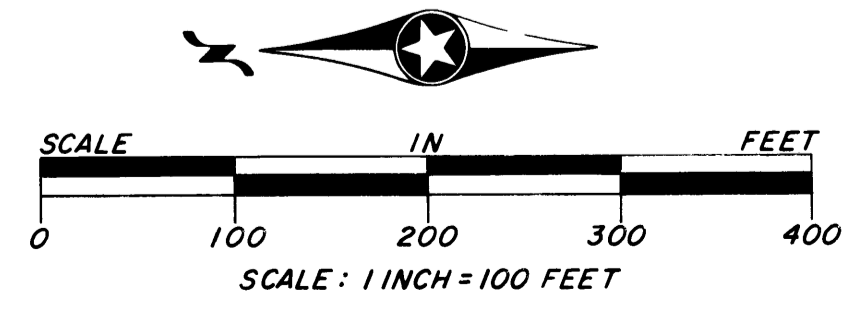
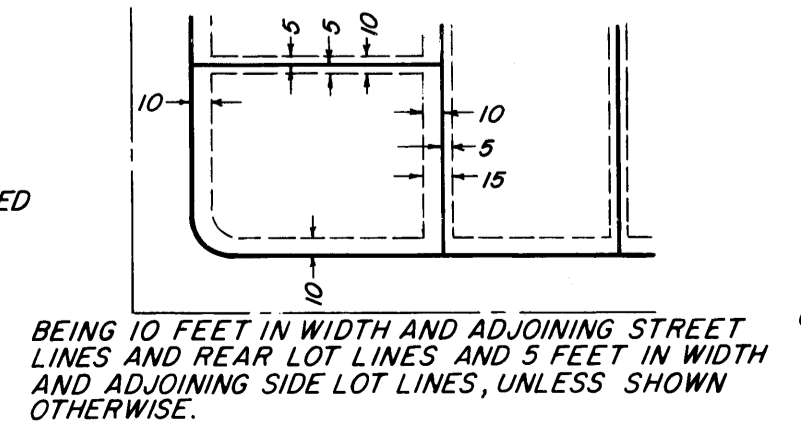
100 YEAR FLOOD ELEV. = 869.5

BENCH MARK: Top of SE corner of Bottom Step at Front Entrance to House on Lot 8, Block 2, KENSINGTON ESTATES. Elevation: 891.84 N. G. V. D. 1929

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

○ DENOTES IRON PIPE SET.

DRAINAGE AND UTILITY EASEMENTS SHOWN THUS:



CAME & ASSOCIATES LAND SURVEYORS, INC.