

OFFICIAL PLAT

KNOLL ADDITION

KERSTEN GARDENS

City of Blaine
County of Anoka
Section 17, T31, R23
BK 19 of Tor pg 30

KNOW ALL MEN BY THESE PRESENTS: That Joshua F. Kersten, a single person, fee owner of the following described property situated in the State of Minnesota, County of Anoka, to wit:

The West Half of Lot 31, CENTRAL AVENUE ACRES, Anoka County, Minnesota.

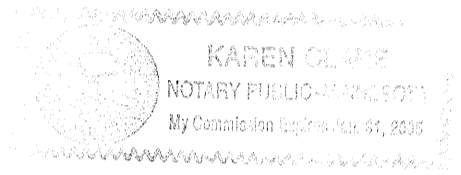
Has caused the same to be surveyed and platted as KERSTEN GARDENS and does hereby dedicate to the public for public use forever the avenue and drainage and utility easement as shown on this plat.

In witness whereof said Joshua F. Kersten, a single person, has hereunto set his hand this 20th day of December 2004.

Joshua F. Kersten
Joshua F. Kersten

STATE OF MINNESOTA
COUNTY OF Hennepin
The foregoing instrument was acknowledged before me this 20th day of December 2004, by Joshua F. Kersten, a single person.

Karen Clare
Notary Public, Hennepin County, Minnesota
My Commission Expires 1/31/2005

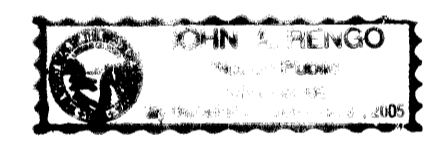


I hereby certify that I have surveyed and platted the property described on this plat as KERSTEN GARDENS; that this plat is a correct representation of said survey; that all distances are correctly shown on the plat in feet and hundredths of a foot; that all monuments will be correctly placed in the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

Jason E. Rud
Jason E. Rud, Land Surveyor
Minnesota Registration No. 41578.

STATE OF MINNESOTA
COUNTY OF ANOKA
The foregoing Surveyor's Certificate was acknowledged before me this 17th day of December, 2004, by Jason E. Rud, Land Surveyor.

John A. Benz
Notary Public, Anoka County, Minnesota
My Commission Expires January 31, 2005



This plat of KERSTEN GARDENS was approved by the City Council of Blaine, Minnesota at a regular meeting thereof held this 16th day of December, 2004, and 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.

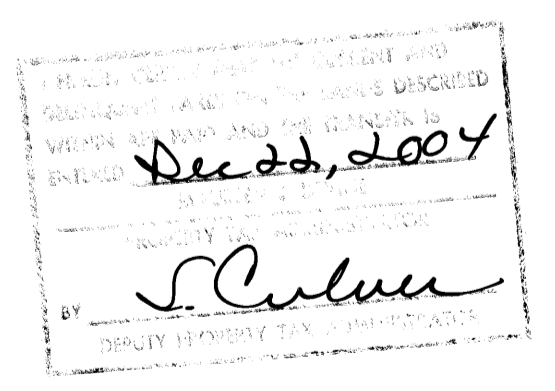
By Jim Ryan Mayor By Paul M. Cross Clerk

This plat has been checked and approved this 22nd day of December, 2004.

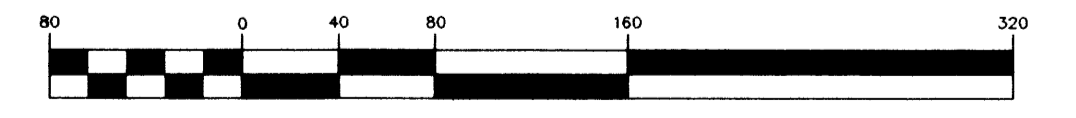
Larry D. Hoium by Charles F. Getzen, Deputy
Larry D. Hoium
Anoka County Surveyor

481056.002 Torrens

Office of REGISTRAR OF TITLES
COUNTY OF ANOKA
I hereby certify that the within recorded plat was filed in this office on 12/22/2004 at 9:15 AM.
GKE
Deputy Registrar of Titles



GRAPHIC SCALE



(IN FEET)
1 inch = 80 ft.

- Denotes Anoka County Cast Iron Monument
- Denotes Found Iron Monument

All monuments required by Minnesota Statute, whether shown on this plat or not, will be set within one year of the recording date of this plat, and shall be evidenced by a 1/2 inch by 18 inch iron pipe marked by RLS 41578.

For the purposes of this plat the North line of Lot 31, CENTRAL AVENUE ACRES, Anoka County, Minnesota, is assumed to have a bearing of N89°47'40"W.

\$159.50

E. G. RUD & SONS, INC.
Land Surveyors

