

OFFICIAL PLAT

# CIC NUMBER 5

## APRIL RIDGE TOWNHOMES, A COMMON INTEREST COMMUNITY FIRST SUPPLEMENTAL CIC PLAT

### SITE PLAN

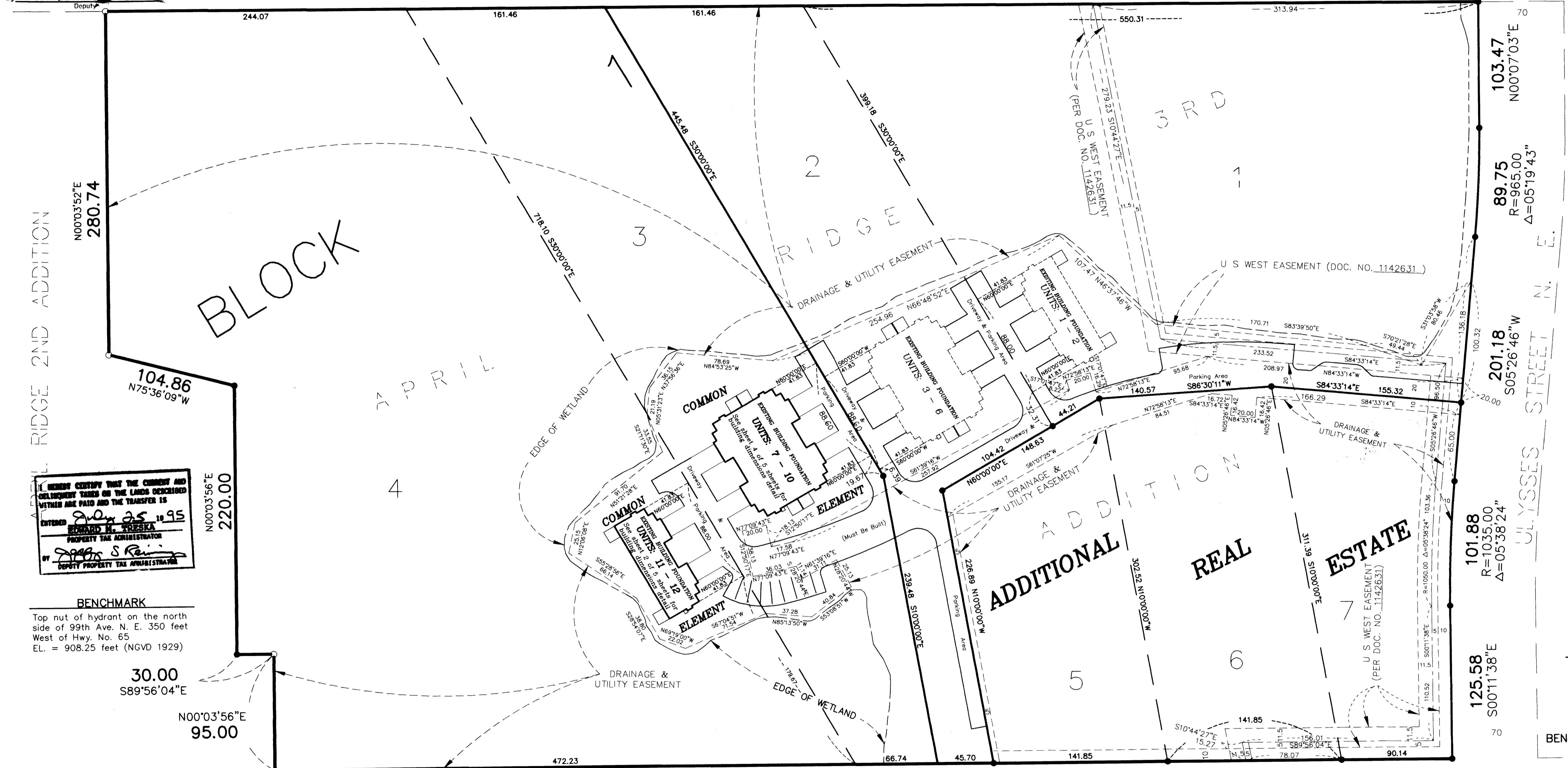
This First Supplemental CIC plat is part of the First Amendment to the declaration recorded as Document No. 1175146 on the 25 day of July, 1995.

1175146.  
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 25 day of July, 1995 at 10:10 o'clock A.M., and was duly recorded in book 1 of 200 page 15

Edward M. Trezka  
County Recorder

By BLP  
Deputy

N89°52'57"W  
1117.30



I HEREBY CERTIFY THAT THE CURRENT AND DELINQUENT TAXES ON THE LANDS DESCRIBED WITHIN ARE PAID AND THE TRANSFER IS VALID.

DATE: July 25, 1995  
 BY: EDWARD M. TREZKA  
 COUNTY RECORDER  
 DEPUTY PROPERTY TAX ADMINISTRATOR

**BENCHMARK**  
 Top nut of hydrant on the north side of 99th Ave. N. E. 350 feet West of Hwy. No. 65  
 EL. = 908.25 feet (NGVD 1929)

I, Robert B. Sikich, do hereby certify that the work was undertaken by or reviewed and approved by me for this First Supplemental CIC Plat of CIC Number 5, APRIL RIDGE TOWNHOMES, A COMMON INTEREST COMMUNITY, being located upon Lots 3 & 4, Block 1, APRIL RIDGE 3RD ADDITION, Anoka County, Minnesota, and the additional real estate described as:

Lots 5, 6, and 7, Block 1, APRIL RIDGE 3RD ADDITION  
 fully and accurately depicts all information required by Minnesota Statutes, Section 515B.2-110.

Dated this 14th day of July, 1995  
 Robert B. Sikich, Land Surveyor  
 Minnesota License No. 14891

STATE OF MINNESOTA  
 COUNTY OF ANOKA

The foregoing instrument was acknowledged before me this 14th day of July, 1995 by Robert B. Sikich, a Licensed Professional Land Surveyor.

HOWARD W. ROGERS  
 NOTARY PUBLIC - MINNESOTA  
 SHELBURNE COUNTY  
 MY COMM. EXP. 01/31/2000

Notary Public, SHELBURNE County, Minnesota  
 My Commission Expires 1/31/2000

I, Michael J. Wilvas, pursuant to Minnesota Statutes, Section 515B.2-101 (c), do hereby certify that all structural components and mechanical systems of all buildings containing or comprising any units hereby created, are substantially completed.

Dated this 20 day of July, 1995

Michael J. Wilvas  
 Registered Professional Architect  
 Minnesota Registration No. 16380

STATE OF MINNESOTA  
 COUNTY OF ANOKA

The foregoing instrument was acknowledged before me this 20 day of July, 1995

By Michael J. Wilvas, Registered Professional Architect

Kimberly B. Kusch  
 Notary Public, ANOKA County, Minnesota  
 My Commission Expires Jan 31, 2000

Checked and approved this 25th day of July, 1995

W. D. Anderson  
 Anoka County Surveyor

958.51  
 S89°56'04"E

99TH AVENUE N. E.

The North line of April Ridge 3rd Addition has an assumed bearing of N 89°52'57"W

- Denotes 1/2 inch by 14 inch iron monument set and marked with registration number 14891.
- Denotes found monument.

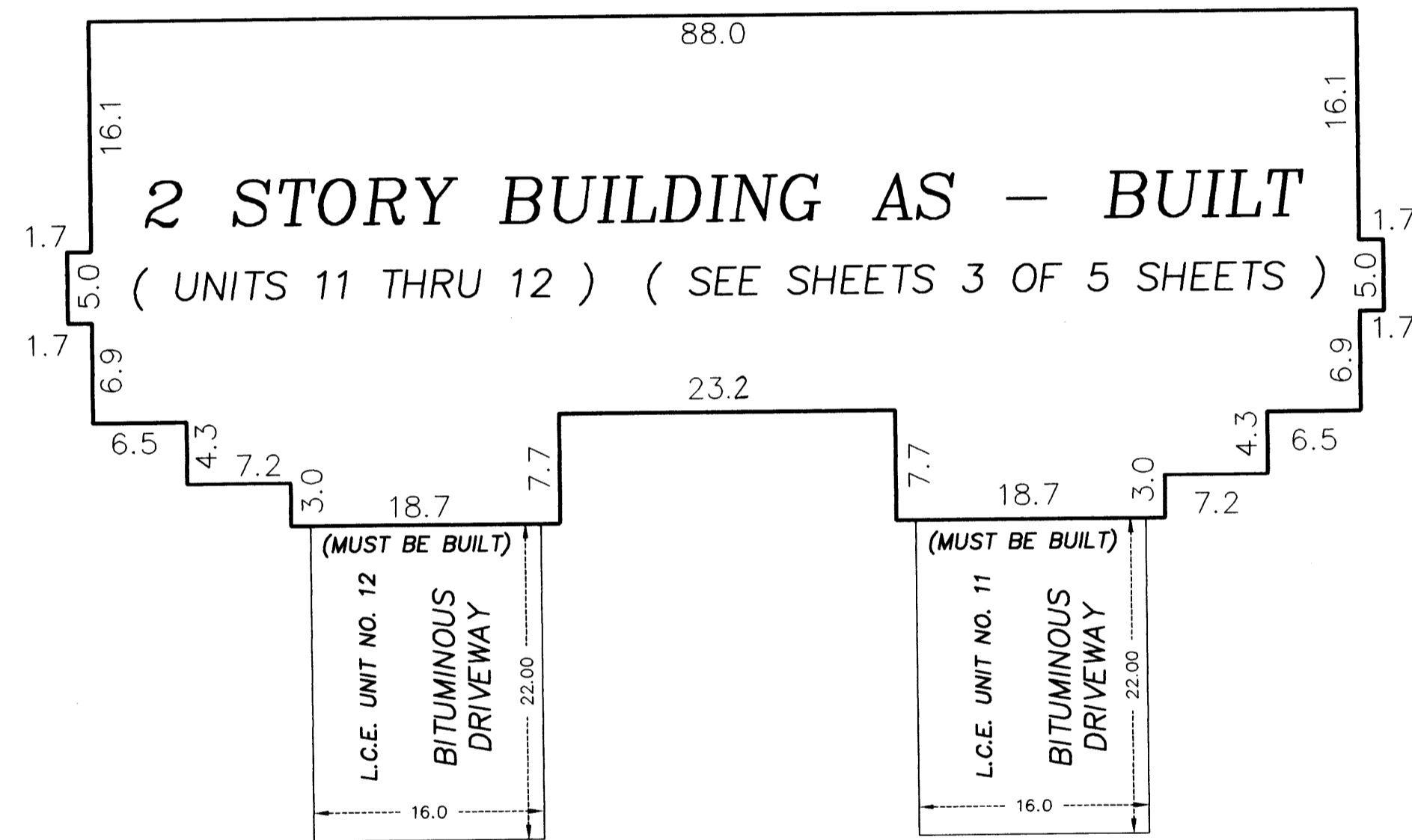
All Drainage and utility easements shown were dedicated in the plat of APRIL RIDGE 3RD ADDITION

SCALE IN FEET  
 50 0 25 50 100 200  
 1 inch = 50 feet

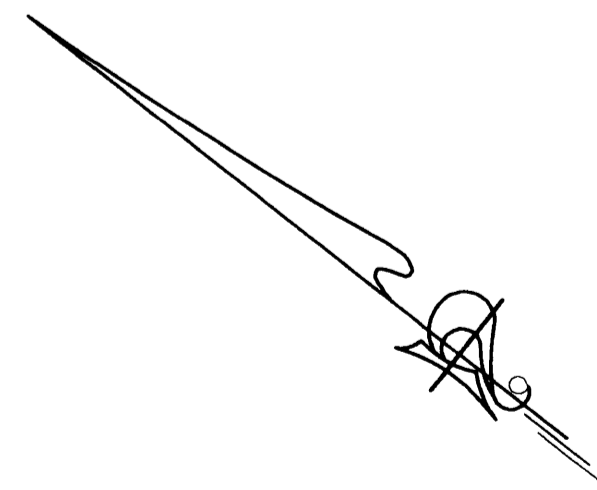
PIONEER engineering  
 LAND SURVEYORS • CIVIL ENGINEERS  
 LAND PLANNERS • LANDSCAPE ARCHITECTS

**CIC NUMBER 5**  
**APRIL RIDGE TOWNHOMES, A COMMON INTEREST COMMUNITY**  
**FIRST SUPPLEMENTAL CIC PLAT**

C O M M O N

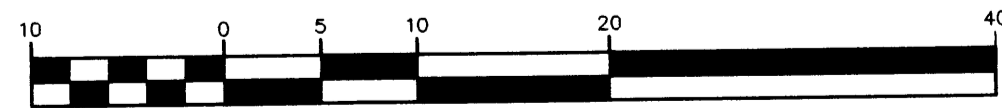


E L E M E N T



L. C. E. Denotes Limited Common Element

GRAPHIC SCALE IN FEET



Scale: 1 inch = 10 feet



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# CIC NUMBER 5

## APRIL RIDGE TOWNHOMES, A COMMON INTEREST COMMUNITY

### FIRST SUPPLEMENTAL CIC PLAT

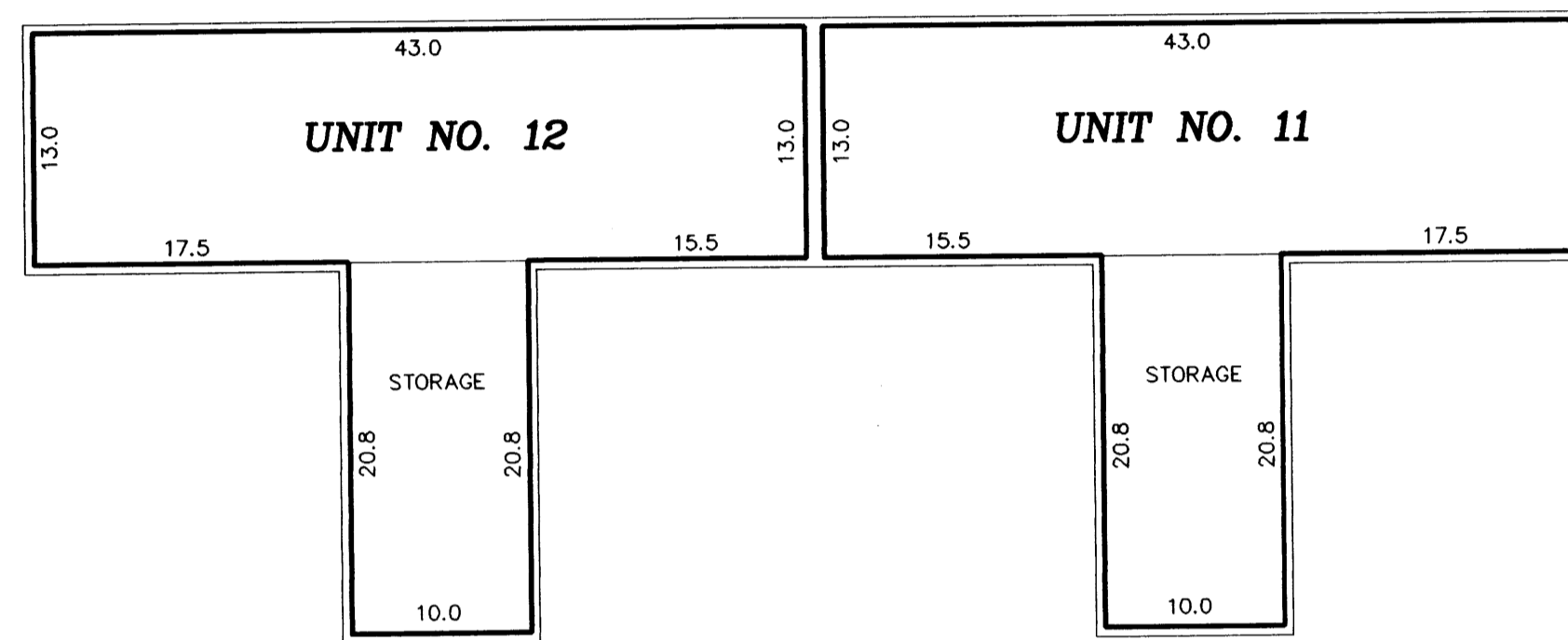
## FLOOR PLANS

#### UNIT NO. 11

UPPER LEVEL	= 559 sq. ft.
LOWER LEVEL	= 969 sq. ft.
GARAGE	= 349 sq. ft.
STORAGE	= 208 sq. ft.
<b>TOTAL</b>	<b>= 2085 sq. ft.</b>

#### UNIT NO. 12

UPPER LEVEL	= 559 sq. ft.
LOWER LEVEL	= 969 sq. ft.
GARAGE	= 349 sq. ft.
STORAGE	= 208 sq. ft.
<b>TOTAL</b>	<b>= 2085 sq. ft.</b>



UPPER LEVEL

Interior Dimensions shown are measured to the unfinished surface of the walls, floors and ceilings

L.C.E. Denotes Limited Common Element

Elevations are referred to Benchmark as noted on site plan and are shown in feet and tenths of a foot

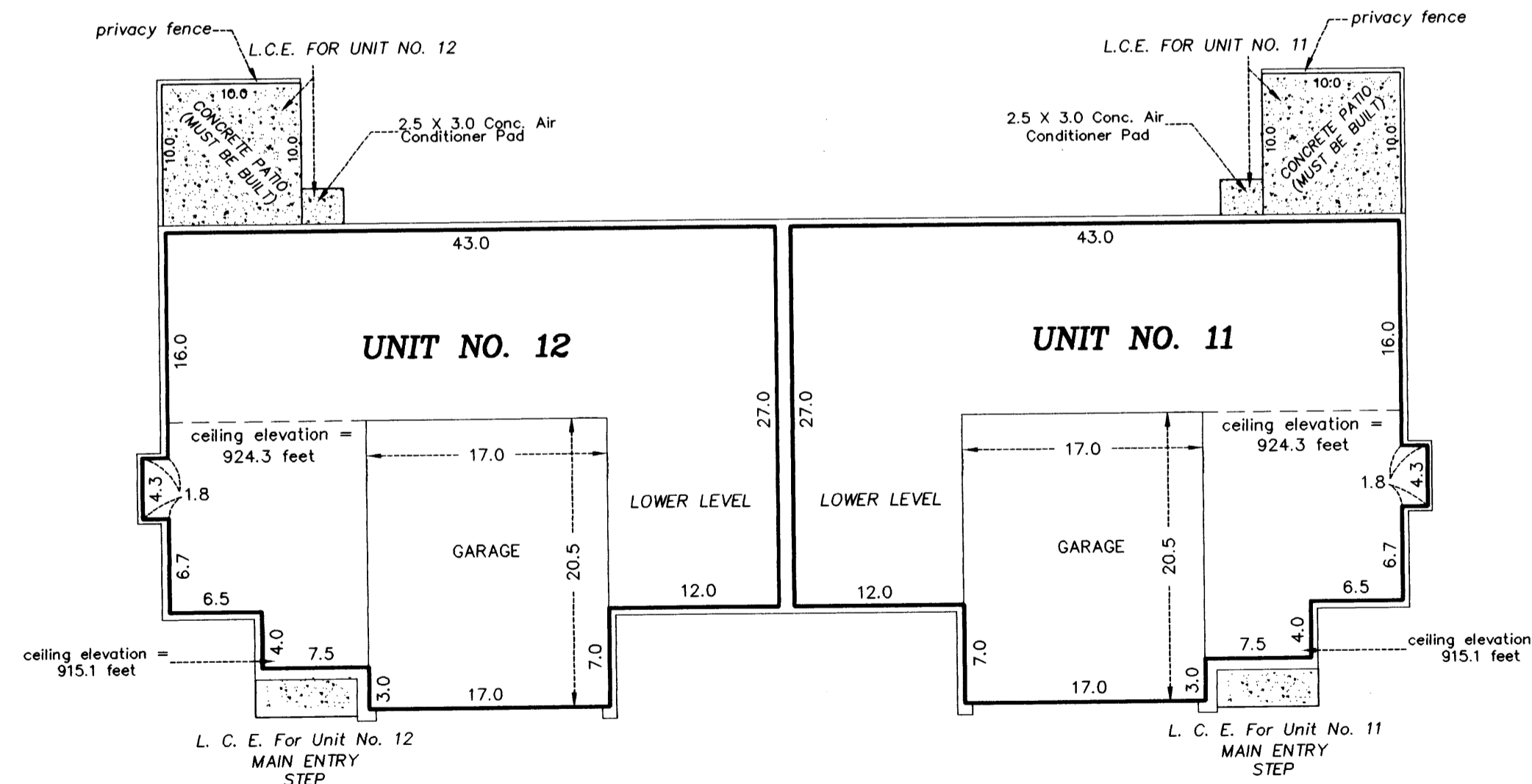
All privacy fences are Common Element and must be built.

All upper level unit floor elevations = 916.3 feet  
All upper level unit ceiling elevations = 924.3 feet

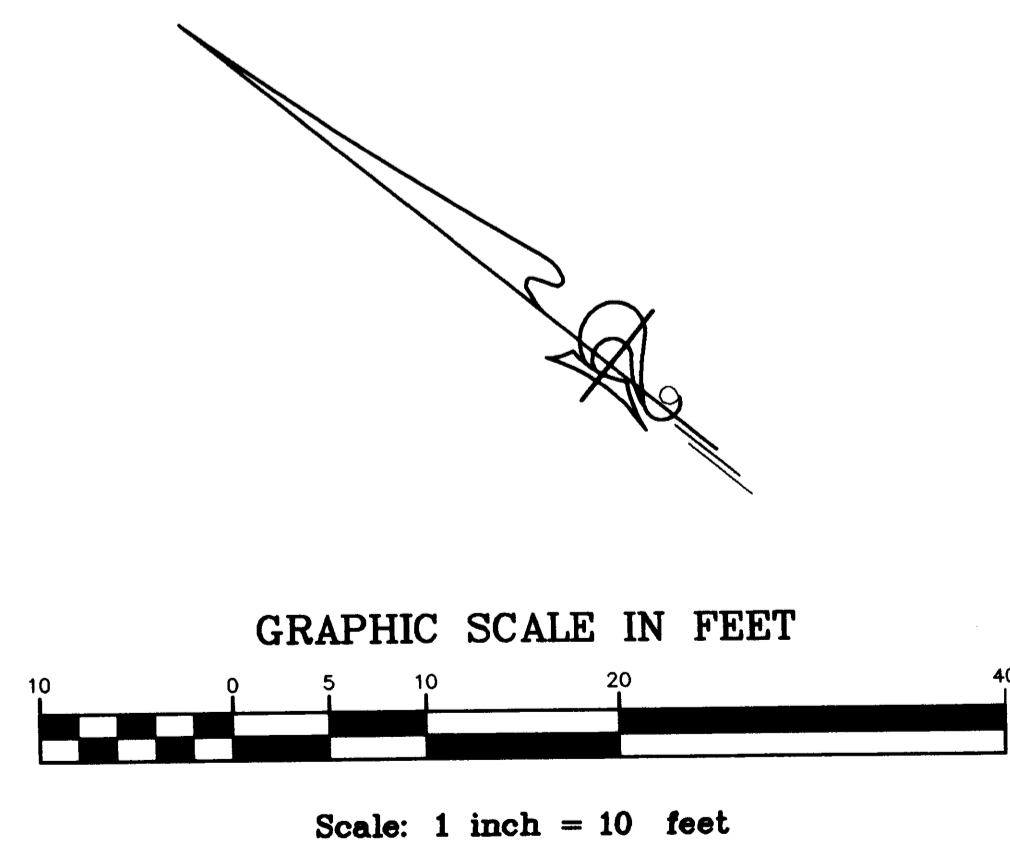
All lower level unit floor elevations = 907.1 feet  
All lower level unit ceiling elevations vary from 915.1 feet to 924.3 feet

Garage floor elevation = 906.4 feet  
Garage ceiling elevation = 914.4 feet

Storage area floor elevation = 915.2 feet  
Storage ceiling elevations vary from 918.6 feet to 920.2 feet

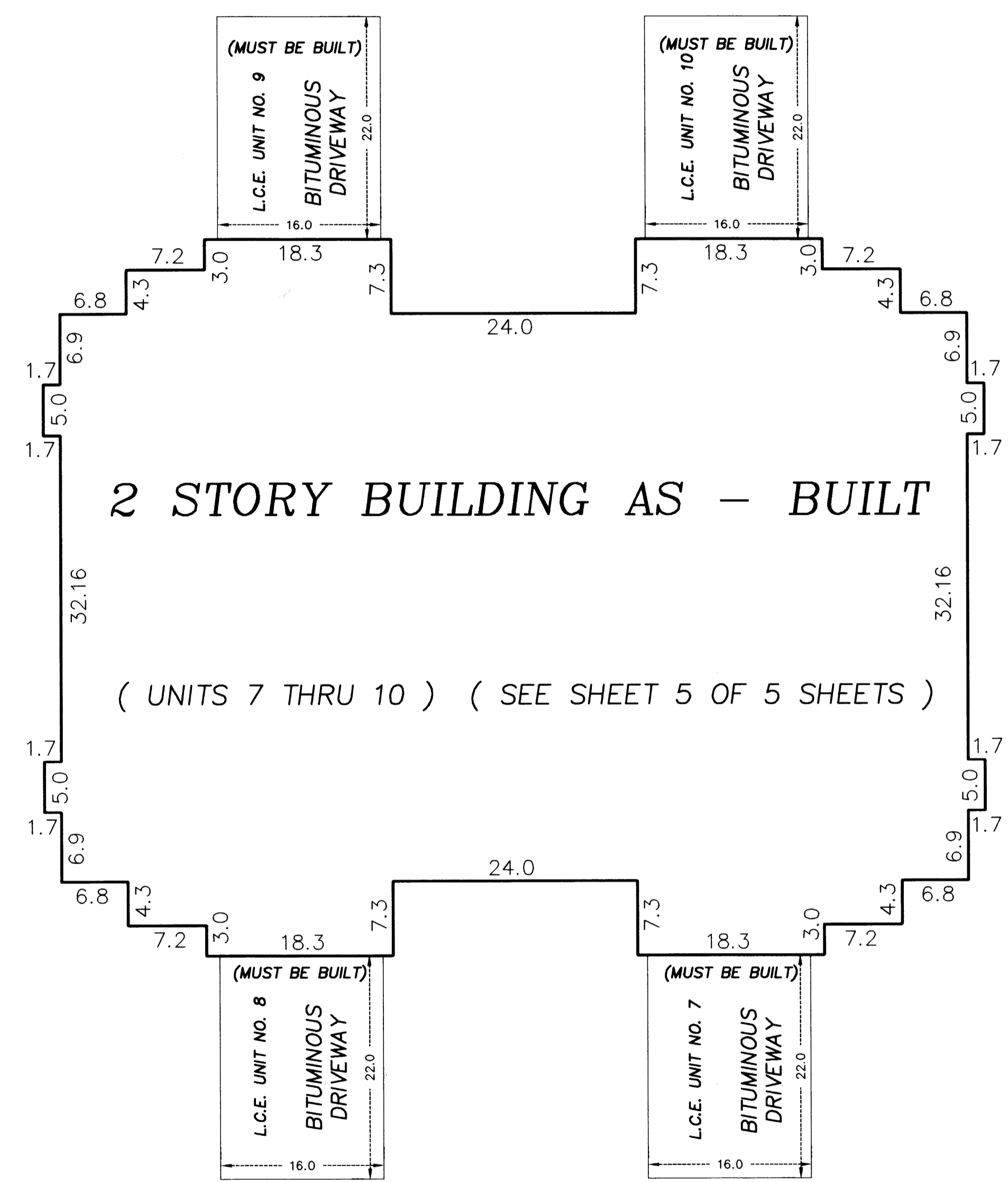


LOWER LEVEL



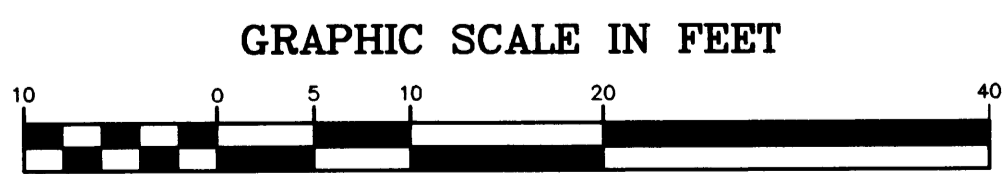
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**APRIL RIDGE TOWNHOMES, A COMMON INTEREST COMMUNITY**  
**FIRST SUPPLEMENTAL CIC PLAT**

C O M M O N

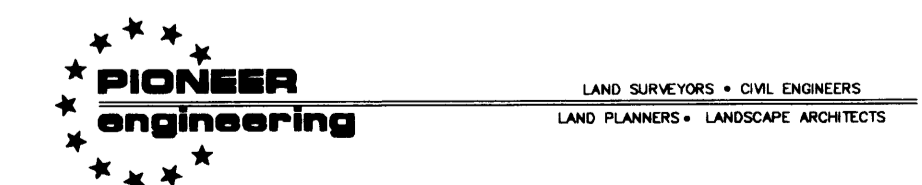


E L E M E N T

L. C. E. Denotes Limited Common Element



Scale: 1 inch = 10 feet

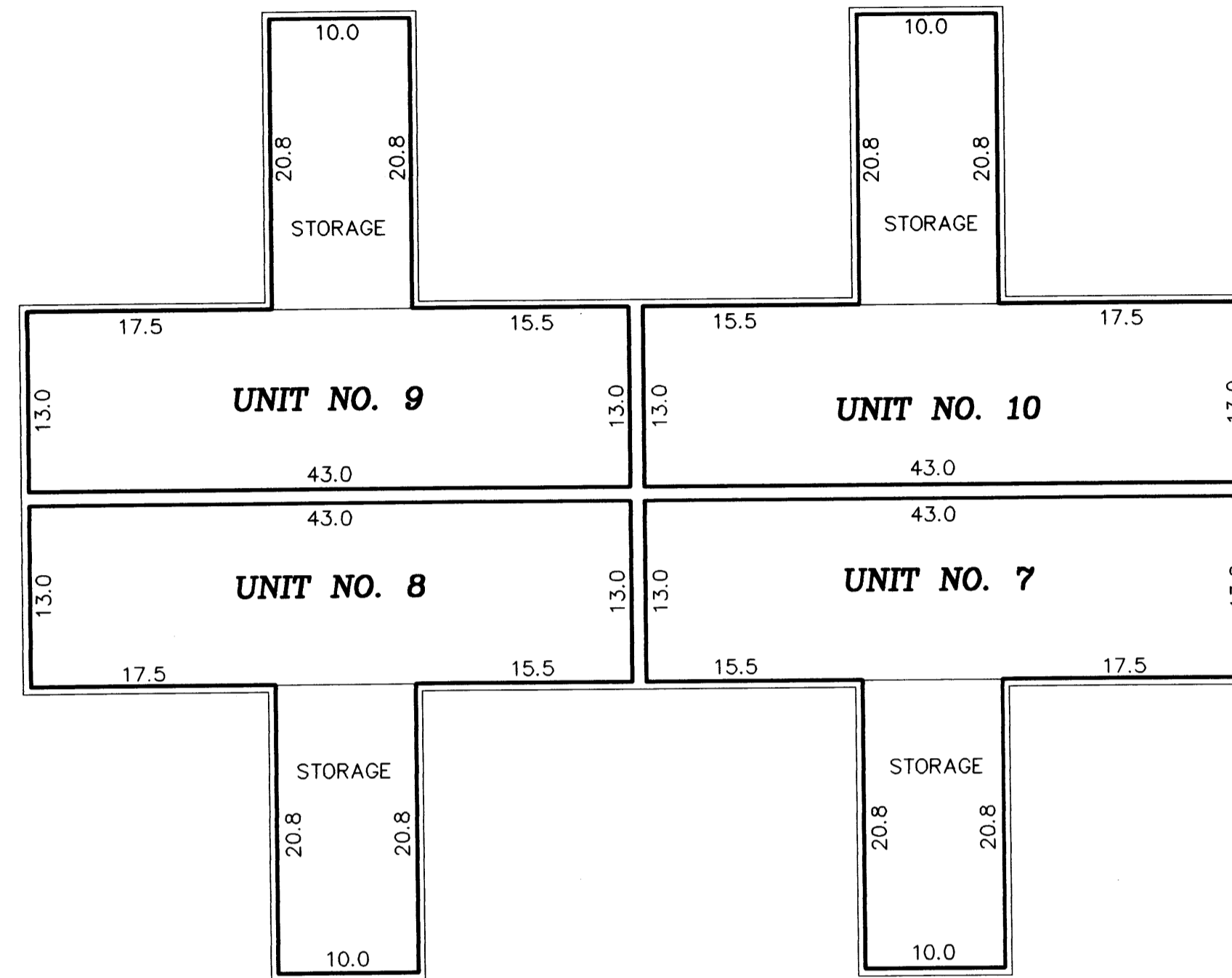


# CIC NUMBER 5

## APRIL RIDGE TOWNHOMES, A COMMON INTEREST COMMUNITY

### FIRST SUPPLEMENTAL CIC PLAT

### FLOOR PLANS



UPPER LEVEL

#### UNIT NO. 7

UPPER LEVEL = 559 sq. ft.  
LOWER LEVEL = 969 sq. ft.  
GARAGE = 349 sq. ft.  
STORAGE = 208 sq. ft.  
**TOTAL = 2085 sq. ft.**

#### UNIT NO. 9

UPPER LEVEL = 559 sq. ft.  
LOWER LEVEL = 969 sq. ft.  
GARAGE = 349 sq. ft.  
STORAGE = 208 sq. ft.  
**TOTAL = 2085 sq. ft.**

#### UNIT NO. 8

UPPER LEVEL = 559 sq. ft.  
LOWER LEVEL = 969 sq. ft.  
GARAGE = 349 sq. ft.  
STORAGE = 208 sq. ft.  
**TOTAL = 2085 sq. ft.**

#### UNIT NO. 10

UPPER LEVEL = 559 sq. ft.  
LOWER LEVEL = 969 sq. ft.  
GARAGE = 349 sq. ft.  
STORAGE = 208 sq. ft.  
**TOTAL = 2085 sq. ft.**

Interior Dimensions shown are measured to the unfinished surface of the walls, floors and ceilings

L.C.E. Denotes Limited Common Element

Elevations are referred to Benchmark as noted on site plan and are shown in feet and tenths of a foot

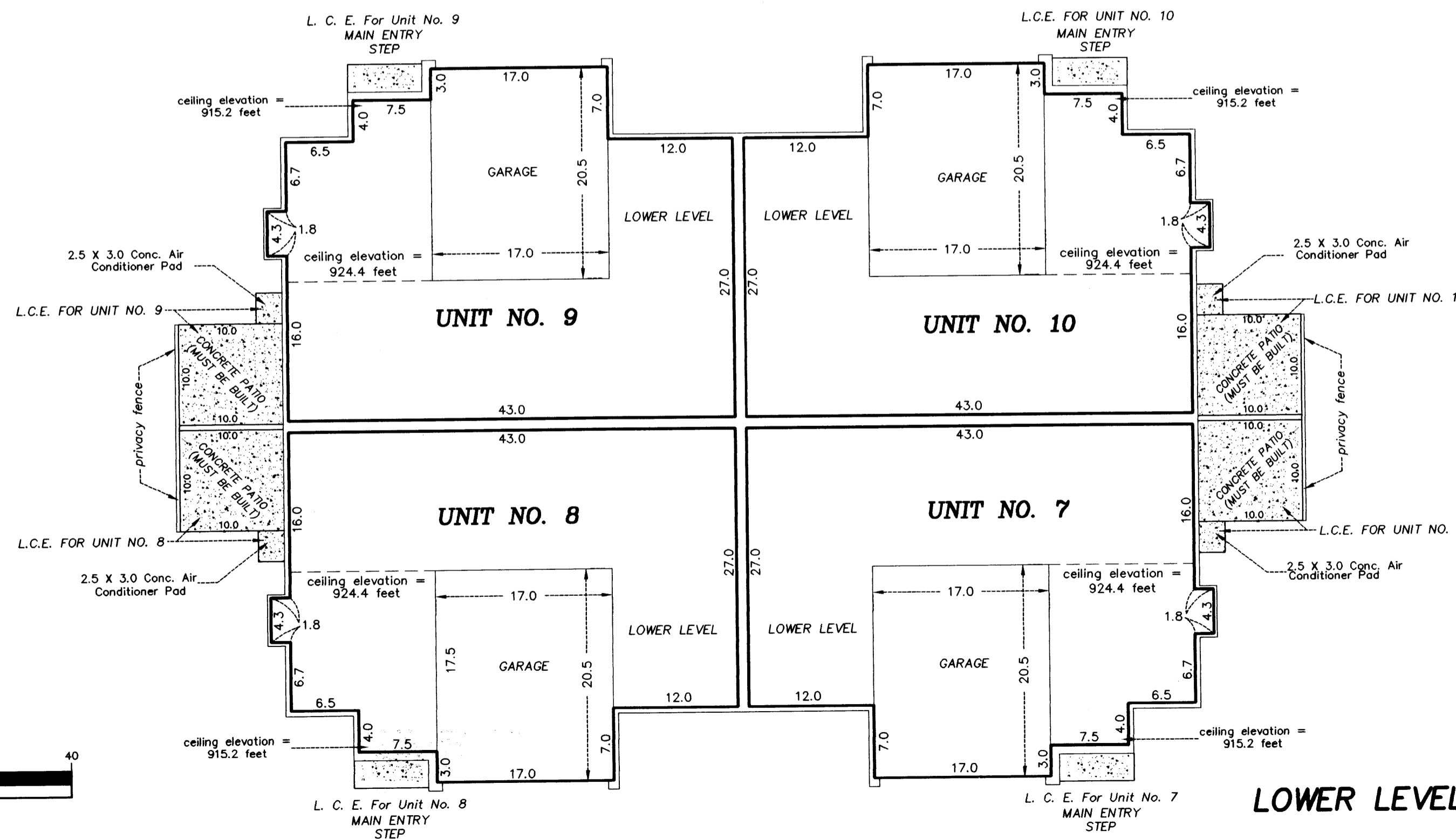
All privacy fences are Common Element and must be built.

All upper level unit floor elevations = 916.4 feet  
All upper level unit ceiling elevations = 924.4 feet

All lower level unit floor elevations = 907.2 feet  
All lower level unit ceiling elevations vary from 915.2 feet to 924.4 feet

Garage floor elevation = 906.5 feet  
Garage ceiling elevation = 914.5 feet

Storage area floor elevation = 915.3 feet  
Storage area ceiling elevations vary from 918.7 feet to 920.3 feet



LOWER LEVEL

GRAPHIC SCALE IN FEET



Scale: 1 inch = 10 feet



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