

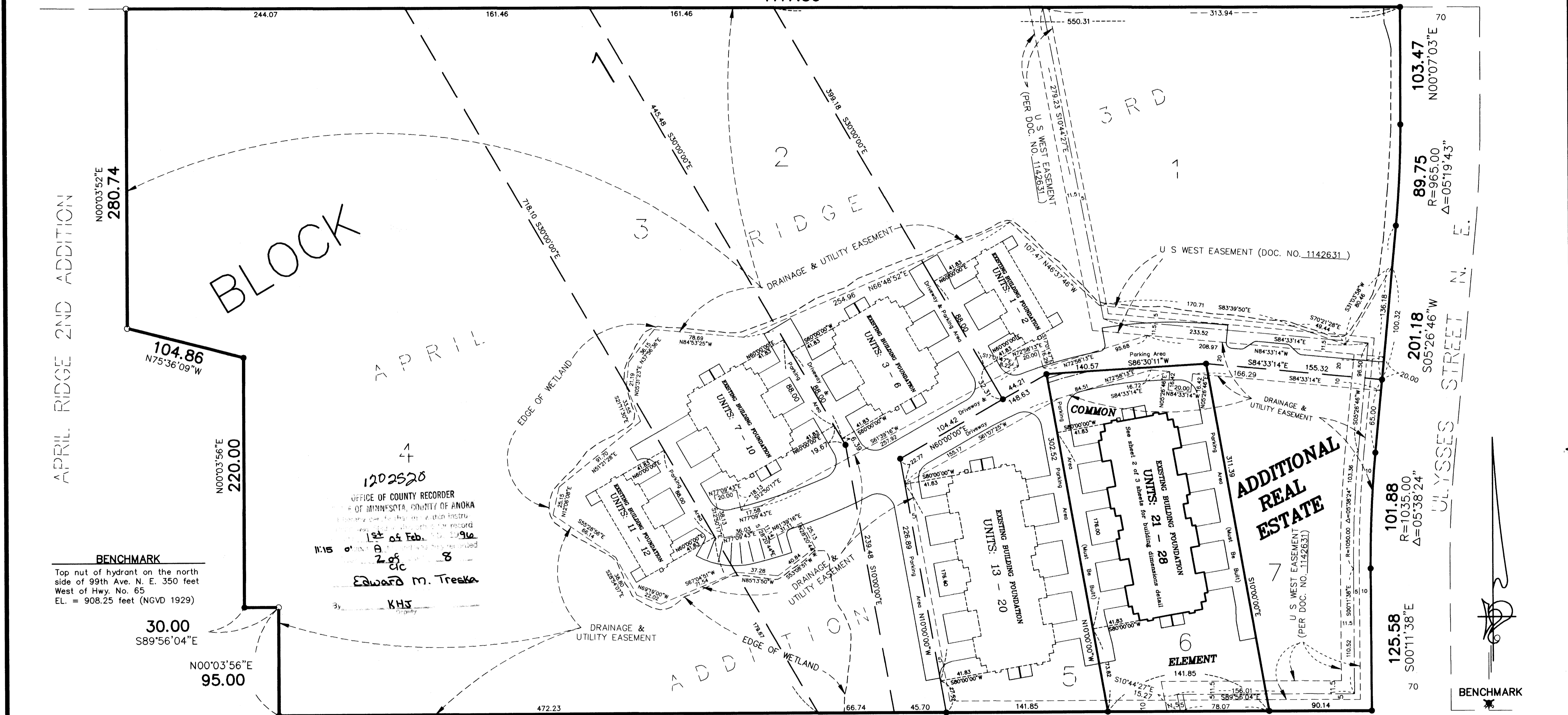
CIC NUMBER 5

APRIL RIDGE TOWNHOMES, A COMMON INTEREST COMMUNITY

THIRD SUPPLEMENTAL CIC PLAT

SITE PLAN
N89°52'57"W
1117.30

This Third Supplemental CIC plat is part of the Fourth Amendment to the declaration recorded as Document No. 1202520 on the 1st day of Feb., 1996



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)

OFFICE OF COUNTY RECORDER
STATE OF MINNESOTA, COUNTY OF ANOKA
1st day of Feb. 1996
Edward M. Treaska
KHS

I, Robert B. Sikich, do hereby certify that the work was undertaken by or reviewed and approved by me for this Third Supplemental CIC Plat of CIC Number 5, APRIL RIDGE TOWNHOMES, A COMMON INTEREST COMMUNITY, being located upon Lot 6, Block 1, APRIL RIDGE 3RD ADDITION, Anoka County, Minnesota, and the additional real estate described as:

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

Dated this 16th day of January, 1996
Robert B. Sikich, Land Surveyor
Minnesota License No. 14891

STATE OF MINNESOTA
COUNTY OF Anoka
The foregoing instrument was acknowledged before me this 16th day of January, 1996 by Robert B. Sikich, a Licensed Professional Land Surveyor.

HOWARD W. ROGERS
NOTARY PUBLIC - MINNESOTA
SHERBURNE COUNTY
MY COMM. EXP. 01/12/2000

Howard W. Rogers
Notary Public, Anoka County, Minnesota
My Commission Expires Jan 31, 2000

I, Michael Wilk, 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 30th day of January, 1996
Michael Wilk
Registered Professional Architect
Minnesota Registration No. 16380

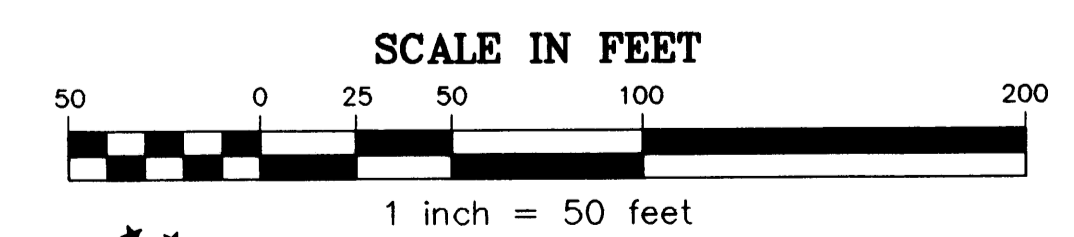
STATE OF MINNESOTA
COUNTY OF Anoka
The foregoing instrument was acknowledged before me this 30th day of January, 1996 by Michael Wilk, Registered Professional Architect.

Checked and approved this 1st day of Feb., 1996
Kimberly B. Kirsch
Notary Public, Anoka County, Minnesota
My Commission Expires Jan 31, 2005
Marjorie A. Anala
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



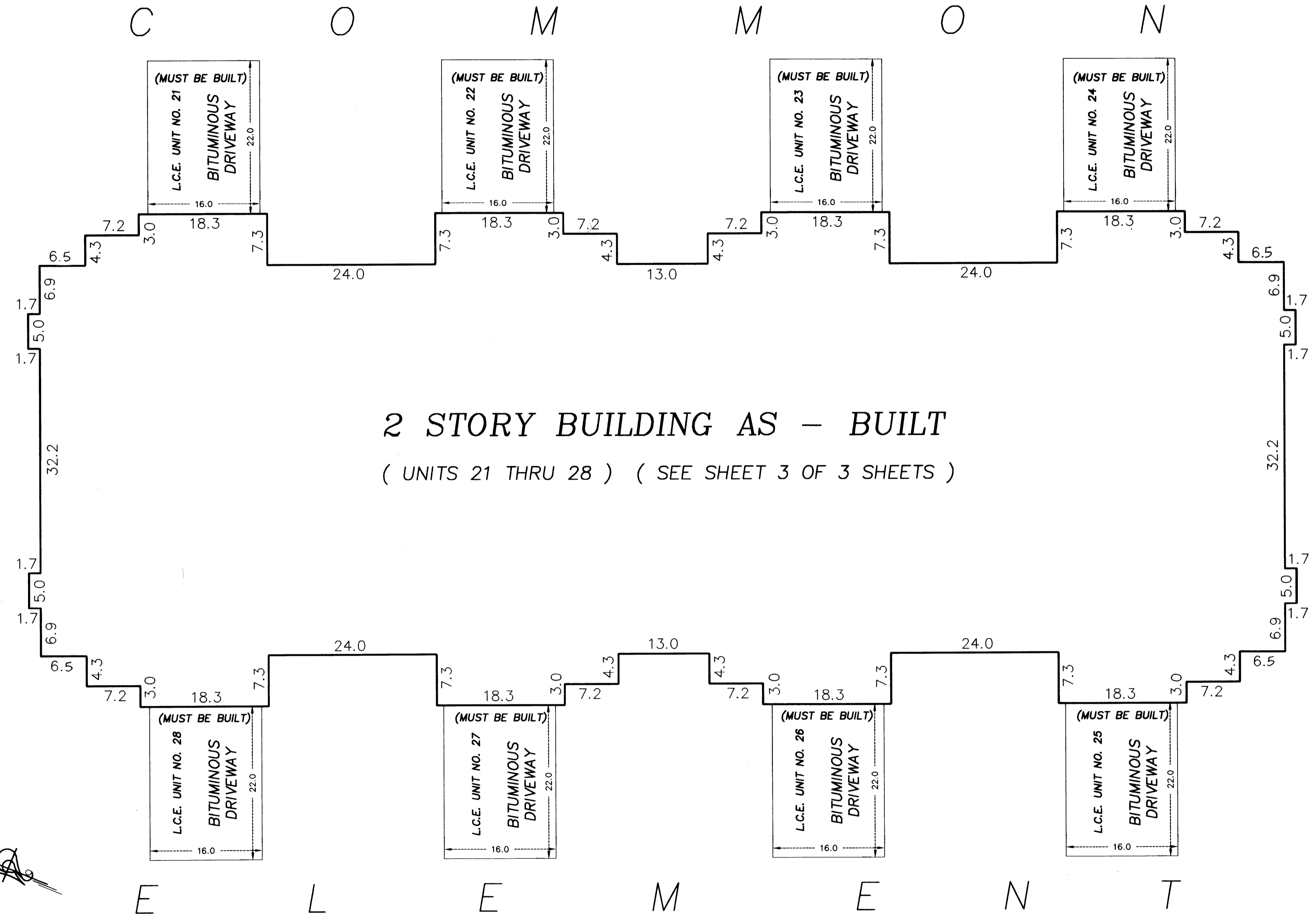
PIONEER engineering
LAND SURVEYORS • CIVIL ENGINEERS
LAND PLANNERS • LANDSCAPE ARCHITECTS

Receipt # 96007667 \$324.50

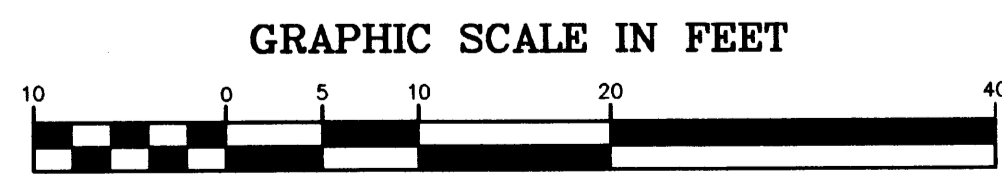
CIC NUMBER 5

APRIL RIDGE TOWNHOMES, A COMMON INTEREST COMMUNITY

THIRD SUPPLEMENTAL CIC PLAT



L. C. E. Denotes Limited Common Element



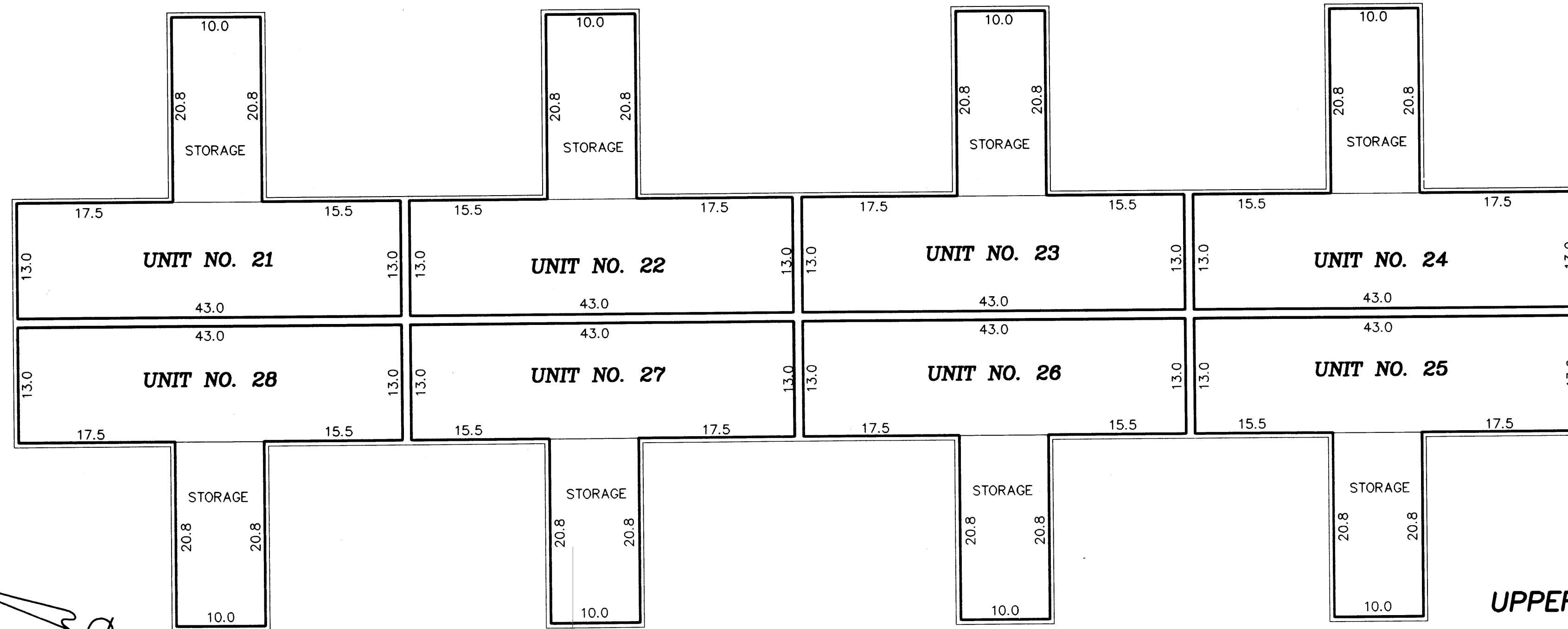
Scale: 1 inch = 10 feet

CIC NUMBER 5

APRIL RIDGE TOWNHOMES, A COMMON INTEREST COMMUNITY

THIRD SUPPLEMENTAL CIC PLAT

FLOOR PLANS



UNIT NO. 21

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

UNIT NO. 25

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

UNIT NO. 22

UPPER LEVEL = 559 sq. ft.
 LOWER LEVEL = 961 sq. ft.
 GARAGE = 349 sq. ft.
 STORAGE = 208 sq. ft.
TOTAL = 2085 sq. ft.

UNIT NO. 26

UPPER LEVEL = 559 sq. ft.
 LOWER LEVEL = 961 sq. ft.
 GARAGE = 349 sq. ft.
 STORAGE = 208 sq. ft.
TOTAL = 2085 sq. ft.

UNIT NO. 23

UPPER LEVEL = 559 sq. ft.
 LOWER LEVEL = 961 sq. ft.
 GARAGE = 349 sq. ft.
 STORAGE = 208 sq. ft.
TOTAL = 2085 sq. ft.

UNIT NO. 27

UPPER LEVEL = 559 sq. ft.
 LOWER LEVEL = 961 sq. ft.
 GARAGE = 349 sq. ft.
 STORAGE = 208 sq. ft.
TOTAL = 2085 sq. ft.

UNIT NO. 24

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

UNIT NO. 28

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

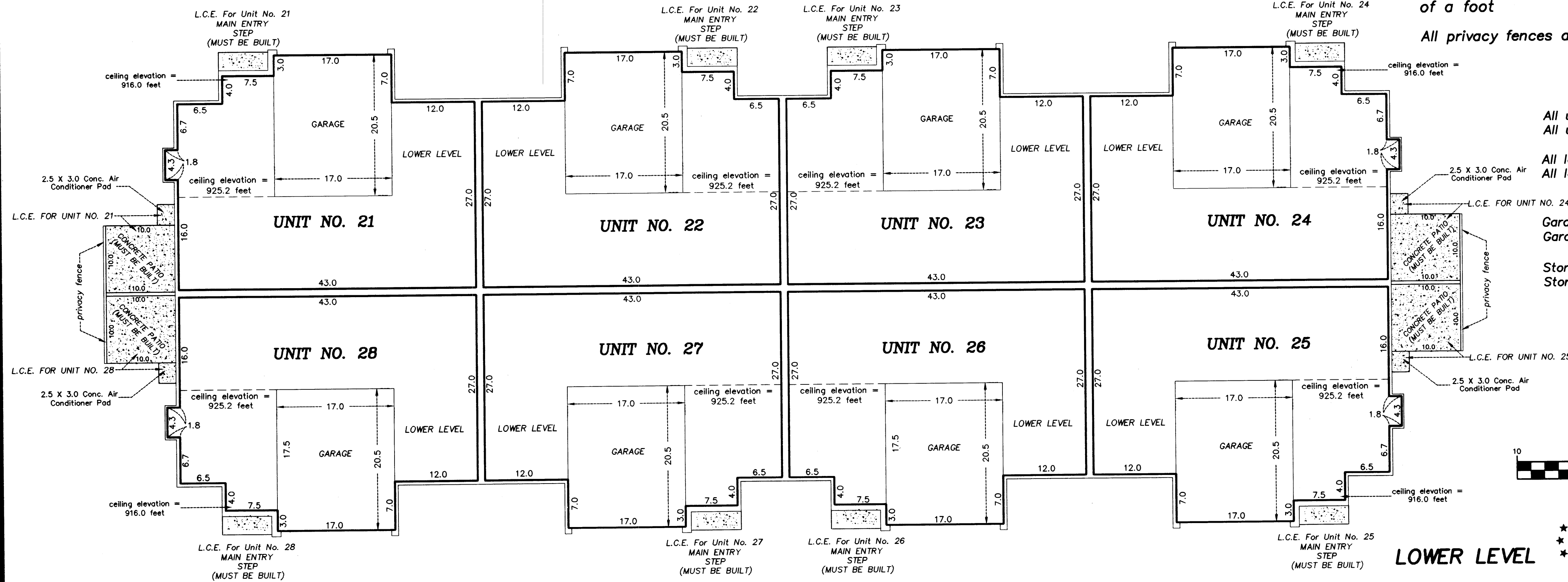
UPPER LEVEL

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 = 917.2 feet
 All upper level unit ceiling elevations = 925.2 feet

All lower level unit floor elevations = 908.0 feet
 All lower level unit ceiling elevations vary from 916.0 feet to 925.2 feet

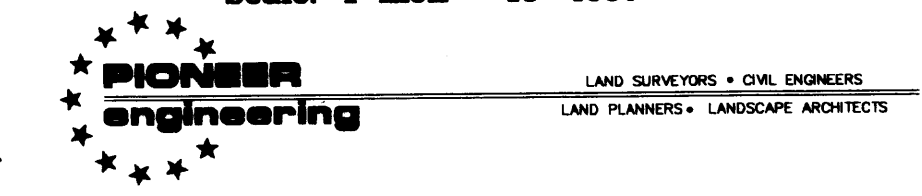
Garage floor elevation = 907.3 feet
 Garage ceiling elevation = 915.3 feet

Storage area floor elevation = 916.1 feet
 Storage area ceiling elevations vary from 919.5 feet to 921.1 feet

GRAPHIC SCALE IN FEET



Scale: 1 inch = 10 feet



LOWER LEVEL