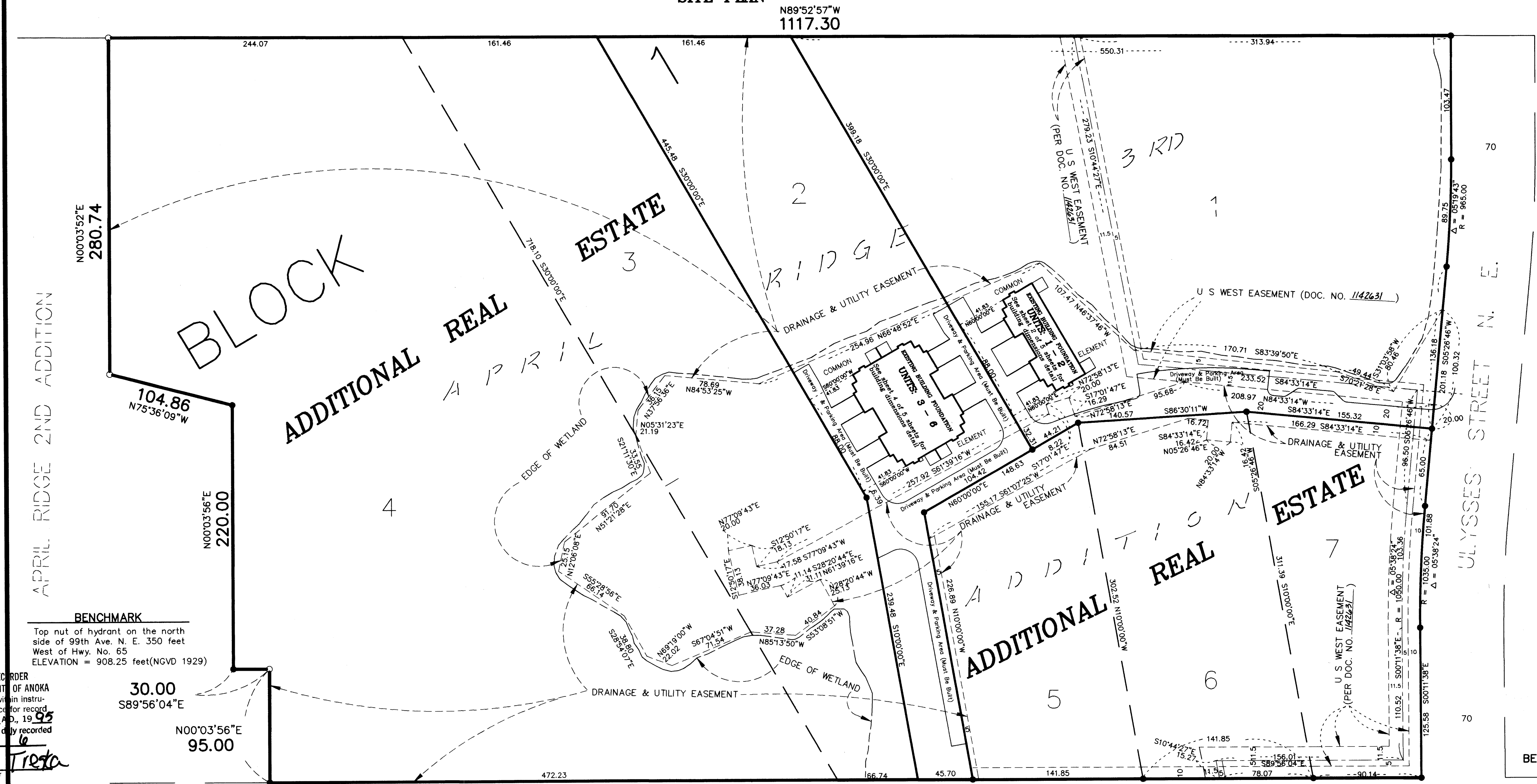


CIC NUMBER 5

APRIL RIDGE TOWNHOMES, A COMMON INTEREST COMMUNITY

SITE PLAN

This CIC plat is part of the Declaration recorded as Document No. 1153993 on the 15th day of Feb, 1995



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

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

1153993.
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 15 day of Feb, 1995 at 2:05 o'clock P. M., and was duly recorded in book 10 of CIC page 6
Edward M. Tresta
County Recorder
Deputy

I, Robert B. Sikich, do hereby certify that the work was undertaken by or reviewed and approved by me for this CIC Plat of CIC Number 5, APRIL RIDGE TOWNHOMES, A COMMON INTEREST COMMUNITY, being located upon
Lots 1 & 2, Block 1, APRIL RIDGE 3RD ADDITION, Anoka County, Minnesota.
and the additional real estate described as:
Lots 3, 4, 5, 6, and 7, Block 1, APRIL RIDGE 3RD ADDITION

I HEREBY CERTIFY THAT THE CURRENT AND DELINQUENT TAXES OF THE LANDS DESCRIBED WITHIN ARE PAID AND THE TRANSFER IS
ENTERED Feb. 15 1995
EDWARD M. TRESTA
PROPERTY TAX ADMINISTRATOR
BY Deputy
PROPERTY TAX ADMINISTRATOR

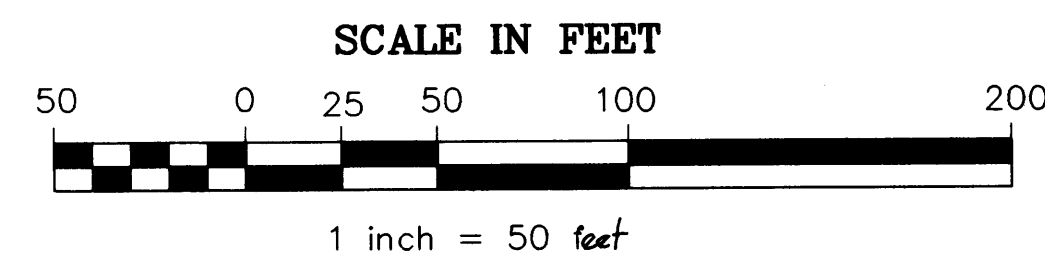
Michael J. Wilkos pursuant to Minnesota Statutes, Section 515B.2-101 (c), do hereby certify that all structural components and mechanical systems of all buildings containing or comprising any units hereby created, are substantially completed.
Dated this 9 day of February, 1995
Michael J. Wilkos
Registered Professional Architect
Minnesota Registration No. 16380

fully and accurately depicts all information required by Minnesota Statutes, Section 515B.2-110.
Dated this 8th day of FEB, 1995
Robert B. Sikich
Robert B. Sikich, Land Surveyor
Minnesota License No. 14891

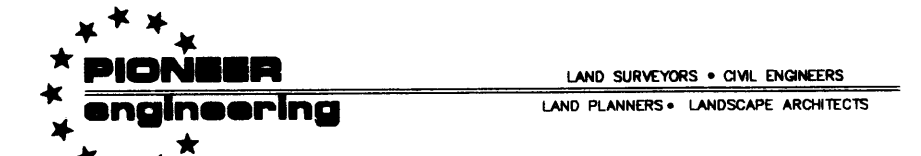
The foregoing instrument was acknowledged before me this 9 day of February, 1995 By Michael J. Wilkos a Registered Professional Architect.
Kimberly A. Kirsch
Notary Public, Carver County, Minnesota
My Commission Expires Jan 31, 2000
Checked and approved on this 13th day of Feb, 1995
Michael D. ...
Anoka County Surveyor

STATE OF MINNESOTA
COUNTY OF Anoka
The foregoing instrument was acknowledged before me this 8th day of February, 1995 by Robert B. Sikich, a Licensed Professional Land Surveyor.
Brenda A. Hagel
Notary Public, Washington County, Minnesota
My Commission Expires January 31, 2000

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

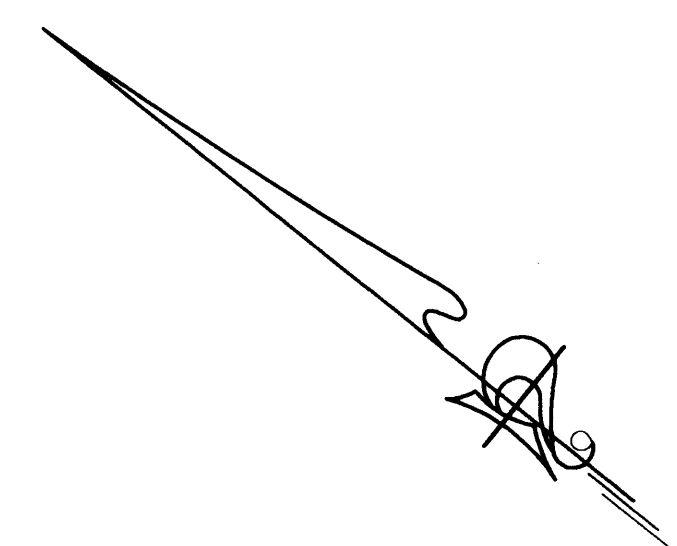
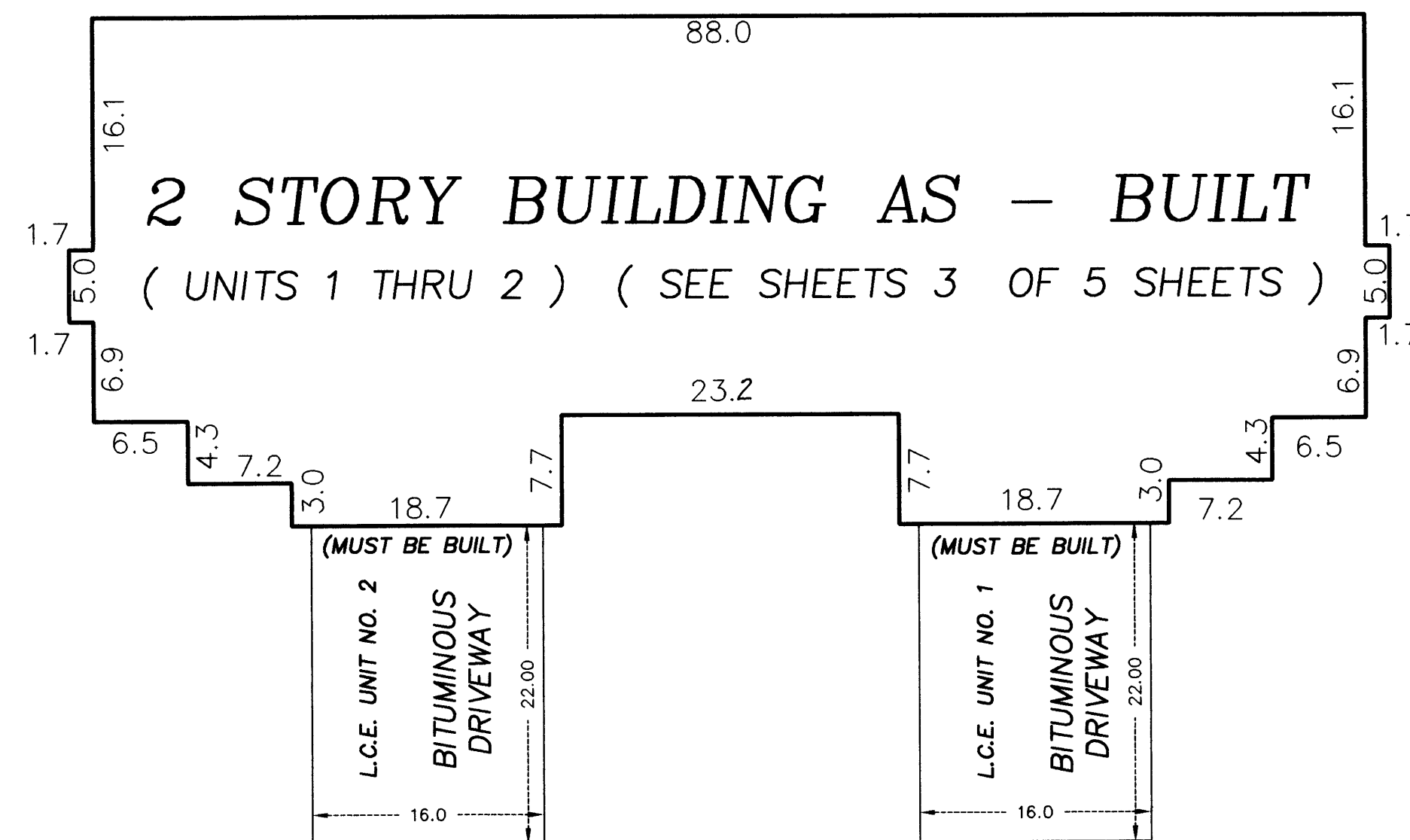


REC #195007426 For the Amount of \$150.00

CIC NUMBER 5

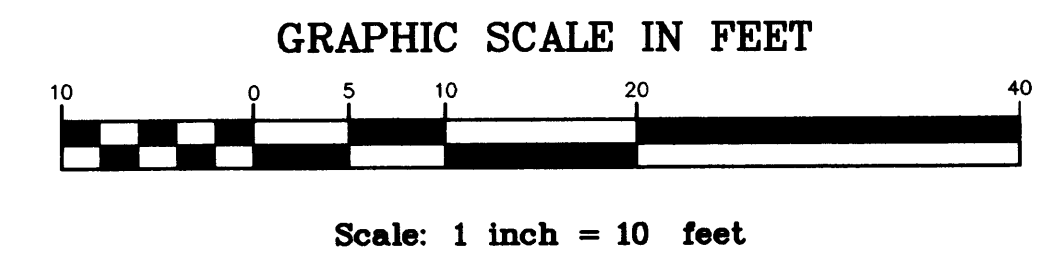
APRIL RIDGE TOWNHOMES, A COMMON INTEREST COMMUNITY

C O M M O N



L. C. E. Denotes Limited Common Element

E L E M E N T



CIC NUMBER 5

APRIL RIDGE TOWNHOMES, A COMMON INTEREST COMMUNITY

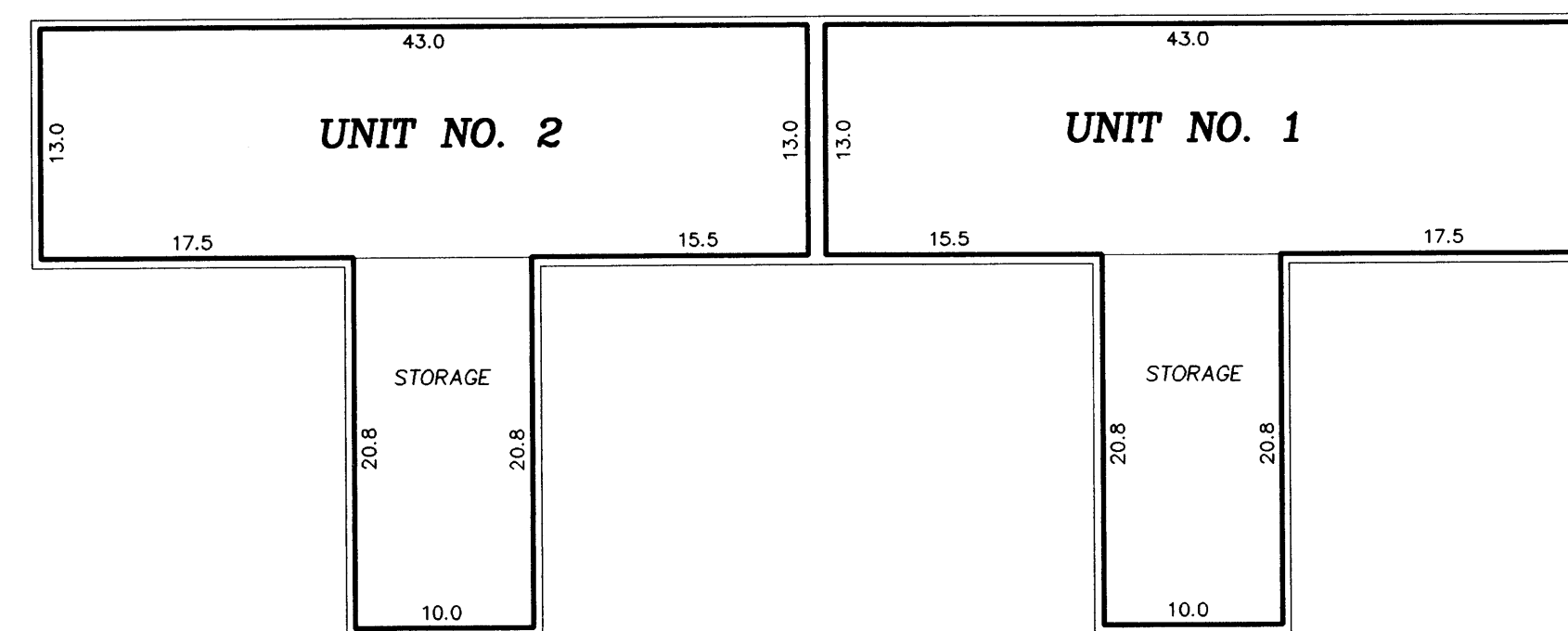
FLOOR PLANS

UNIT NO. 1

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

UNIT NO. 2

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



UPPER LEVEL

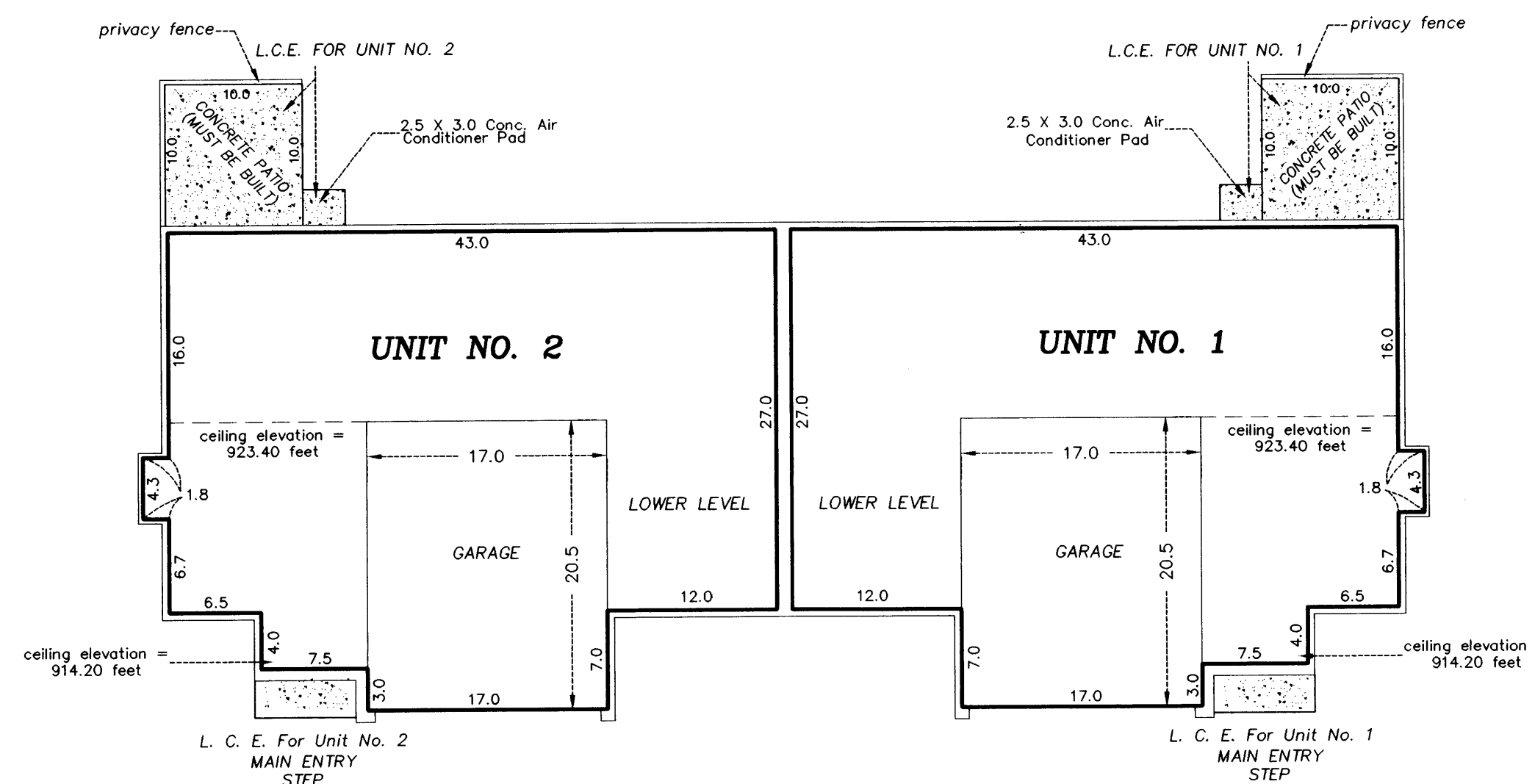
Interior Dimensions shown are measured to the unfinished surface of the walls, floors and ceilings

L.C.E. Denotes Limited Common Element

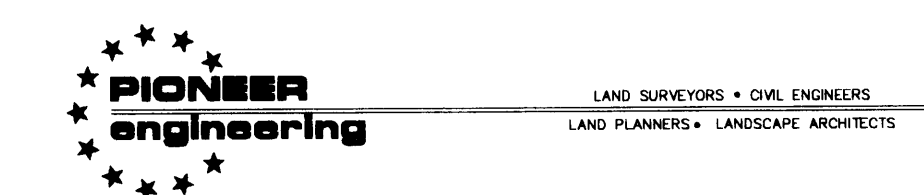
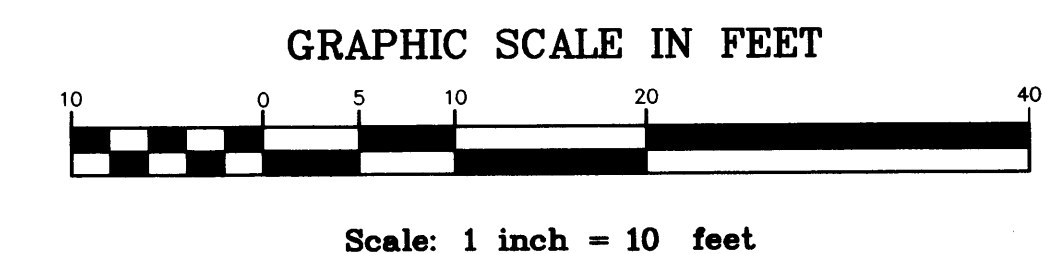
Elevations are referred to Benchmark as noted on site plan and are shown in feet and hundredths of a foot

All privacy fences are Common Element and must be built.

All upper level unit floor elevations = 915.40 feet
 All upper level unit ceiling elevations = 923.40 feet
 All lower level unit floor elevations = 906.20 feet
 All lower level unit ceiling elevations vary from 914.20 feet to 923.40 feet
 Garage floor elevation = 906.20 feet
 Storage area floor elevation = 915.40 feet
 Storage ceiling elevations vary from 918.80 feet to 920.40 feet



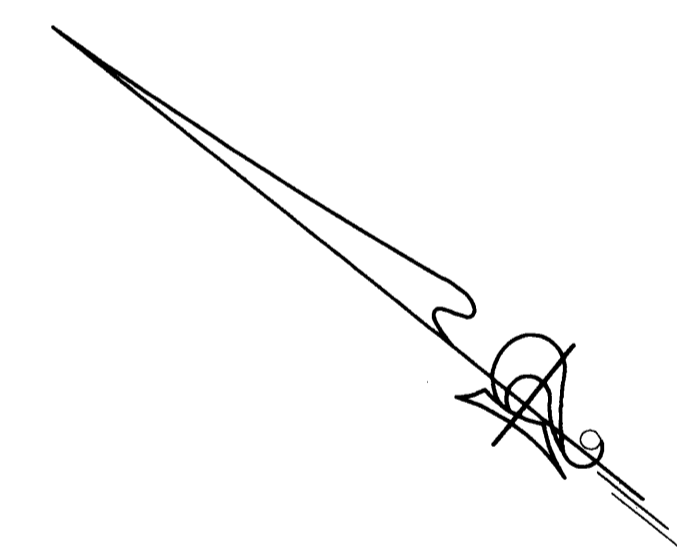
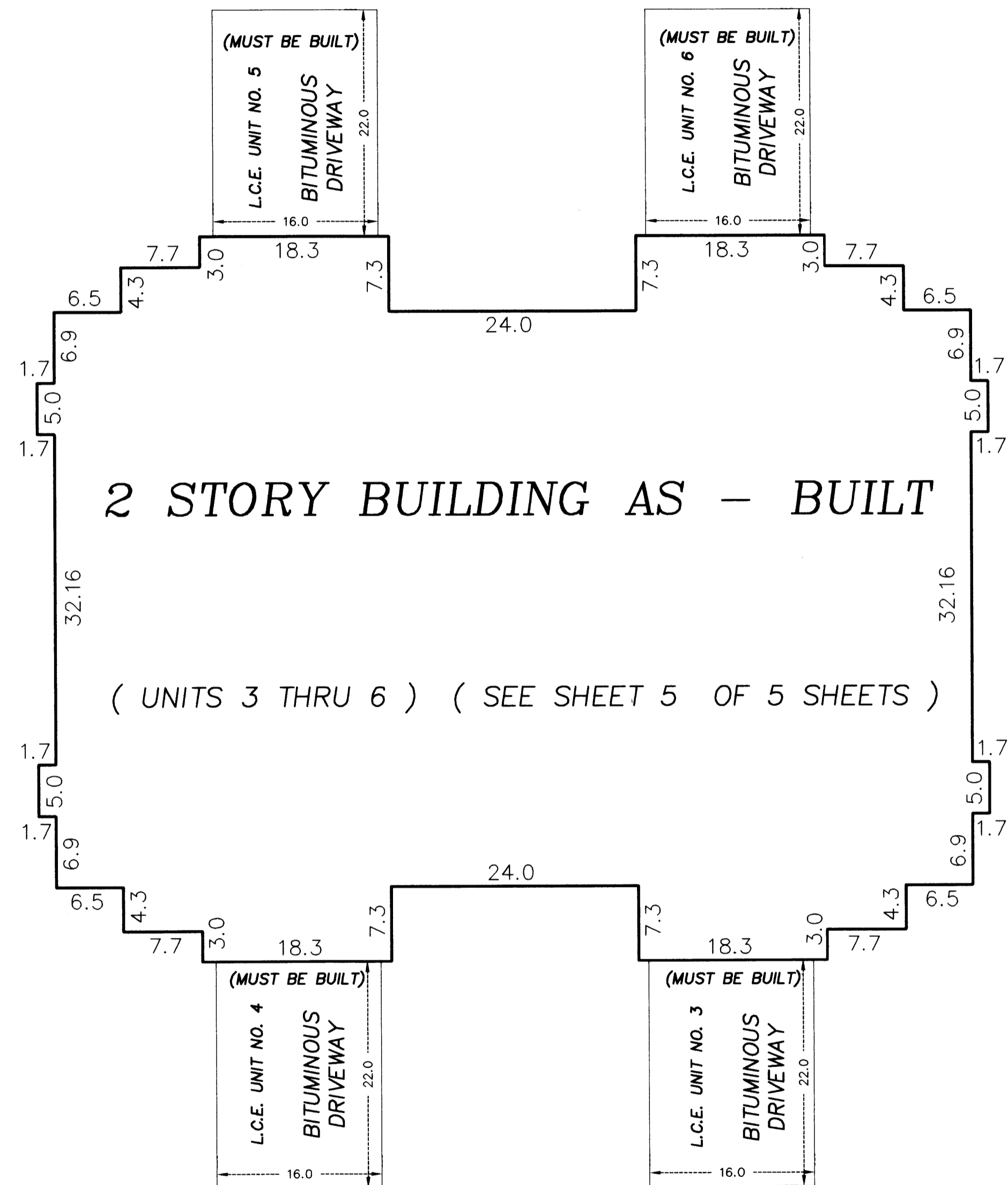
LOWER LEVEL



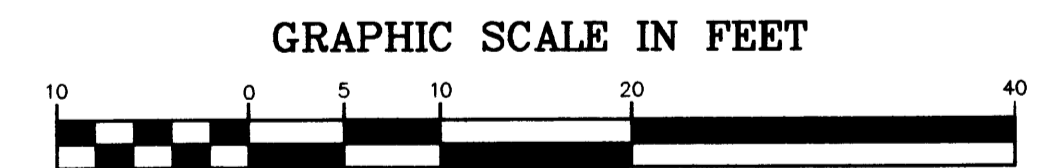
CIC NUMBER 5

APRIL RIDGE TOWNHOMES, A COMMON INTEREST COMMUNITY

C O M M O N



L. C. E. Denotes Limited Common Element



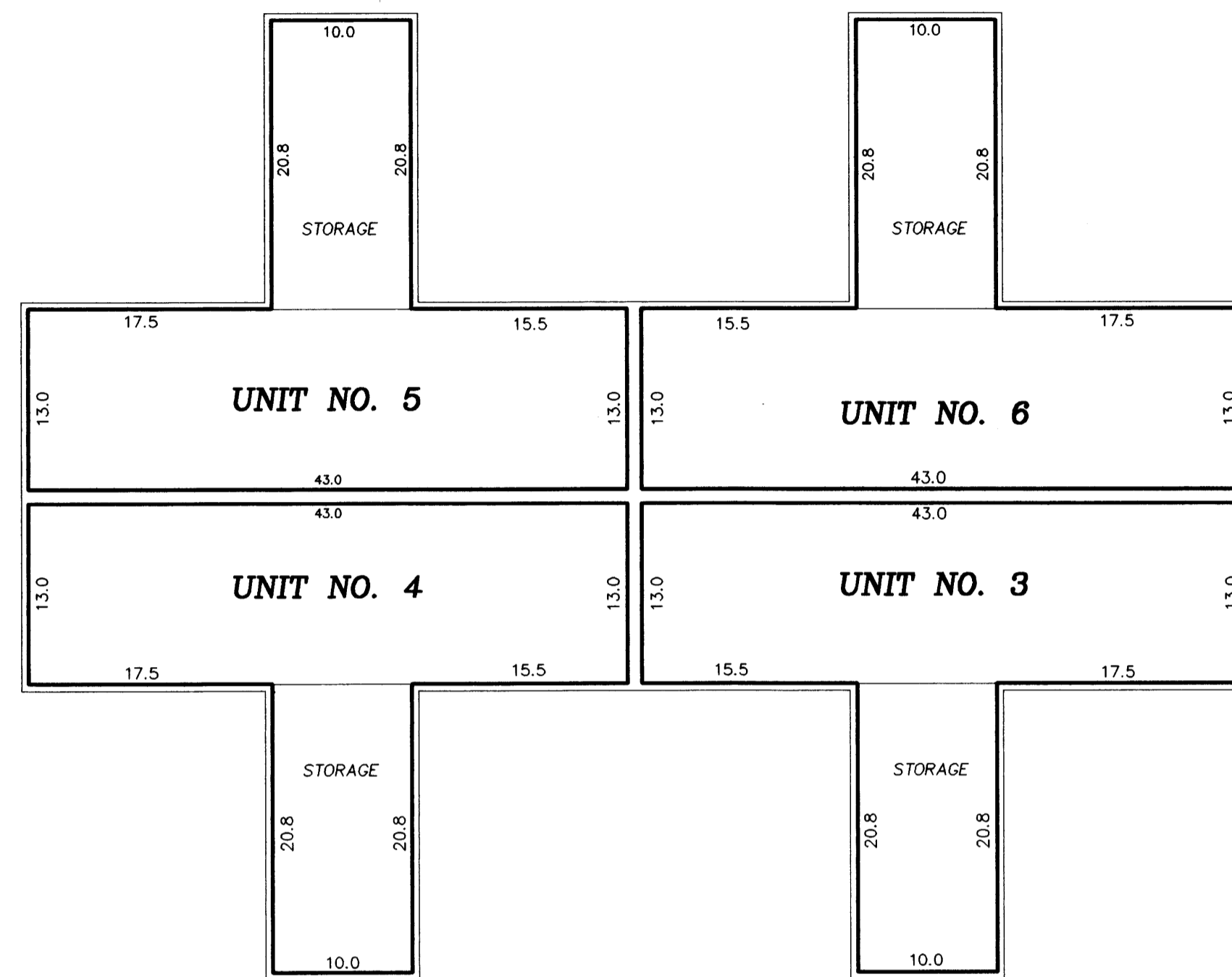
Scale: 1 inch = 10 feet

E L E M E N T

CIC NUMBER 5

APRIL RIDGE TOWNHOMES, A COMMON INTEREST COMMUNITY

FLOOR PLANS



UNIT NO.3

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

UNIT NO. 5

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

UNIT NO. 4

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

UNIT NO. 6

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

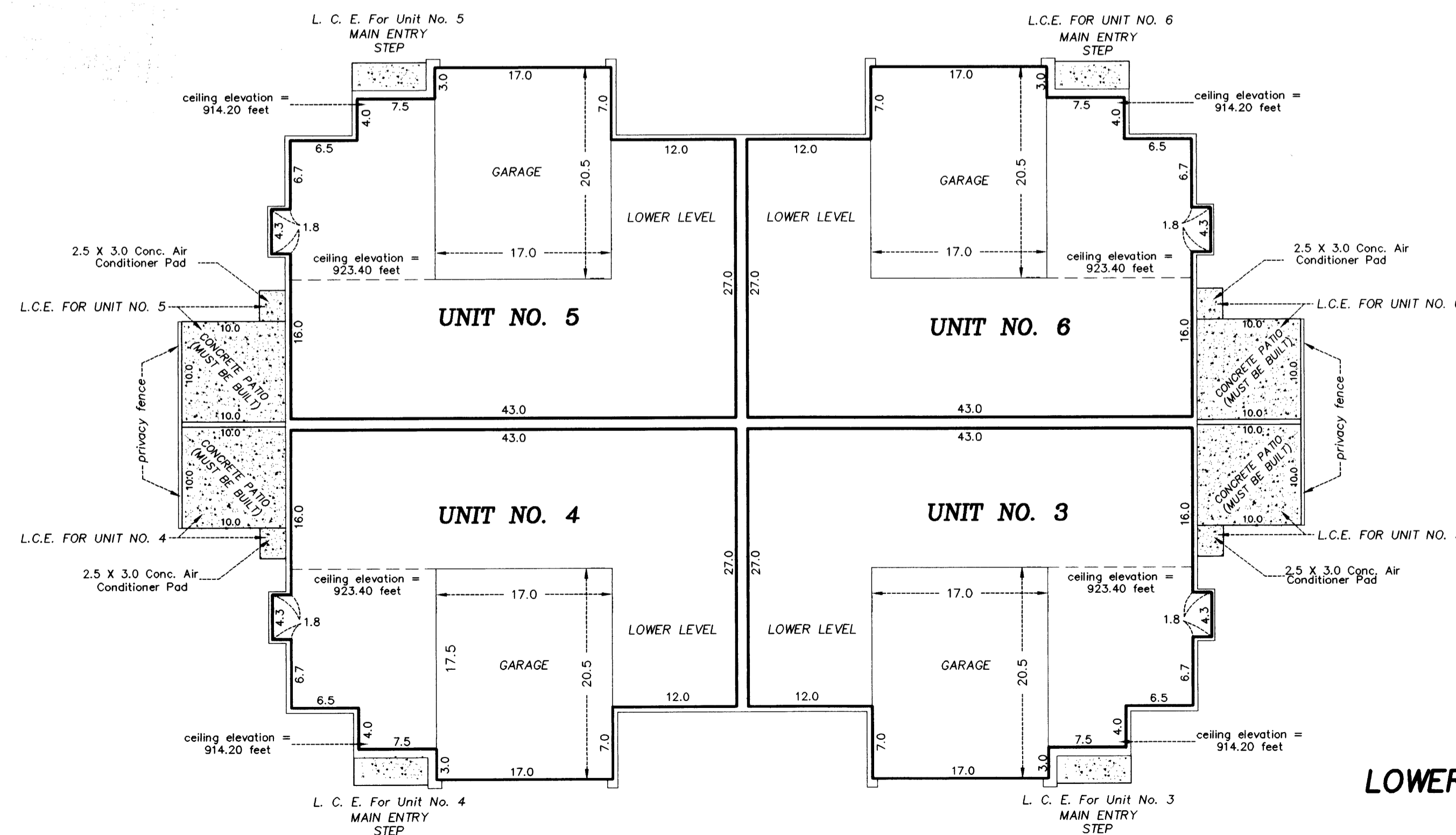
L.C.E. Denotes Limited Common Element

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

All privacy fences are Common Element and must be built.

*All upper level unit floor elevations = 915.40 feet
 All upper level unit ceiling elevations = 923.40 feet
 All lower level unit floor elevations = 906.20 feet
 All lower level unit ceiling elevations vary from 914.20 feet to 923.40 feet
 Garage floor elevation = 906.20 feet
 Storage area floor elevation = 915.40 feet
 Storage area ceiling elevations vary from 918.80 feet to 920.40 feet*

UPPER LEVEL



LOWER LEVEL

