

OFFICIAL PLAT

CIC NUMBER 109 CLAREMONT PINES, A CONDOMINIUM SECOND SUPPLEMENTAL CIC PLAT

BK 5 of CIC P 913

This SECOND SUPPLEMENTAL CIC PLAT is part of the Declaration filed as Document No. 404293 on this 13th day of August, 2002.
Anna Baker Deputy
ANOKA COUNTY RECORDER

CITY OF BLAINE
COUNTY OF ANOKA
SEC. 17, TWP. 31, RGE. 23

I, Terrence E. Rothenbacher, hereby certify that the work was undertaken by or reviewed and approved by me for this SECOND SUPPLEMENTAL CIC Plat of CIC Number 109, CLAREMONT PINES, A COMMON INTEREST COMMUNITY, being located upon Lots 5, 6, and 8, Block 3, CLUB WEST, Anoka County, Minnesota, and the additional real estate is located upon the following described property designated as:

Lots 2 through 4, inclusive, Block 3; and Outlot G, CLUB WEST, Anoka County, Minnesota.

The CIC Plat fully and accurately depicts all information required by Minnesota Statutes, Section 515B.2-110.

Dated this 30th day of July, 2002.

Terrence E. Rothenbacher
Terrence E. Rothenbacher, Land Surveyor
Minnesota License No. 20595

STATE OF MINNESOTA
COUNTY OF ANOKA

The foregoing certificate was acknowledged before me this 30th day of JULY, 2002, by Terrence E. Rothenbacher, a Licensed Professional Land Surveyor.

Christopher E. Sharp
CHRISTOPHER E SHARP
NOTARY PUBLIC
MY COMM. EXP. 01/31/2005

Christopher E. Sharp
Notary Public, Anoka County, Minnesota
My Commission Expires Jan. 31, 2005

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

Dated this 30th day of July, 2002.

Paul J. Cherne
Registered Professional Engineer
Minnesota Registration No. 19860

STATE OF MINNESOTA
COUNTY OF ANOKA

The foregoing certificate was acknowledged before me this 30th day of JULY, 2002, by PAUL J. CHERNE, a Registered Professional Engineer.

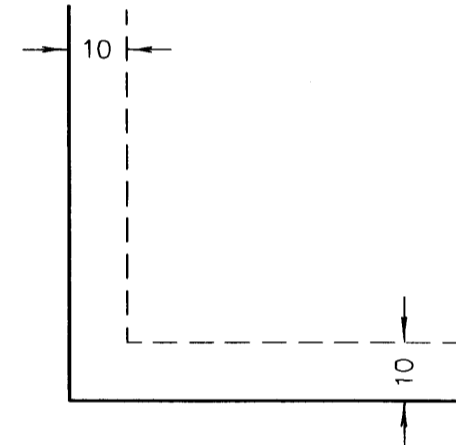
Christopher E. Sharp
CHRISTOPHER E SHARP
NOTARY PUBLIC
MY COMM. EXP. 01/31/2005

Christopher E. Sharp
Notary Public, Anoka County, Minnesota
My Commission Expires 01/31/05

Checked and approved this 1st day of AUGUST, 2002.

Terry D. Shi
Anoka County Surveyor

DRAINAGE AND UTILITY EASEMENTS
ARE PER PLAT OF CLUB WEST
AND ARE SHOWN AS THUS:
(NOT TO SCALE)



Being 10 feet in width and adjoining right-of-way lines unless otherwise shown.

BENCH MARK

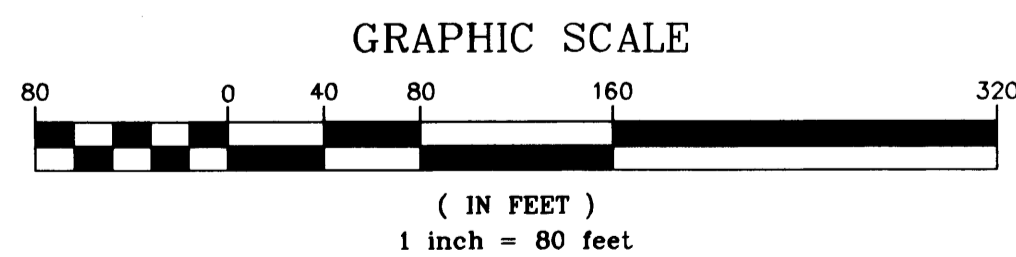
Top nut hydrant ± 400' (FT.) West of Intersection of 113th Avenue NE. & Arnold Palmer Drive on North side of Street.
Elevation= 905.59 (NGVD 1929)

- Denotes 1/2 inch by 14 inch iron monument set and marked with license number 20595
- Denotes found monument

For the purposes of this plat, the south line of Lot 1, Block 3, Club West, is assumed to have a bearing of South 89°47'07" West.

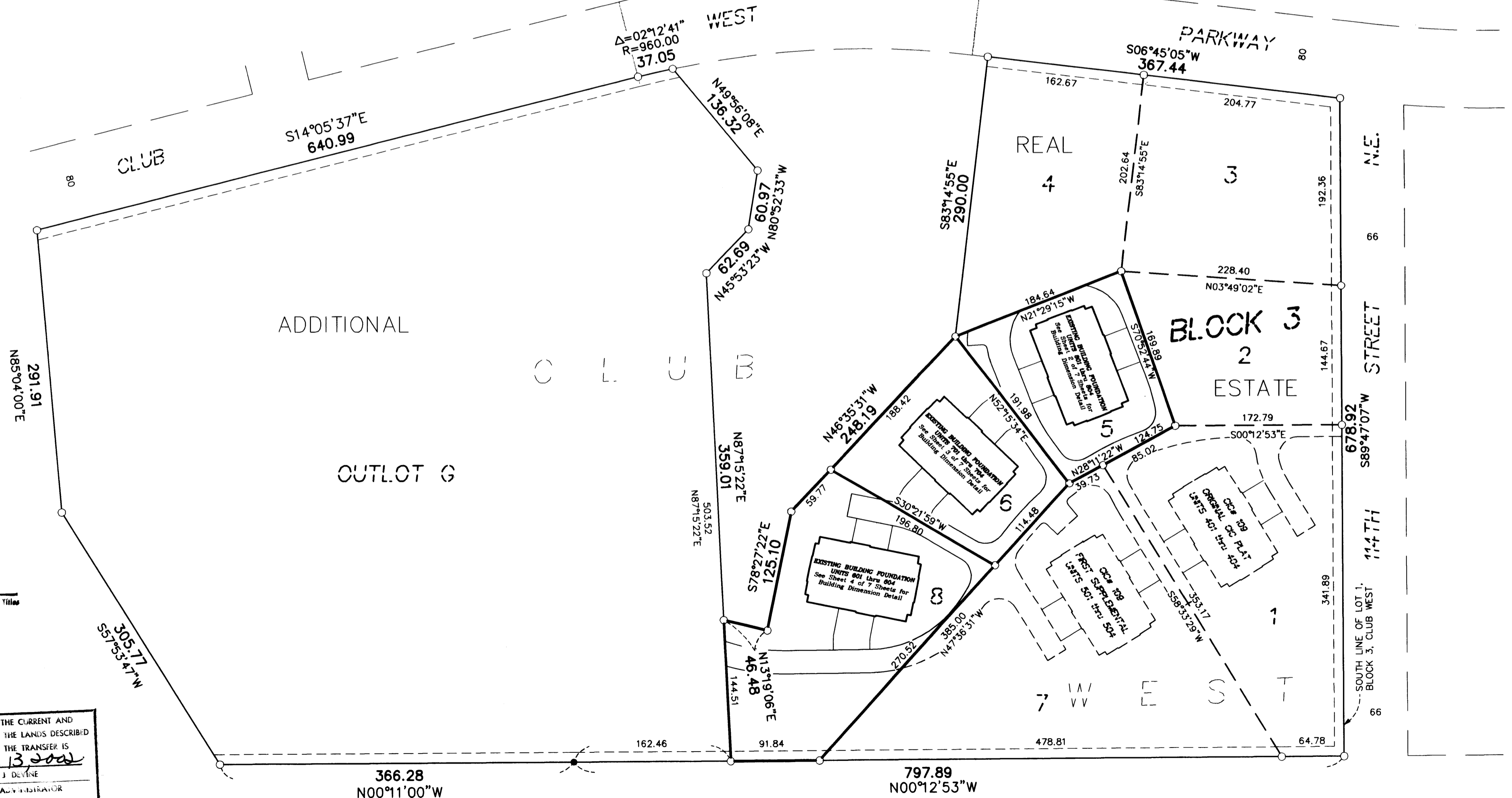
Office of REGISTRAR OF TITLES
STATE OF MINNESOTA
COUNTY OF ANOKA

I hereby certify that the work on this plat was done in this office on Aug 13, 2002 at 2:30 clock by G. Ke by G. Ke Registrar of Titles



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

I HEREBY CERTIFY THAT THE CURRENT AND DELINQUENT TAXES ON THE LANDS DESCRIBED WITHIN ARE PAID AND THE TRANSFER IS ENTERED Aug 13 2002
MAUREN J. DEYNE
PROPERTY TAX ADMINISTRATOR
BY P. Culver
DEPUTY PROPERTY TAX ADMINISTRATOR



STATE TRUNK HIGHWAY NO. 65

MINNESOTA DEPARTMENT OF TRANSPORTATION MONUMENTATION PLAT 02-M17

2002098146 \$486.00

OFFICIAL PLAT

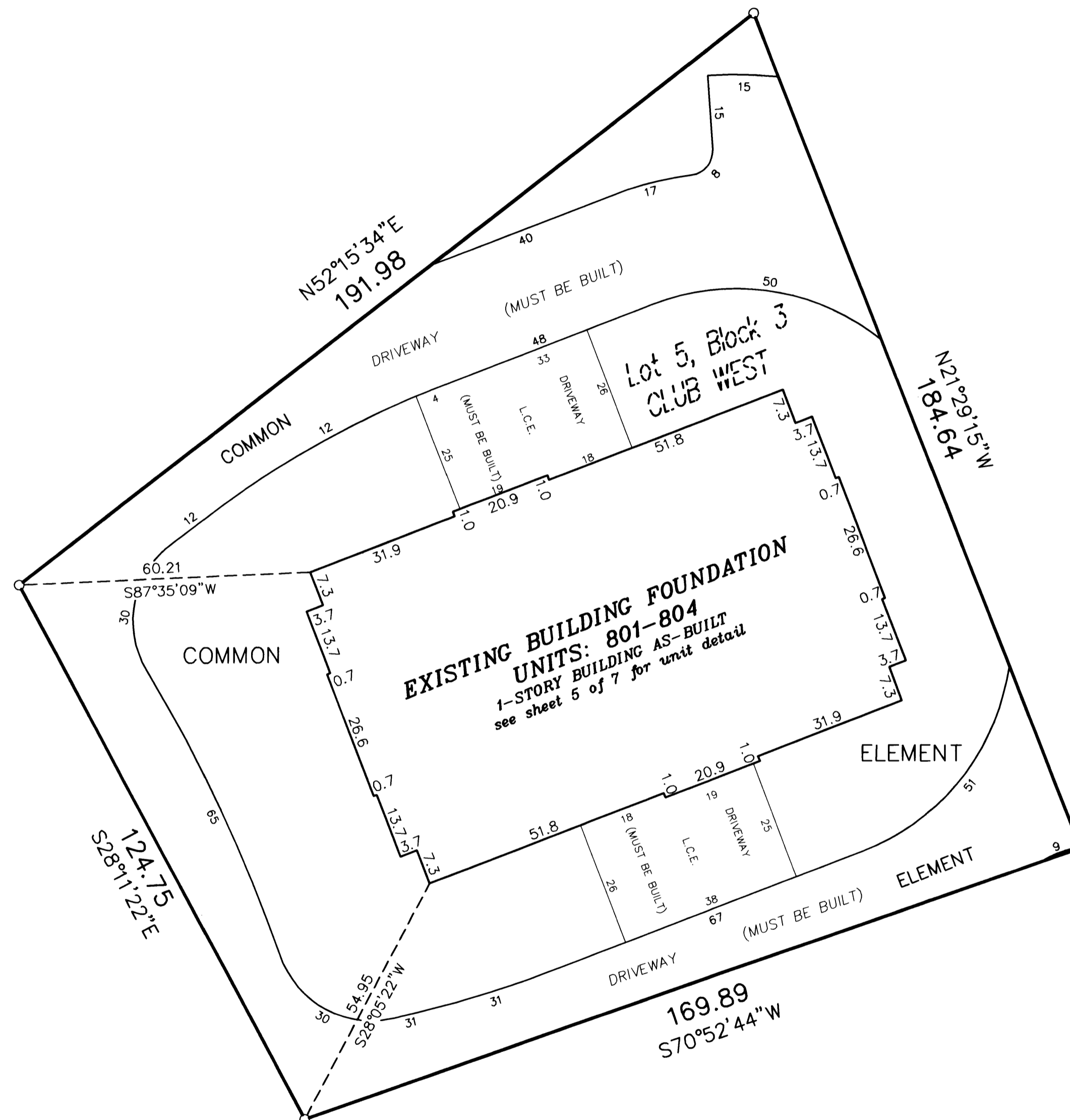
SITE PLAN (AS BUILT)

BK5 of CIC p.13

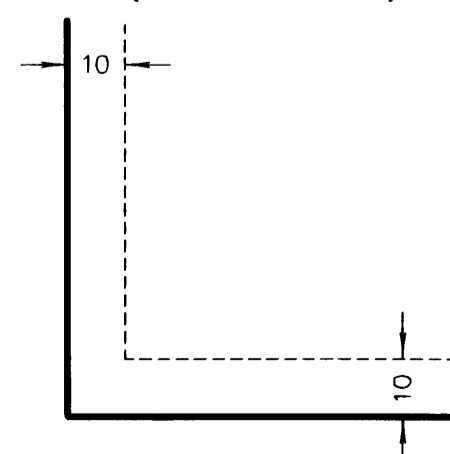
CIC NUMBER 109 CLAREMONT PINES, A CONDOMINIUM SECOND SUPPLEMENTAL CIC PLAT

C.R. DOC. NO. 404293

CITY OF BLAINE
COUNTY OF ANOKA
SEC. 17, TWP. 31, RGE. 23



DRAINAGE AND UTILITY EASEMENTS
ARE PER PLAT OF CLUB WEST
AND ARE SHOWN AS THIS:
(NOT TO SCALE)



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Lot 1, Block 3, Club West, is assumed to have
a bearing of South 89°47'07" West.

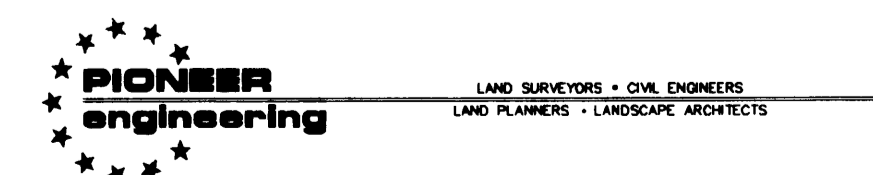
○ Denotes 1/2 inch by 14 inch iron monument
set and marked with license number 20595.



GRAPHIC SCALE



(IN FEET)
1 inch = 20 feet



2002098/46 \$486.00

OFFICIAL PLAT

SITE PLAN (AS BUILT)

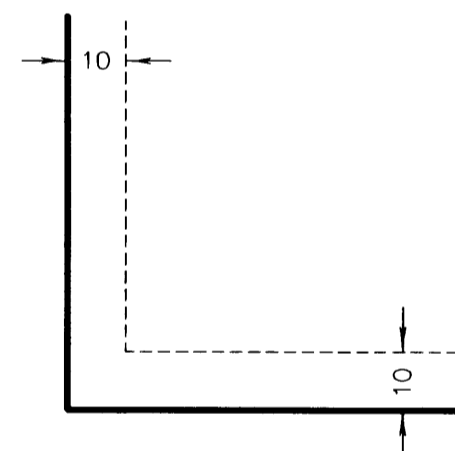
CIC NUMBER 109 CLAREMONT PINES, A CONDOMINIUM SECOND SUPPLEMENTAL CIC PLAT

Bk 5 of CC P 113

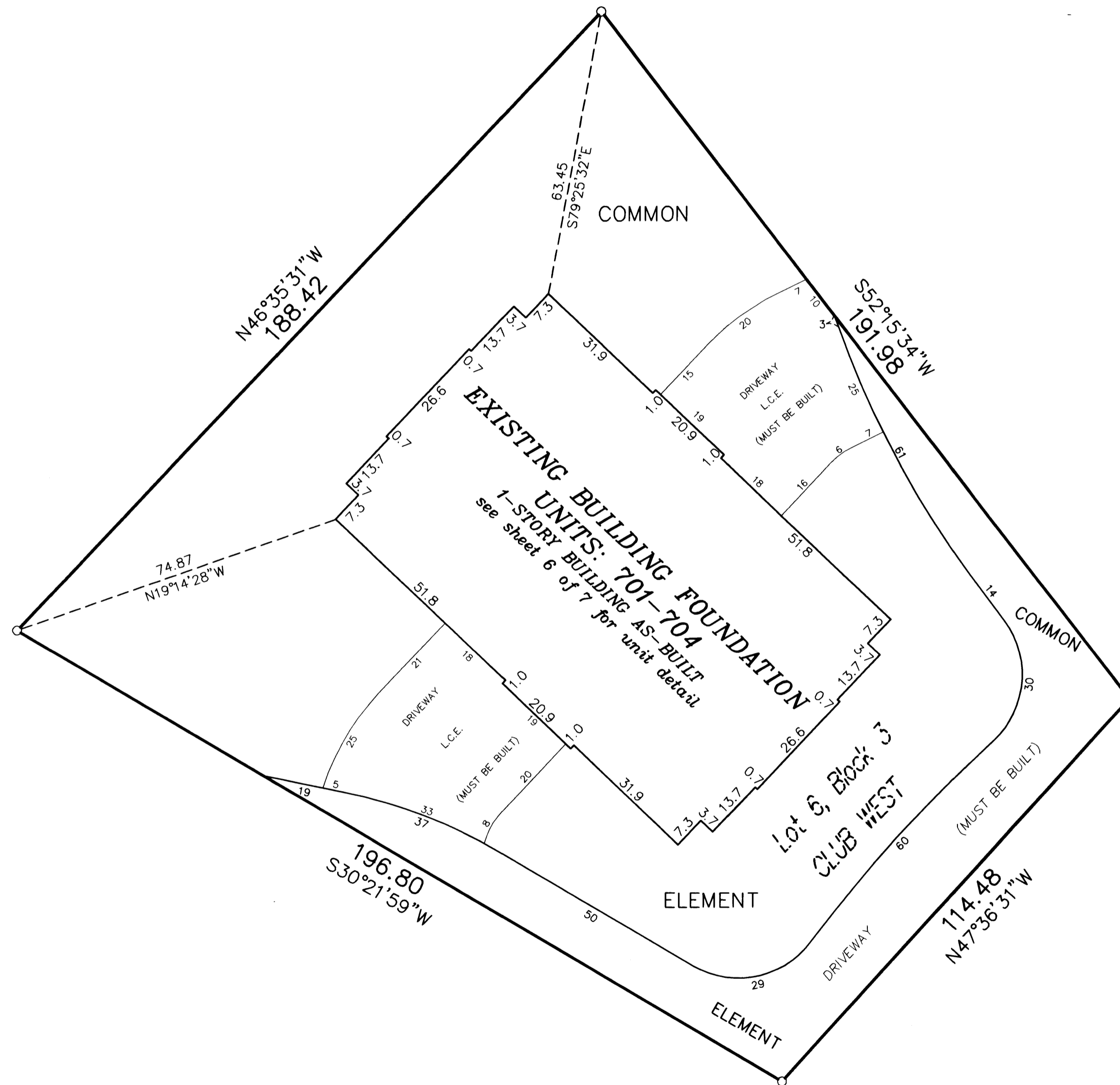
C.R. DOC. NO. 404223

CITY OF BLAINE
COUNTY OF ANOKA
SEC. 17, TWP. 31, RGE. 23

DRAINAGE AND UTILITY EASEMENTS
ARE PER PLAT OF CLUB WEST
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(NOT TO SCALE)

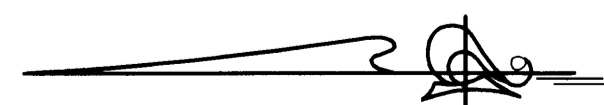


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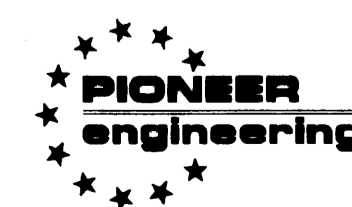
○ Denotes 1/2 inch by 14 inch iron monument
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GRAPHIC SCALE



(IN FEET)
1 inch = 20 feet



LAND SURVEYORS • CIVIL ENGINEERS
LAND PLANNERS • LANDSCAPE ARCHITECTS

2002098146 486

OFFICIAL PLAT

BK5 of CLCP13

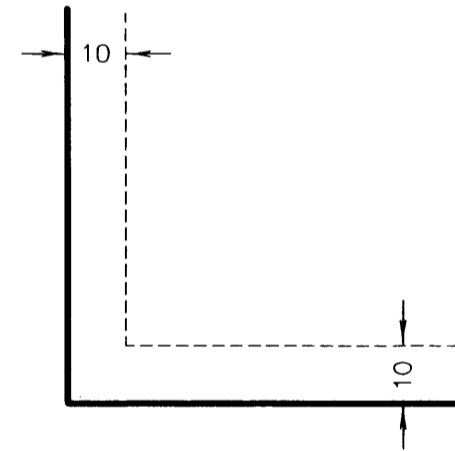
CIC NUMBER 109 CLAREMONT PINES, A CONDOMINIUM SECOND SUPPLEMENTAL CIC PLAT

SITE PLAN (AS BUILT)

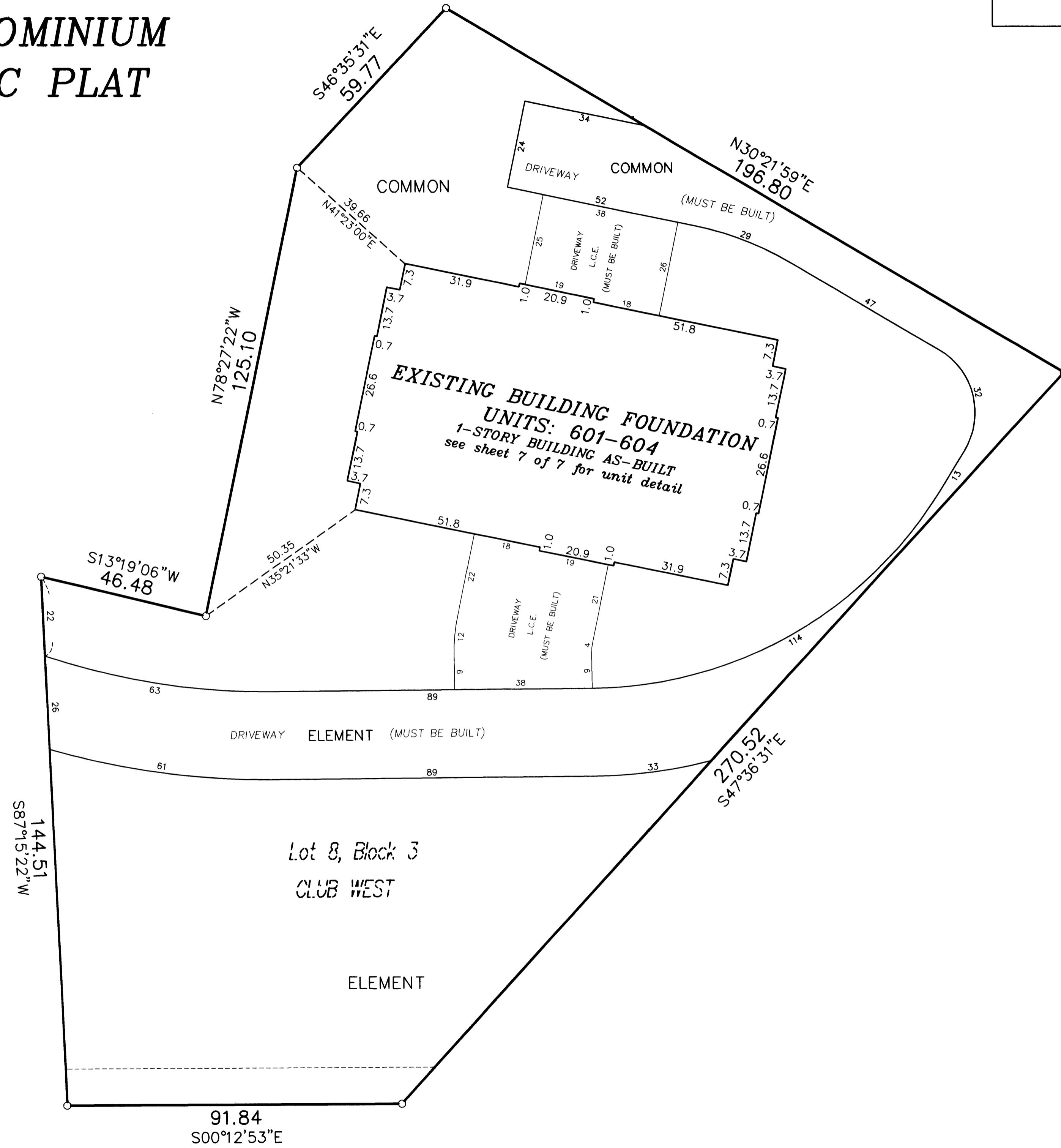
C.R. DOC. NO. 464293

CITY OF BLAINE
COUNTY OF ANOKA
SEC. 17, TWP. 31, RGE. 23

DRAINAGE AND UTILITY EASEMENTS
ARE PER PLAT OF CLUB WEST
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(NOT TO SCALE)

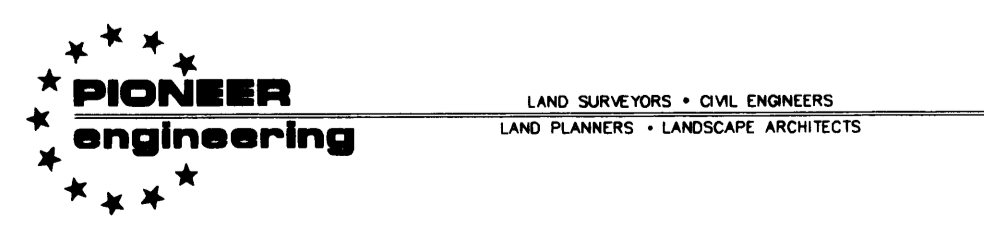
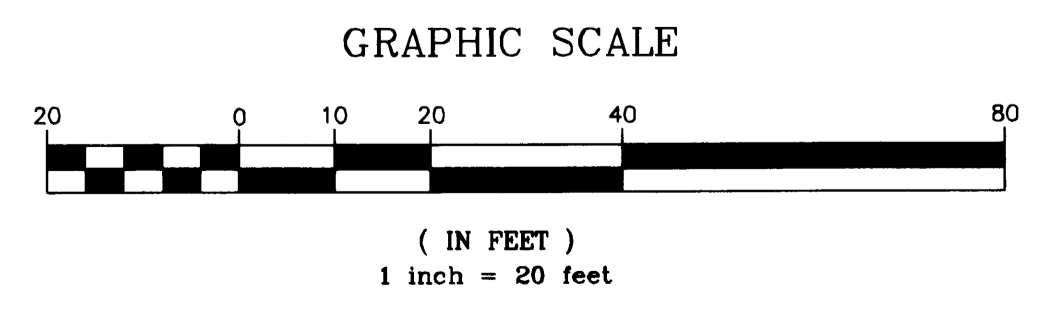
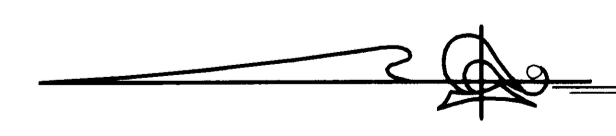


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2002098146 \$486.00

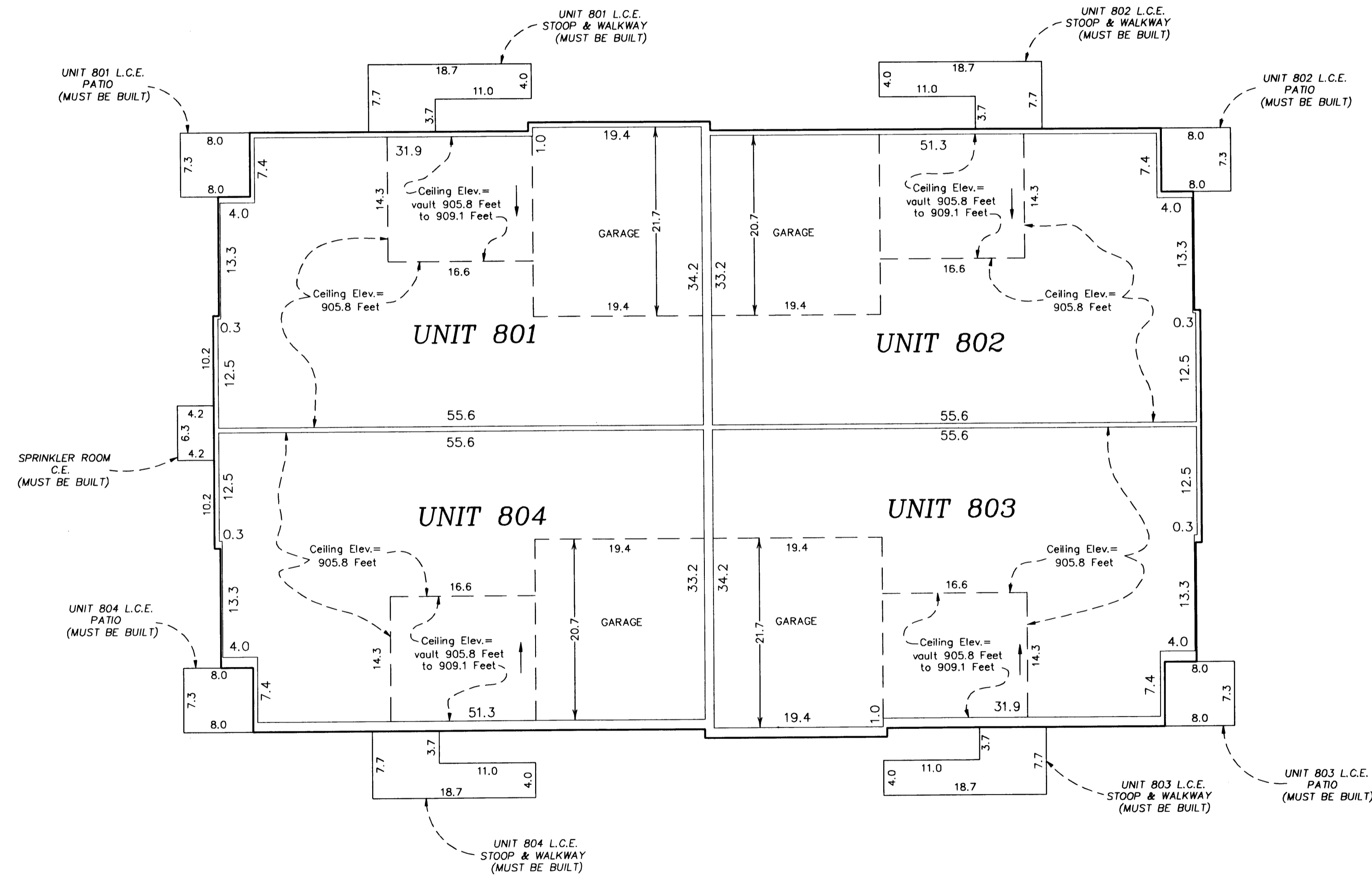
CIC NUMBER 109 CLAREMONT PINES, A CONDOMINIUM SECOND SUPPLEMENTAL CIC PLAT

CR DOC. NO. 404293

CITY OF BLAINE
COUNTY OF ANOKA
SEC. 17, TWP. 31, RGE. 23

UNIT DETAIL
(AS-BUILT)

MAIN LEVEL

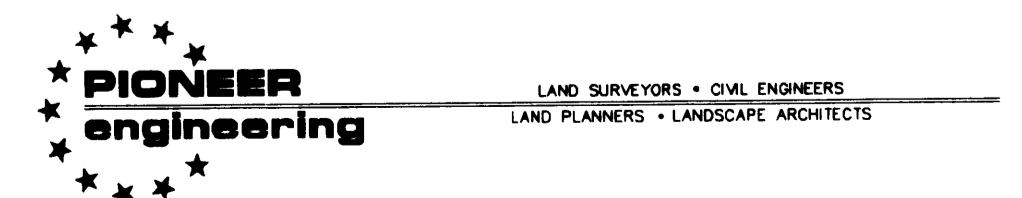
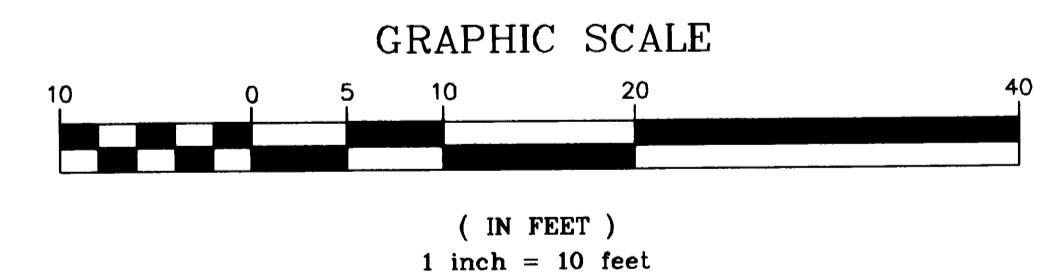
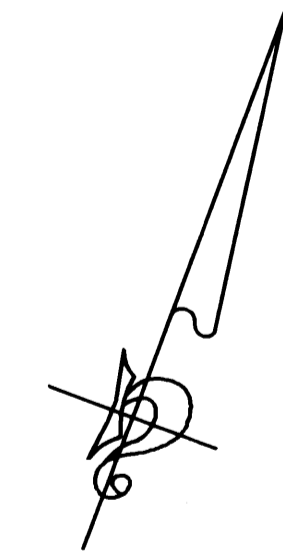


Main Level Elevations

All units garage floor elevation at garage door = 896.0 feet
 All units garage floor elevations at rear of garage = 896.3 feet
 All units garage ceiling elevations = 905.8 feet
 All units main level floor elevations = 896.6 feet
 All units main level ceiling elevation varies from = 905.8 feet to 909.1 feet
 Elevations are referenced to a benchmark as noted on the site plan on Sheet 1 of 7 Sheets and are shown in feet and tenths of a foot.

L.C.E. = Limited Common Element
 C.E. = Common Element

Interior dimensions shown are measured to the unfinished surface of the walls, floors and ceiling.



2002098146 \$486.00

CIC NUMBER 109

CLAREMONT PINES, A CONDOMINIUM

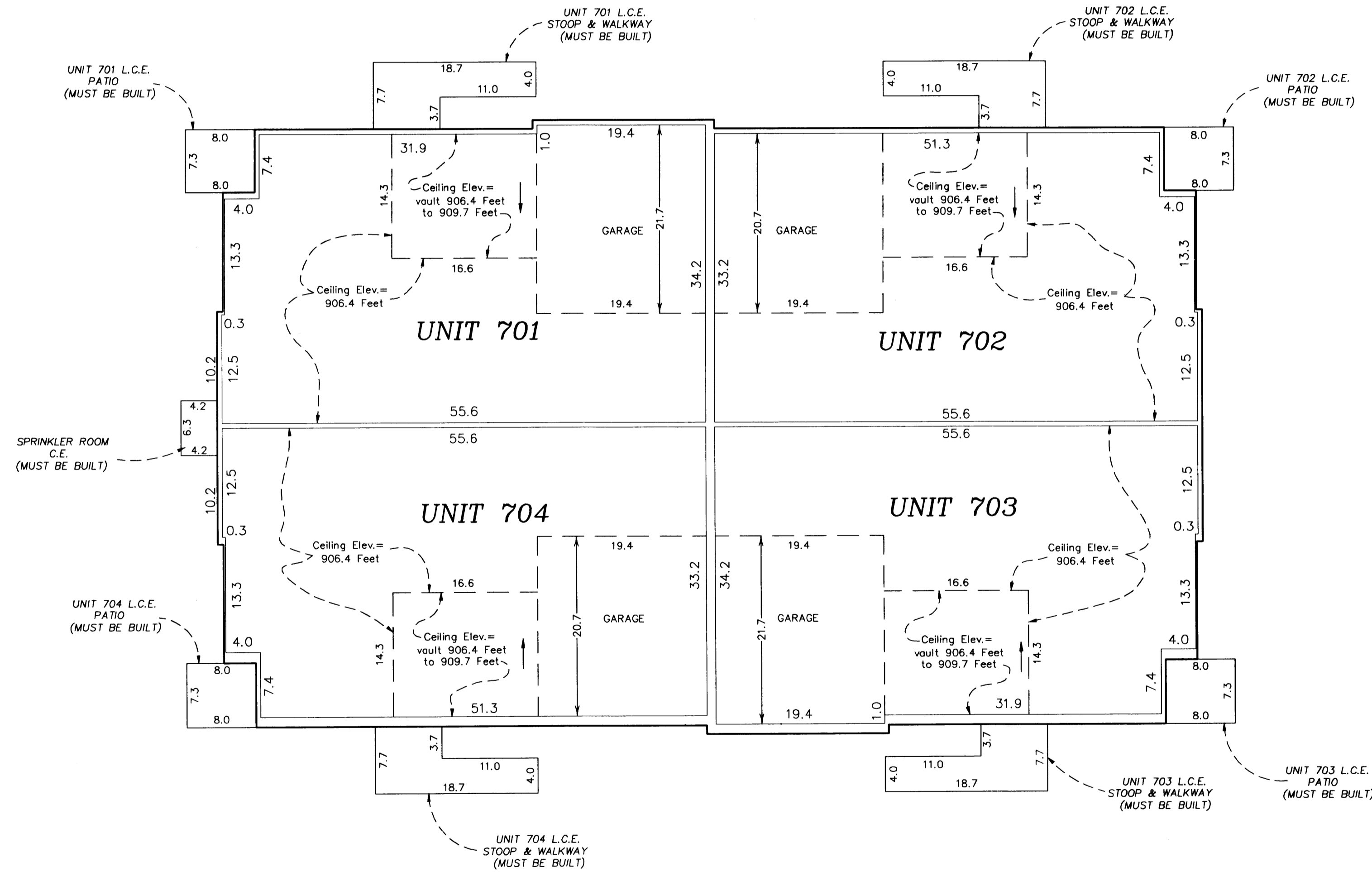
SECOND SUPPLEMENTAL CIC PLAT

CR DOC. NO. _____

CITY OF BLAINE
COUNTY OF ANOKA
SEC. 17, TWP. 31, RGE. 23

UNIT DETAIL
(AS-BUILT)

MAIN LEVEL



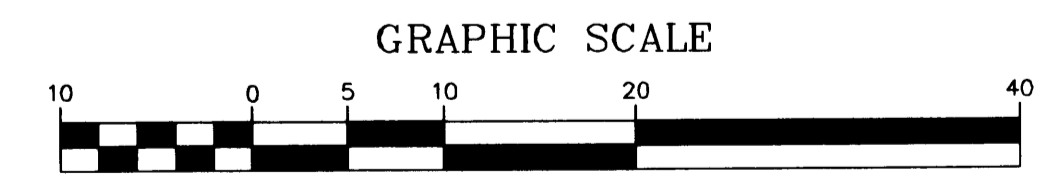
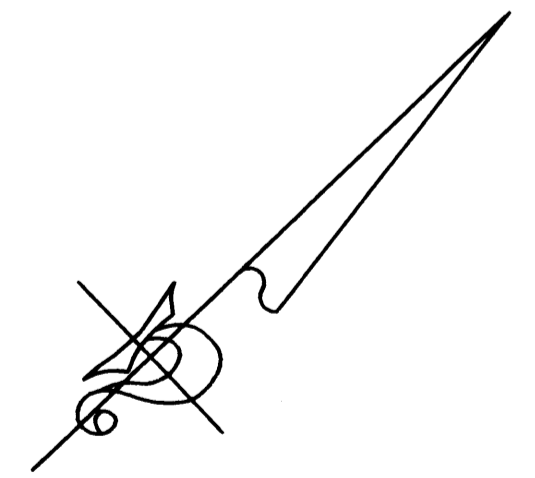
Main Level Elevations

All units garage floor elevation at garage door = 896.6 feet
 All units garage floor elevations at rear of garage = 896.9 feet
 All units garage ceiling elevations = 906.4 feet
 All units main level floor elevations = 897.2 feet
 All units main level ceiling elevation varies from = 906.4 feet to 909.7 feet

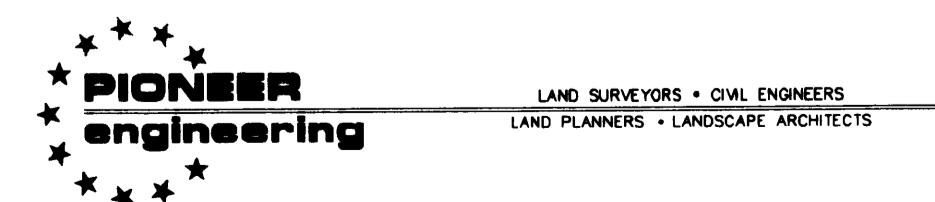
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(IN FEET)
1 inch = 10 feet



2002090446 \$486.00

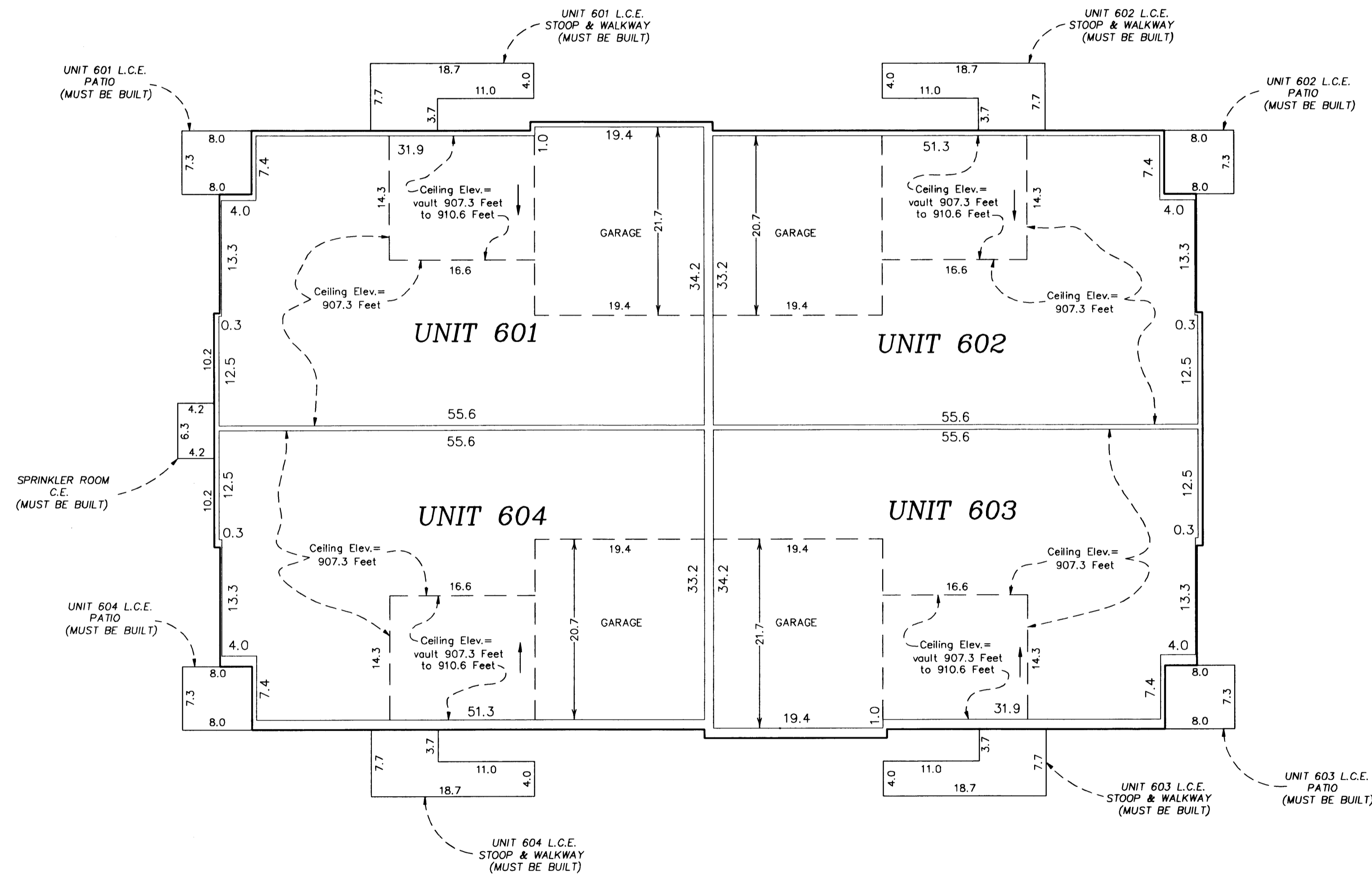
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CR DOC. NO. 404293

CITY OF BLAINE
COUNTY OF ANOKA
SEC. 17, TWP. 31, RGE. 23

UNIT DETAIL
(AS-BUILT)

MAIN LEVEL



Main Level Elevations

All units garage floor elevation at garage door = 897.5 feet
All units garage floor elevations at rear of garage = 897.8 feet
All units garage ceiling elevations = 907.3 feet

All units main level floor elevations = 898.1 feet
All units main level ceiling elevation varies from = 907.3 feet to 910.6 feet

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