

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

This FOURTH SUPPLEMENTAL CIC PLAT is part of the Declaration filed as Document No. 424059 on this 11th day of March, 2003.
Nathanial 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 FOURTH SUPPLEMENTAL CIC Plat of CIC Number 109, CLAREMONT PINES, A COMMON INTEREST COMMUNITY, being located upon

Lots 7 and 8, Block 1, CLUB WEST THIRD ADDITION, Anoka County, Minnesota,

and the additional real estate is located upon the following described property designated as:

Lot 2, Block 3, CLUB WEST, Anoka County, Minnesota; and Lots 1 through 6 inclusive, Block 1, and Lots 9 through 12 inclusive, Block 1, CLUB WEST THIRD ADDITION, Anoka County, Minnesota.

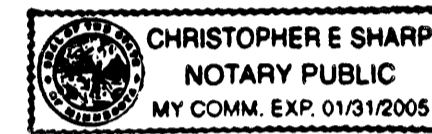
the CIC Plat fully and accurately depicts all information required by Minnesota Statutes, Section 515B.2-110.

Dated this 10th day of February, 2003.

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 10th day of FEBRUARY, 2003, by Terrence E. Rothenbacher, a Licensed Professional Land Surveyor.



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

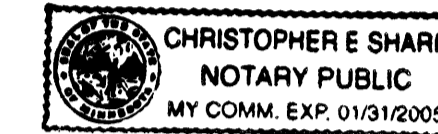
I, Paul J. Chernus pursuant to Minnesota Statutes, Section 515B.2-101(c), do hereby certify that all the units and all structural components and mechanical systems of all buildings containing or comprising any units hereby created, are substantially completed.

Dated this 10th day of February, 2003.

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

STATE OF MINNESOTA
COUNTY OF ANOKA

The foregoing certificate was acknowledged before me this 10th day of FEBRUARY, 2003, by Paul J. Chernus, a Registered Professional Engineer.

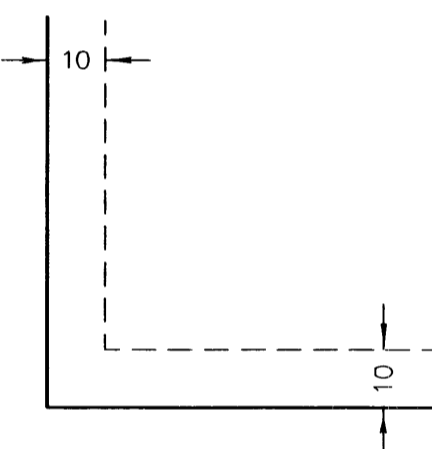


Christopher E. Sharp
Notary Public, Anoka County, Minnesota
My Commission Expires Jan. 31, 2005

Checked and approved this 24th day of FEBRUARY, 2003.

Larry D. Stein
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

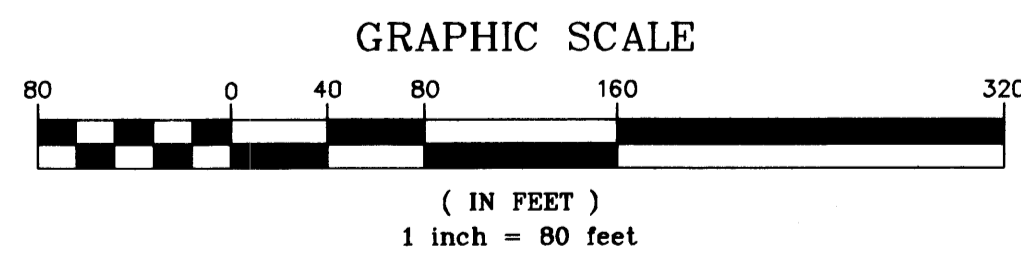
Top nut hydrant ± 400' (FT.) West of Intersection of 113th Avenue NE. & Arnold Palmer Drive on North side of Street.
Elevation= 905.59 (NGVD 1929)

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

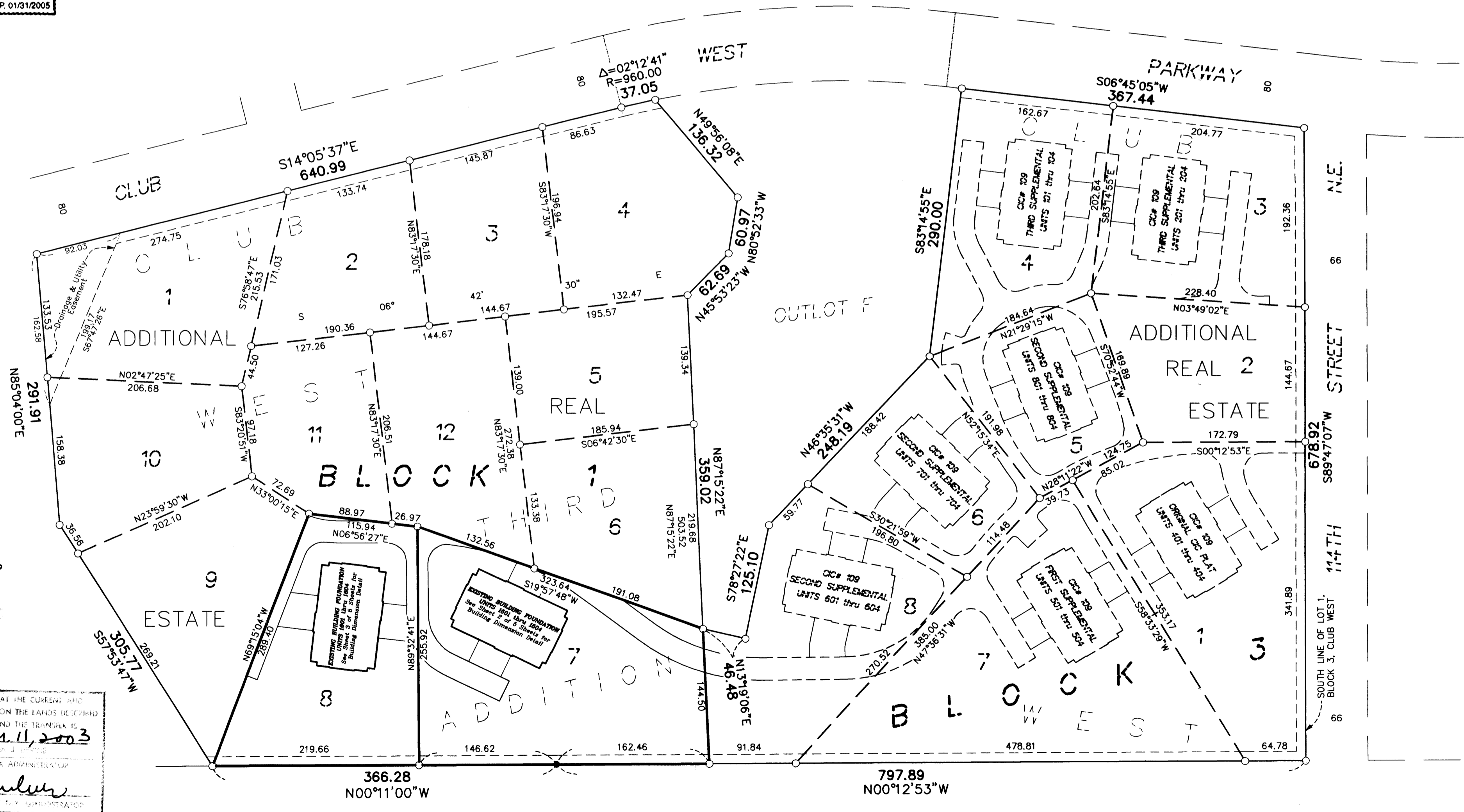
● Denotes found monument

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 RECORDER OF DEEDS
STATE OF MINNESOTA
COUNTY OF ANOKA
424059.0
I hereby certify that this plat was filed in this office on March 11, 2003 at 2:40 o'clock P.
by GKE



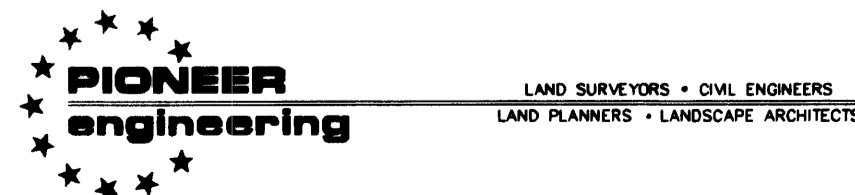
I HEREBY CERTIFY THAT THE CURRENT AND DELINQUENT TAXES ON THE LANDS DESCRIBED WITHIN ARE PAID AND THE TRINTEGRITY IS ENTERED Mar 11, 2003
PROPERTY TAX ADMINISTRATION
S. Culver
COUNTY CLERK



STATE TRUNK HIGHWAY NO. 65

MINNESOTA DEPARTMENT OF TRANSPORTATION MONUMENTATION PLAT 02-M17

2003032435 \$367.00



OFFICIAL PLAT

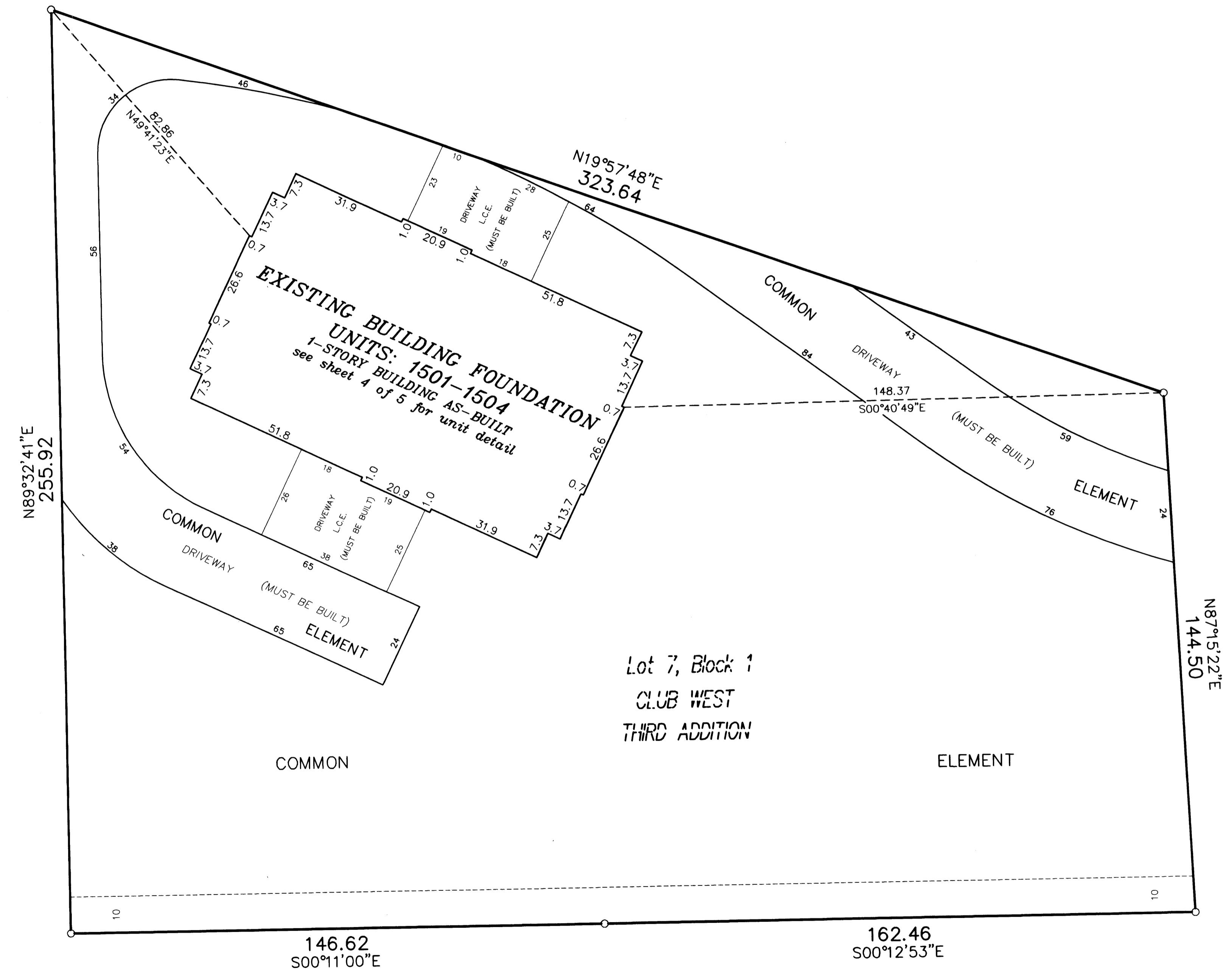
CIC NUMBER 109 CLAREMONT PINES, A CONDOMINIUM FOURTH SUPPLEMENTAL CIC PLAT

Bk 5 of C14, pg 38

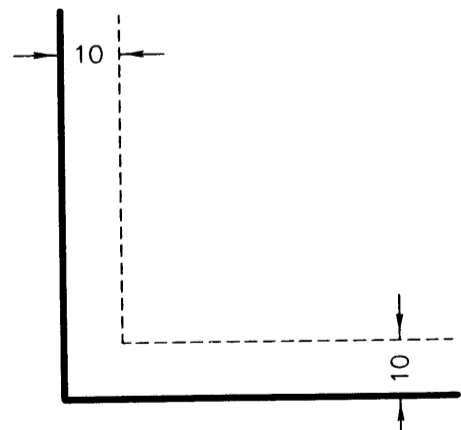
SITE PLAN (AS BUILT)

C.R. DOC. NO. 424059

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



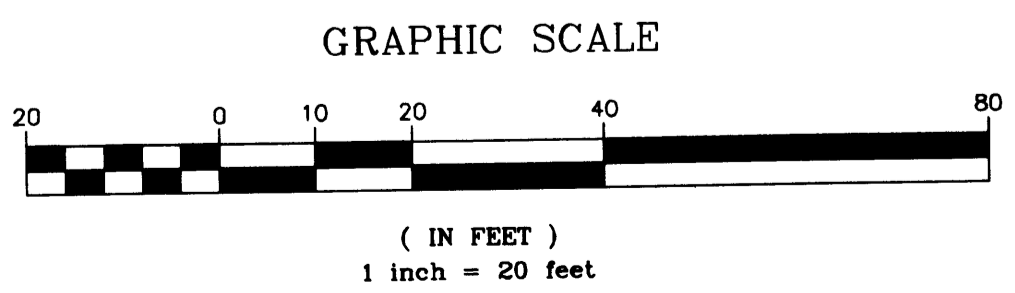
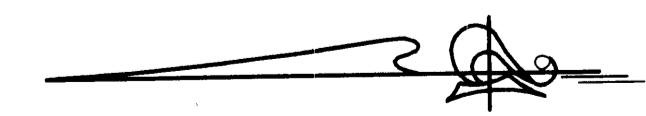
DRAINAGE AND UTILITY EASEMENTS
ARE PER PLAT OF CLUB WEST
AND ARE SHOWN AS THIS:
(NOT TO SCALE)



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

For the purposes of this plat, the south line of
Lot 1, Block 3, Club West, is assumed to have
a bearing of South $89^{\circ}47'07''$ West.

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



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

2003032435 \$367.00

OFFICIAL PLAT

SITE PLAN (AS BUILT)

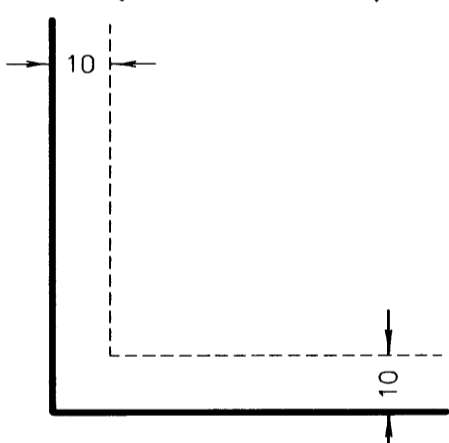
Bk 5 of CIC, pg 38

C.R. DOC. NO. 424059

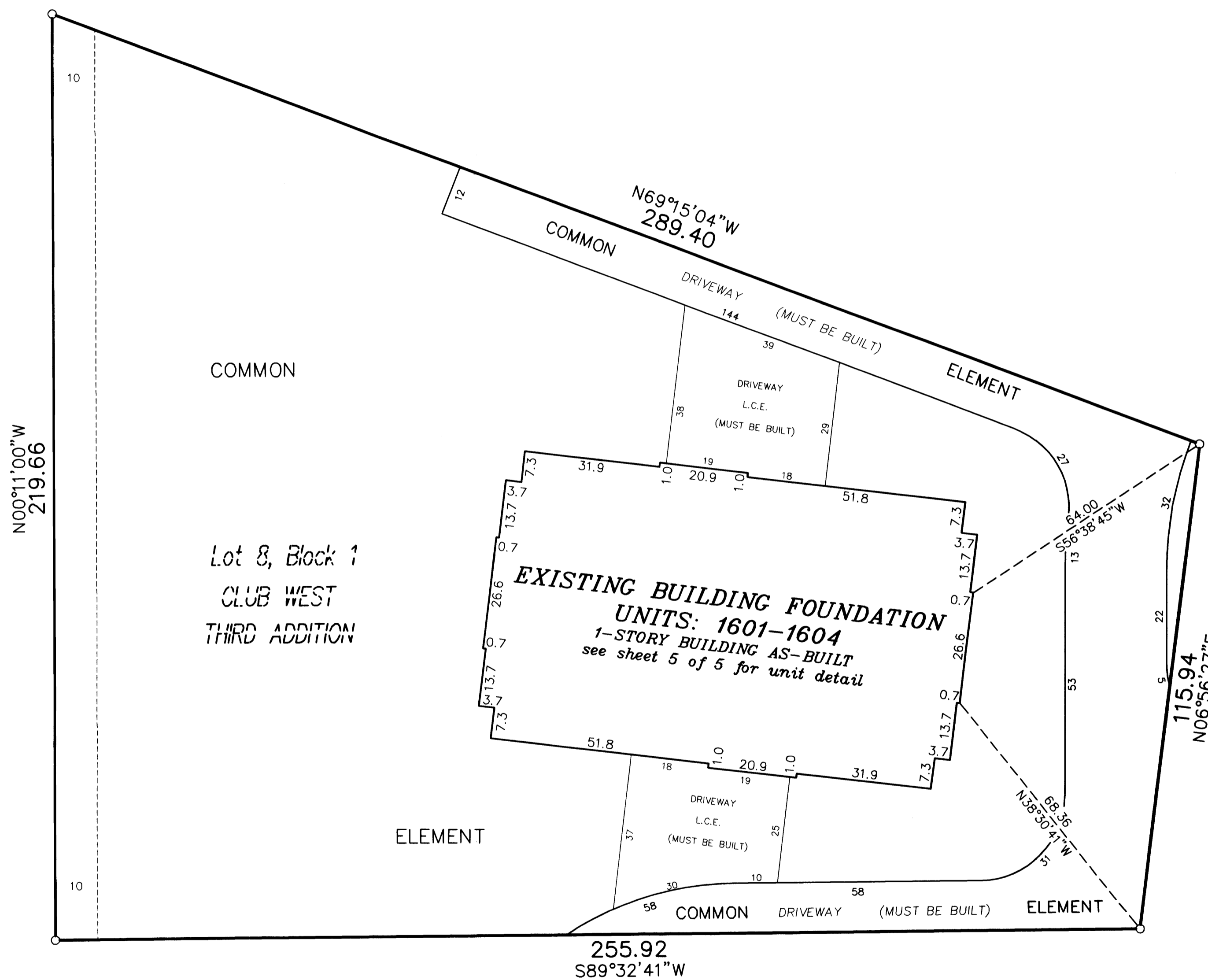
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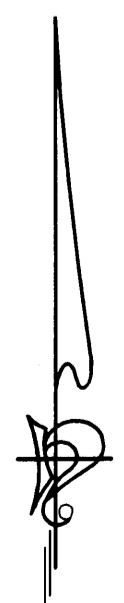


Lot 8, Block 1
CLUB WEST
THIRD ADDITION

EXISTING BUILDING FOUNDATION
UNITS: 1601-1604
1-STORY BUILDING AS-BUILT
see sheet 5 of 5 for unit detail

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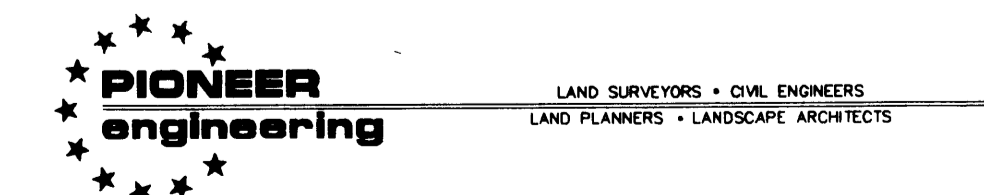
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GRAPHIC SCALE



(IN FEET)
1 inch = 20 feet



2003032435 \$367.00

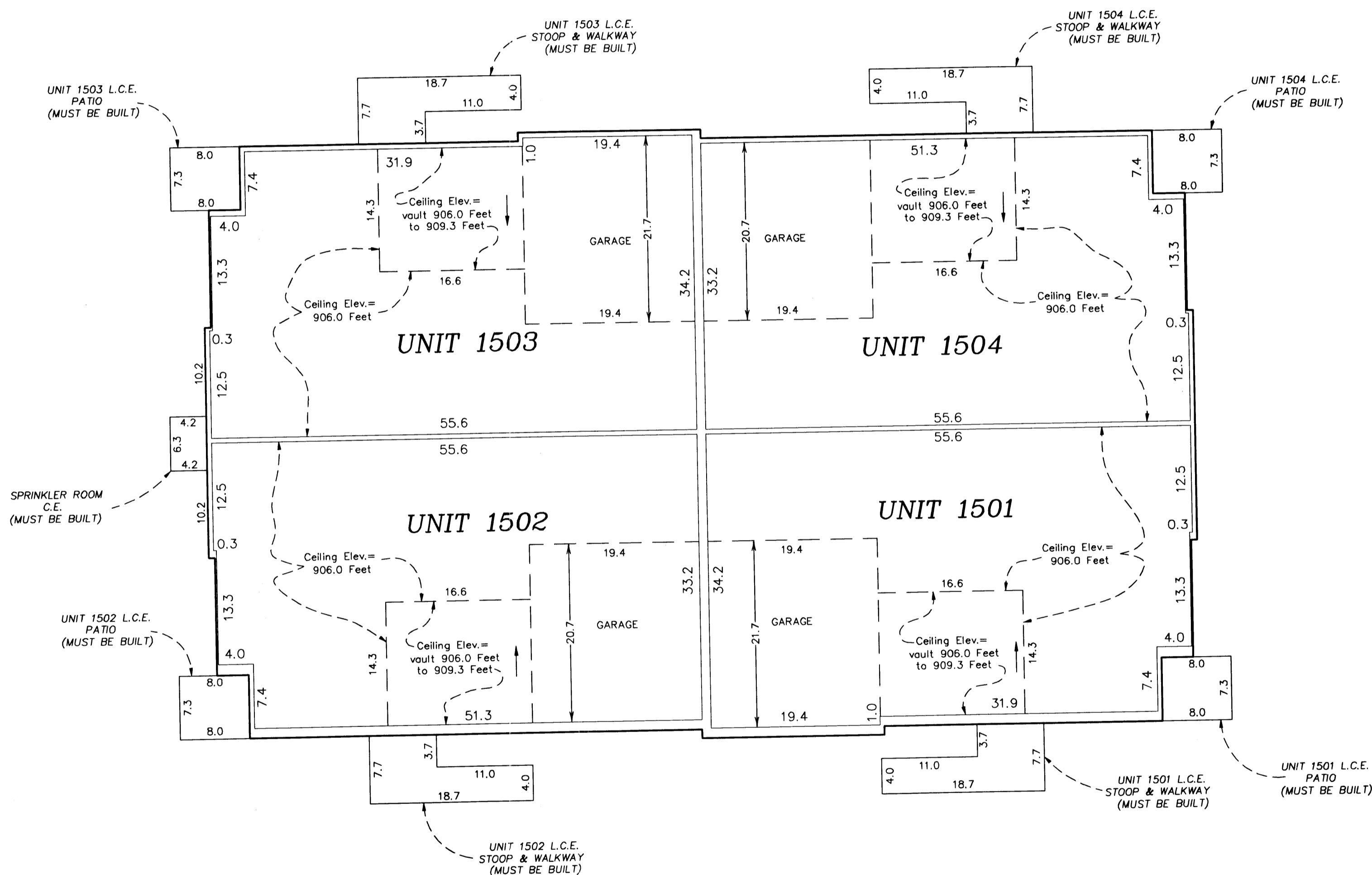
CIC NUMBER 109

CLAREMONT PINES, A CONDOMINIUM

FOURTH SUPPLEMENTAL CIC PLAT

UNIT DETAIL
(AS-BUILT)

MAIN LEVEL



Main Level Elevations

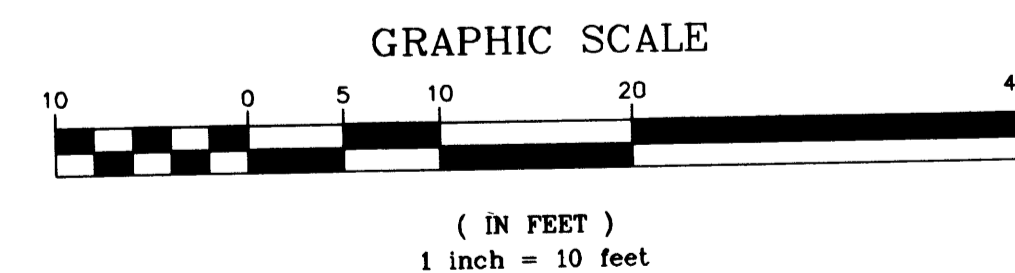
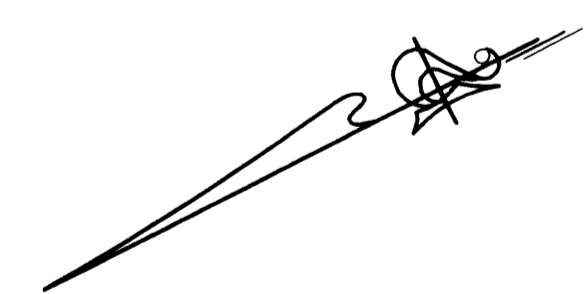
All units garage floor elevation at garage door = 896.2 feet
All units garage floor elevations at rear of garage = 896.5 feet
All units garage ceiling elevations = 906.0 feet

All units main level floor elevations = 896.8 feet
All units main level ceiling elevation varies from = 906.0 feet to 909.3 feet

Elevations are referenced to a benchmark as noted on the site plan on Sheet 1 of 5 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.



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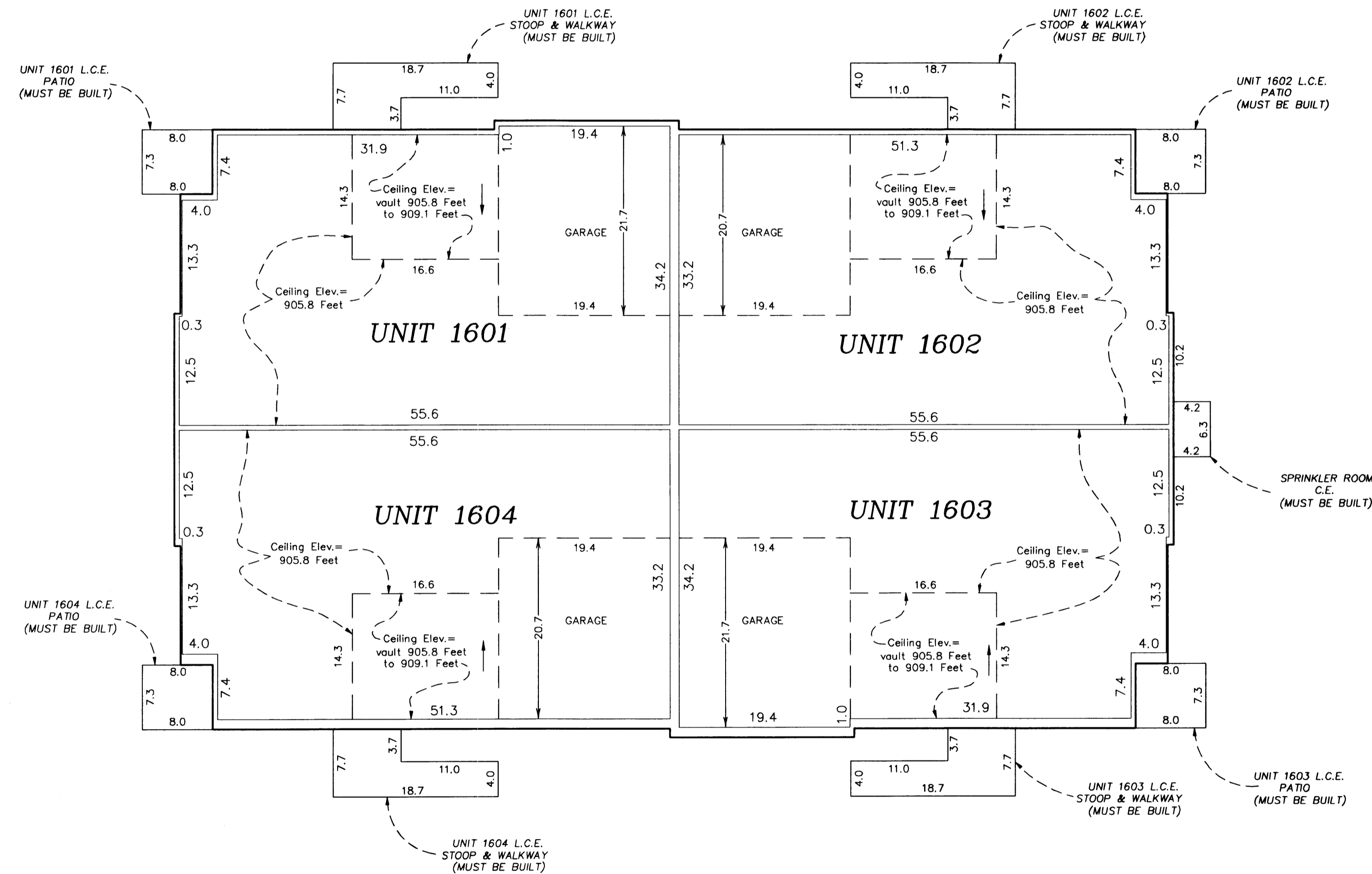
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UNIT DETAIL
(AS-BUILT)

MAIN LEVEL



Main Level Elevations

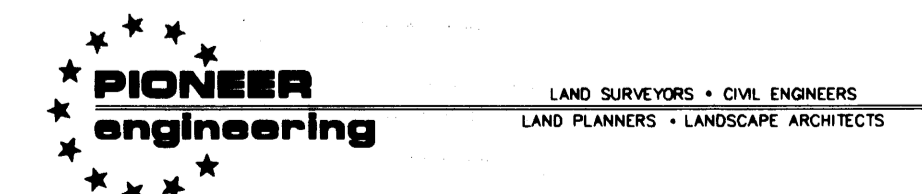
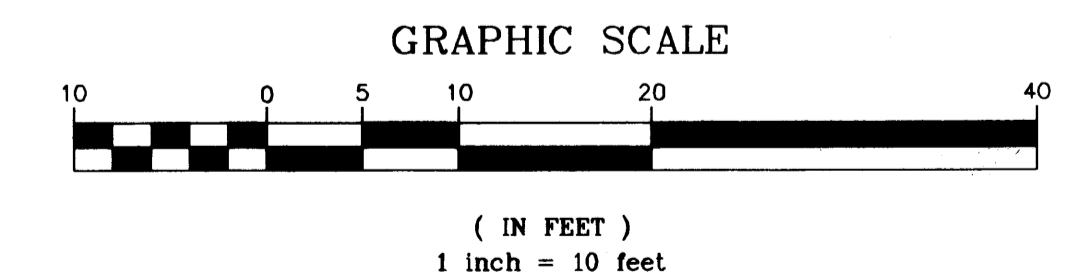
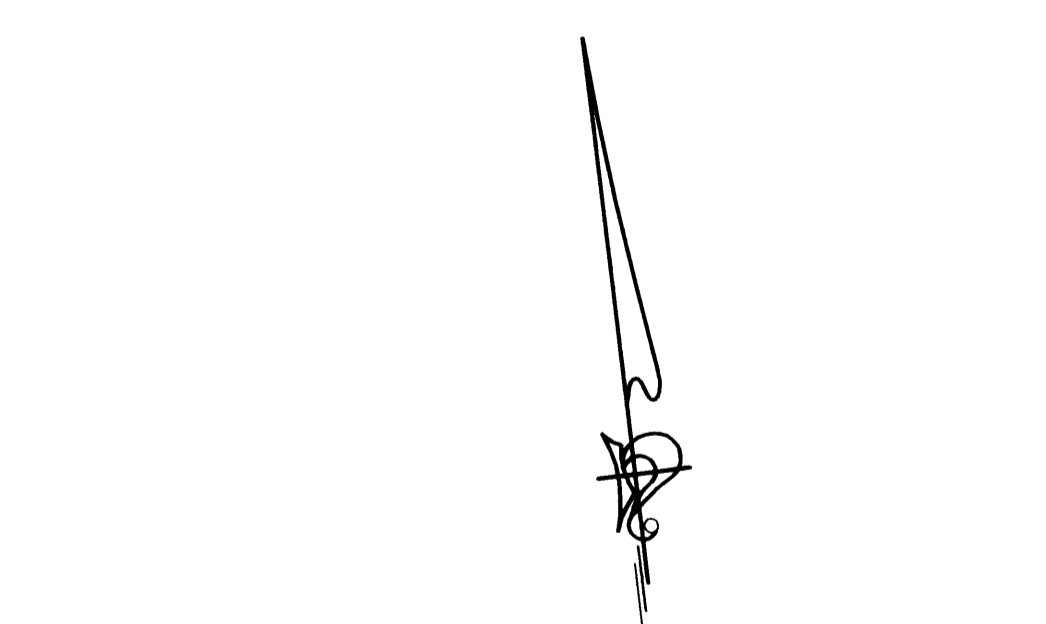
All units garage floor elevation at garage door = 896.0 feet
 All units garage floor elevations at rear of garage = 896.3 feet
 All units garage ceiling elevations = 905.8 feet

All units main level floor elevations = 896.6 feet
 All units main level ceiling elevation varies from = 905.8 feet to 909.1 feet

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