

This FIFTH SUPPLEMENTAL CIC PLAT is part of the Declaration filed as Document No. 436606 on this 7th day of July 2003. *Paul J. Cheune, Deputy* ANOKA COUNTY RECORDER

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

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 FIFTH SUPPLEMENTAL CIC Plat of CIC Number 109, CLAREMONT PINES, A COMMON INTEREST COMMUNITY, being located upon

Lots 9 and 10, 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 11 and 12, 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 11th day of June, 2003.

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

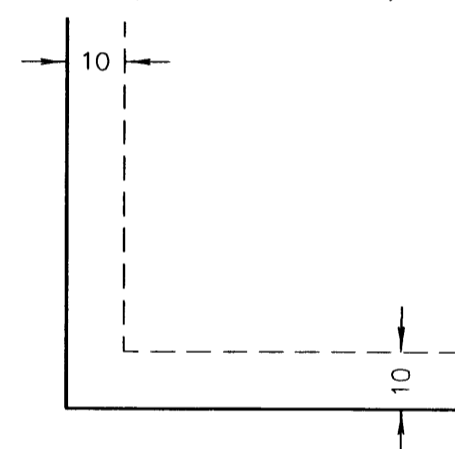
STATE OF MINNESOTA
COUNTY OF ANOKA

The foregoing certificate was acknowledged before me this 11th day of JUNE, 2003, 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

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



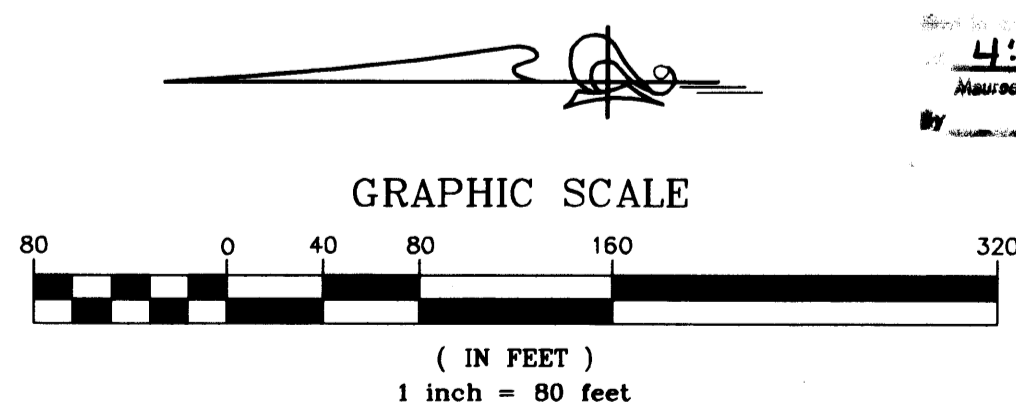
Being 10 feet in width and adjoining right-of-way lines unless otherwise shown.

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.



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
July 7, 2003
BY *L. Culver*
DEPUTY PROPERTY TAX ADMINISTRATOR

I, *Paul J. Cheune* 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 11th day of June, 2003.

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

STATE OF MINNESOTA
COUNTY OF ANOKA

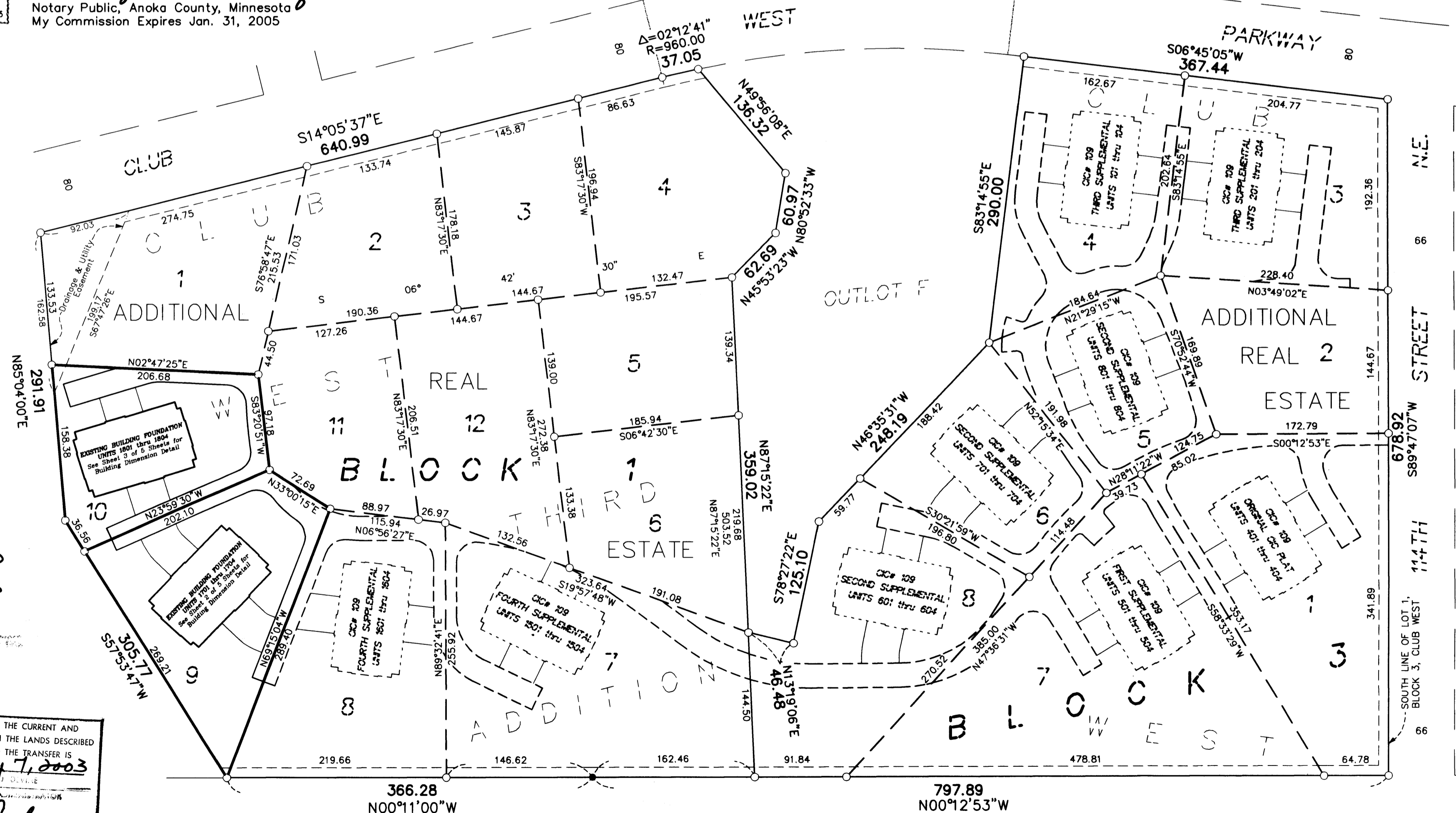
The foregoing certificate was acknowledged before me this 11th day of JUNE, 2003, by *PAUL J. CHEUNE* a Registered Professional Engineer.

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 Jan. 31, 2005

Checked and approved this 11th day of June, 2003.

Larry D. Hain
Anoka County Surveyor



OFFICIAL PLAT

SITE PLAN (AS BUILT)

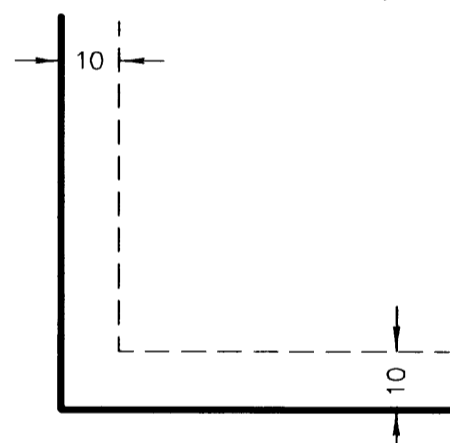
BK 6 of CIC, Pg 1

C.R. DOC. NO. 436606

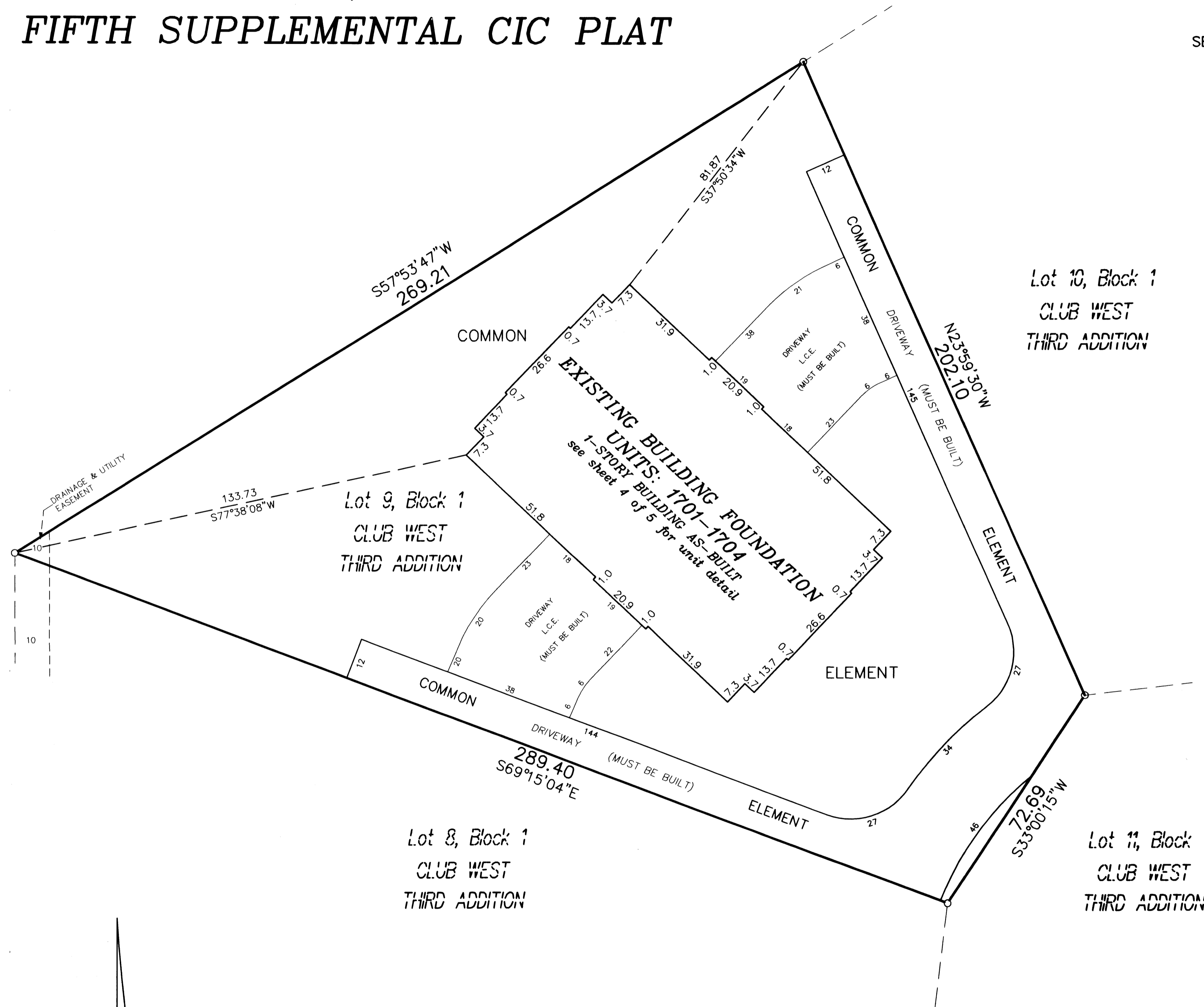
CIC NUMBER 109 CLAREMONT PINES, A CONDOMINIUM FIFTH SUPPLEMENTAL CIC PLAT

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

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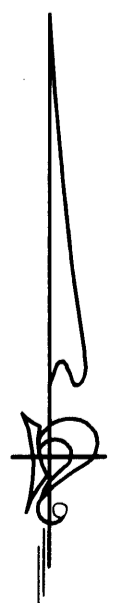


Being 10 feet in width and adjoining right-of-way lines
unless otherwise shown.

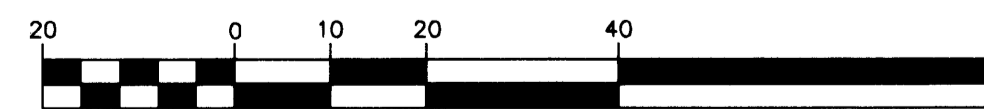


For the purposes of this plat, the south line of
Lot 1, Block 3, Club West, is assumed to have
a bearing of South 89°47'07" West.

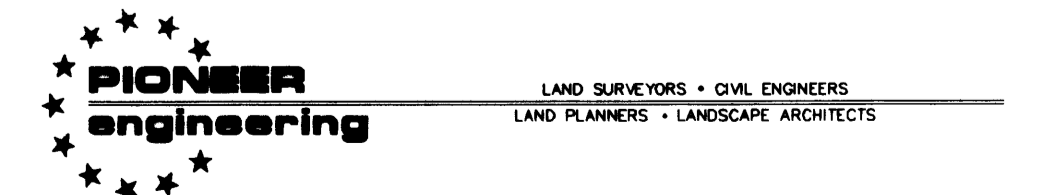
○ Denotes 1/2 inch by 14 inch iron monument
set and marked with license number 20595.



GRAPHIC SCALE



(IN FEET)
1 inch = 20 feet



2003088631 \$ 358.00

OFFICIAL PLAT

SITE PLAN (AS BUILT)

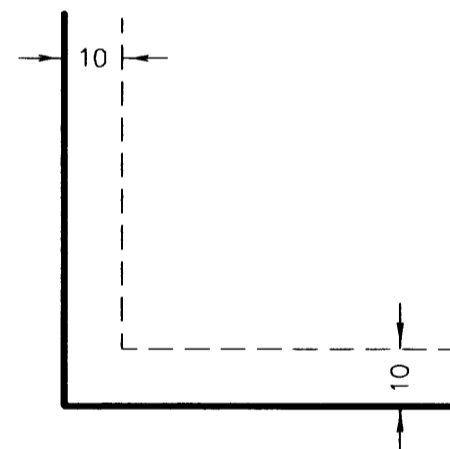
Bk 6 of CIC, pg 1

C.R. DOC. NO. 436606

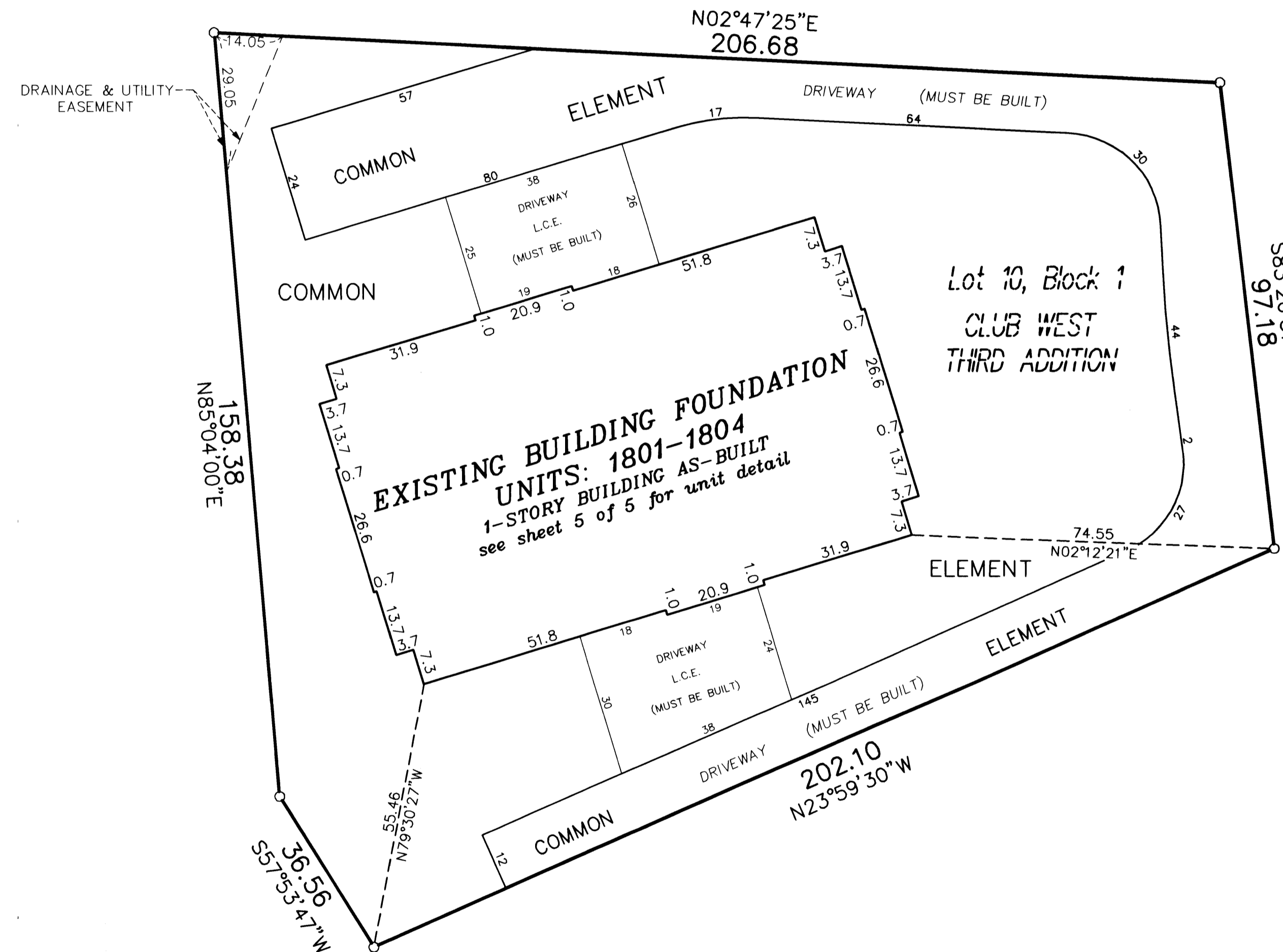
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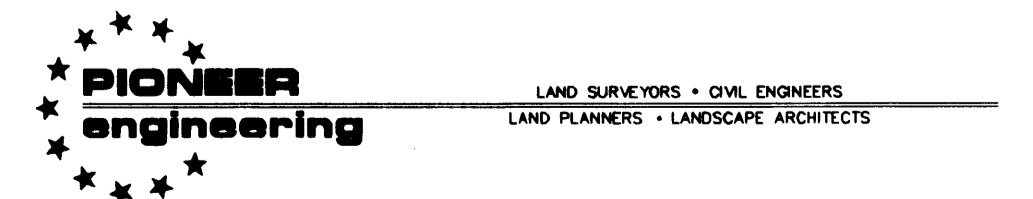
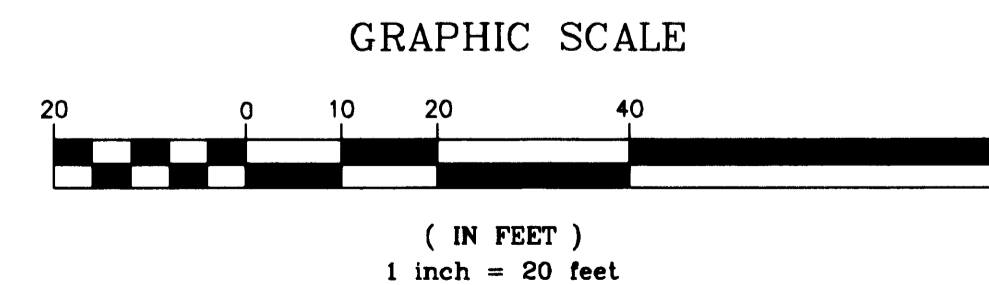
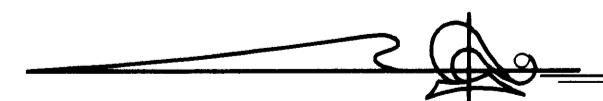


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2003088631 \$358.00

CIC NUMBER 109

CLAREMONT PINES, A CONDOMINIUM

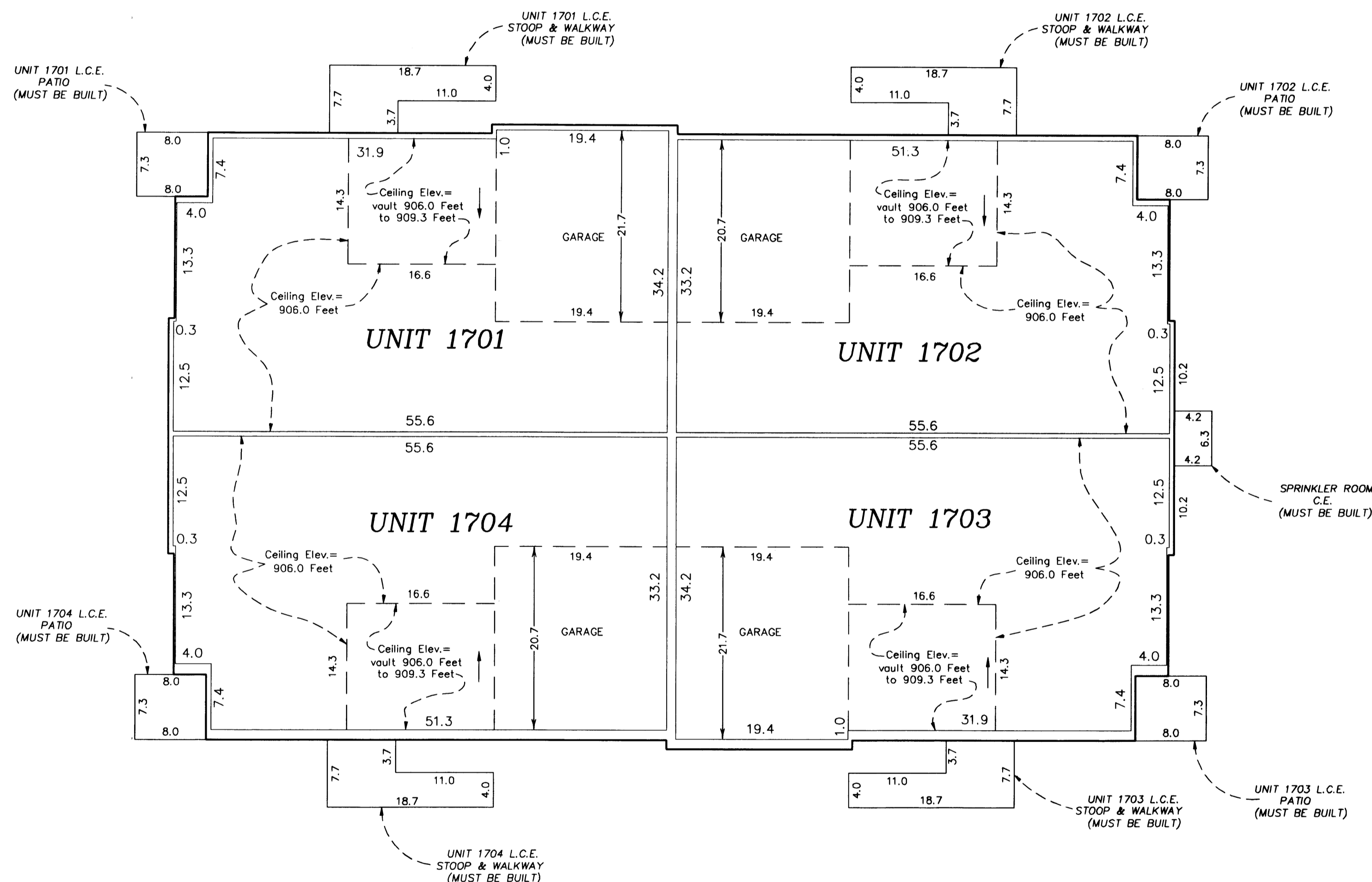
FIFTH SUPPLEMENTAL CIC PLAT

CR DOC. NO. 436606

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

UNIT DETAIL
(AS-BUILT)

MAIN LEVEL



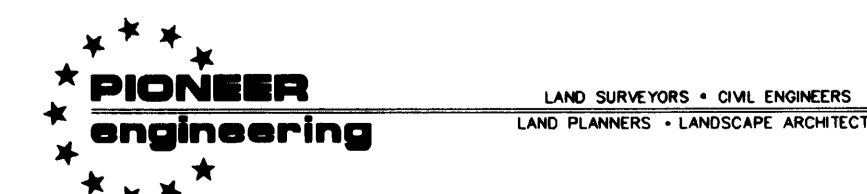
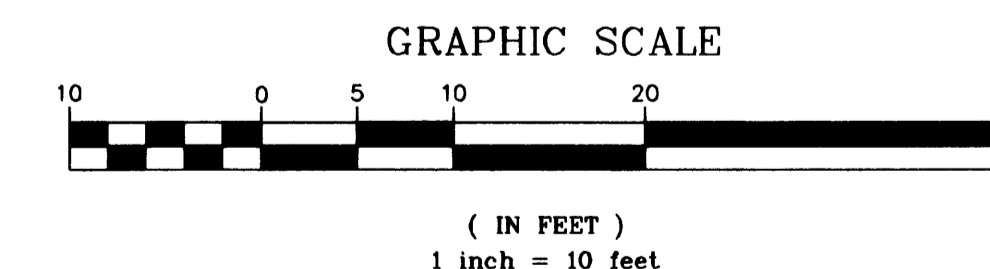
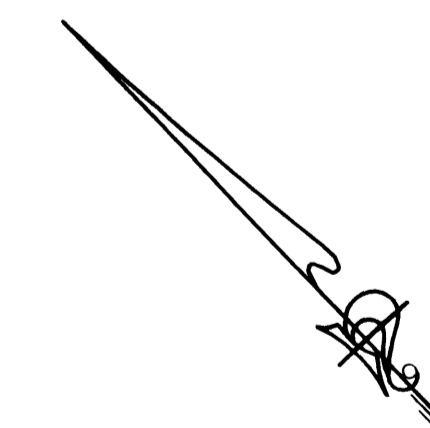
Main Level Elevations

All units garage floor elevation at garage door = 896.2 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.



2003088631 \$ 358.00

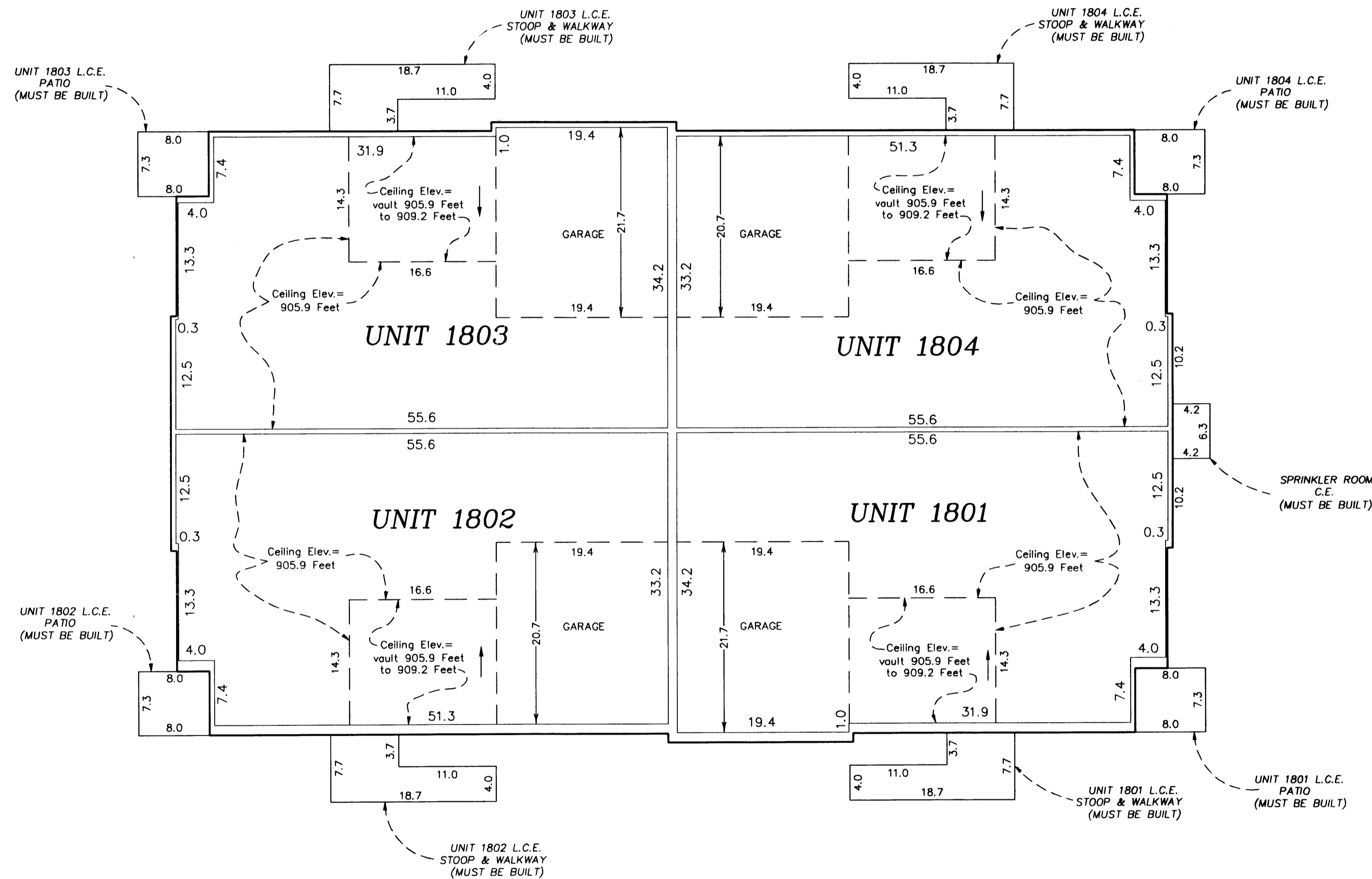
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UNIT DETAIL (AS-BUILT)

MAIN LEVEL



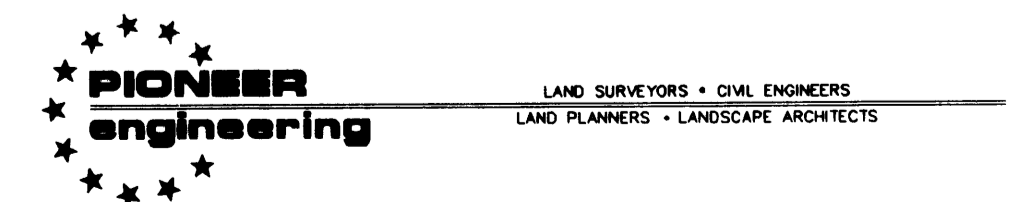
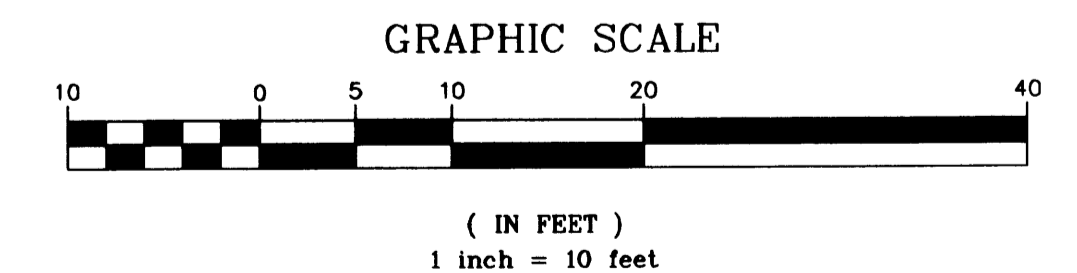
Main Level Elevations

All units garage floor elevation at garage door = 896.1 feet
 All units garage floor elevations at rear of garage = 896.4 feet
 All units garage ceiling elevations = 905.9 feet
 All units main level floor elevations = 896.7 feet
 All units main level ceiling elevation varies from = 905.9 feet to 909.2 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.

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2003088631 \$ 368.00