

# CIC NUMBER 109 CLAREMONT PINES, A CONDOMINIUM SIXTH SUPPLEMENTAL CIC PLAT

This SIXTH SUPPLEMENTAL CIC PLAT is part of the Declaration filed as Document No. 441629.0 on this 18<sup>th</sup> day of August, 2003.  
Nick Schuler, 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 SIXTH SUPPLEMENTAL CIC Plat of CIC Number 109, CLAREMONT PINES, A COMMON INTEREST COMMUNITY, being located upon

Lot 1, 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 2 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 4<sup>th</sup> day of August, 2003.

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

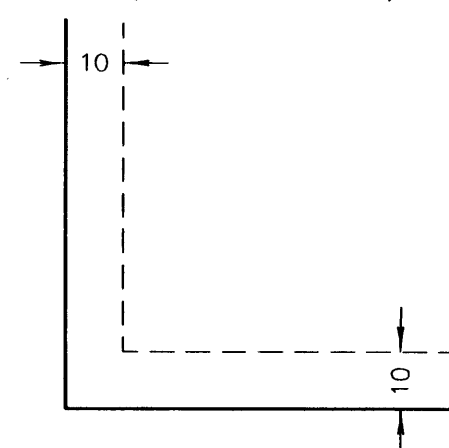
STATE OF MINNESOTA  
COUNTY OF ANOKA

The foregoing certificate was acknowledged before me this 4<sup>th</sup> day of AUGUST, 2003, by Terrence E. Rothenbacher, a Licensed Professional Land Surveyor.

 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)



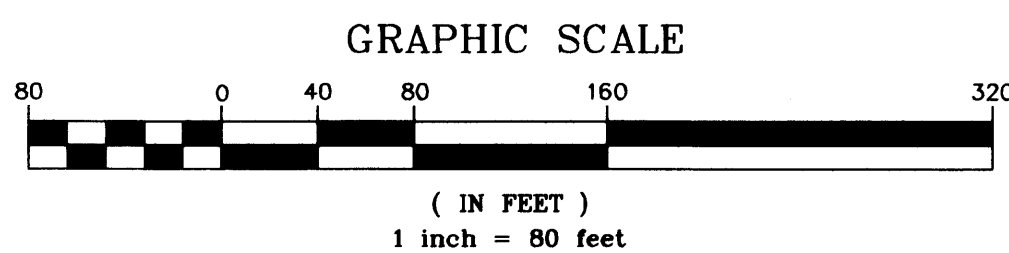
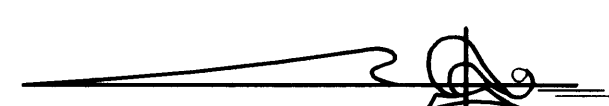
Being 10 feet in width and adjoining right-of-way lines unless otherwise shown.

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 Aug 18, 2003  
MAUREEN J. JEVINE  
PROPERTY TAX ADMINISTRATOR  
BY J. Culver  
DEPUTY PROPERTY TAX ADMINISTRATOR

I, Brian J. Krystofiak 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 4<sup>th</sup> day of AUGUST, 2003.

Brian J. Krystofiak  
Registered Professional Engineer  
Minnesota Registration No. 25063

STATE OF MINNESOTA  
COUNTY OF ANOKA

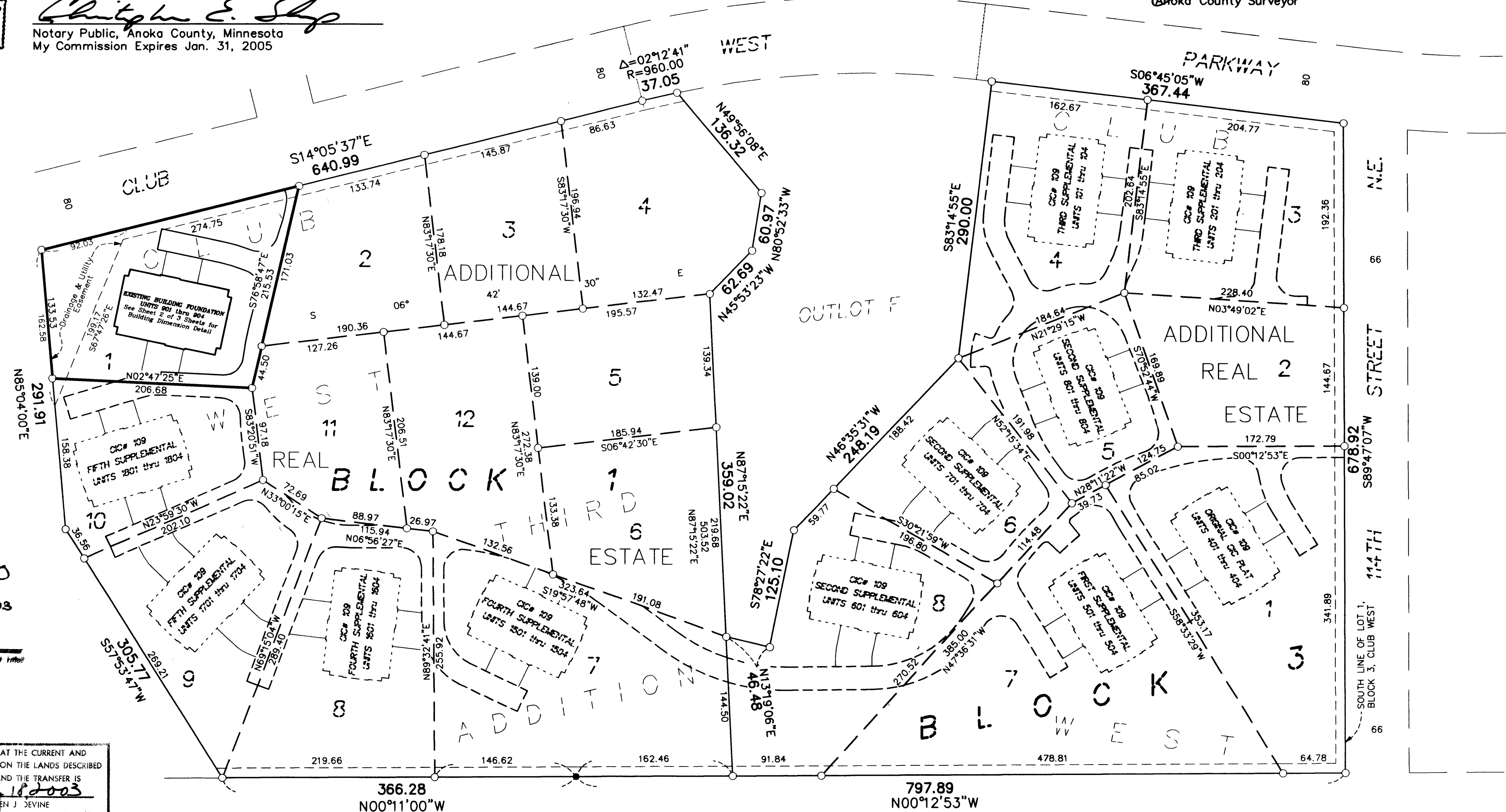
The foregoing certificate was acknowledged before me this 4<sup>th</sup> day of AUGUST, 2003, by BRIAN J. KRYSIOFIK, a Registered Professional Engineer.

 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 5<sup>th</sup> day of AUGUST, 2003.

Larry D. Hein  
Anoka County Surveyor



STATE TRUNK HIGHWAY NO. 65

MINNESOTA DEPARTMENT OF TRANSPORTATION MONUMENTATION PLAT 02-M17

2003114467 \$ 237.00

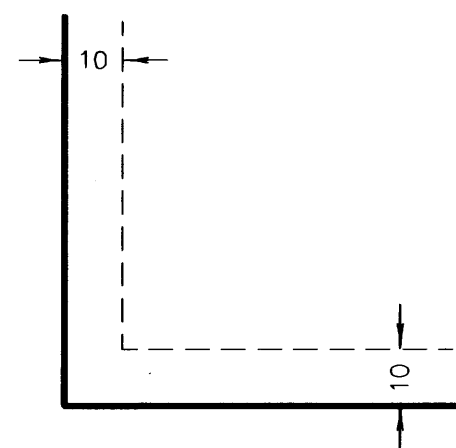
SITE PLAN (AS-BUILT)

# CIC NUMBER 109 CLAREMONT PINES, A CONDOMINIUM SIXTH SUPPLEMENTAL CIC PLAT

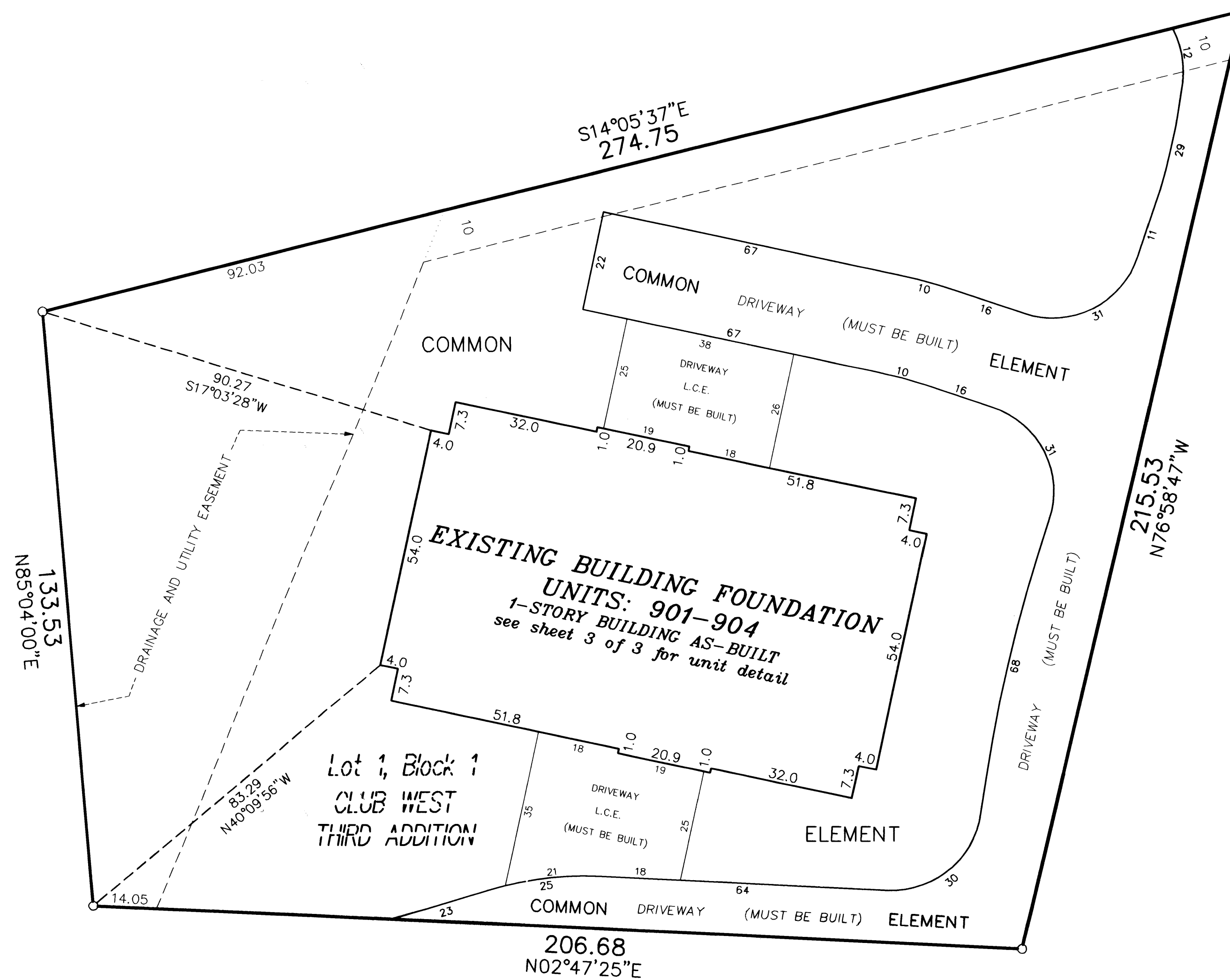
C.R. DOC. NO. 441629

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

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(NOT TO SCALE)

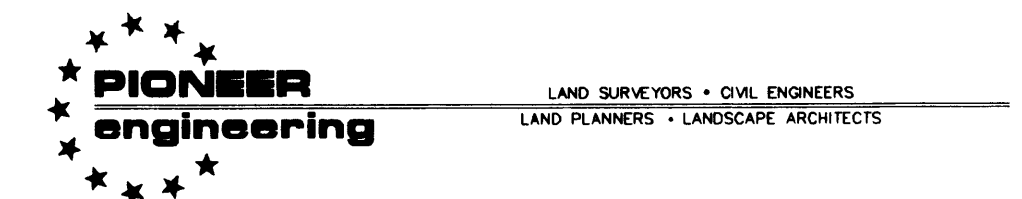
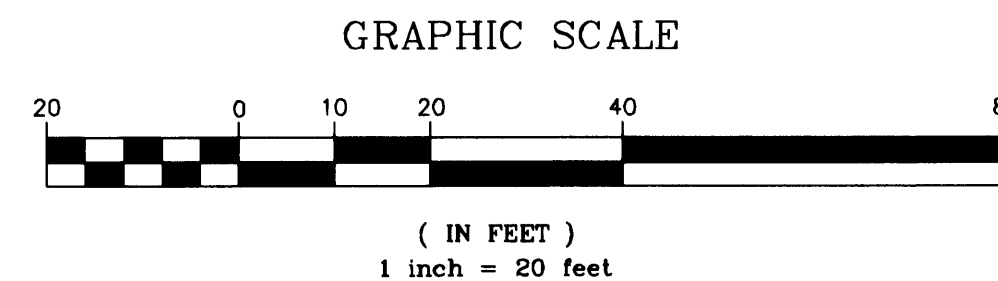
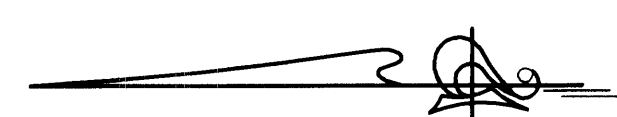


Being 10 feet in width and adjoining right-of-way lines  
unless otherwise shown.



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°47'07\"/>

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2003114467 \$237.00

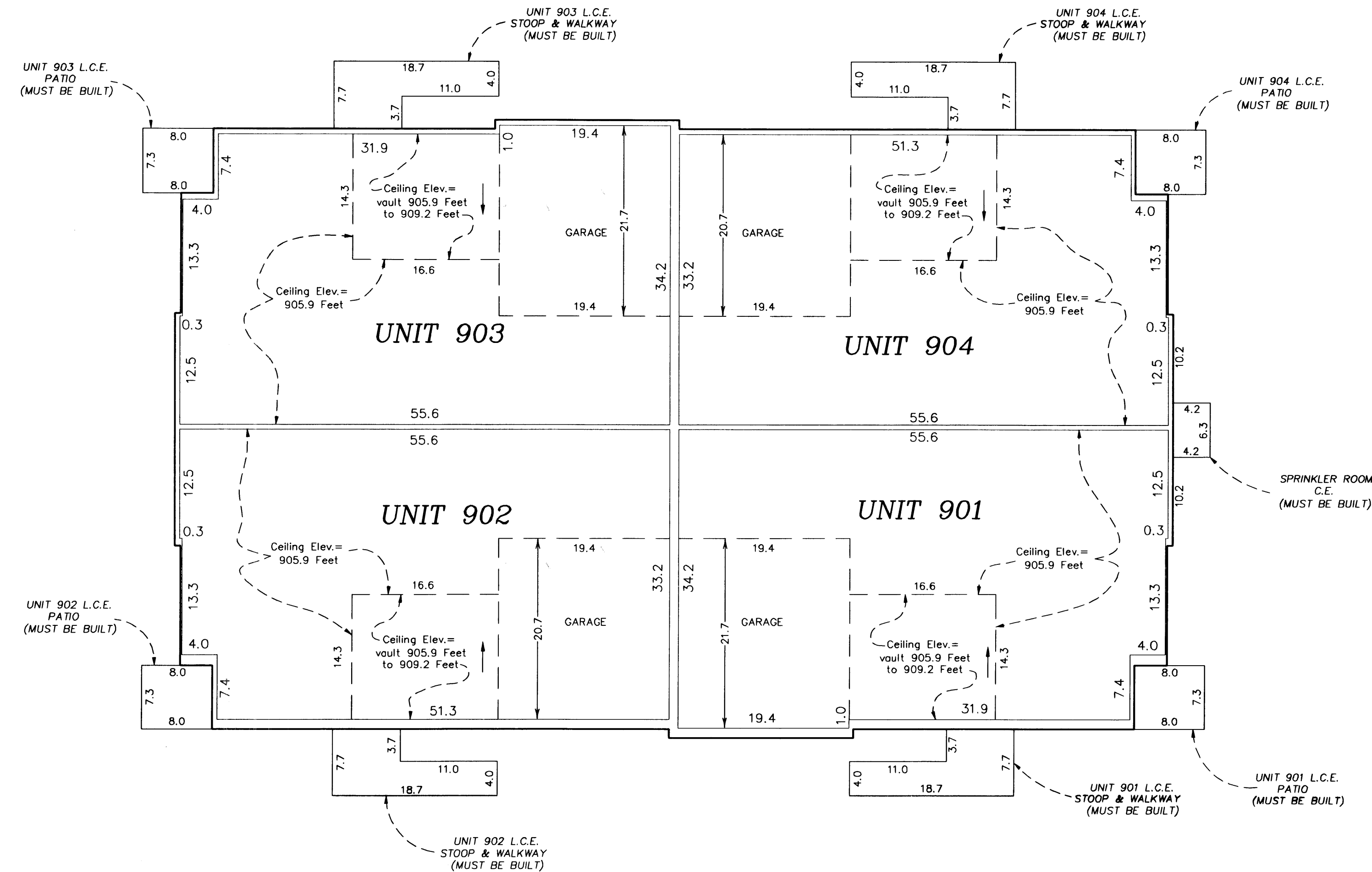
# CIC NUMBER 109

## CLAREMONT PINES, A CONDOMINIUM

### SIXTH SUPPLEMENTAL CIC PLAT

UNIT DETAIL  
(AS-BUILT)

#### MAIN LEVEL



#### Main Level Elevations

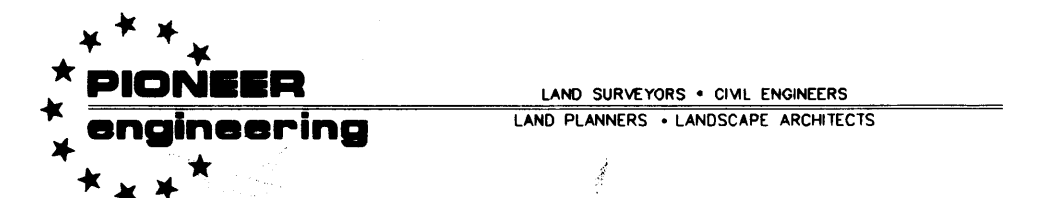
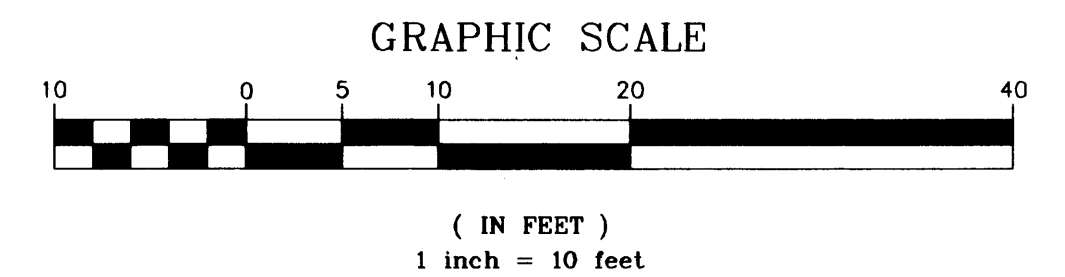
All units garage floor elevation at garage door = 896.1 feet  
 All units garage floor elevations at rear of garage = 896.4 feet  
 All units garage ceiling elevations = 905.9 feet

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 3 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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