

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

This SEVENTH SUPPLEMENTAL CIC PLAT is part of the Declaration filed as Document No. 448390 on this 13th day of October, 2003.
Michelle D. Osip
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 SEVENTH SUPPLEMENTAL CIC Plat of CIC Number 109, CLAREMONT PINES, A COMMON INTEREST COMMUNITY, being located upon

Lots 2 and 11, 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 3 through 6 inclusive, Block 1, and Lot 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 15th day of September, 2003.

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

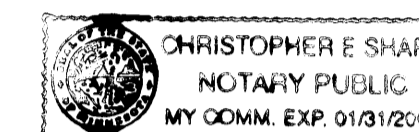
I, Paul J. Chern pursuant to Minnesota Statutes, Section 515B.2-101(c), do hereby certify that all the units and all structural components and mechanical systems of all buildings containing or comprising any units hereby created, are substantially completed.

Dated this 15th day of September, 2003.

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

STATE OF MINNESOTA
COUNTY OF ANOKA

The foregoing certificate was acknowledged before me this 15th day of SEPTEMBER, 2003, by PAUL J. CHERN a Registered Professional Engineer.



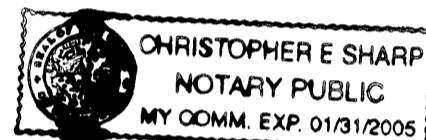
Christopher E. Sharp
Notary Public, Anoka County, Minnesota
My Commission Expires Jan. 31, 2005

STATE OF MINNESOTA
COUNTY OF ANOKA

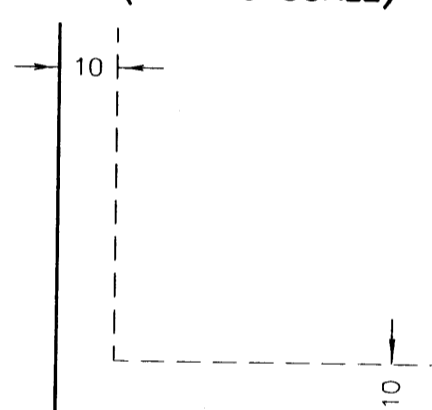
The foregoing certificate was acknowledged before me this 15th day of SEPTEMBER, 2003, by Terrence E. Rothenbacher, a Licensed Professional Land Surveyor.

Checked and approved this 26th day of SEPTEMBER, 2003.

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



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



I HEREBY CERTIFY THAT MR. CHERN AND I HAVE PERSONALLY VIEWED THE PROPERTY DESCRIBED IN THE ABOVE PLAT AND THAT THE SAME ACCURATELY REPRESENTS THE ACTUAL CONDITIONS OF THE PROPERTY.
Oct 13, 2003
S. Culver
Deputy Registrar of Titles

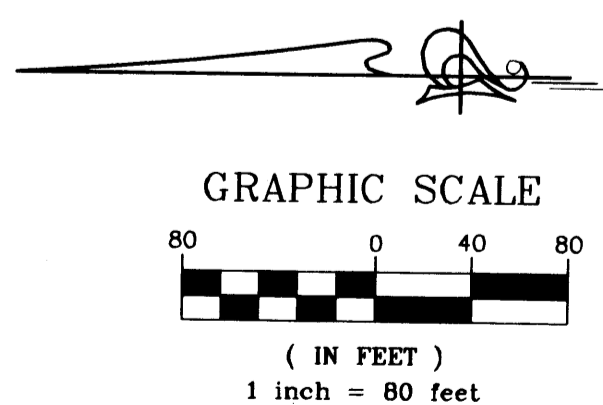
Being 10 feet in width and adjoining right-of-way lines unless otherwise shown.

BENCH MARK

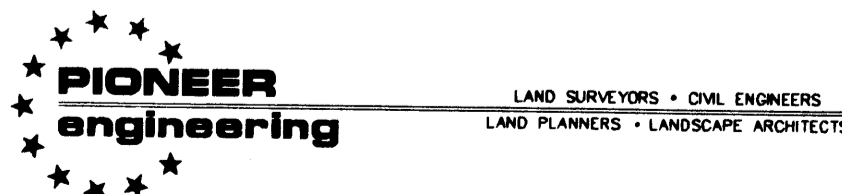
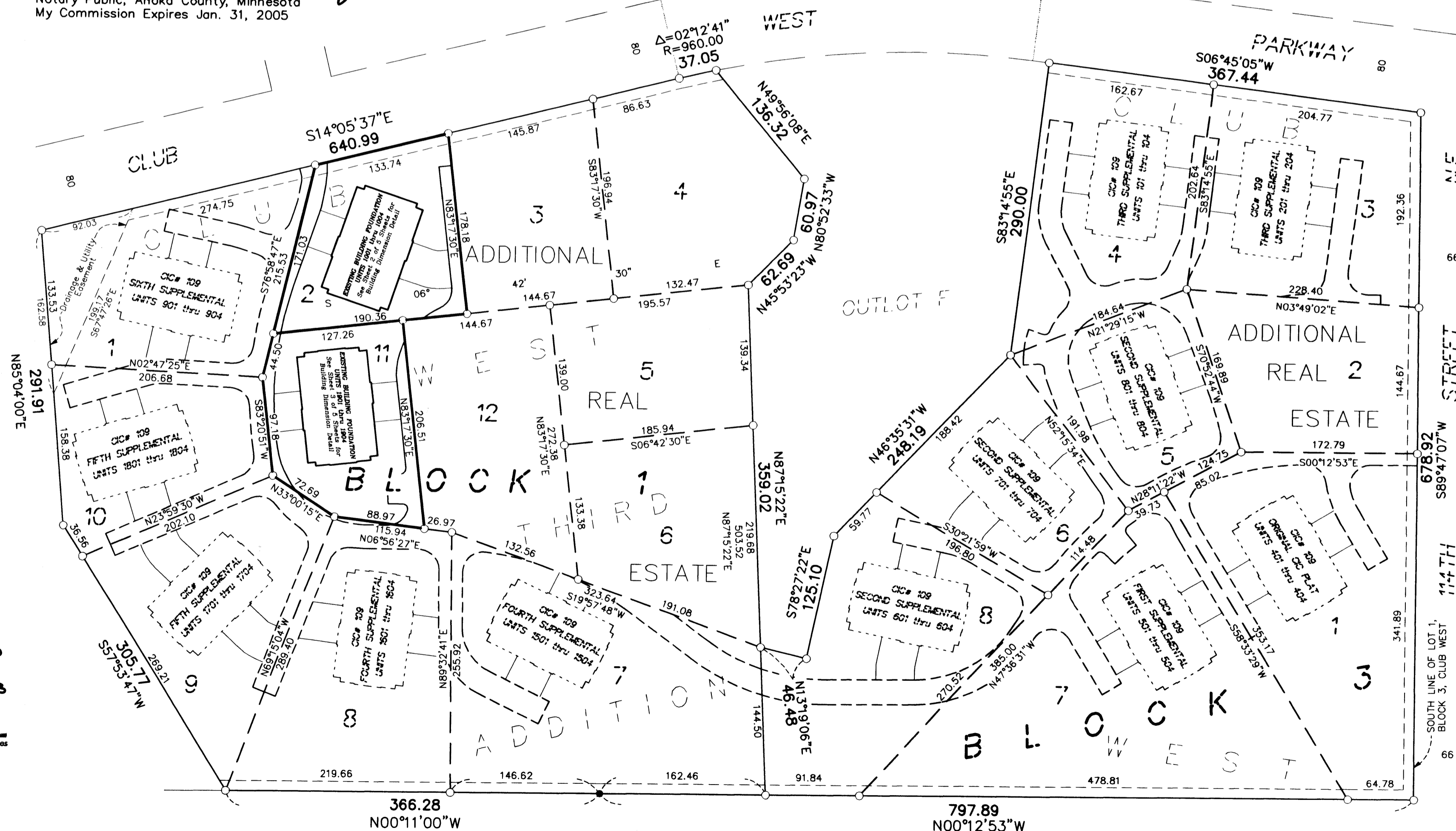
Top nut hydrant ± 400' (FT.) West of Intersection of 113th Avenue NE. & Arnold Palmer Drive on North side of Street.
Elevation = 905.59 (NGVD 1929)

- 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.

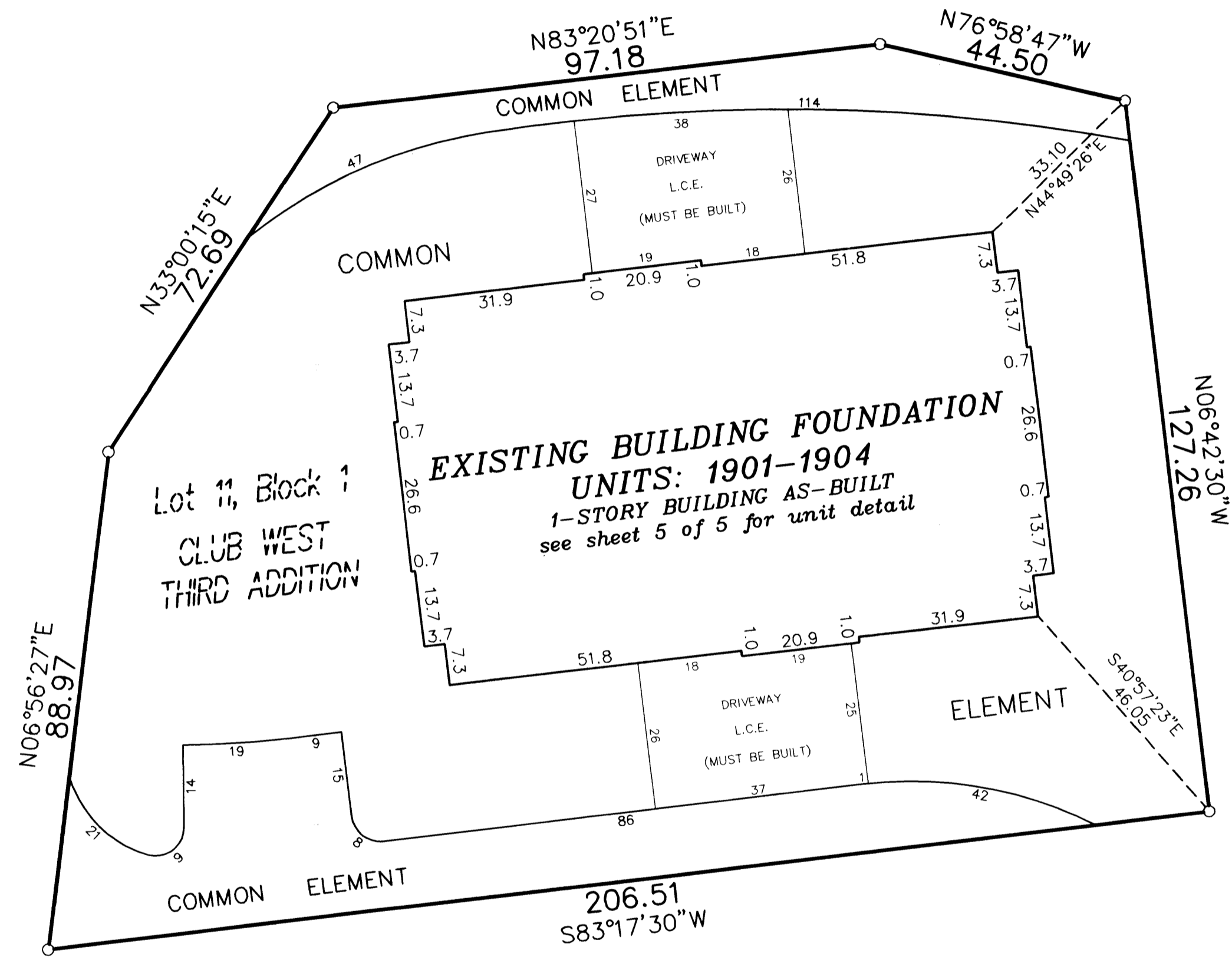


448390
I hereby certify that the within instrument was filed in this office on October 13, 2003 at 4:15 o'clock P.M.
By TAP
Deputy Registrar of Titles



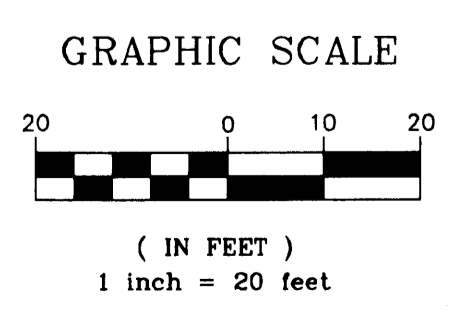
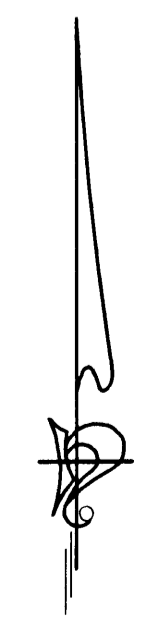
CIC NUMBER 109 CLAREMONT PINES, A CONDOMINIUM SEVENTH SUPPLEMENTAL CIC PLAT

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

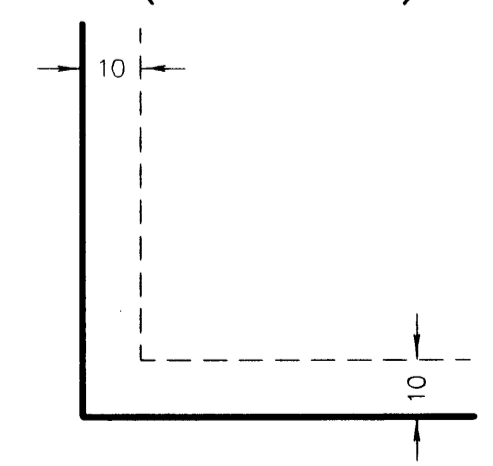


For the purposes of this plat, the south line of Lot 1, Block 3, CLUB WEST, is assumed to have a bearing of South 89°47'07" West.

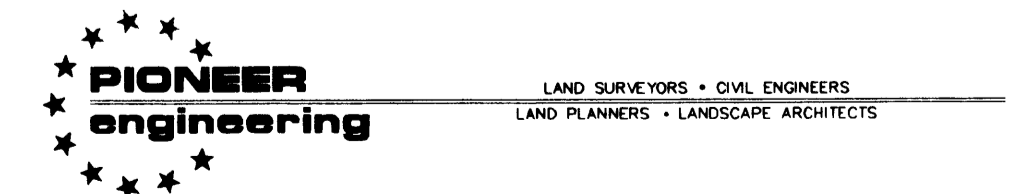
○ Denotes 1/2 inch by 14 inch iron monument set and marked with license number 20595.



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.



2003144844 \$367.00

UNIT DETAIL
(AS-BUILT)

CIC NUMBER 109

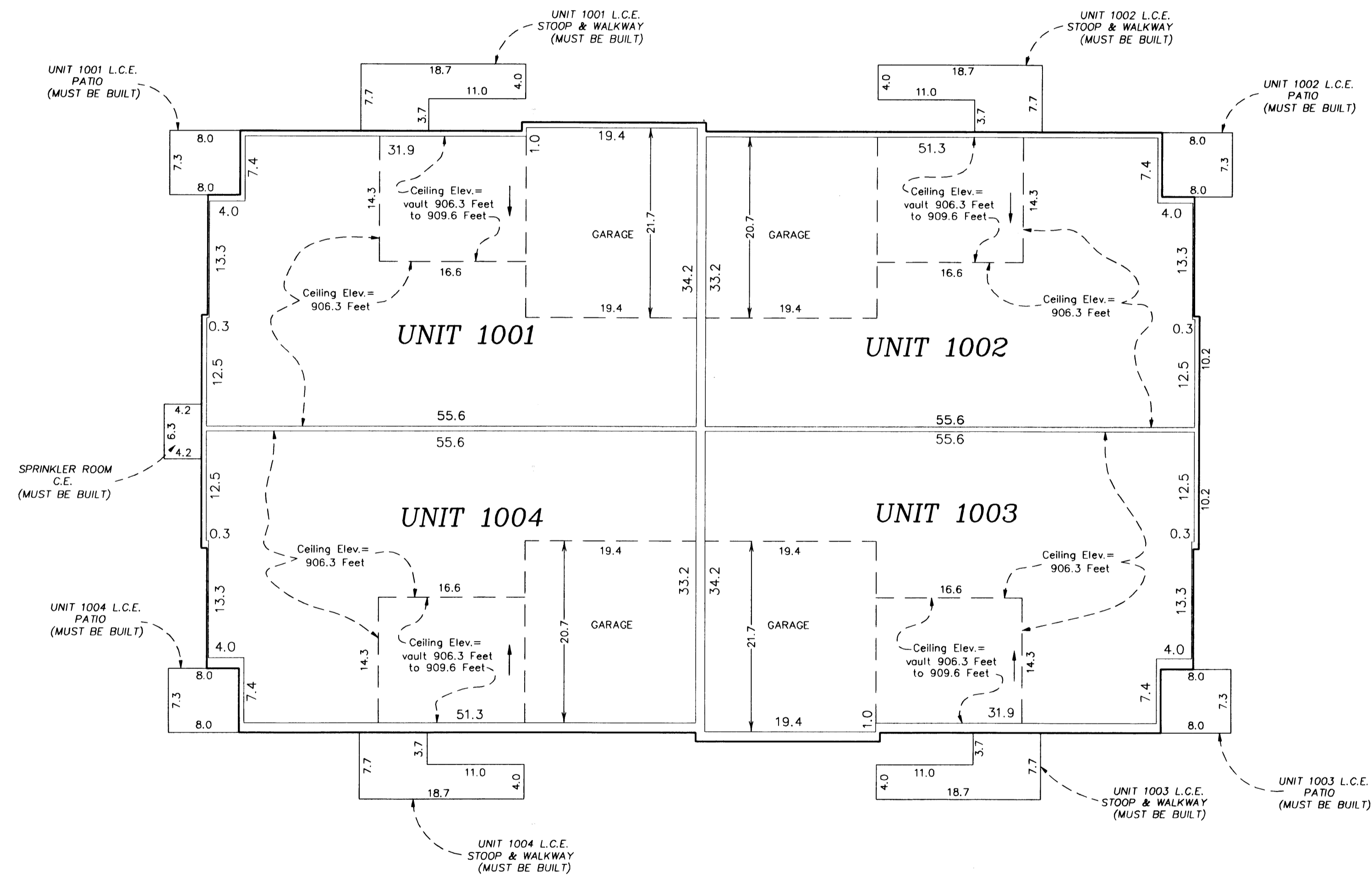
CLAREMONT PINES, A CONDOMINIUM

SEVENTH SUPPLEMENTAL CIC PLAT

CR DOC. NO. 448390

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

MAIN LEVEL



Main Level Elevations

All units garage floor elevation at garage door = 896.5 feet
All units garage floor elevations at rear of garage = 896.8 feet
All units garage ceiling elevations = 906.3 feet

All units main level floor elevations = 897.1 feet
All units main level ceiling elevation varies from = 906.3 feet to 909.6 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.

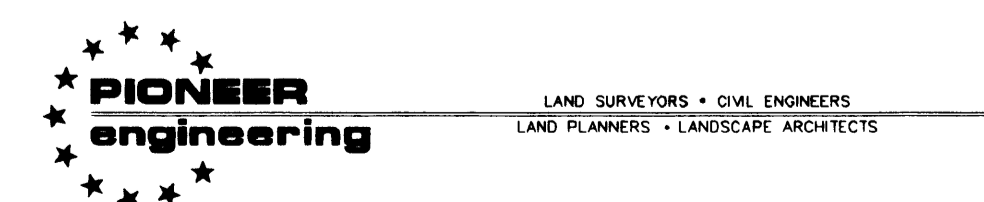
L.C.E. = Limited Common Element
C.E. = Common Element

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

GRAPHIC SCALE



(IN FEET)
1 inch = 10 feet



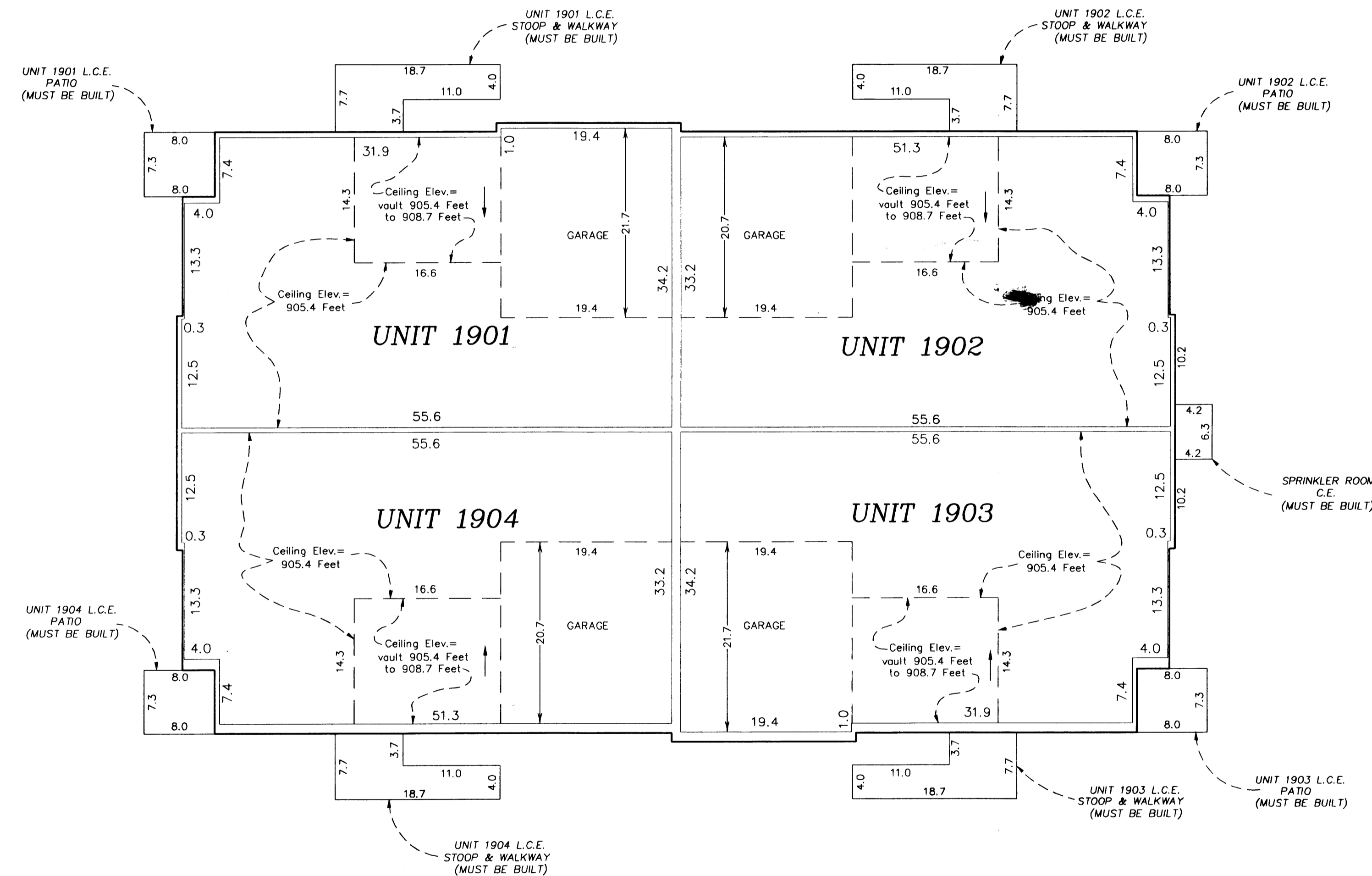
2023144844 \$367.00

CIC NUMBER 109

CLAREMONT PINES, A CONDOMINIUM

SEVENTH SUPPLEMENTAL CIC PLAT

MAIN LEVEL



Main Level Elevations

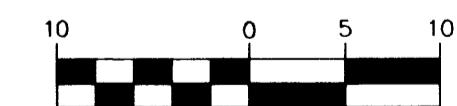
All units garage floor elevation at garage door = 895.6 feet
 All units garage floor elevations at rear of garage = 895.9 feet
 All units garage ceiling elevations = 905.4 feet
 All units main level floor elevations = 896.2 feet
 All units main level ceiling elevation varies from = 905.4 feet to 908.7 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.

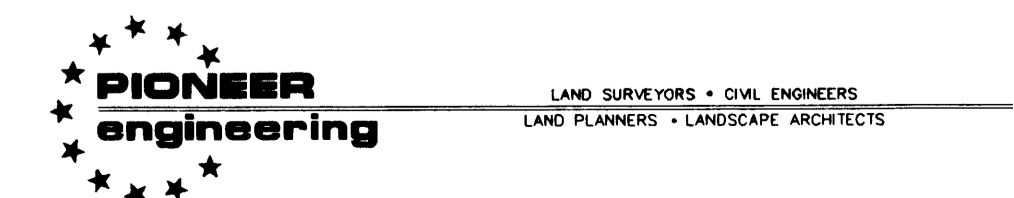
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