

CIC NUMBER 109 CLAREMONT PINES, A CONDOMINIUM 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 CIC Plat of CIC Number 109, CLAREMONT PINES, A COMMON INTEREST COMMUNITY, being located upon Lot 1, Block 3, CLUB WEST, Anoka County, Minnesota, and the additional real estate is located upon the following described property designated as: Lots 2 through 8, inclusive, Block 3; and Outlot G, CLUB WEST, Anoka County, Minnesota, fully and accurately depicts all information required by Minnesota Statutes, Section 515B.2-110. Dated this 1st day of February, 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 1st day of February, 2002, 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

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 1st day of February, 2002.

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

STATE OF MINNESOTA
COUNTY OF ANOKA

The foregoing certificate was acknowledged before me this 1st day of February, 2002, by Brian J. Krystofiak, a Registered Professional Engineer.

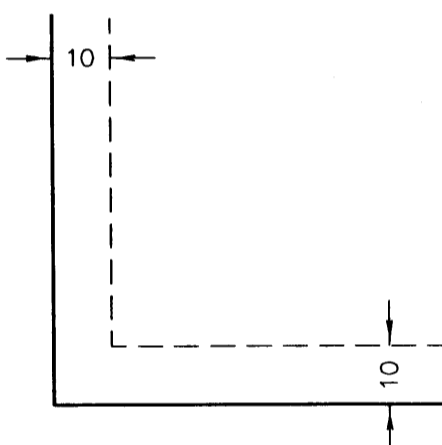
CHRISTOPHER E SHARP
NOTARY PUBLIC
MY COMM. EXP. 01/31/2005

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

Checked and approved this 6th day of March, 2002.

Larry D. Hein
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.

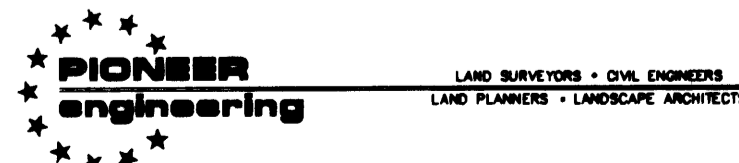
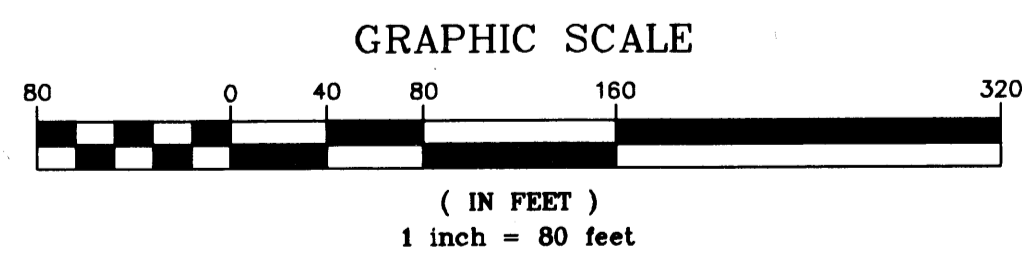
BENCHMARK

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)

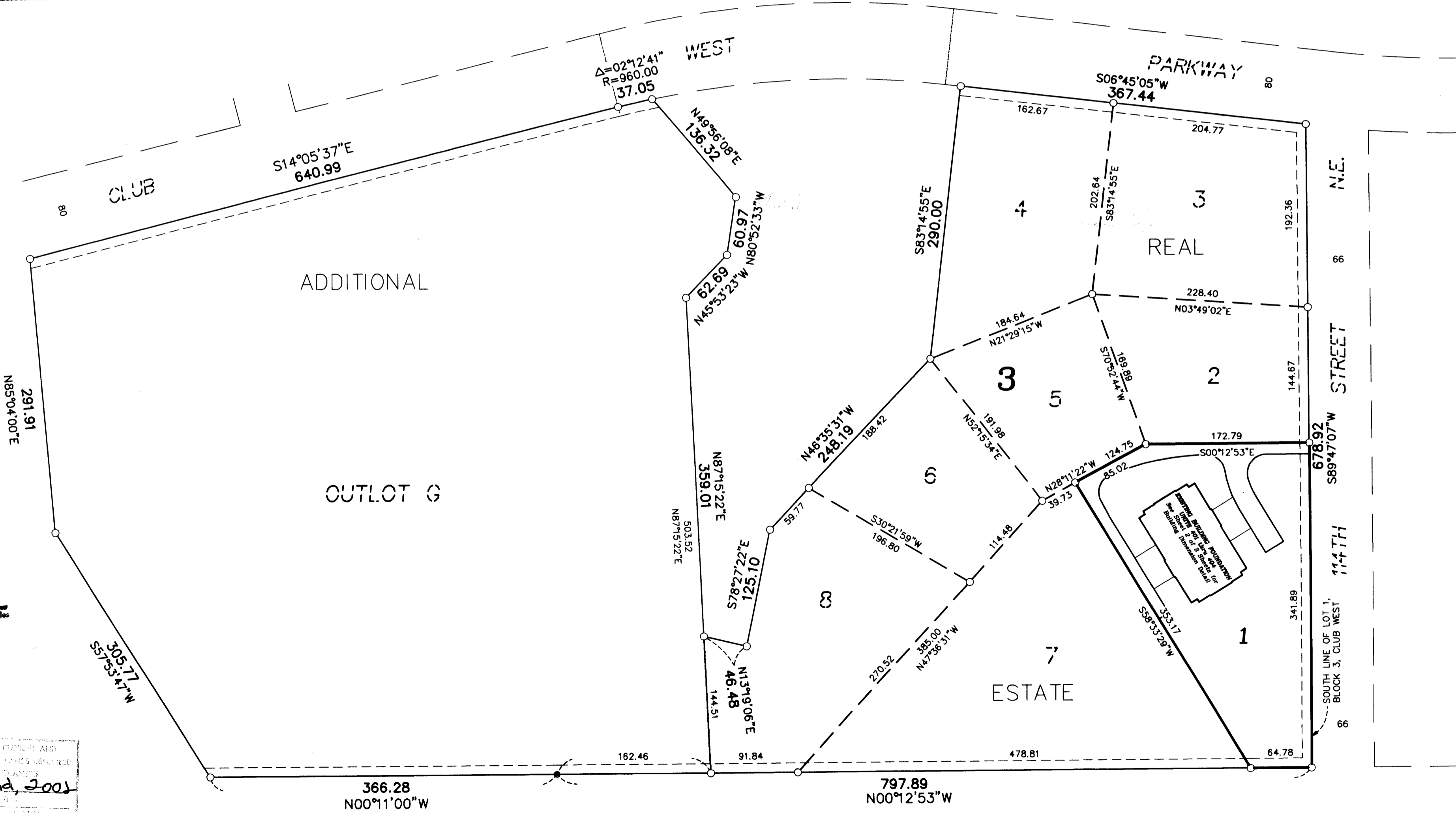
- Denotes 1/2 inch by 14 inch iron monument set and marked with license number 20595
- Denotes found monument

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 393747.0
COUNTY OF ANOKA
I hereby certify that the within instrument was filed in this office on MAR 22 2002 at 11:15 o'clock A.M.
Maureen J. Devine, Registrar of Titles
by *JMD*
Deputy Registrar of Titles



I HEREBY CERTIFY THAT THE CHANGES AND DIMENSIONS SHOWN ON THIS PLAT WERE MADE IN ACCORDANCE WITH THE REQUIREMENTS OF MINNESOTA STATUTES, SECTION 515B.2-110.
MAR 22 2002
by *L. Culver*
DEPUTY PROPERTY TAX ADMINISTRATOR



STATE TRUNK HIGHWAY NO. 65 MINNESOTA DEPARTMENT OF TRANSPORTATION MONUMENTATION PLAT 02-M17

2002034995 \$236.00

OFFICIAL PLAT

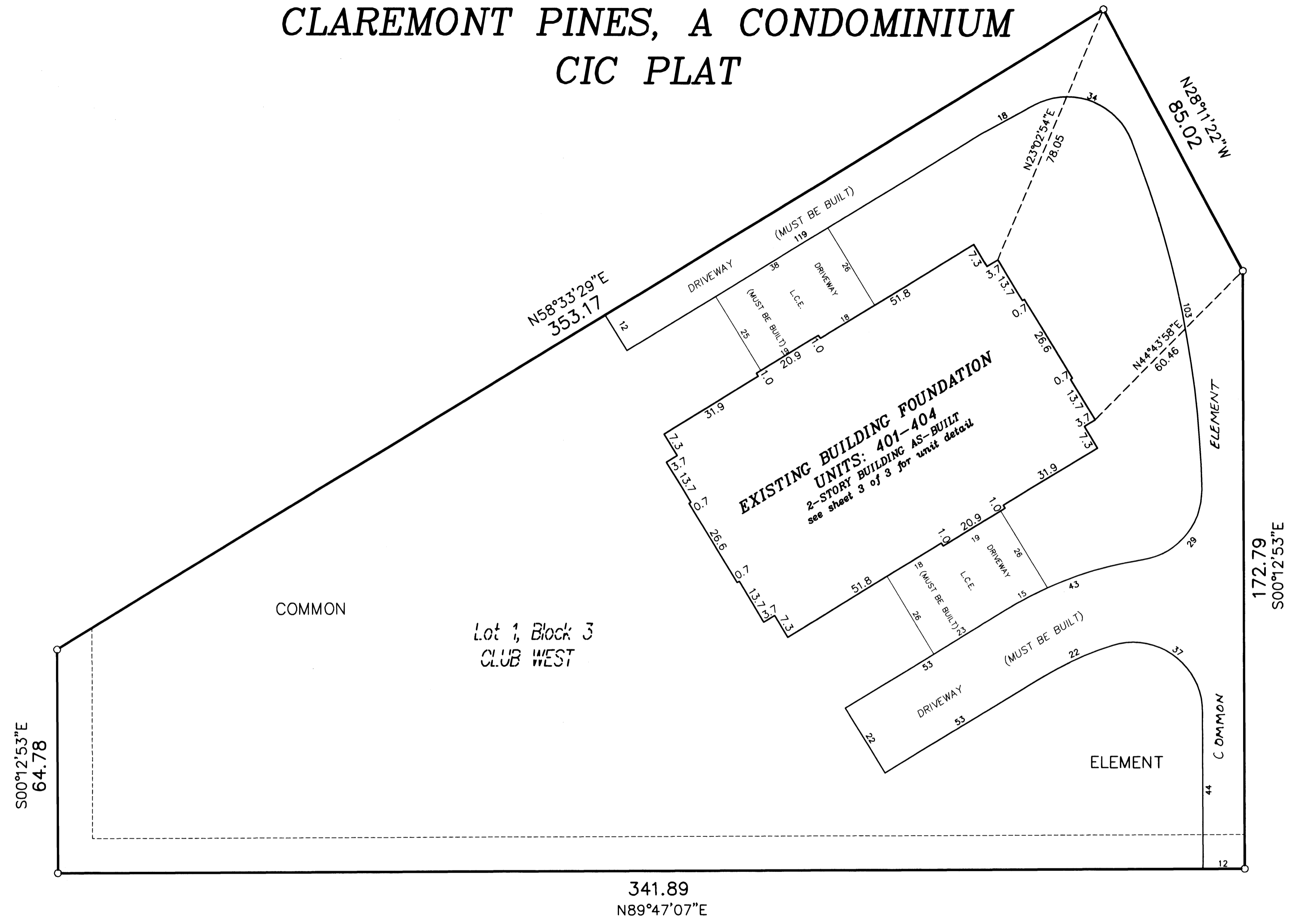
SITE PLAN (AS BUILT)

Bk 4 of C.C., Pg 47

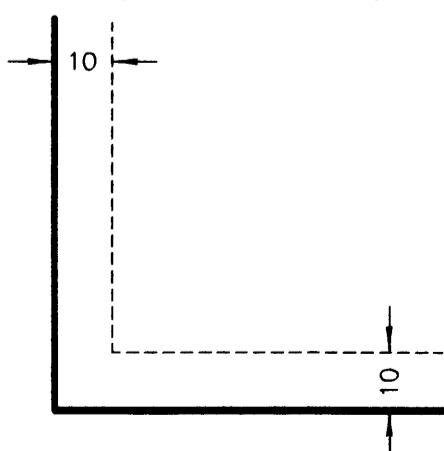
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C.R. DOC. NO. 393747

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



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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\"

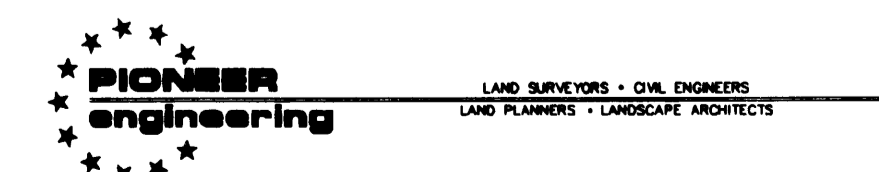
○ Denotes 1/2 inch by 14 inch iron monument
set and marked with license number 20595.



GRAPHIC SCALE



(IN FEET)
1 inch = 20 feet



2002034995 \$ 236.00

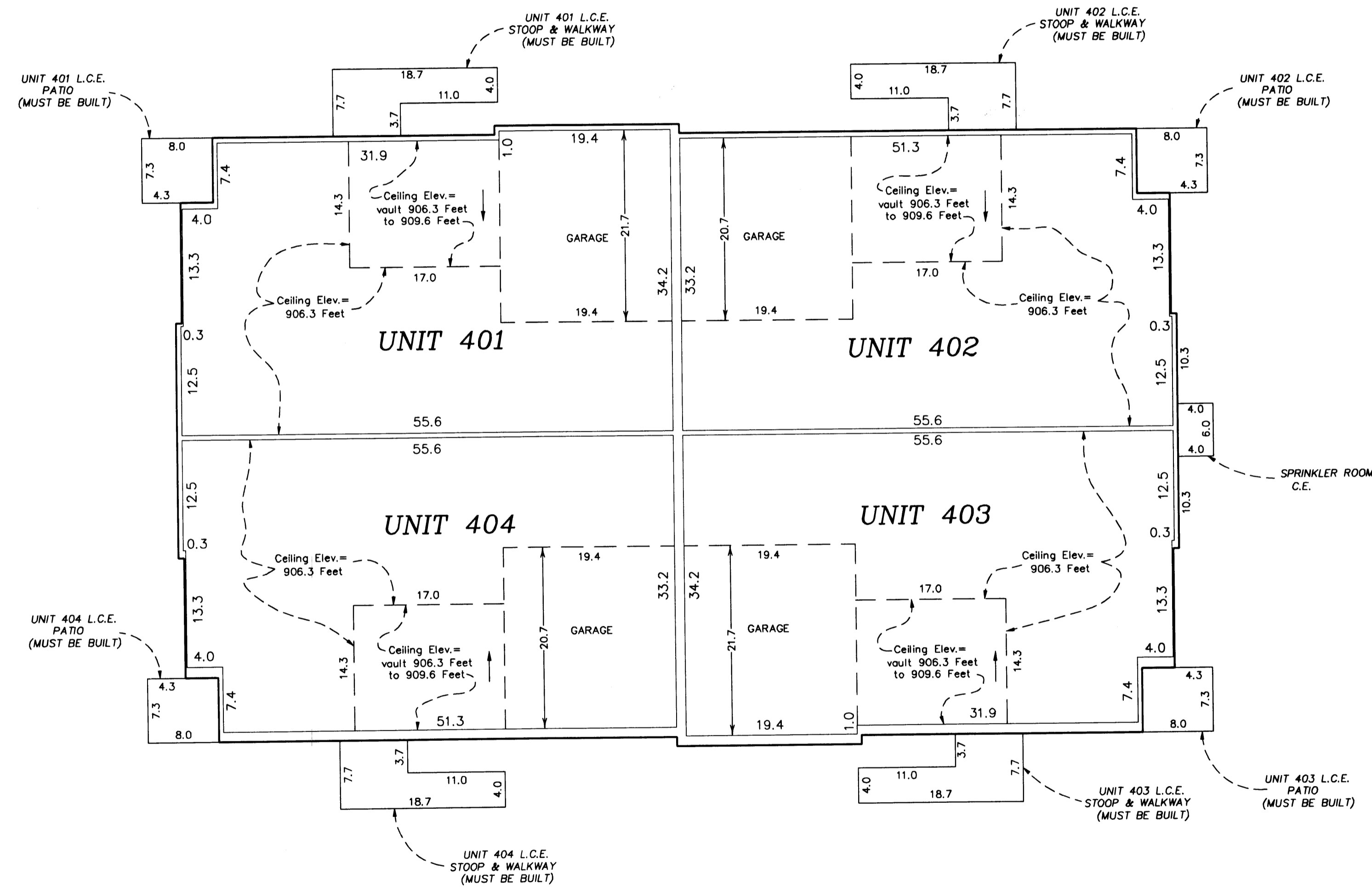
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CITY OF BLAINE
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UNIT DETAIL
(AS-BUILT)

MAIN LEVEL



Main Level Elevations

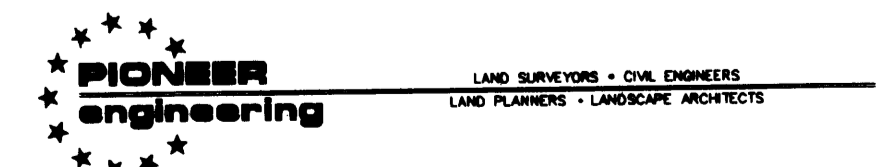
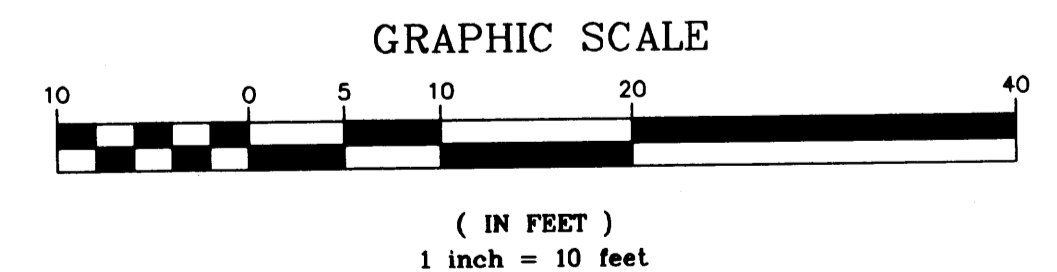
All units garage floor elevation = 896.5 feet
All units garage ceiling elevations = 906.3 feet

All units main level floor elevations = 897.2 feet
All units main level ceiling elevation varies from = 906.3 feet to 909.6 feet

Elevations are referred 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.



2002034995 \$236.00