

OFFICIAL PLAT

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# CIC NUMBER 115 WALLINGTON-BERKELEY CONDOMINIUM, A CONDOMINIUM FIFTH SUPPLEMENTAL CIC PLAT

This FIFTH SUPPLEMENTAL CIC PLAT is part of the Declaration filed as Document No. 411699 on this 12<sup>th</sup> day of November, 2002.  
*Raina A. Pater, Deputy*  
ANOKA COUNTY RECORDER

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 115, WALLINGTON-BERKELEY CONDOMINIUM, A CONDOMINIUM, being located upon

Lot 5, Block 4, CLUB WEST, Anoka County, Minnesota, and Lot 7, Block 1, CLUB WEST SECOND ADDITION, Anoka County, Minnesota, and the additional real estate is located upon the following described property designated as:

Lot 1, Block 4; Lot 4, Block 4; Lots 9 through 12, inclusive, Block 4; and Outlot B; CLUB WEST, Anoka County, Minnesota, and Lots 1 through 5 inclusive, Block 1; CLUB WEST SECOND ADDITION, Anoka County, Minnesota,

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

Dated this 8<sup>th</sup> day of October, 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 8<sup>th</sup> day of OCTOBER, 2002, by Terrence E. Rothenbacher, a Licensed Professional Land Surveyor.

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

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

*Chitpa 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 8<sup>th</sup> day of OCTOBER, 2002.

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

STATE OF MINNESOTA  
COUNTY OF ANOKA

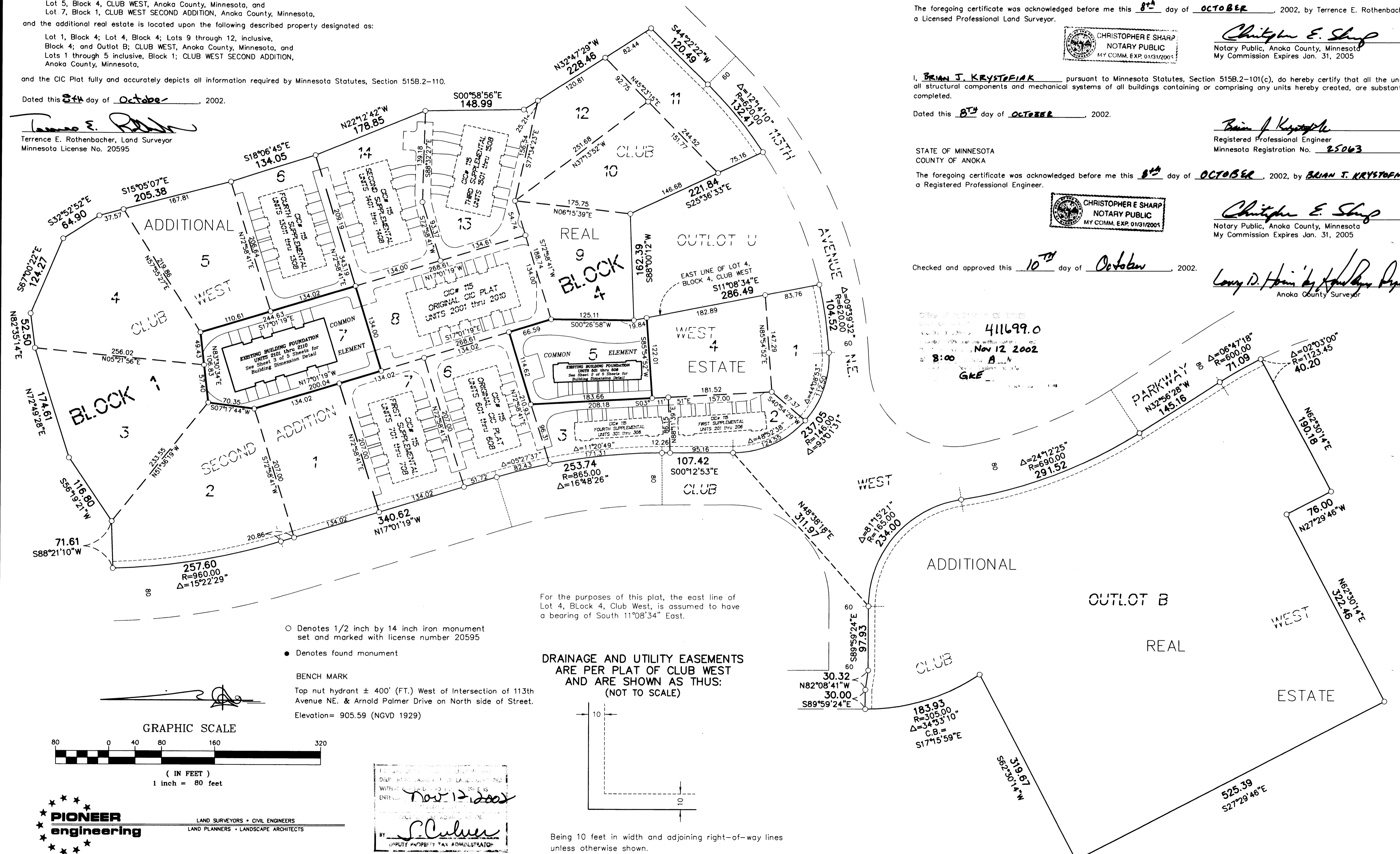
The foregoing certificate was acknowledged before me this 8<sup>th</sup> day of OCTOBER, 2002, by Brian J. Krystofiak, a Registered Professional Engineer.

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

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

Checked and approved this 10<sup>th</sup> day of October, 2002.

*Larry D. Hain*  
Anoka County Surveyor

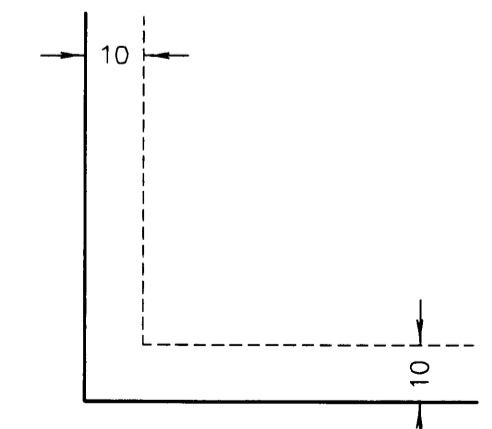


For the purposes of this plat, the east line of Lot 4, Block 4, Club West, is assumed to have a bearing of South 11°08'34" East.

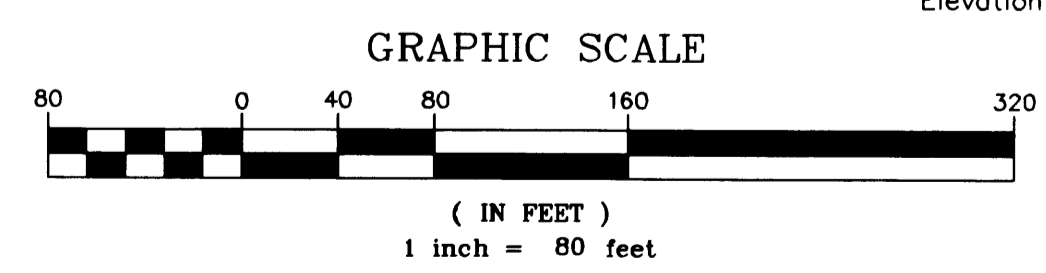
- Denotes 1/2 inch by 14 inch iron monument set and marked with license number 20595
- Denotes found monument

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)

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.



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

*Nov 12 2002*  
*S. Culver*  
ANOKA COUNTY TAX ADMINISTRATOR

411699.0  
Nov 12 2002  
8:00  
GKE

2002139448 \$596.00

OFFICIAL PLAT

SITE PLAN (AS BUILT)

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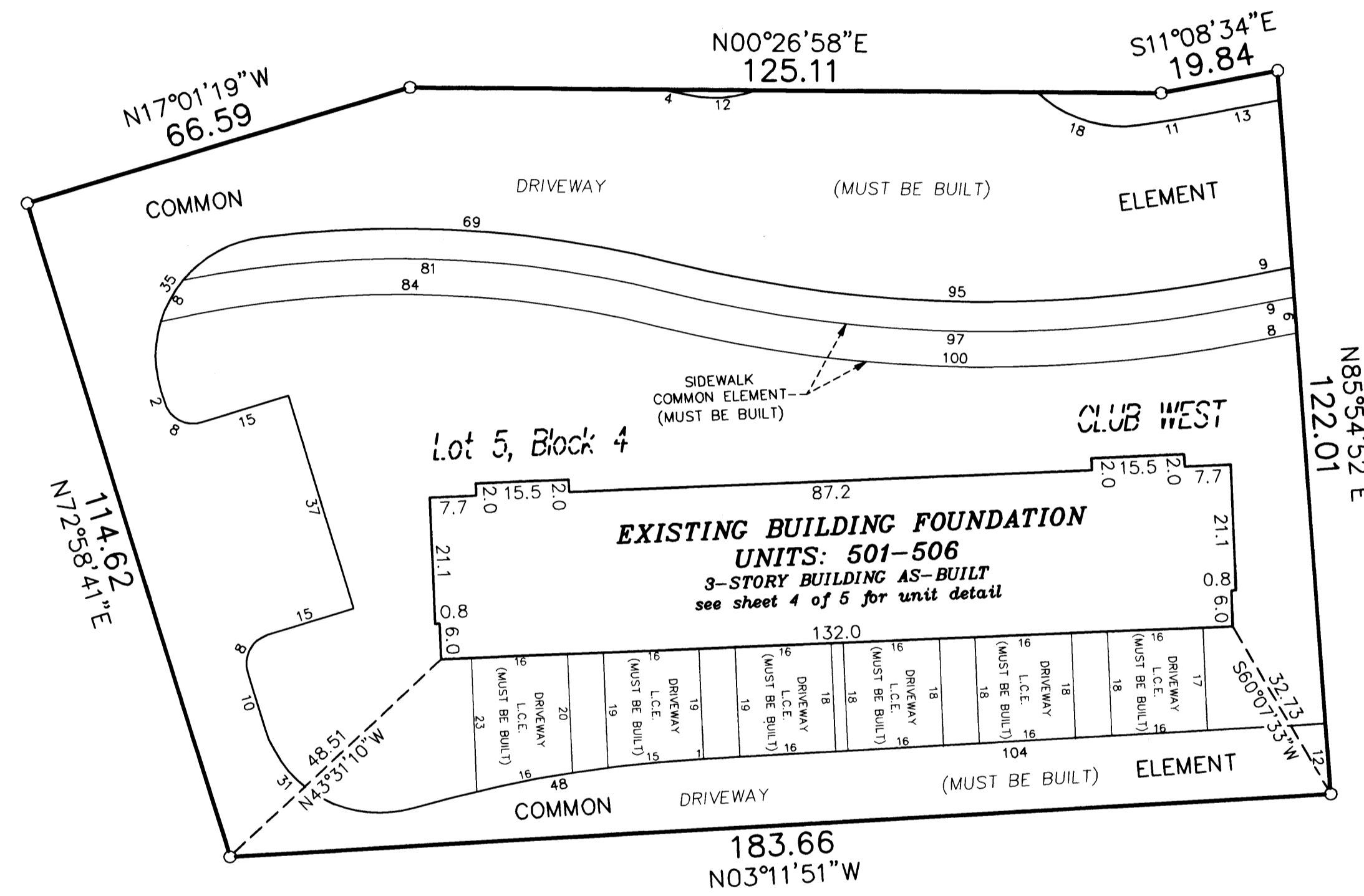
# CIC NUMBER 115

## WALLINGTON-BERKELEY, A CONDOMINIUM

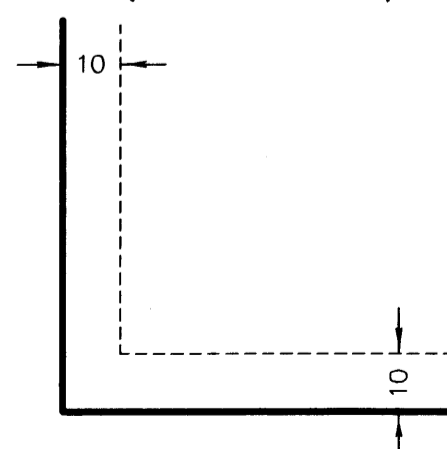
### FIFTH SUPPLEMENTAL CIC PLAT

C.R. DOC. NO. 411699

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



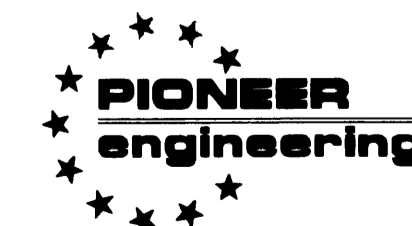
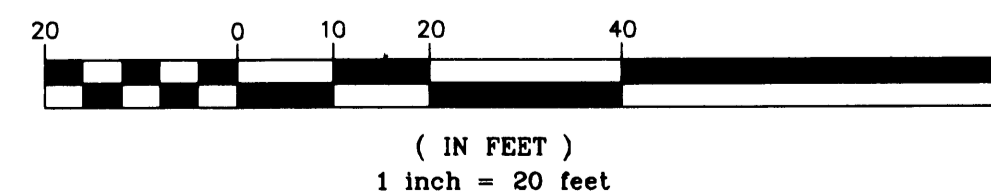
DRAINAGE AND UTILITY EASEMENTS  
ARE PER PLAT OF CLUB WEST  
AND ARE SHOWN AS THUS:  
(NOT TO SCALE)



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

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

For the purposes of this plat, the east line of  
Lot 4, Block 4, Club West, is assumed to have  
a bearing of South 11°08'34" East.



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# CIC NUMBER 115

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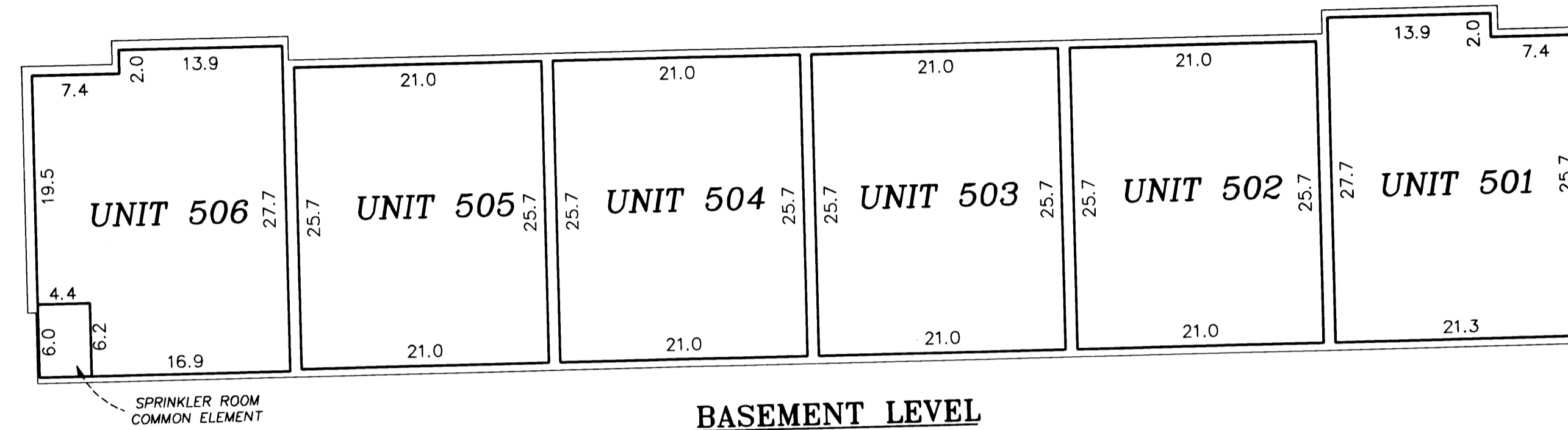
### FIFTH SUPPLEMENTAL

### CIC PLAT

CR DOC. NO. 411699

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

UNIT DETAIL  
(AS-BUILT)



Basement Level Elevations

All units garage floor elevation at garage door = 896.7 feet  
All units garage floor elevation in rear of garage = 897.1 feet  
All units garage ceiling elevations = 905.2 feet

Main Level Elevations

All units main level floor elevations = 906.7 feet  
All units main level ceiling elevation = 915.9 feet

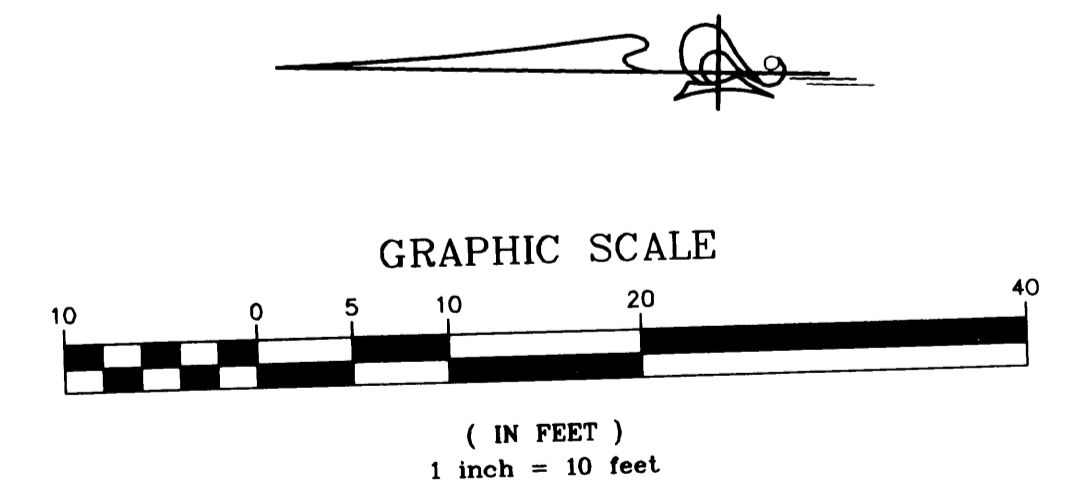
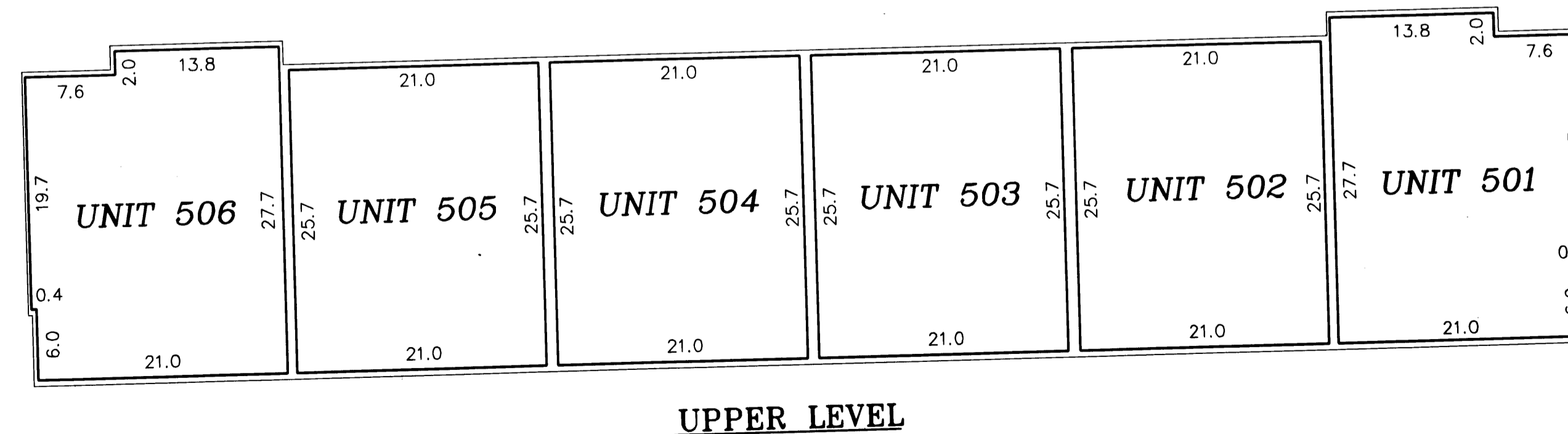
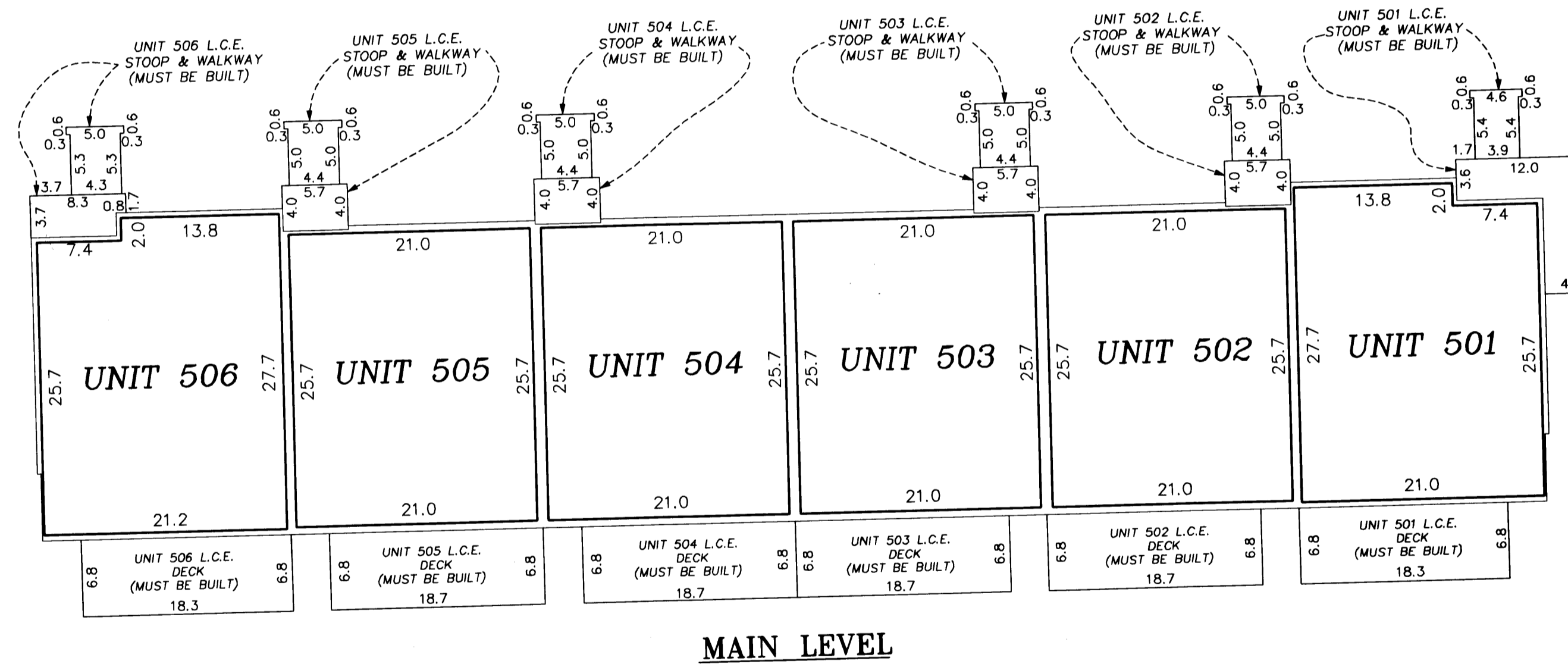
Upper Level Elevations

All units upper level floor elevations = 917.4 feet  
All units upper level ceiling elevation = 925.6 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.



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## WALLINGTON-BERKELEY CONDOMINIUM, A CONDOMINIUM

### FIFTH SUPPLEMENTAL CIC PLAT

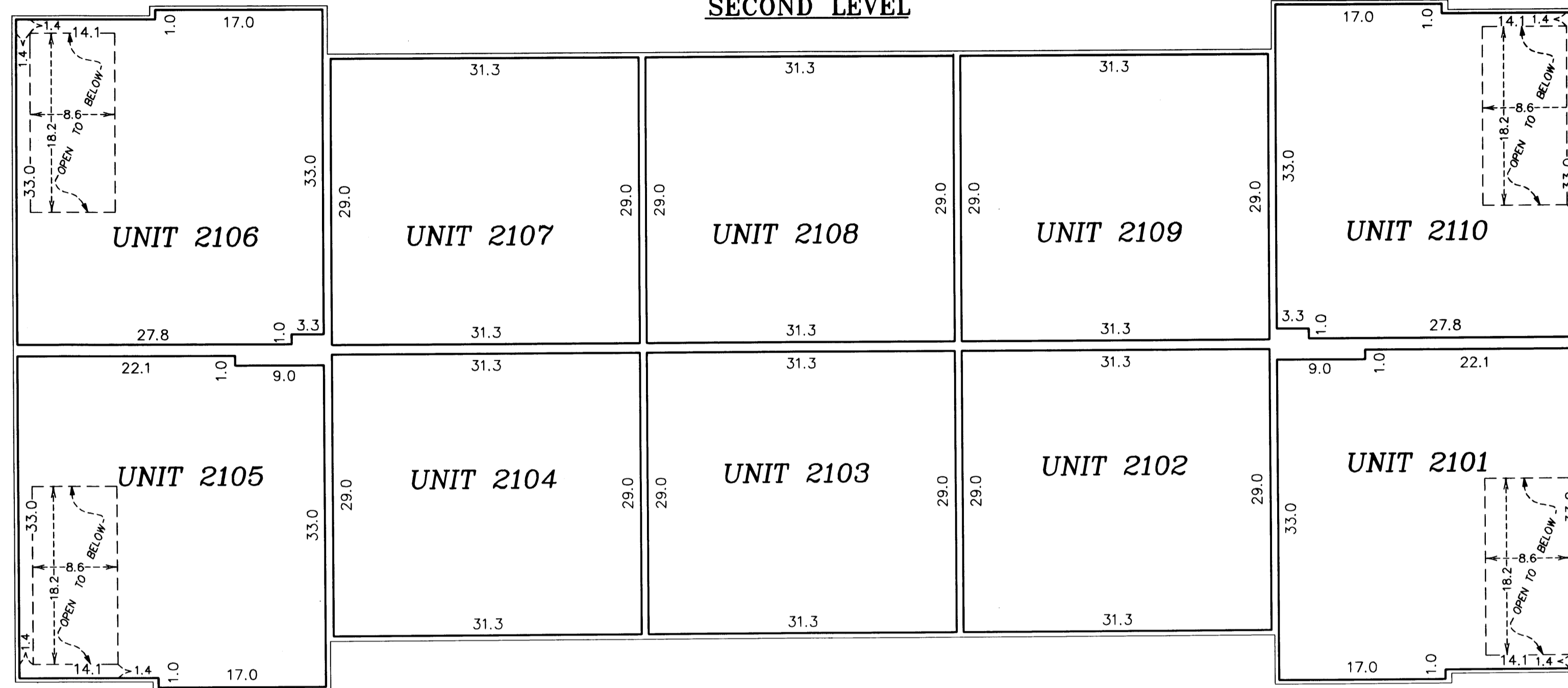
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CITY OF BLAINE  
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UNIT DETAIL  
(AS-BUILT)

#### SECOND LEVEL



All units garage floor elevation = 895.8 feet  
All units garage ceiling elevations = 905.6 feet

All units main level floor elevations = 896.5 feet

Units 2101, 2105, 2106, and 2110 main level ceiling elevation varies from 905.6 feet to 915.2 feet

Units 2102, 2103, 2104, 2107, 2108, and 2109 main level ceiling elevation = 905.6 feet

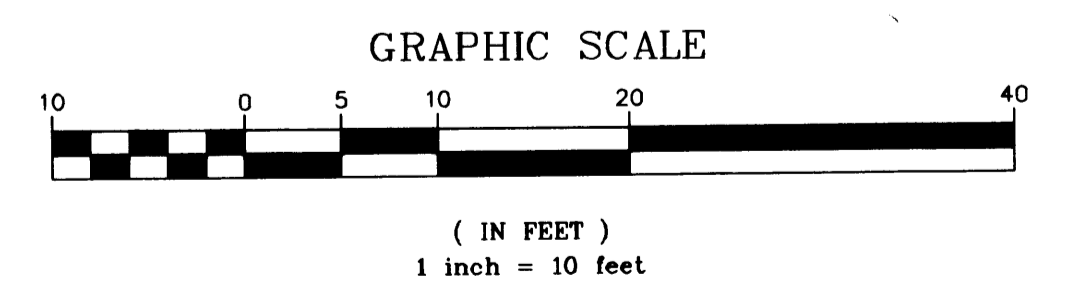
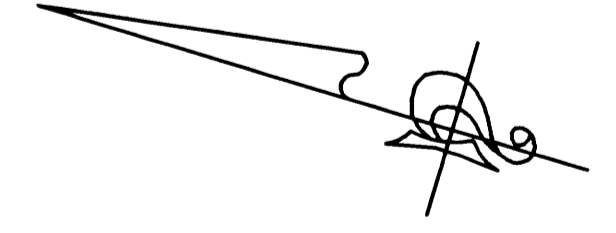
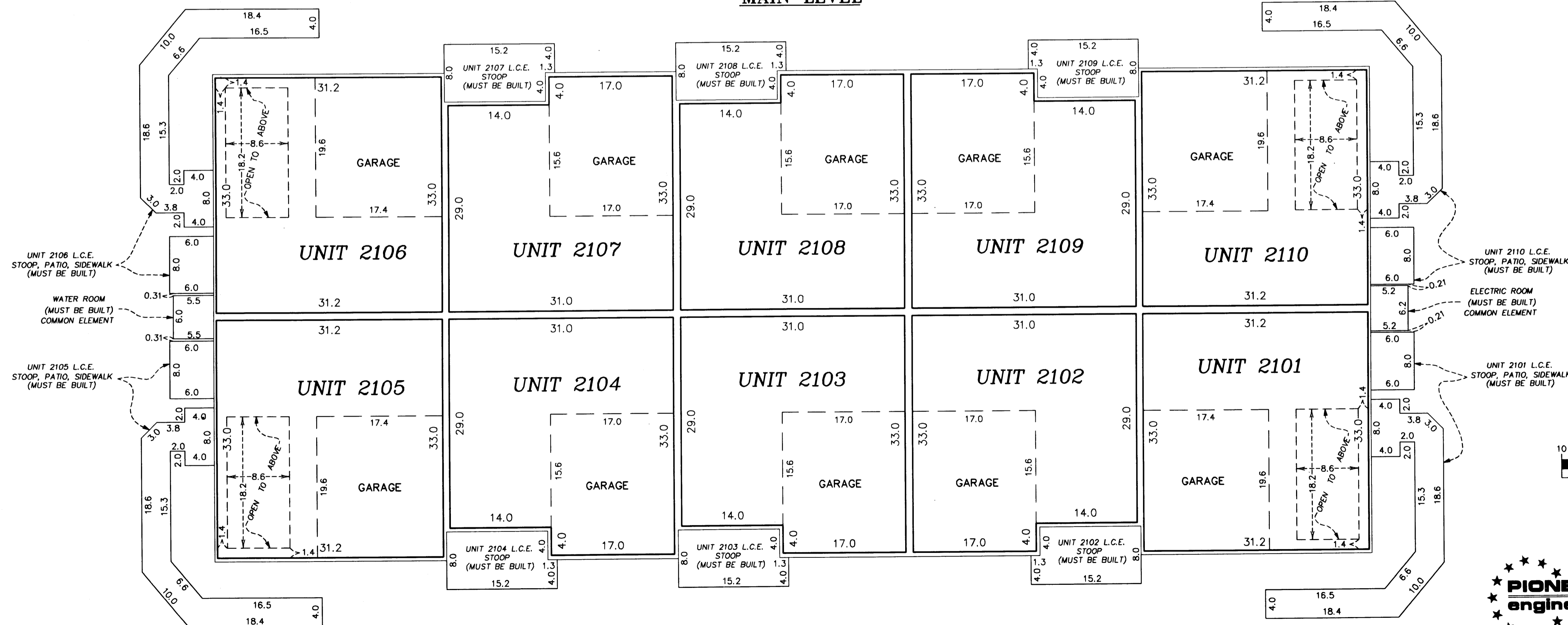
All units upper level floor elevation = 907.1 feet  
All units upper level ceiling elevations = 915.2 feet

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#### MAIN LEVEL



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