

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

Lots 6 and 8, Block 4, CLUB WEST, Anoka County, Minnesota,
and the additional real estate is located upon the following described property designated as:
Lots 1 through 5, inclusive, Block 4; Lot 7, Block 4; Lots 9 through 14, inclusive,
Block 4; Outlot B and Outlot T; CLUB WEST, Anoka County, Minnesota,

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

Dated this 13th day of March, 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 13th day of MARCH, 2002, by Terrence E. Rothenbacher, a Licensed Professional Land Surveyor.

CHRISTOPHER E SHARP
NOTARY PUBLIC
MY COMM. EXP. 1/31/2005

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 13th day of MARCH, 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 13th day of MARCH, 2002, by Brian J. Krystofiak, a Registered Professional Engineer.

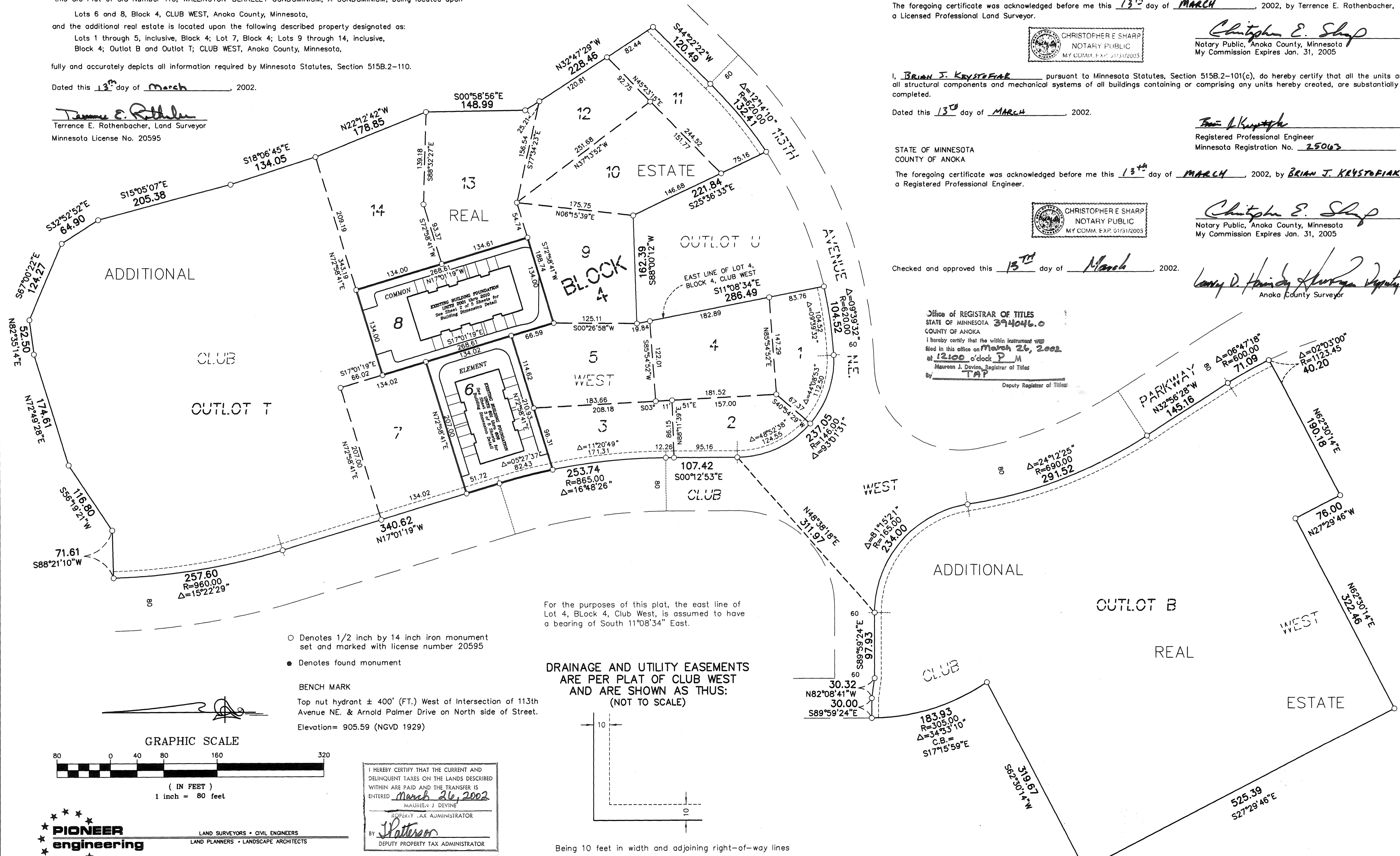
CHRISTOPHER E SHARP
NOTARY PUBLIC
MY COMM. EXP. 1/31/2005

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

Checked and approved this 13th day of March, 2002.

Larry D. Hainey
Anoka County Surveyor

Office of REGISTRAR OF TITLES
STATE OF MINNESOTA 394046.0
COUNTY OF ANOKA
I hereby certify that the within instrument was filed in this office on March 26, 2002 at 12:00 o'clock P.M.
Maureen J. Devine, Registrar of Titles
By TAP
Deputy Registrar of Titles

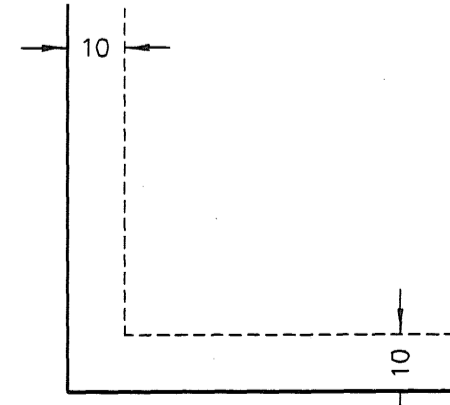


For the purposes of this plat, the east line of Lot 4, Block 4, Club West, is assumed to have a bearing of South 11°08'34" East.

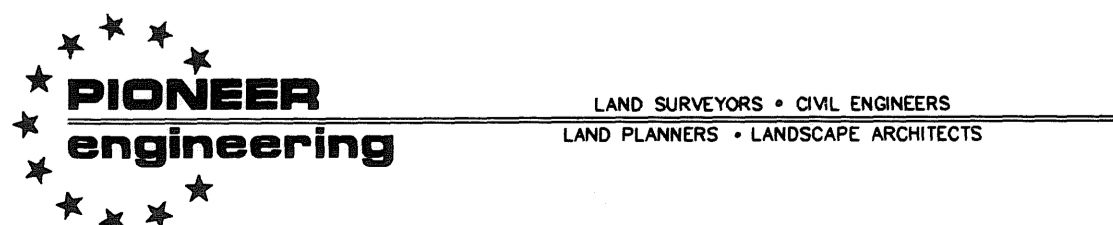
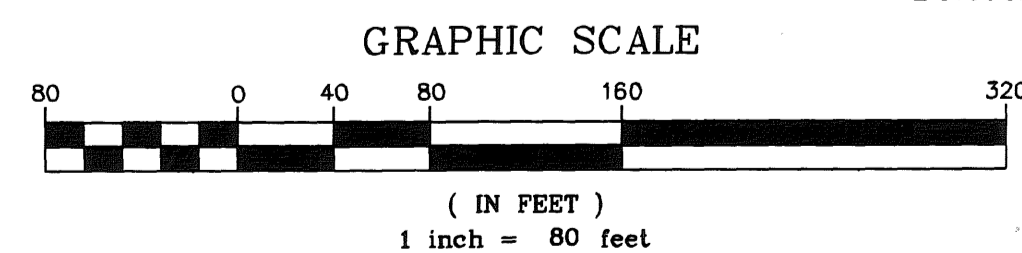
- Denotes 1/2 inch by 14 inch iron monument set and marked with license number 20595
- Denotes found monument

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.



I HEREBY CERTIFY THAT THE CURRENT AND DELINQUENT TAXES ON THE LANDS DESCRIBED WITHIN ARE PAID AND THE TRANSFER IS ENTERED March 26, 2002
MAUREEN J. DEVINE
PROPERTY TAX ADMINISTRATOR
BY *Patterson*
DEPUTY PROPERTY TAX ADMINISTRATOR

20020372 77 \$ 656.00

OFFICIAL PLAT

SITE PLAN (AS BUILT)

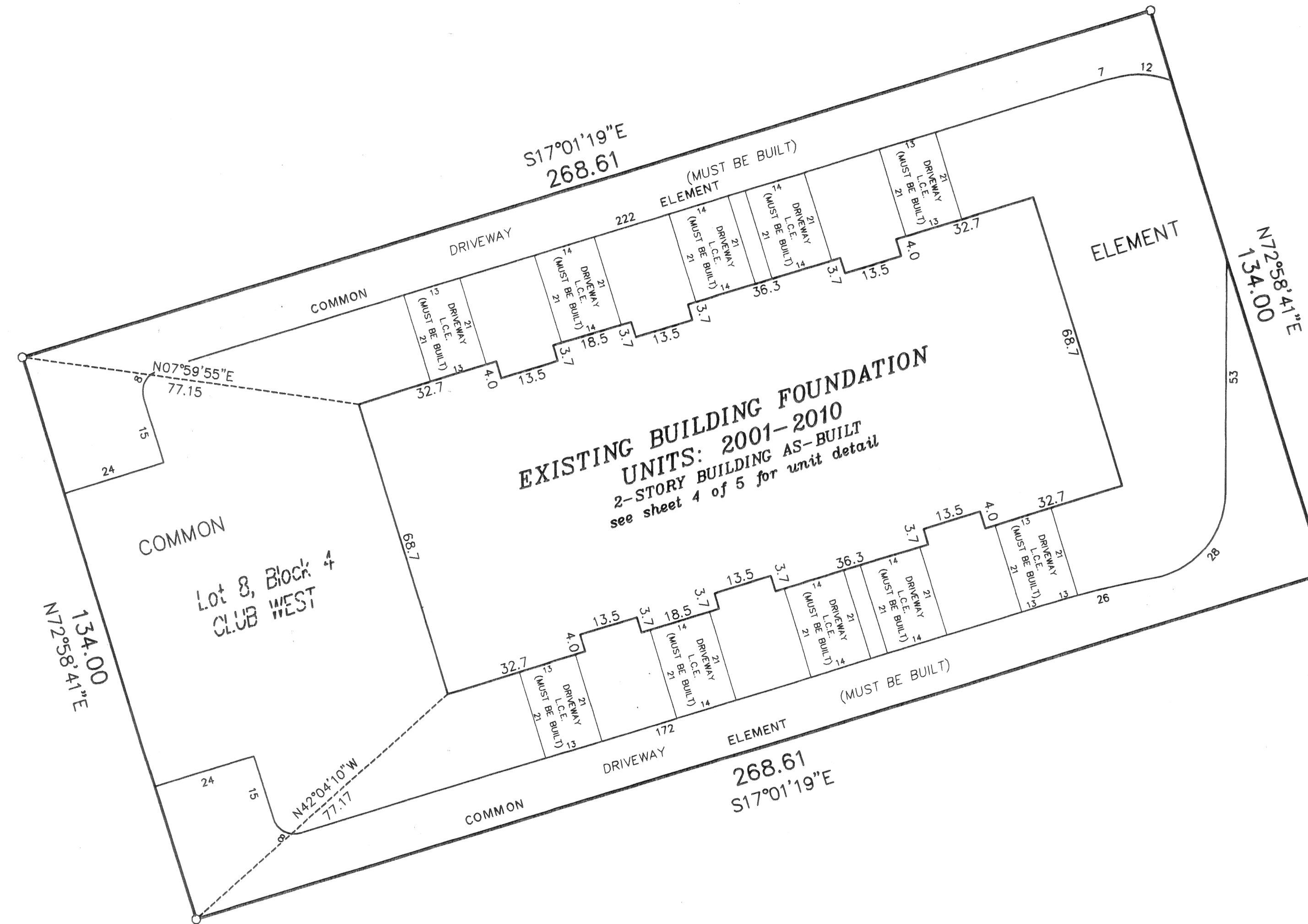
BK 4 of C12, pg 48

CIC NUMBER 115

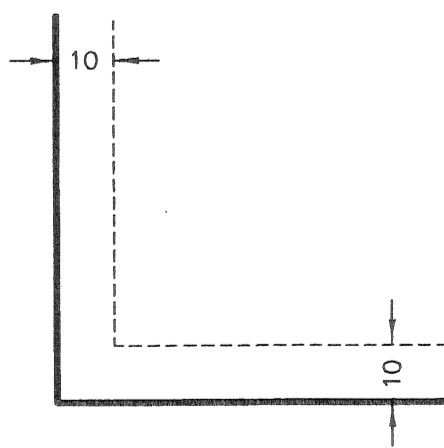
WALLINGTON-BERKELEY CONDOMINIUM, A CONDOMINIUM CIC PLAT

C.R. DOC. NO. _____

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



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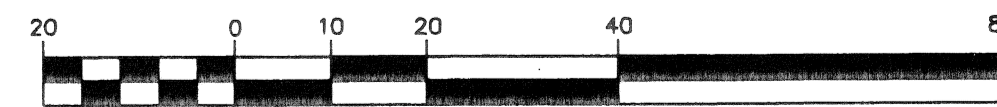
Being 10 feet in width and adjoining right-of-way lines
unless otherwise shown.

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

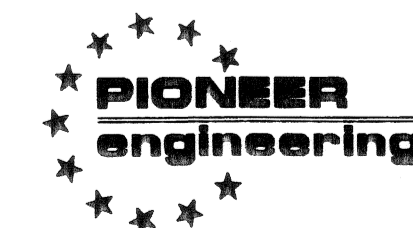
For the purposes of this plat, the east line of
Lot 4, Block 4, Club West, is assumed to have
a bearing of South $11^{\circ}08'34''$ East.



GRAPHIC SCALE



(IN FEET)
1 inch = 20 feet



LAND SURVEYORS • CIVIL ENGINEERS
LAND PLANNERS • LANDSCAPE ARCHITECTS

200203727 \$656.00

OFFICIAL PLAT

SITE PLAN (AS BUILT)

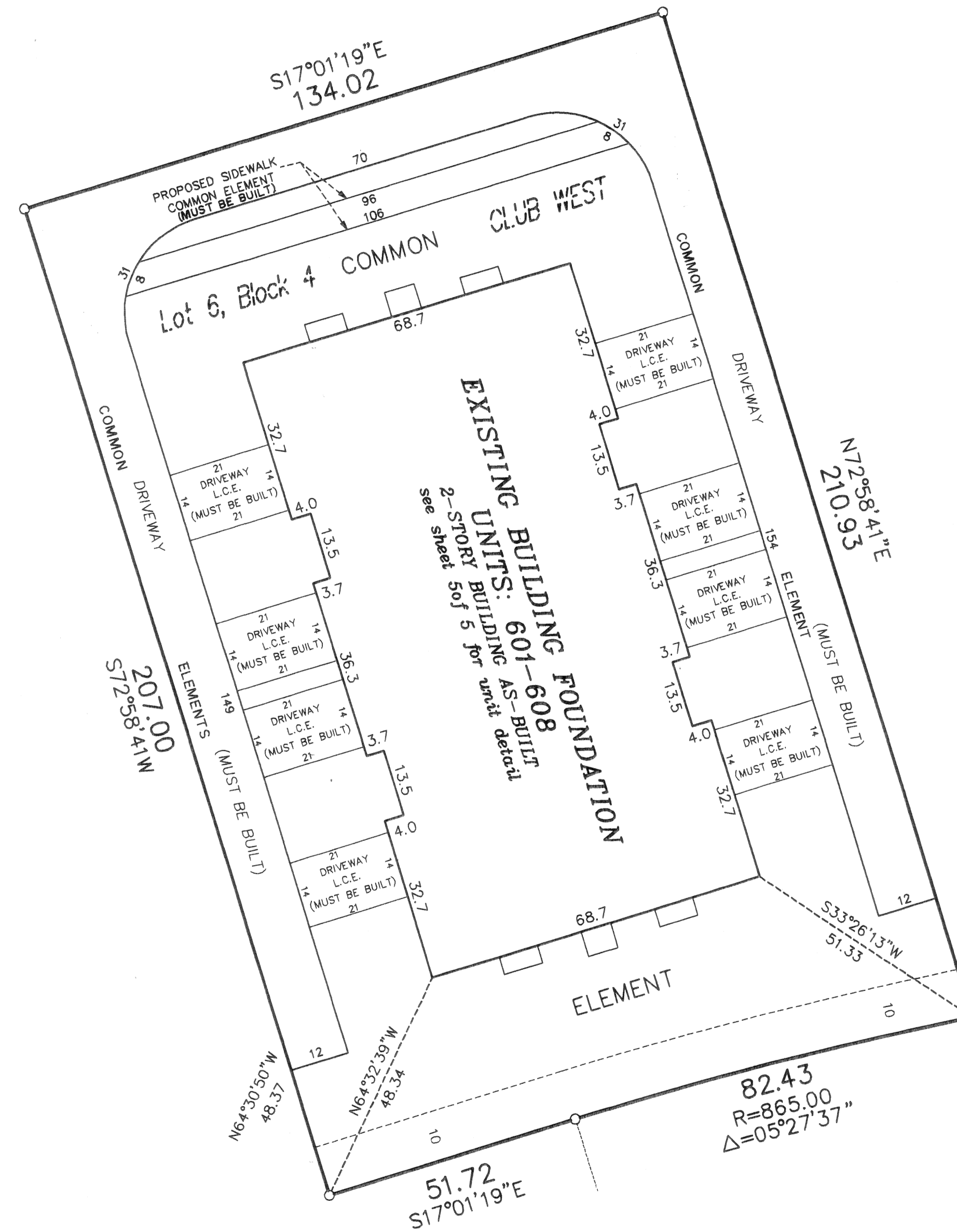
CIC NUMBER 115

Bk 4 of C1C, pg 48

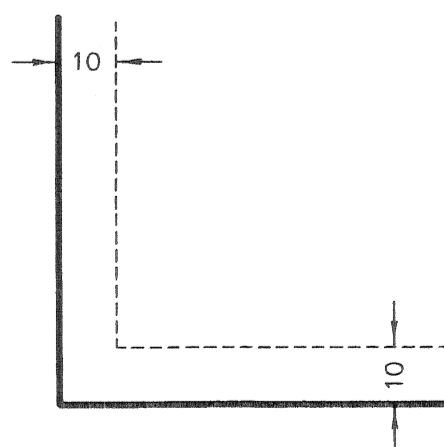
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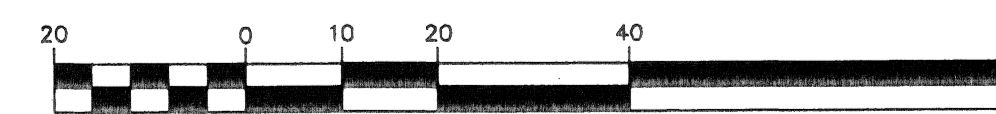
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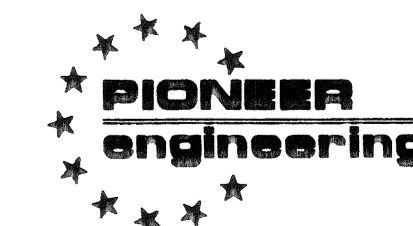
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a bearing of South 11°08'34\"



GRAPHIC SCALE



(IN FEET)
1 inch = 20 feet



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LAND PLANNERS • LANDSCAPE ARCHITECTS

2002037277 \$656.00

UNIT DETAIL
(AS-BUILT)

CIC NUMBER 115

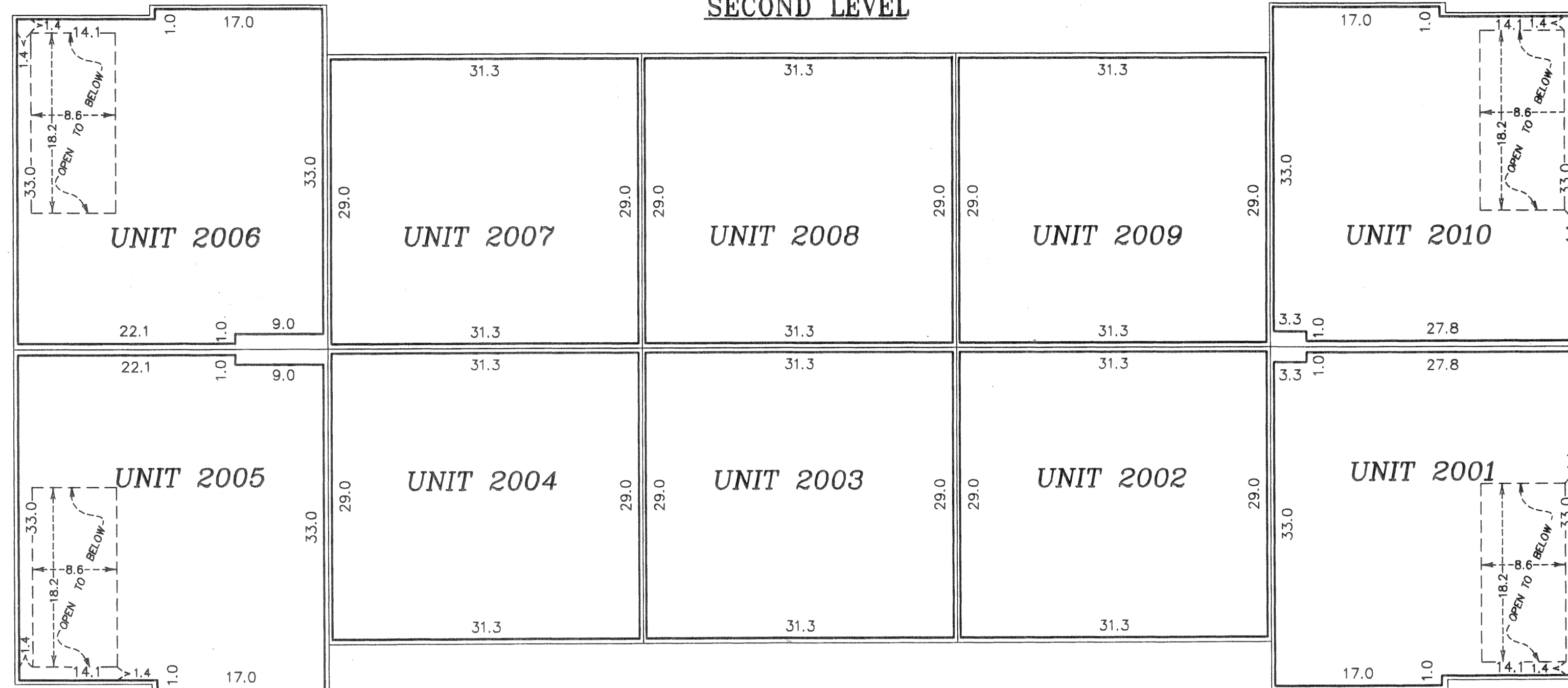
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SECOND LEVEL



All units garage floor elevation = 896.2 feet
All units garage ceiling elevations = 906.0 feet

All units main level floor elevations = 896.9 feet

Units 2001, 2005, 2006, and 2010 main level ceiling elevation varies from 906.0 feet to 915.6 feet

Units 2002, 2003, 2004, 2007, 2008, and 2009 main level ceiling elevation = 906.0

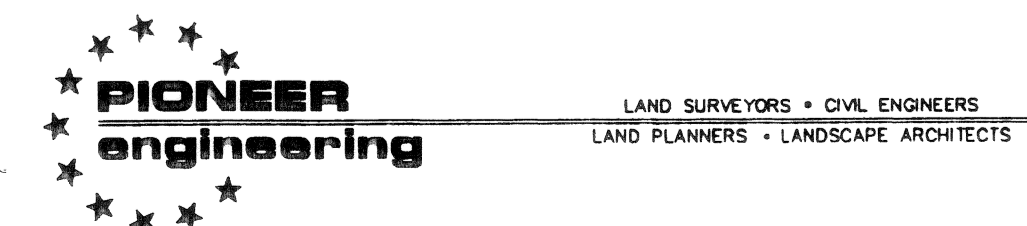
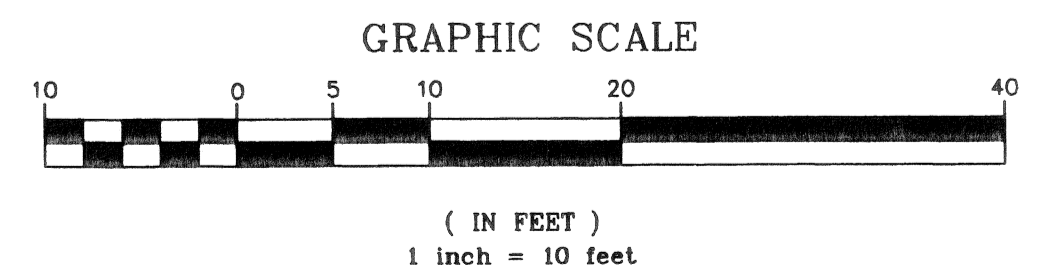
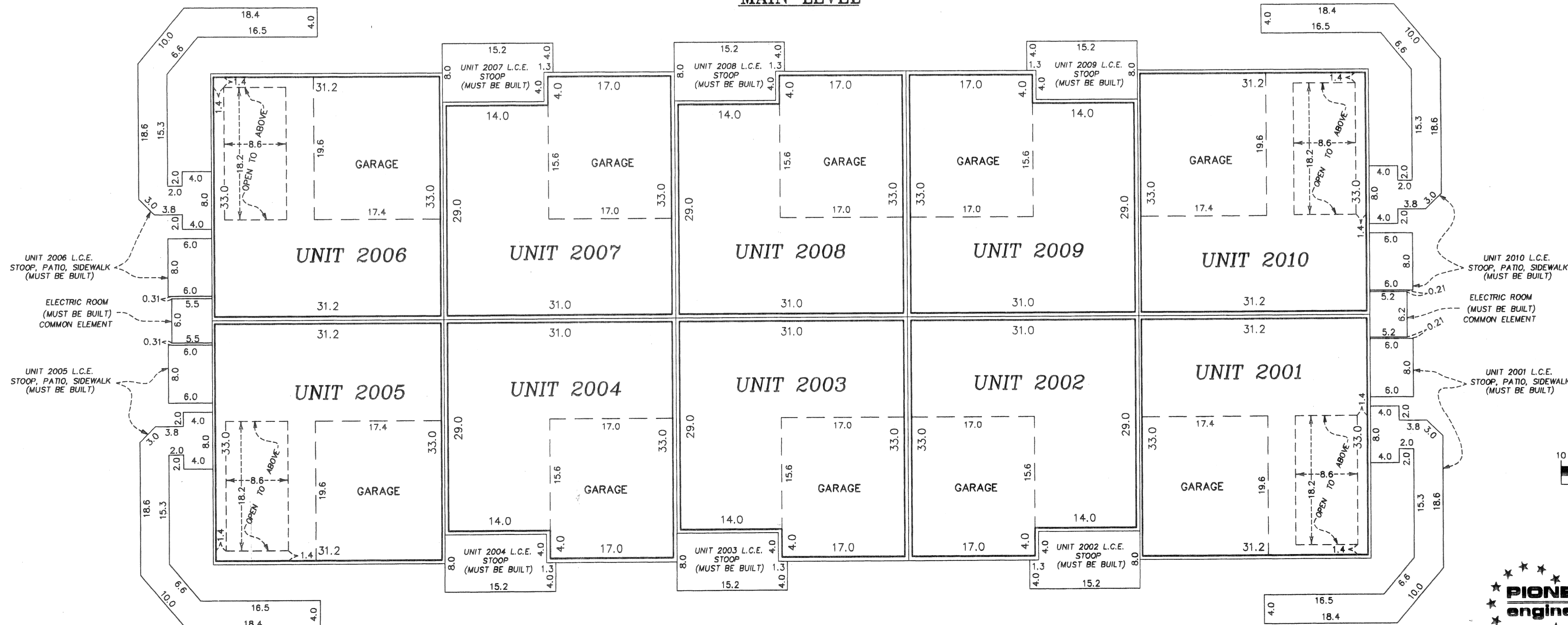
All units upper level floor elevation = 907.5 feet
All units upper level ceiling elevations = 915.6 feet

Elevations are referred 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.

MAIN LEVEL



2002037277 \$656.00

CIC NUMBER 115

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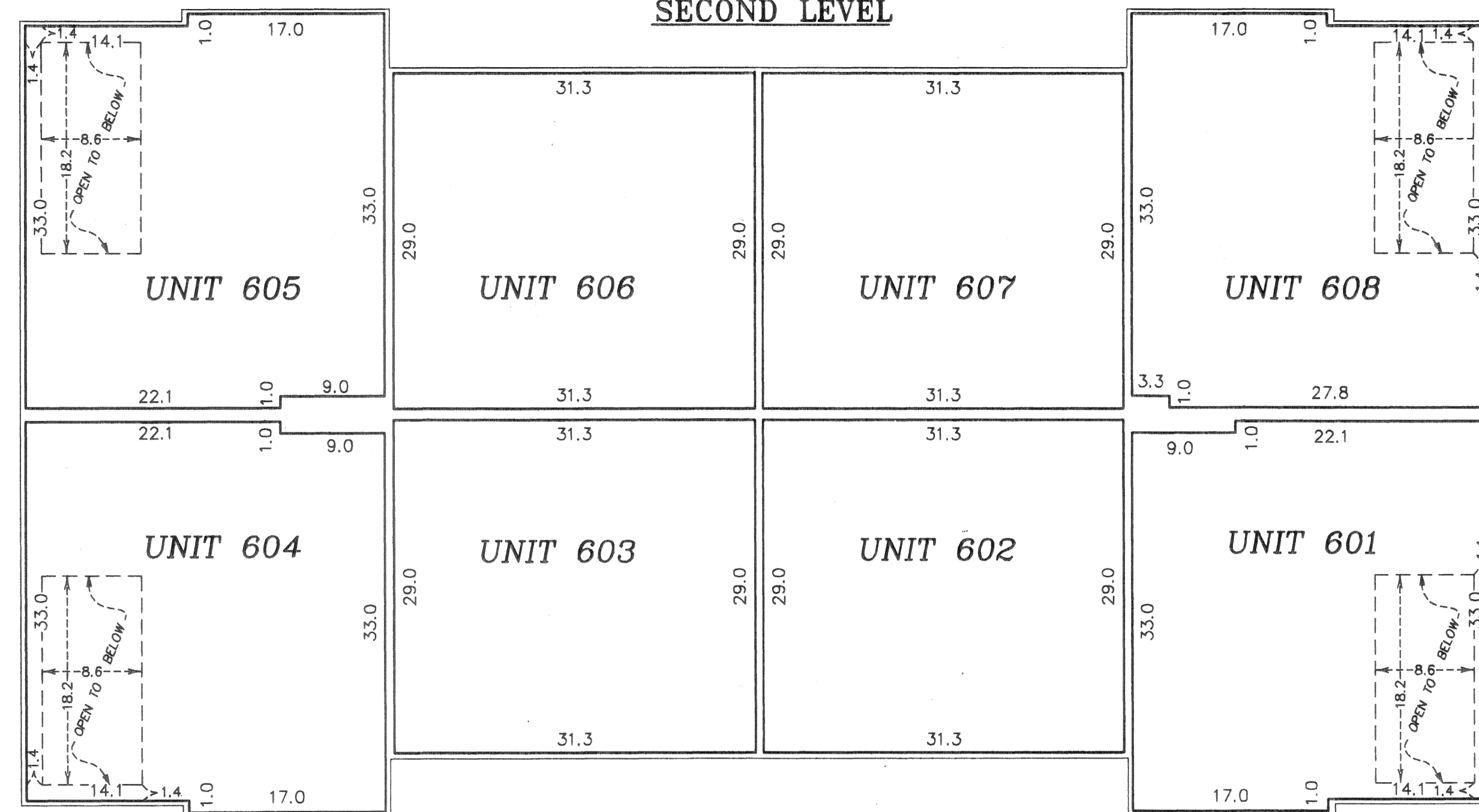
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COUNTY OF ANOKA
SEC. 17, TWP. 31, RGE. 23

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 601, 604, 605, and 608 main level ceiling elevation varies from 905.6 feet to 915.2 feet

Units 602, 603, 606, and 607 main level floor elevations = 905.6 feet

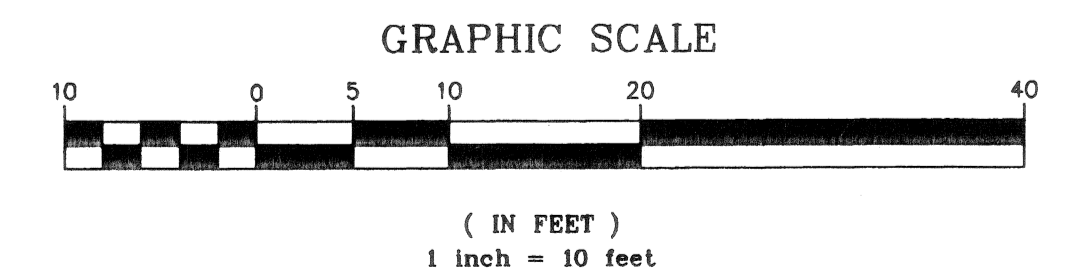
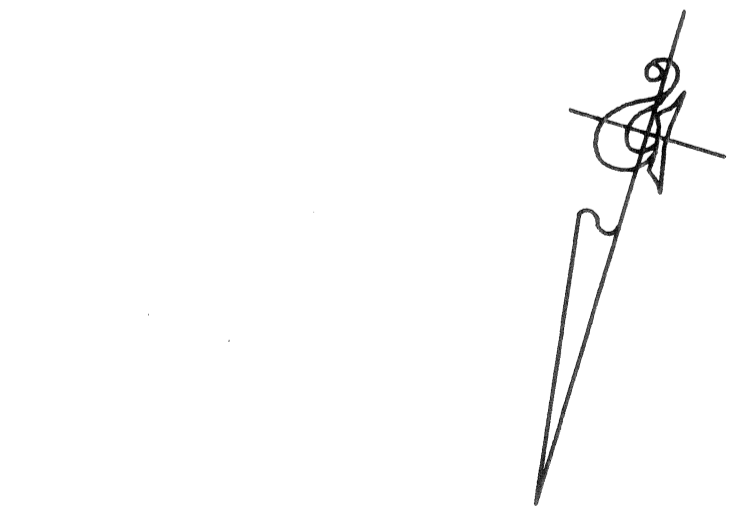
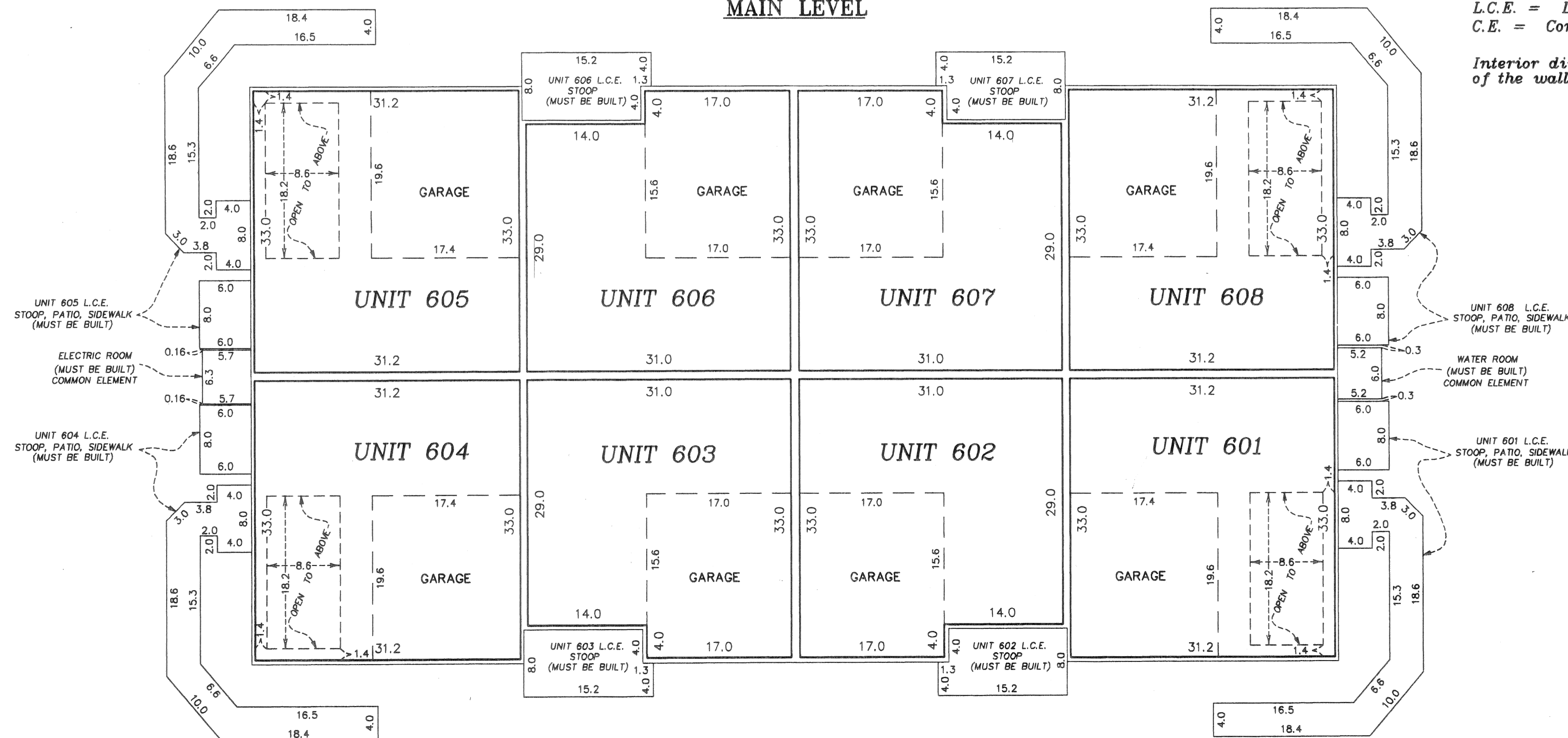
All units upper level floor elevation = 907.1 feet
All units upper level ceiling elevations = 915.2 feet

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MAIN LEVEL



PIONEER
engineering

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2062037277 \$656.00