

OFFICIAL PLAT

CIC NUMBER 125

VILLAGE AT CIRCLE PINES, A CONDOMINIUM
FIRST SUPPLEMENTAL CIC PLAT

BK 5 of CIC, pg 39

This CIC plat is part of the Declaration recorded as Document No. 425789 on this 27th day of March, 2003.

CITY OF CIRCLE PINES
COUNTY OF ANOKA
SEC. 25, TWP. 31, RGE. 23

I, Terrence E. Rothenbacher, do hereby certify that the work was undertaken by or reviewed and approved by me for this FIRST SUPPLEMENTAL CIC PLAT of CIC NUMBER 125, VILLAGE AT CIRCLE PINES, A CONDOMINIUM located upon:

Lots 1, 2, and 8, Block 2; VILLAGE AT CIRCLE PINES, Anoka County, Minnesota.

and the Additional Real Estate described as:

Block C, except that part of Block C described as follows: That part of Block C, Circle Pines, Part IV West, Anoka County, Minnesota, beginning at the East corner of said Block C, the coordinates of which are T. 7940.41, R. 1323.93, thence to the North corner, the coordinates of which are T. 8013.56, R. 1265.80, thence to West corner, the coordinates of which are T. 7975.60, R. 1218.05, thence to South corner, the coordinates of which are T. 7889.38, R. 1259.72 to the point of beginning;

AND EXCEPT

from Block C, Parcel 26, Anoka County Highway Right-of-Way Plat No. 54, according to the map or plat thereof on file and of record in the office of the Anoka County Recorder and Registrar of Titles.

AND EXCEPT

from Block C, that part NOW KNOWN AS Tracts A, B and C, Registered Land Survey No. 45, files of the Registrar of Titles, Anoka County, Minnesota, Circles Pines Part IV West, according to the plat thereof on file and of record in the Office of the Registrar of Titles of Anoka County, Minnesota.

AND

Tract A, Registered Land Survey No. 45, files of the Registrar of Titles, Anoka County, Minnesota.

AND

Tract B, Registered Land Survey No. 45, files of the Registrar of Titles, Anoka County, Minnesota.

AND

Tract C, Registered Land Survey No. 45, files of the Registrar of Titles, Anoka County, Minnesota.

AND

That part of Block C, Circle Pines Part IV West, Anoka County, Minnesota, beginning at the East corner of said Block C, the coordinates of which are T. 7940.41, R. 1323.93, thence to the North corner, the coordinates of which are T. 8013.56, R. 1265.80, thence to West corner, the coordinates of which are T. 7975.60, R. 1218.05, thence to South corner, the coordinates of which are T. 7889.38, R. 1259.72 to the point of beginning, according to the plat thereof on file and of record in the office of the Registrar of Titles of Anoka County, Minnesota.

AND

Lots One (1) to Forty-four (44) inclusive, Block "B", Circle Pines Part IV West.

AND

That part of Block "B" Circle Pines Part IV West, Anoka County, Minnesota, described as follows:

The road known as West Court according to the plat, which lies ten (10) feet on each side of the center line commencing at a point on the East line of Elwell Grade 185 feet South of the intersection of the South line of West Road and the East line of Elwell Grade and ending at a line extended from the Southeastly lines of Lots 25 and 32 in Block "B".

AND

All of the unlotted portion of Block "B" from a line extended from the Southeastly lines of said Lots 25 and 32, lying adjacent to and within the lot lines of Lots 12 through 24 inclusive and Lots 32 through 44 inclusive and limited by a straight line drawn from the Westly corner of Lot 12 and the Easterly corner of Lot 44, all in Block "B".

AND

That part of vacated West Court, as dedicated in the plat of Circle Pines Part IV West, lying between the southwesterly extensions across it of the northwesterly line of Lot 28, Block B, Circle Pines Part IV West, and the southeasterly line of Lot 25, Block B, said plat, except that portion thereof which lies 10 feet on each side of the centerline of said West Court.

AND

All of the unlotted portion of Block "B" Circle Pines Part IV West not herein before described by reason of the street vacation of the road known as West Court.

EXCEPT from said Block B, Parcels 27, 28, 29, and 30 Anoka County Highway Right-of-Way Plat No. 54, according to the map or plat thereof on file and of record in the Office of the Anoka County Recorder (per Document No. 316279).

AND

That part of Block "D", Circle Pines, Part IV West described as follows to-wit:

That portion of the Northwest Quarter of the Southwest Quarter (NW 1/4 of SW 1/4) of Section Twenty-five (25), Township Thirty-one North (T31N), Range Twenty three West (R23W), of the fourth principal meridian (4pm), described as follows:

Starting from a point on the West section line of said section a distance of 2200.0 feet North of the Southwest section corner thereof; then run East on a deflection angle of 90 degrees 0 minutes 0 seconds to the right, a distance of 33.0 feet to the point of beginning of the property to be described; thence deflect 0 degrees 0 minutes 0 seconds, a distance of 167.7 feet to a point; thence deflect to the right on an angle of 51 degrees 31 minutes 11 seconds a distance of 773.5 feet to a point; thence deflect to the right on an angle of 96 degrees 38 minutes 49 seconds to the tangent line of a curve; thence deflect to the left on a 1 degrees 57 minutes 0 seconds curve (Delta angle 6 degrees 08 minutes 46 seconds) for a distance of 315.5 feet to a point; thence deflect to the right on an angle of 82 degrees 21 minutes 11 seconds from the tangent line of the above described curve, for a distance of 11.4 feet to a point; thence deflect to the right on an angle of 90 degrees 0 minutes 0 seconds, a distance of 84.0 feet to a point; thence deflect to the left on an angle of 90 degrees 0 minutes 0 seconds, a distance of 224.0 feet to a point; thence deflect to the right on an angle of 90 degrees 0 minutes 0 seconds, a distance of 60.0 feet to a point; thence deflect to the left on an angle of 90 degrees 0 minutes 0 seconds, a distance of 168.0 feet to a point; thence deflect to the right on an angle of 90 degrees 0 minutes 0 seconds, a distance of 65.0 feet to a point; thence deflect to the left on an angle of 90 degrees 0 minutes 0 seconds, a distance of 224.0 feet to a point; thence deflect to the right on an angle of 90 degrees 0 minutes 0 seconds, a distance of 67.0 feet to a point; thence deflect to the left on an angle of 90 degrees 0 minutes 0 seconds, a distance of 220.6 feet to a point; thence deflect to the left on an angle of 51 degrees 31 minutes 11 seconds, a distance of 21.6 feet to a point; thence deflect to the left on an angle of 38 degrees 28 minutes 49 seconds, a distance of 44.1 feet to a point; thence deflect to the right on an angle of 90 degrees 0 minutes 0 seconds to the tangent line of a curve; thence deflect to the left on a 62 degrees 50 minutes curve (Delta angle 49 degrees 11 minutes 45 seconds) for a distance of 78.3 feet to the point of beginning and there terminating.

EXCEPT from Block D, Parcel 31 Anoka County Highway Right-of-Way Plat No. 54, according to the map or plat thereof on file and of record in the Office of the Anoka County Recorder and Registrar of Titles.

All in Circle Pines Part IV West, according to the plat thereof on file and of record in the Office of the Registrar of Titles of Anoka County, Minnesota.

AND

Lot One (1), Block 1, Circle Pines Part IV West, according to the plat thereof on file and of record in the office of the Registrar of Titles of Anoka County, Minnesota.

EXCEPT Parcel 33, Anoka County Highway Right-of-Way Plat No. 54, according to the map or plat thereof on file and of record in the Office of the Anoka County Recorder and Registrar of Titles.

AND

Lot Two (2), Block 1, Circles Pines Part IV West, according to the plat thereof on file and of record in the Office of the Registrar of Titles of Anoka County, Minnesota.

AND

Block A, Circles Pines Part IV West, according to the plat thereof on file and of record in the Office of the Registrar of Titles of Anoka County, Minnesota.

AND

Block D, except that part described as follows: Starting from a point on the West section line of Section Twenty-five, Township Thirty-one, Range Twenty-three West, a distance of 2200.0 feet North of the Southwest section corner thereof; then run East on a deflection angle of 90 degrees 0 minutes 0 seconds to the right, a distance of 33.0 feet to the point of beginning of the property to be described; thence deflect 0 degrees 0 minutes 0 seconds, a distance of 167.7 feet to a point; thence deflect to the right on an angle of 51 degrees 31 minutes 11 seconds a distance of 773.5 feet to a point; thence deflect to the right on an angle of 96 degrees 38 minutes 49 seconds to the tangent line of a curve; thence deflect to the left on a 1 degrees 57 minutes 0 seconds curve (Delta angle 6 degrees 08 minutes 46 seconds) for a distance of 315.5 feet to a point; thence deflect to the right on an angle of 82 degrees 21 minutes 11 seconds from the tangent line of the above described curve, for a distance of 11.4 feet to a point; thence deflect to the right on an angle of 90 degrees 0 minutes 0 seconds, a distance of 84.0 feet to a point; thence deflect to the left on an angle of 90 degrees 0 minutes 0 seconds, a distance of 224.0 feet to a point; thence deflect to the right on an angle of 90 degrees 0 minutes 0 seconds, a distance of 60.0 feet to a point; thence deflect to the left on an angle of 90 degrees 0 minutes 0 seconds, a distance of 168.0 feet to a point; thence deflect to the right on an angle of 90 degrees 0 minutes 0 seconds, a distance of 65.0 feet to a point; thence deflect to the left on an angle of 90 degrees 0 minutes 0 seconds, a distance of 224.0 feet to a point; thence deflect to the right on an angle of 90 degrees 0 minutes 0 seconds, a distance of 67.0 feet to a point; thence deflect to the left on an angle of 90 degrees 0 minutes 0 seconds, a distance of 220.6 feet to a point; thence deflect to the left on an angle of 51 degrees 31 minutes 11 seconds, a distance of 21.6 feet to a point; thence deflect to the left on an angle of 38 degrees 28 minutes 49 seconds, a distance of 44.1 feet to a point; thence deflect to the right on an angle of 90 degrees 0 minutes 0 seconds to the tangent line of a curve; thence deflect to the left on a 62 degrees 50 minutes curve (Delta angle 49 degrees 11 minutes 45 seconds) for a distance of 78.3 feet to the point of beginning and there terminating, Circle Pines Part IV West.

Also EXCEPT from said Block D, Parcel 32 Anoka County Highway Right-of-Way Plat No. 54, according to the map or plat thereof on file and of record in the Office of the Anoka County Recorder and Registrar of Titles.

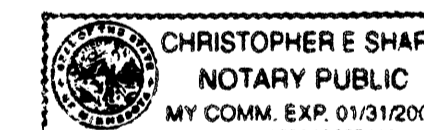
The CIC Plat fully and accurately depicts all information required by Minnesota Statutes, Section 515B.2-110.

Dated this 11th day of March, 2003.

Signature of Terrence E. Rothenbacher, Licensed Land Surveyor, Minnesota License No. 20595.

COUNTY OF ANOKA
STATE OF MINNESOTA

The foregoing instrument was acknowledged before me this 11th day of MARCH 2003, by Terrence E. Rothenbacher, a Licensed Land Surveyor.



Signature of Christopher E. Sharp, Notary Public, Anoka County, Minnesota, My Commission Expires January 31, 2005.

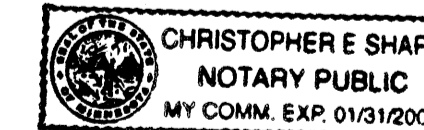
I, BRIAN J. KRYSZTOFIAK pursuant to Minnesota Statutes, Section 515B.2-101(c), do hereby certify that all the units and all structural components and mechanical systems of all buildings containing or comprising any units hereby created, are substantially completed.

Dated this 11th day of MARCH, 2003.

Signature of Brian J. Krystofiak, Registered Professional Engineer, Minnesota Registration No. 25063.

COUNTY OF ANOKA
STATE OF MINNESOTA

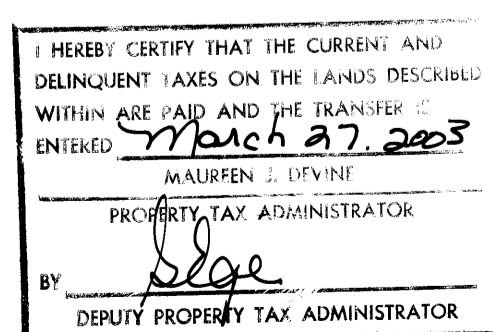
The foregoing certificate was acknowledged before me this 11th day of MARCH, 2003, by BRIAN J. KRYSZTOFIAK a Registered Professional Engineer.



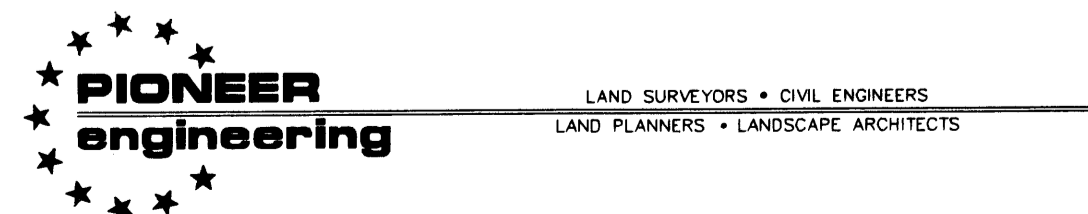
Signature of Christopher E. Sharp, Notary Public, Anoka County, Minnesota, My Commission Expires January 31, 2005.

Checked and approved this 27th day of MARCH, 2003.

Signature of Larry D. Hain, Anoka County Surveyor.



Office of REGISTRAR OF STATE OF MINNESOTA
COUNTY OF ANOKA
425789.0
I hereby certify that the within instrument is filed in this office on March 27, 2003 at 3:30 o'clock P.M.
Maureen J. Devine, Registrar of Titles
By: GKE Deputy Registrar of Titles



2003039179 \$657.00

OFFICIAL PLAT

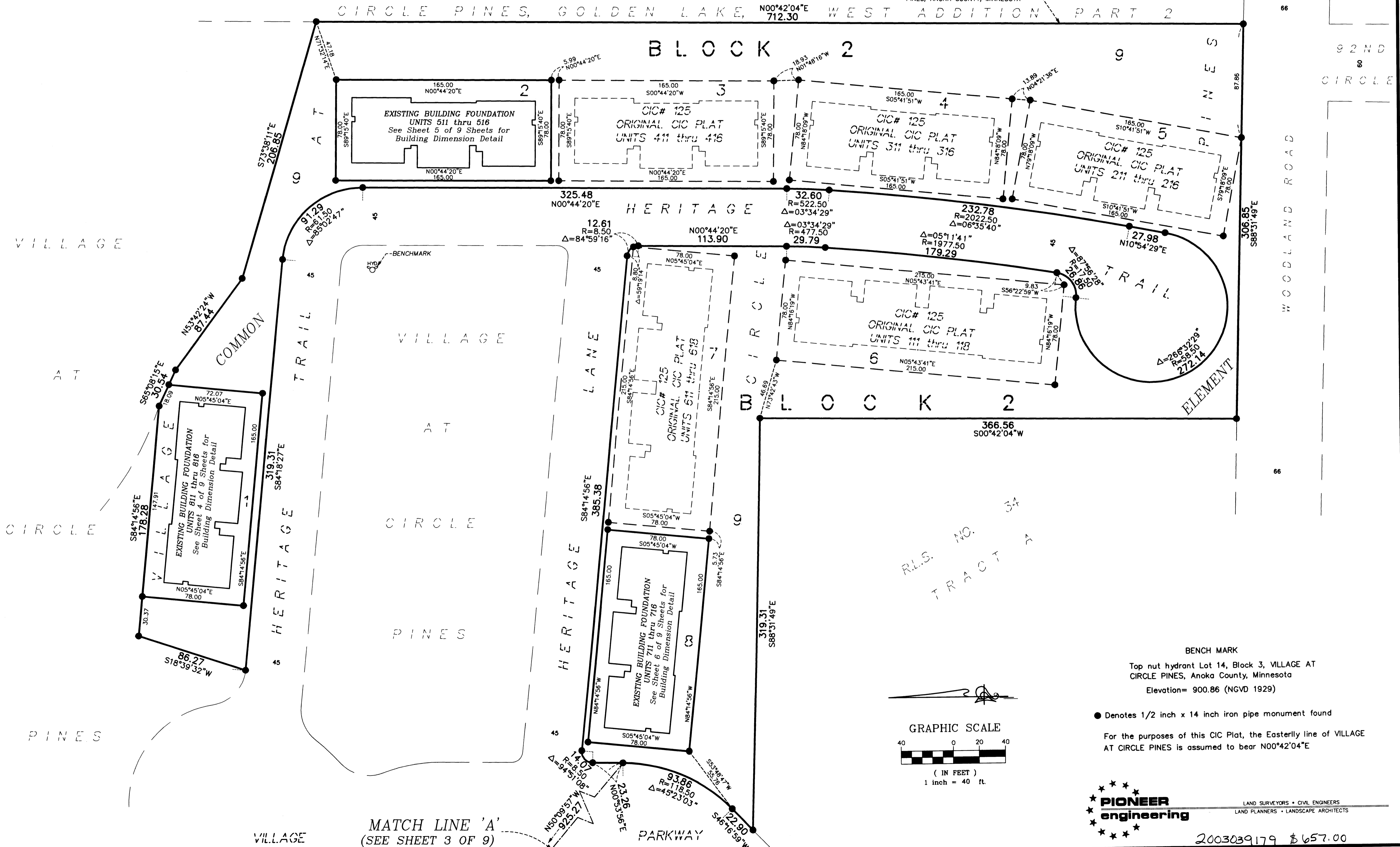
CIC NUMBER 125

BK 5 of C.I.C. Pg 39

VILLAGE AT CIRCLE PINES, A CONDOMINIUM FIRST SUPPLEMENTAL CIC PLAT

C.R. DOC. NO. 425789

CITY OF CIRCLE PINES
COUNTY OF ANOKA
SEC. 25, TWP. 31, RGE. 23



R.L.S. NO. 34
TRACT 7

BENCH MARK
Top nut hydrant Lot 14, Block 3, VILLAGE AT
CIRCLE PINES, Anoka County, Minnesota
Elevation= 900.86 (NGVD 1929)

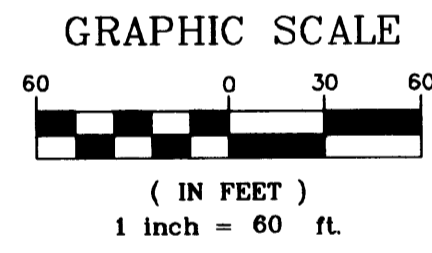
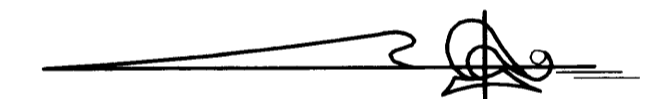
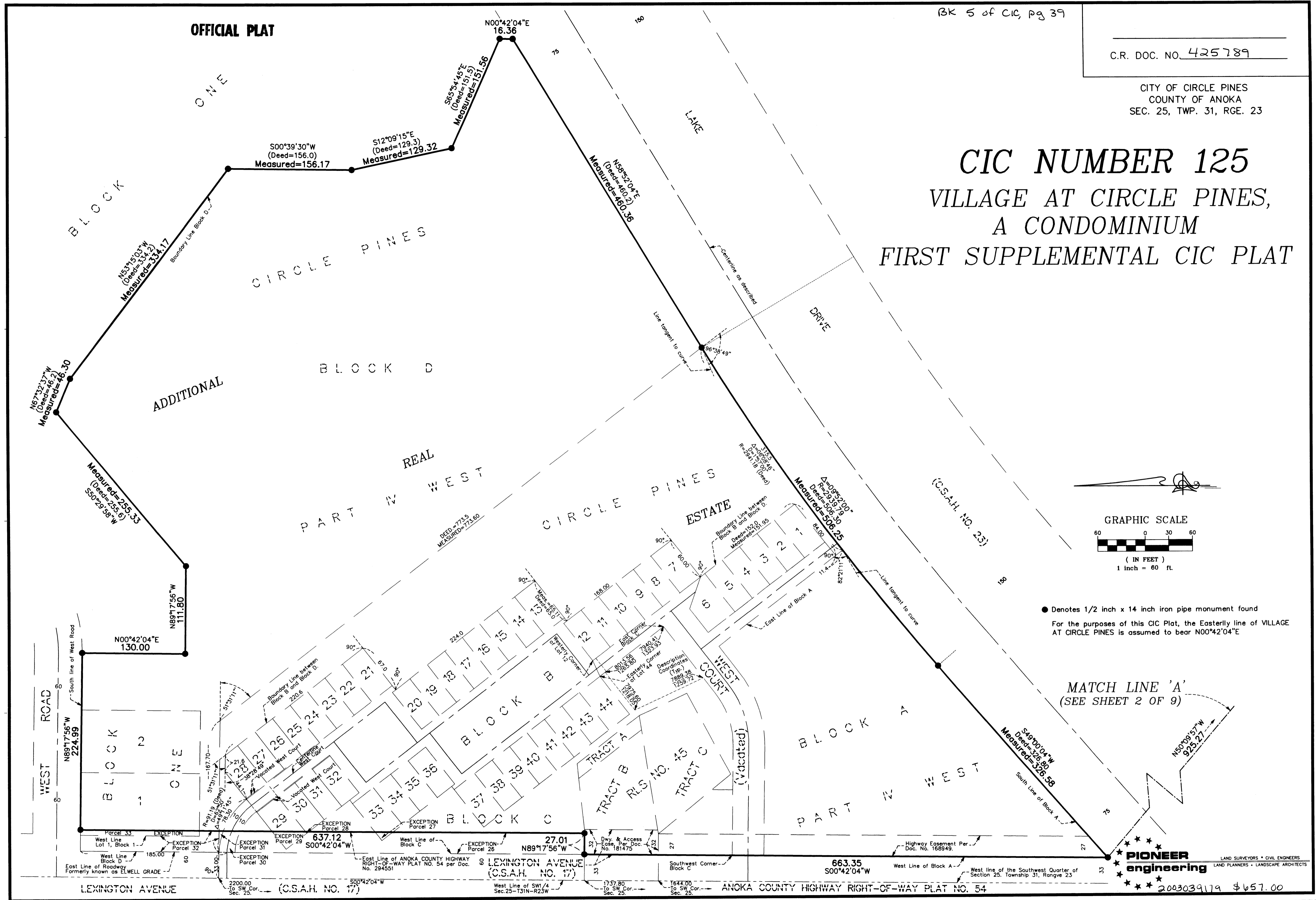
● Denotes 1/2 inch x 14 inch iron pipe monument found
For the purposes of this CIC Plat, the Easterly line of VILLAGE
AT CIRCLE PINES is assumed to bear $N00^{\circ}42'04''E$

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

2003039179 \$657.00

CIC NUMBER 125

VILLAGE AT CIRCLE PINES, A CONDOMINIUM FIRST SUPPLEMENTAL CIC PLAT



● Denotes 1/2 inch x 14 inch iron pipe monument found
For the purposes of this CIC Plat, the Easterly line of VILLAGE AT CIRCLE PINES is assumed to bear N00°42'04\"/>

MATCH LINE 'A'
(SEE SHEET 2 OF 9)

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LAND PLANNERS • LANDSCAPE ARCHITECTS
2003039179 \$657.00

OFFICIAL PLAT

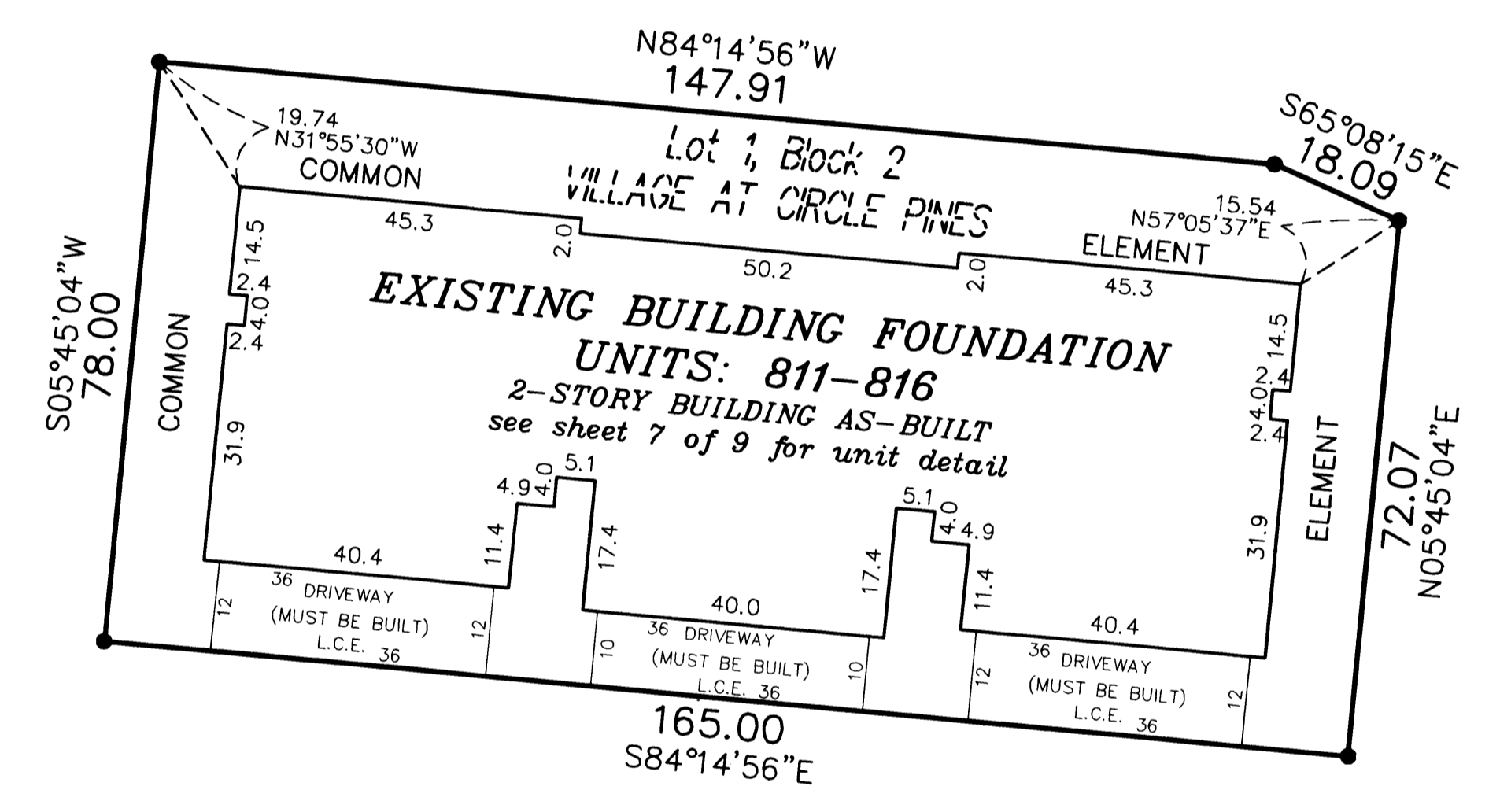
SITE PLAN (AS BUILT)

COMMON INTEREST COMMUNITY NUMBER 125

VILLAGE AT CIRCLE PINES, A CONDOMINIUM FIRST SUPPLEMENTAL CIC PLAT

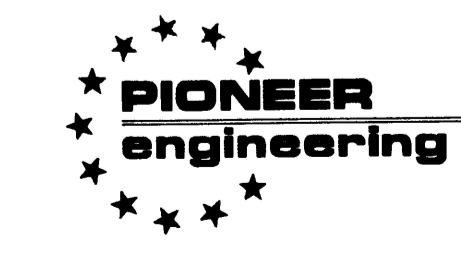
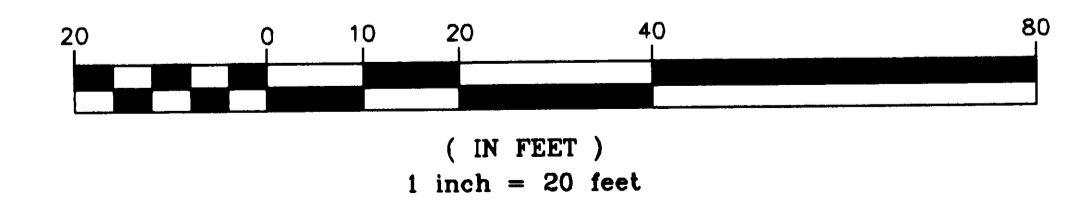
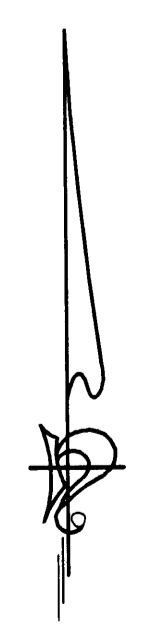
C.R. DOC. NO. 425789

CITY OF CIRCLE PINES
COUNTY OF ANOKA
SEC. 25, TWP. 31, RGE. 23



● Denotes Monument Found

For the purposes of this CIC Plat, the Easterly line of VLLAGE AT CIRCLE PINES is assumed to bear N00°42'04"E



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2003039179 \$657.00

OFFICIAL PLAT

SITE PLAN (AS BUILT)

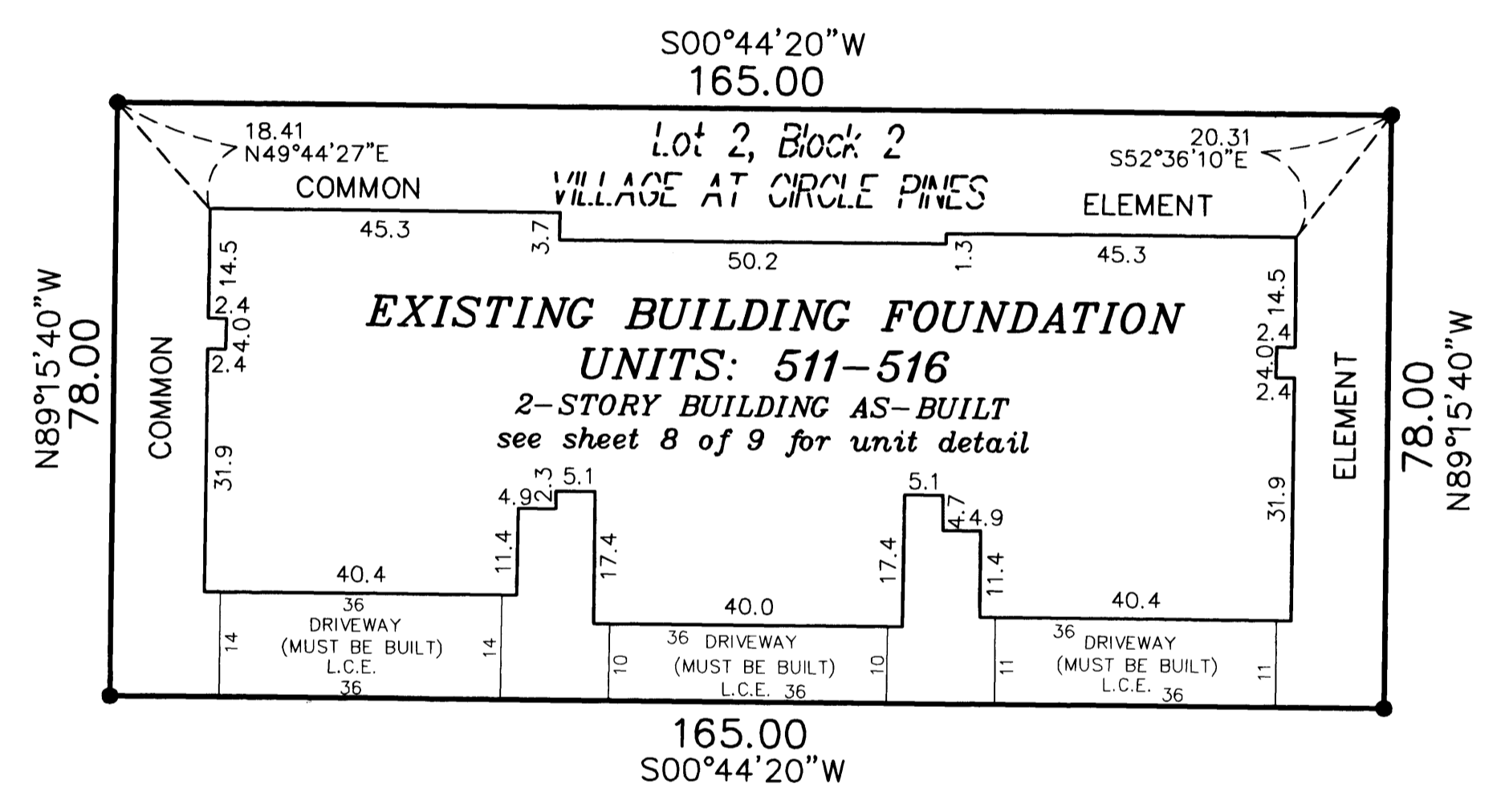
COMMON INTEREST COMMUNITY NUMBER 125

VILLAGE AT CIRCLE PINES, A CONDOMINIUM

FIRST SUPPLEMENTAL CIC PLAT

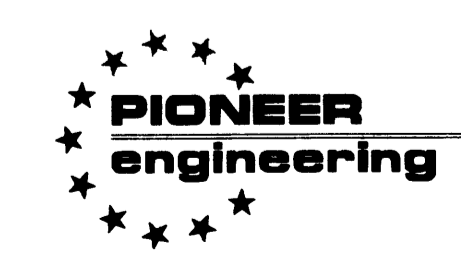
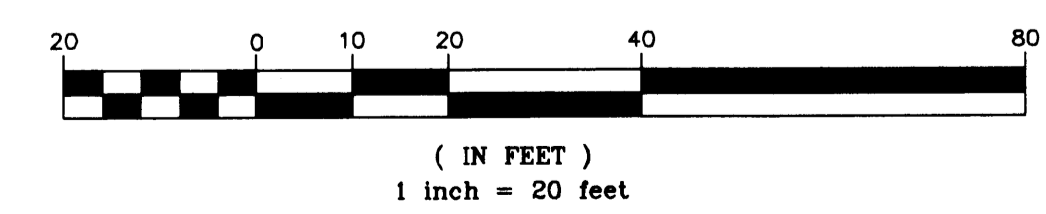
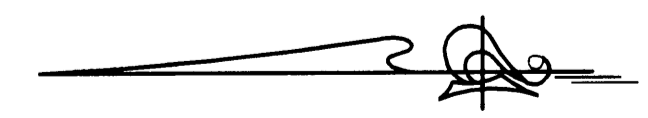
C.R. DOC. NO. 425 789

CITY OF CIRCLE PINES
COUNTY OF ANOKA
SEC. 25, TWP. 31, RGE. 23



● Denotes Monument Found

For the purposes of this CIC Plat, the Easterly line of VILLAGE AT CIRCLE PINES is assumed to bear N00°42'04"E



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2003039179 \$ 657.00

OFFICIAL PLAT

SITE PLAN (AS BUILT)

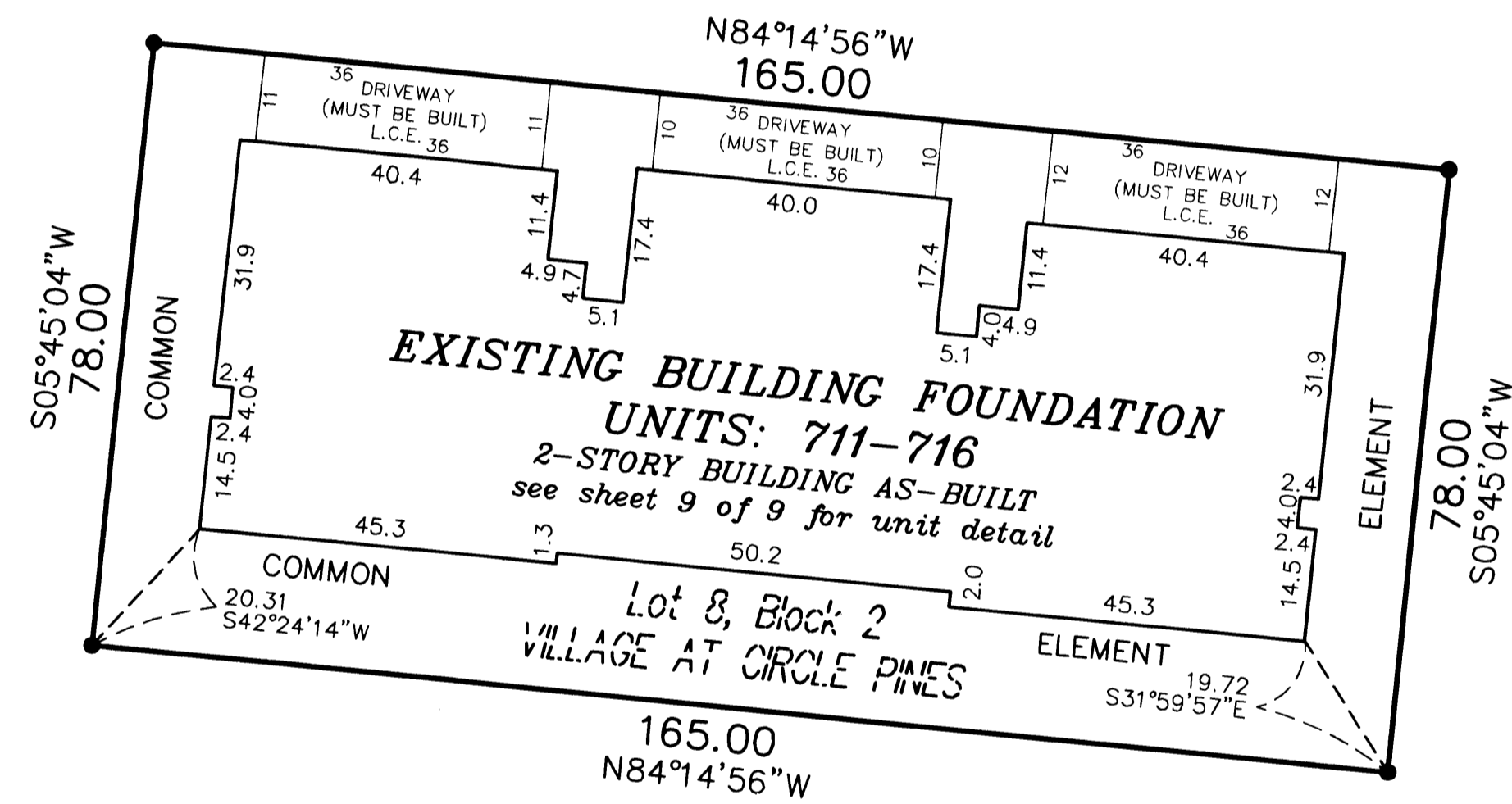
COMMON INTEREST COMMUNITY NUMBER 125

VILLAGE AT CIRCLE PINES, A CONDOMINIUM

FIRST SUPPLEMENTAL CIC PLAT

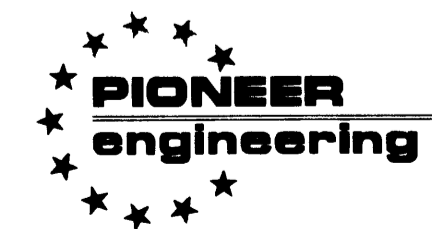
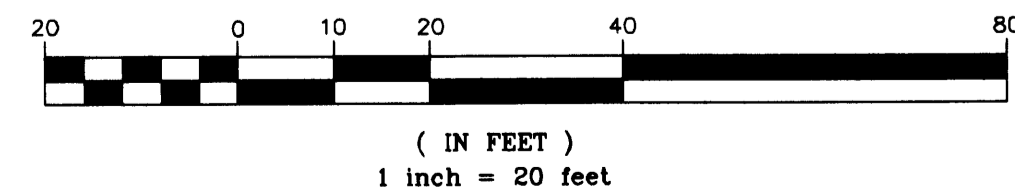
C.R. DOC. NO. 425789

CITY OF CIRCLE PINES
COUNTY OF ANOKA
SEC. 25, TWP. 31, RGE. 23



● Denotes Monument Found

For the purposes of this CIC Plat, the Easterly line of VILLAGE AT CIRCLE PINES is assumed to bear N00°42'04"E



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2003039179 \$657.00

UNIT DETAIL
(AS-BUILT)

OFFICIAL PLAT

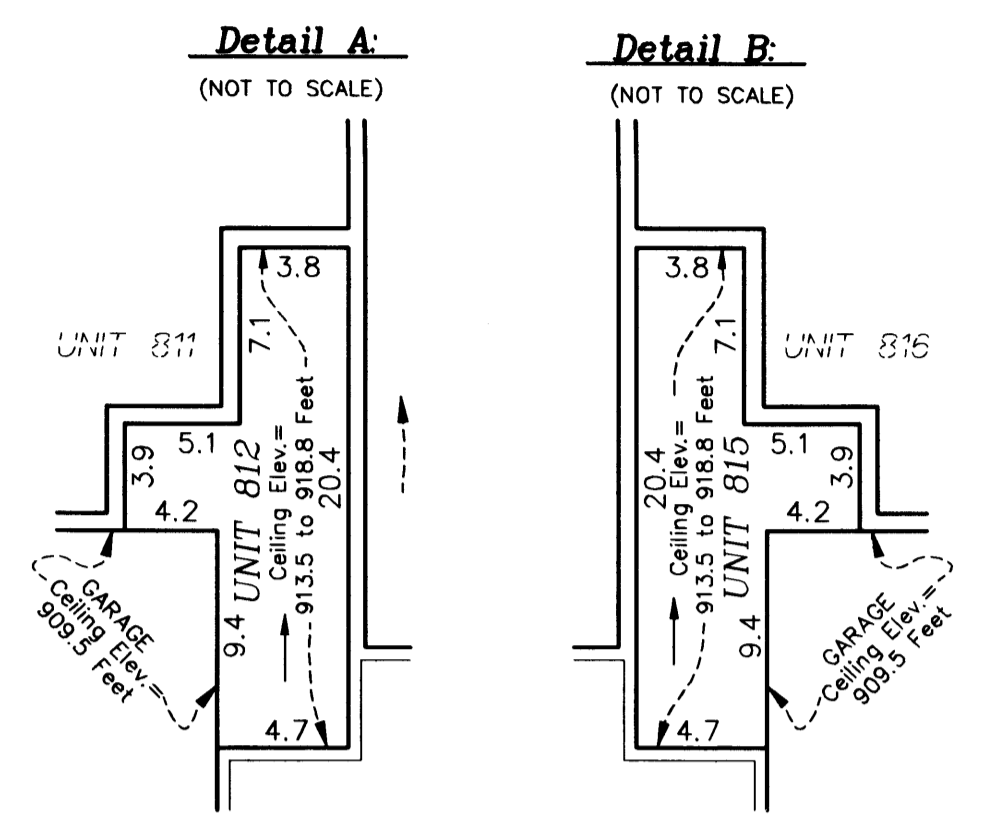
COMMON INTEREST COMMUNITY NUMBER 125

VILLAGE AT CIRCLE PINES, A CONDOMINIUM

FIRST SUPPLEMENTAL CIC PLAT

C.R. DOC. NO. 425789

CITY OF CIRCLE PINES
COUNTY OF ANOKA
SEC. 25, TWP. 31, RGE. 23



Lower Level Elevations

Units 811, 812, 813, 814, 815, and 816 garage floor elevation = 899.8 feet
 Units 811, 812, 813, 814, 815, and 816 garage ceiling elevation = 909.5 feet
 Units 811, 812, 813, 814, 815, and 816 lower level floor elevation = 900.5 feet
 Units 811 and 816 lower level ceiling elevation = 909.5 feet
 Units 812 and 815 lower level ceiling elevation varies from 913.5 feet to 923.1 feet
 Units 813 and 814 lower level ceiling elevation varies from 909.5 feet to 918.8 feet

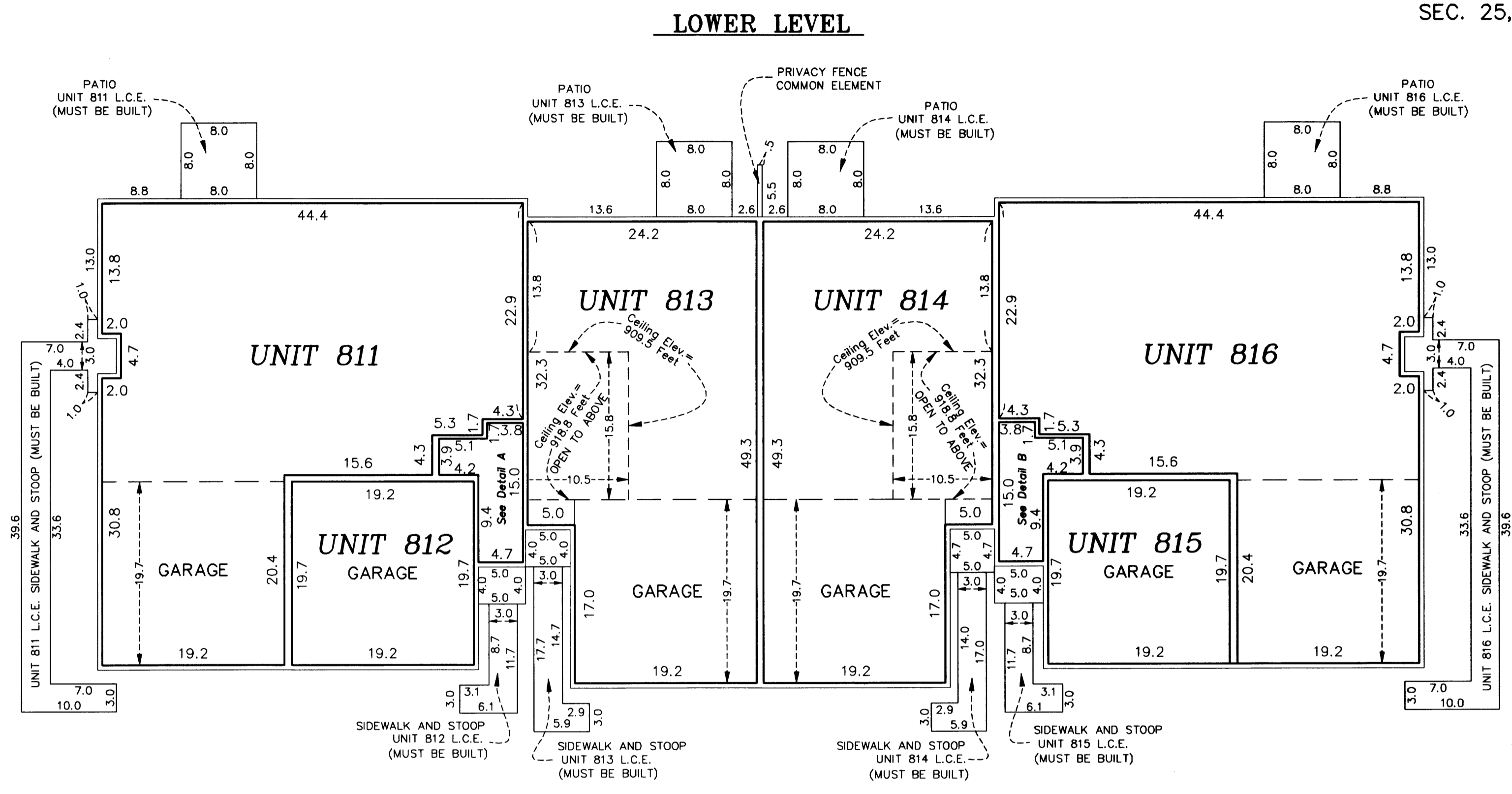
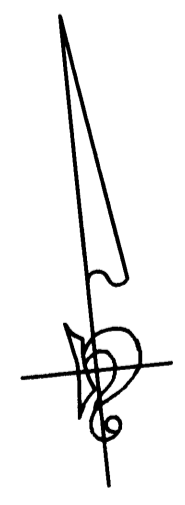
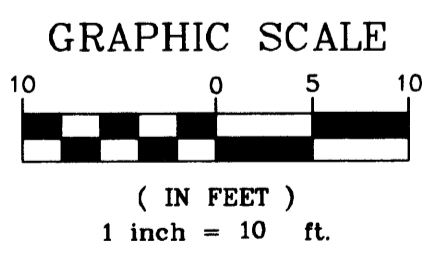
Upper Level Elevations

Units 812, 813, 814, and 815 upper level floor elevation = 910.7 feet
 Unit 812 and 815 upper level ceiling elevation varies from 913.5 feet to 923.1 feet
 Units 813 and 814 upper level ceiling elevation varies from 918.8 feet to 922.5 feet

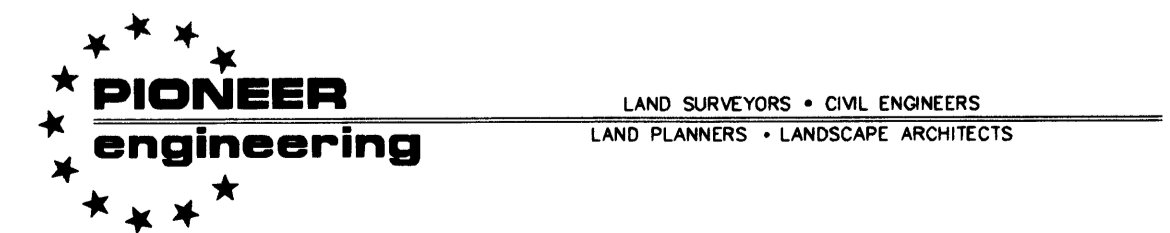
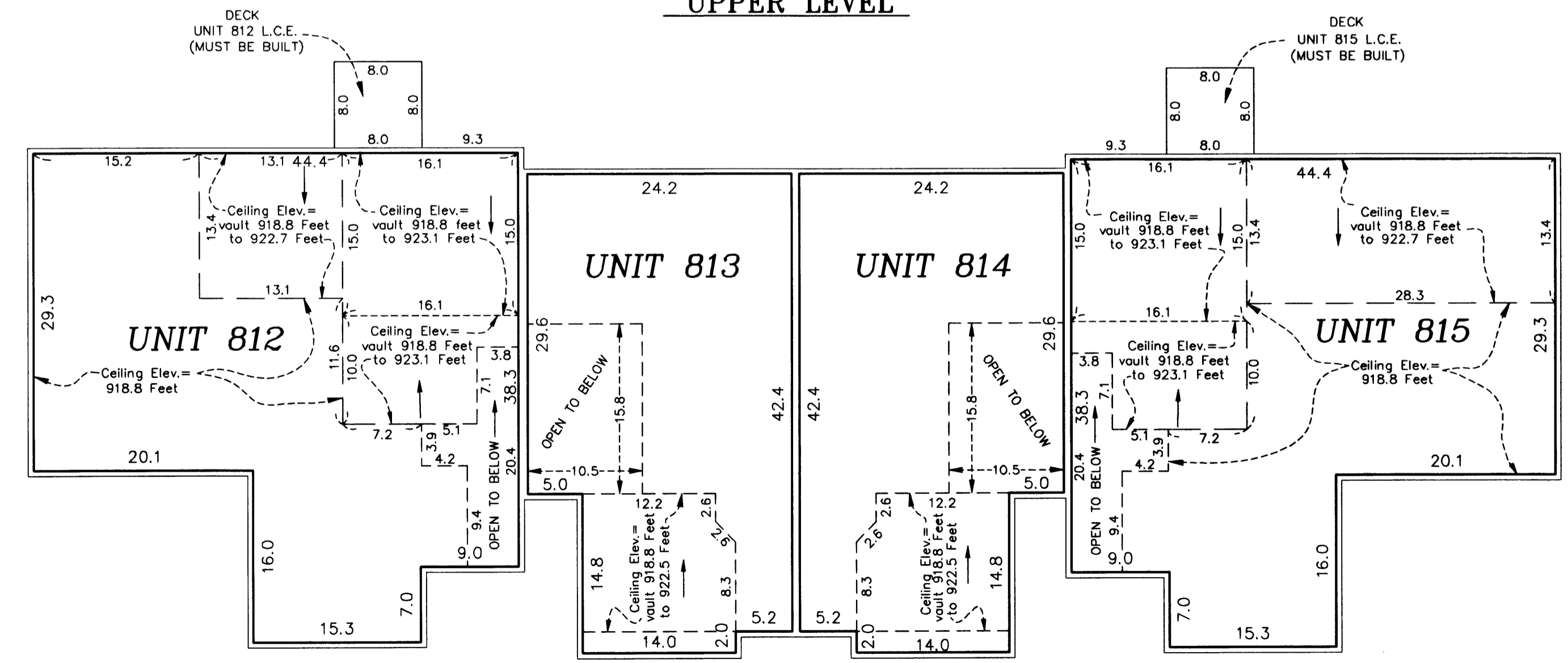
Elevations are referred to a benchmark as noted on the site plan on Sheet 2 of 9 Sheets and are shown in feet and tenths of a foot.

L.C.E. = Limited Common Element

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



UPPER LEVEL



UNIT DETAIL
(AS-BUILT)

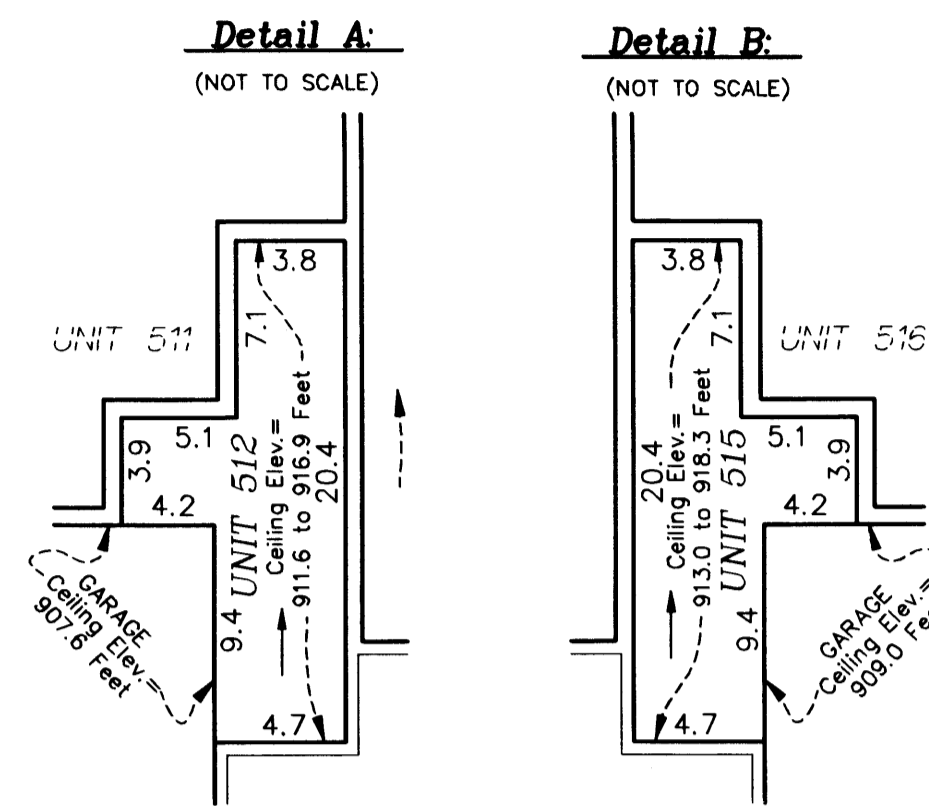
OFFICIAL PLAT

COMMON INTEREST COMMUNITY NUMBER 125

A CONDOMINIUM, VILLAGE AT CIRCLE PINES FIRST SUPPLEMENTAL CIC PLAT

C.R. DOC. NO. 425 789

CITY OF CIRCLE PINES
COUNTY OF ANOKA
SEC. 25, TWP. 31, RGE. 23



Lower Level Elevations

- Units 511 and 512 garage floor elevation = 897.9 feet
- Units 511 and 512 garage ceiling elevation = 907.6 feet
- Units 511 and 512 lower level floor elevation = 898.6 feet
- Unit 511 lower level ceiling elevation = 907.6 feet
- Unit 512 lower level ceiling elevation varies from 911.6 feet to 921.2 feet
- Units 513 and 514 garage floor elevation = 898.7 feet
- Units 513 and 514 garage ceiling elevation = 908.4 feet
- Units 513 and 514 lower level floor elevations = 899.4 feet
- Units 513 and 514 lower level ceiling elevation varies from 908.4 feet to 917.7 feet
- Units 515 and 516 garage floor elevation = 899.3 feet
- Units 515 and 516 garage ceiling elevation = 909.0 feet
- Units 515 and 516 lower level floor elevations = 900.0 feet
- Unit 515 lower level ceiling elevations varies from 913.0 feet to 922.6 feet
- Unit 516 lower level ceiling elevation = 909.0 feet

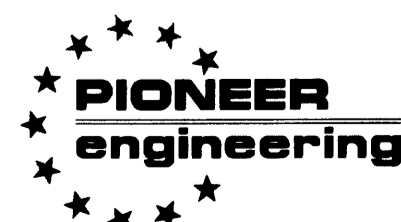
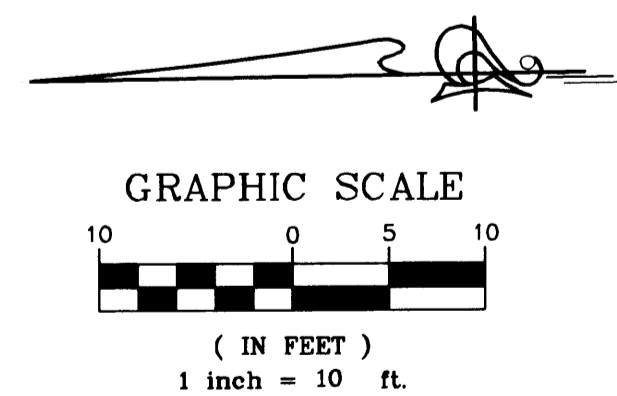
Upper Level Elevations

- Unit 512 upper level floor elevation = 908.8 feet
- Unit 512 upper level ceiling elevation varies from 911.6 feet to 921.2 feet
- Units 513 and 514 upper level floor elevation = 909.6 feet
- Unit 513 upper level ceiling elevation = 917.7 feet
- Unit 514 upper level ceiling elevation varies from 917.7 feet to 921.4 feet
- Unit 515 upper level floor elevation = 910.2 feet
- Unit 515 upper level ceiling elevation varies from 913.0 feet to 922.6 feet

Elevations are referred to a benchmark as noted on the site plan on Sheet 2 of 9 Sheets and are shown in feet and tenths of a foot.

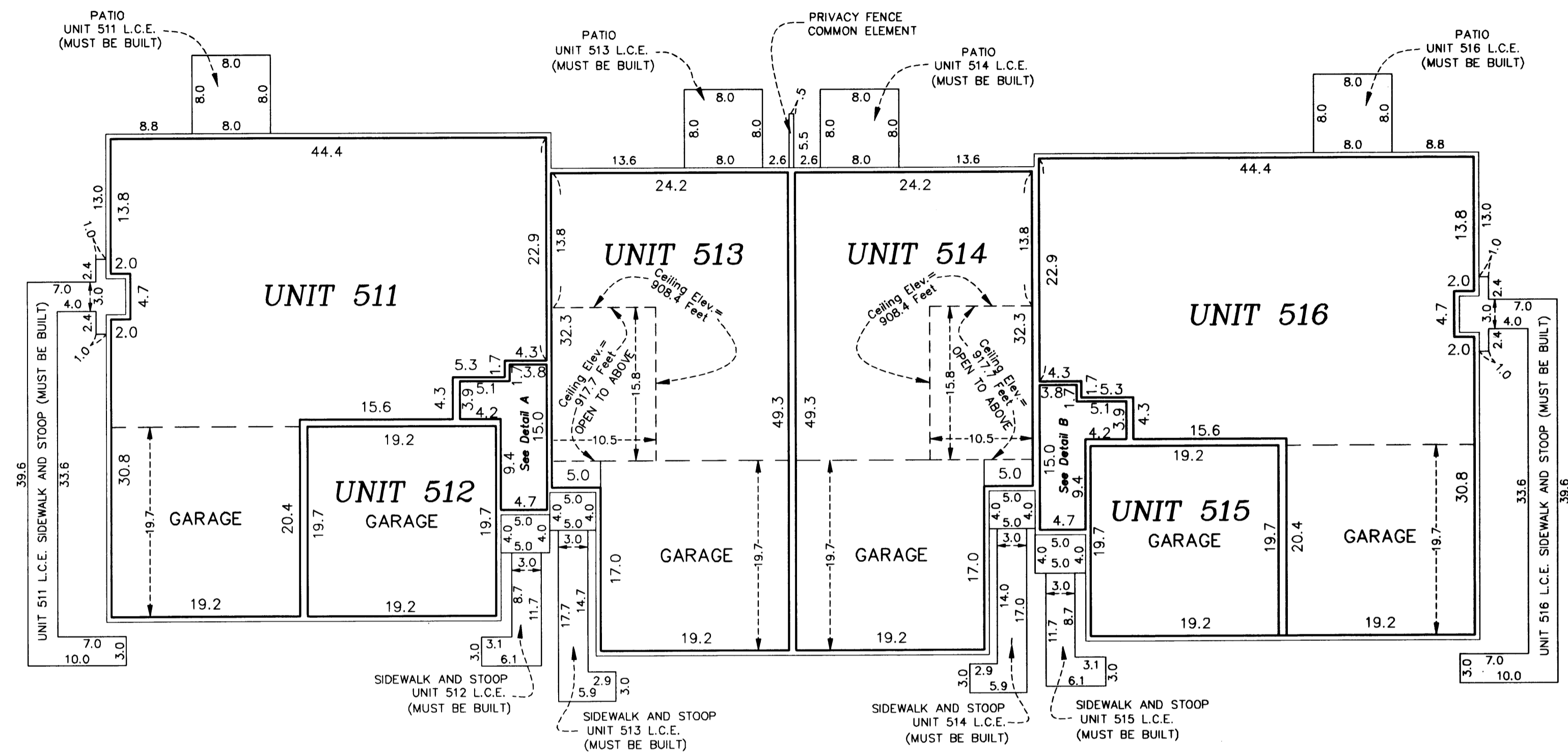
L.C.E. = Limited Common Element

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

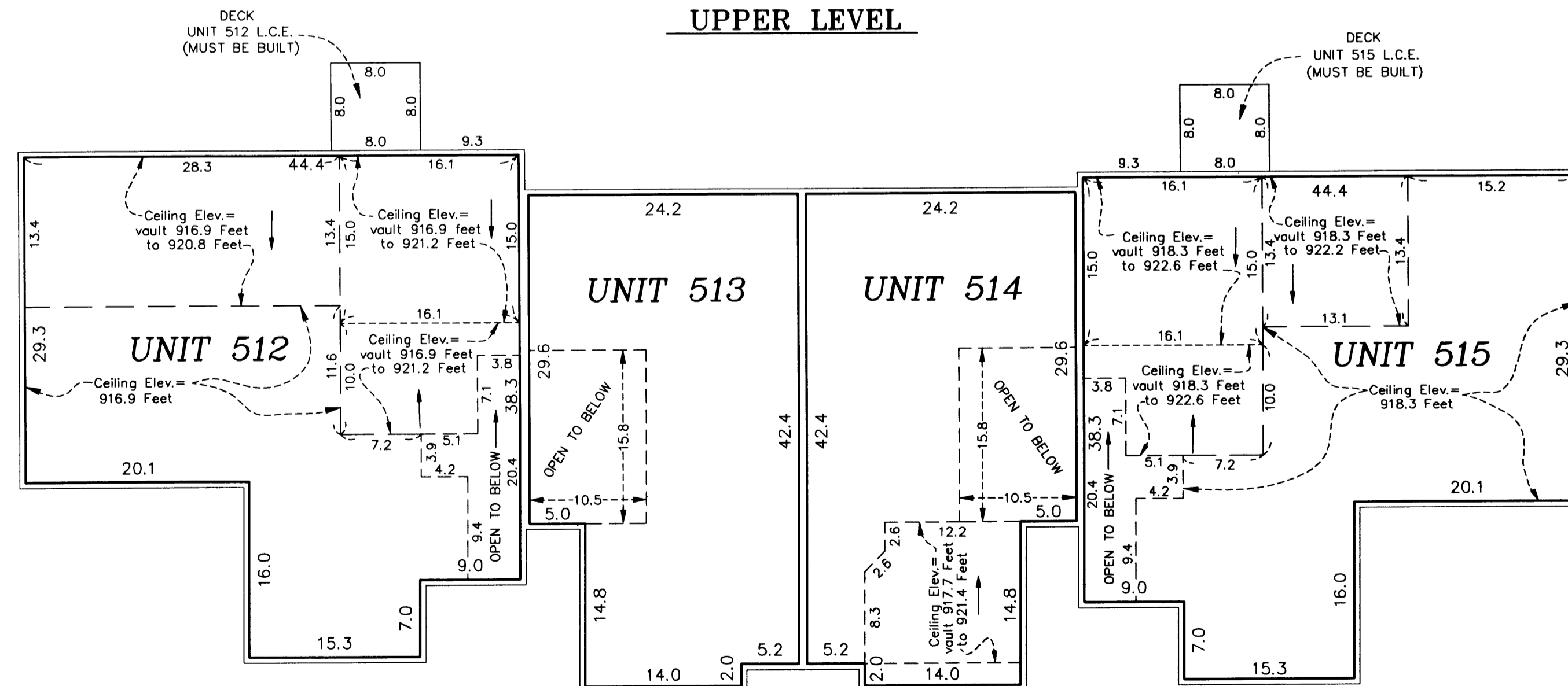


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LOWER LEVEL



UPPER LEVEL



UNIT DETAIL
(AS-BUILT)

OFFICIAL PLAT

COMMON INTEREST COMMUNITY NUMBER 125

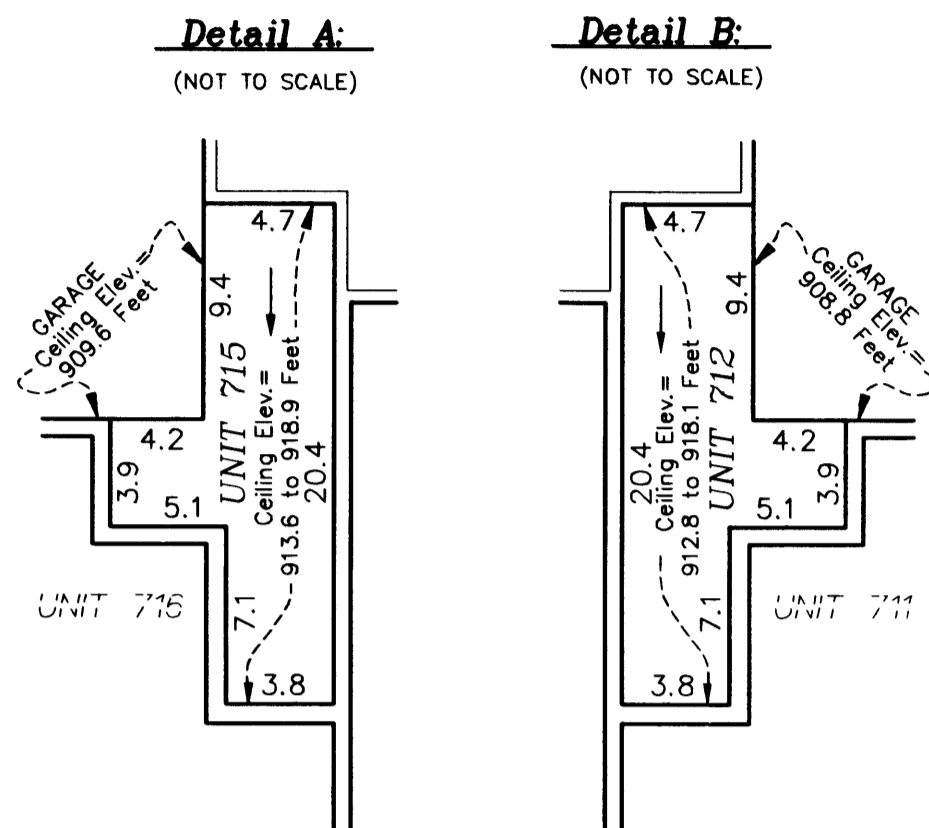
VILLAGE AT CIRCLE PINES, A CONDOMINIUM

FIRST SUPPLEMENTAL CIC PLAT

Bk 5 of C.C., Pg 39

C.R. DOC. NO. 425789

CITY OF CIRCLE PINES
COUNTY OF ANOKA
SEC. 25, TWP. 31, RGE. 23



Lower Level Elevations

Units 711, 712, 713, and 714 garage floor elevation = 899.1 feet
 Units 711, 712, 713, and 714 garage ceiling elevation = 908.8 feet
 Units 711, 712, 713, and 714 lower level floor elevation = 899.8 feet
 Unit 711 lower level ceiling elevation = 908.8 feet
 Unit 712 lower level ceiling elevation varies from 912.8 feet to 922.4 feet
 Units 713 and 714 lower level ceiling elevation varies from 908.8 feet to 918.1 feet
 Units 715 and 716 garage floor elevation = 899.9 feet
 Units 715 and 716 garage ceiling elevation = 909.6 feet
 Units 715 and 716 lower level floor elevation = 900.6 feet
 Unit 716 lower level ceiling elevation = 909.6 feet
 Unit 715 lower level ceiling elevation varies from 913.6 feet to 923.2 feet

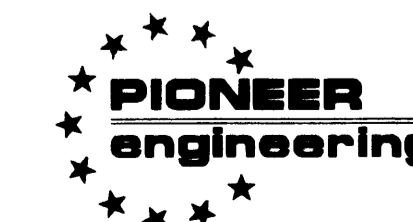
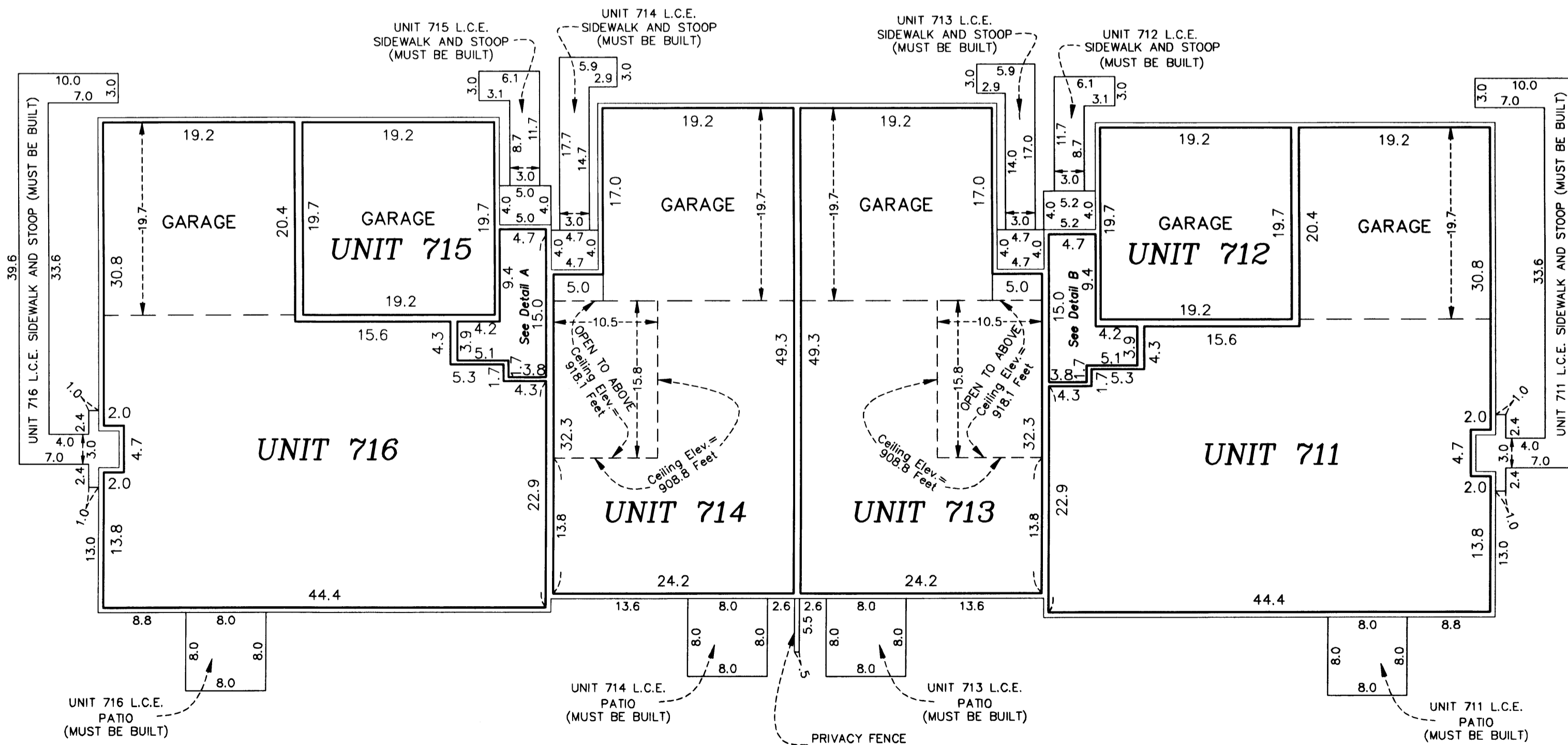
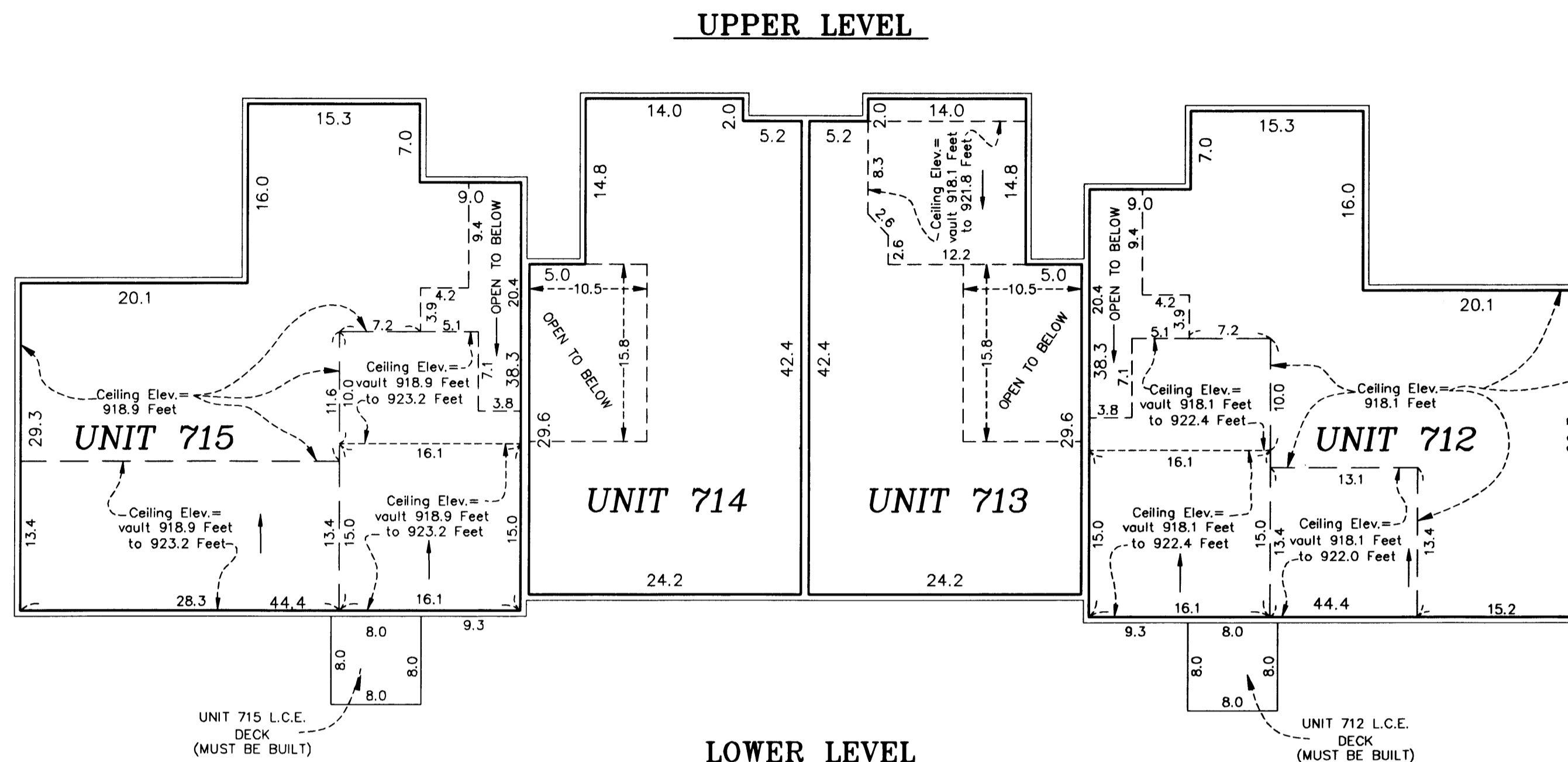
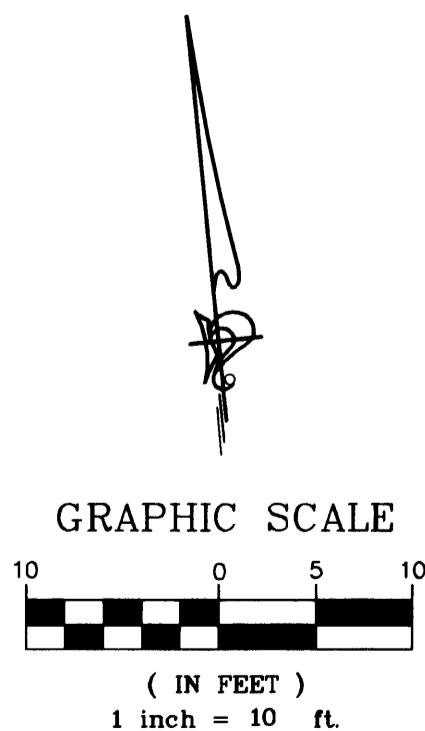
Upper Level Elevations

Units 712, 713, and 714 upper level floor elevation = 910.0 feet
 Unit 712 upper level ceiling elevation varies from 912.8 feet to 922.4 feet
 Unit 713 upper level ceiling elevation varies from = 918.1 feet and 921.8 feet
 Unit 714 upper level ceiling elevation = 918.1 feet
 Unit 715 upper level floor elevation = 910.8 feet
 Unit 715 upper level ceiling elevation varies from 913.6 feet to 923.2 feet

Elevations are referred to a benchmark as noted on the site plan on Sheet 2 of 9 Sheets and are shown in feet and tenths of a foot.

L.C.E. = Limited Common Element

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



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