

OFFICIAL PLAT

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 141, WATERFORD PLACE, A CONDOMINIUM, being located upon

Lots 1, 10, and 24, Block 1, CLUB WEST NINTH ADDITION, Anoka County, Minnesota, and the additional real estate is located upon the following described property designated as: Lots 2 through 9, inclusive, Block 1; Lots 11 through 23, inclusive, Block 1; Outlot C, CLUB WEST NINTH ADDITION, Anoka County, Minnesota,

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

Dated this 11th day of November, 2003.

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

I HEREBY CERTIFY THAT THE CURRENT AND DELINQUENT TAXES ON THE LANDS DESCRIBED WITHIN ARE PAID AND THE TRANSFER IS VALID.
DATE: Nov. 15, 2003
MAUREEN J. COVENS
PROPERTY TAX ADMINISTRATOR
BY: *Maureen J. Covens*
DEPUTY PROPERTY TAX ADMINISTRATOR

STATE OF MINNESOTA
COUNTY OF ANOKA

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

Christopher E. Sharp
CHRISTOPHER E. SHARP
NOTARY PUBLIC
MY COMM. EXP. 01/31/2005
Notary Public, Anoka County, Minnesota
My Commission Expires Jan. 31, 2005

I, Brian F. Kallio 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 November, 2003.

Brian F. Kallio
Brian F. Kallio
Registered Professional Engineer
Minnesota Registration No. 25817

STATE OF MINNESOTA
COUNTY OF ANOKA

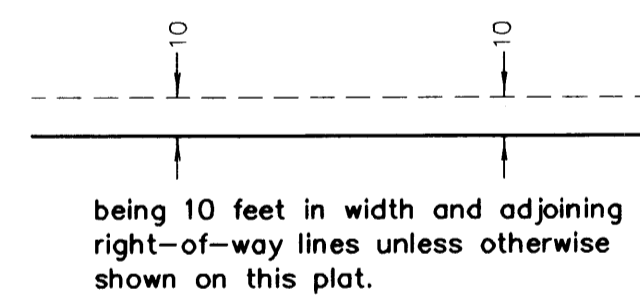
The foregoing certificate was acknowledged before me this 11th day of NOVEMBER, 2003, by Brian F. Kallio, a Registered Professional Engineer.

Christopher E. Sharp
CHRISTOPHER E. SHARP
NOTARY PUBLIC
MY COMM. EXP. 01/31/2005
Notary Public, Anoka County, Minnesota
My Commission Expires Jan. 31, 2005

Checked and approved this 17th day of NOVEMBER, 2003.

Terry D. Hein
Terry D. Hein
Anoka County Surveyor

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS: (NOT TO SCALE)



- △ Denotes Restricted Right of Access as dedicated in the plat of CLUB WEST
- 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)

For the purposes of this plat, the south line of Outlot C, CLUB WEST NINTH ADDITION is assumed to have a bearing of North 89°49'20" East.

GRAPHIC SCALE



(IN FEET)
1 inch = 80 feet

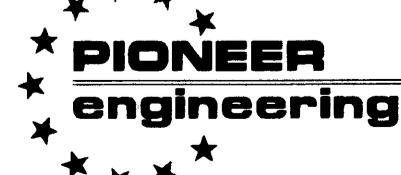
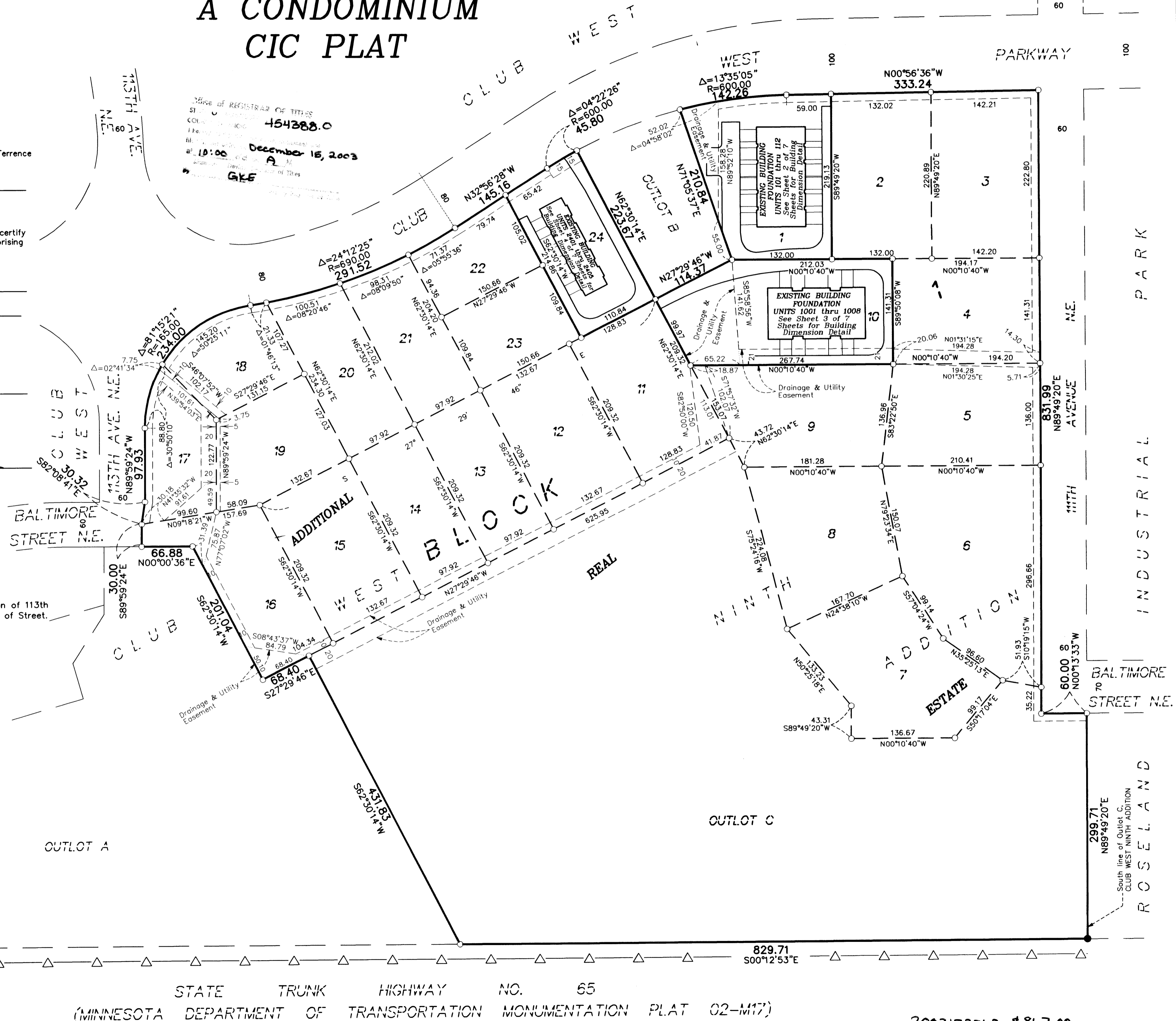
CLUB WEST FOURTH ADDITION

CIC NUMBER 141 WATERFORD PLACE A CONDOMINIUM CIC PLAT

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This CIC plat is part of the Declaration recorded as Document No. 454388.0 on this 15th day of December, 2003.

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



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LAND PLANNERS • LANDSCAPE ARCHITECTS

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

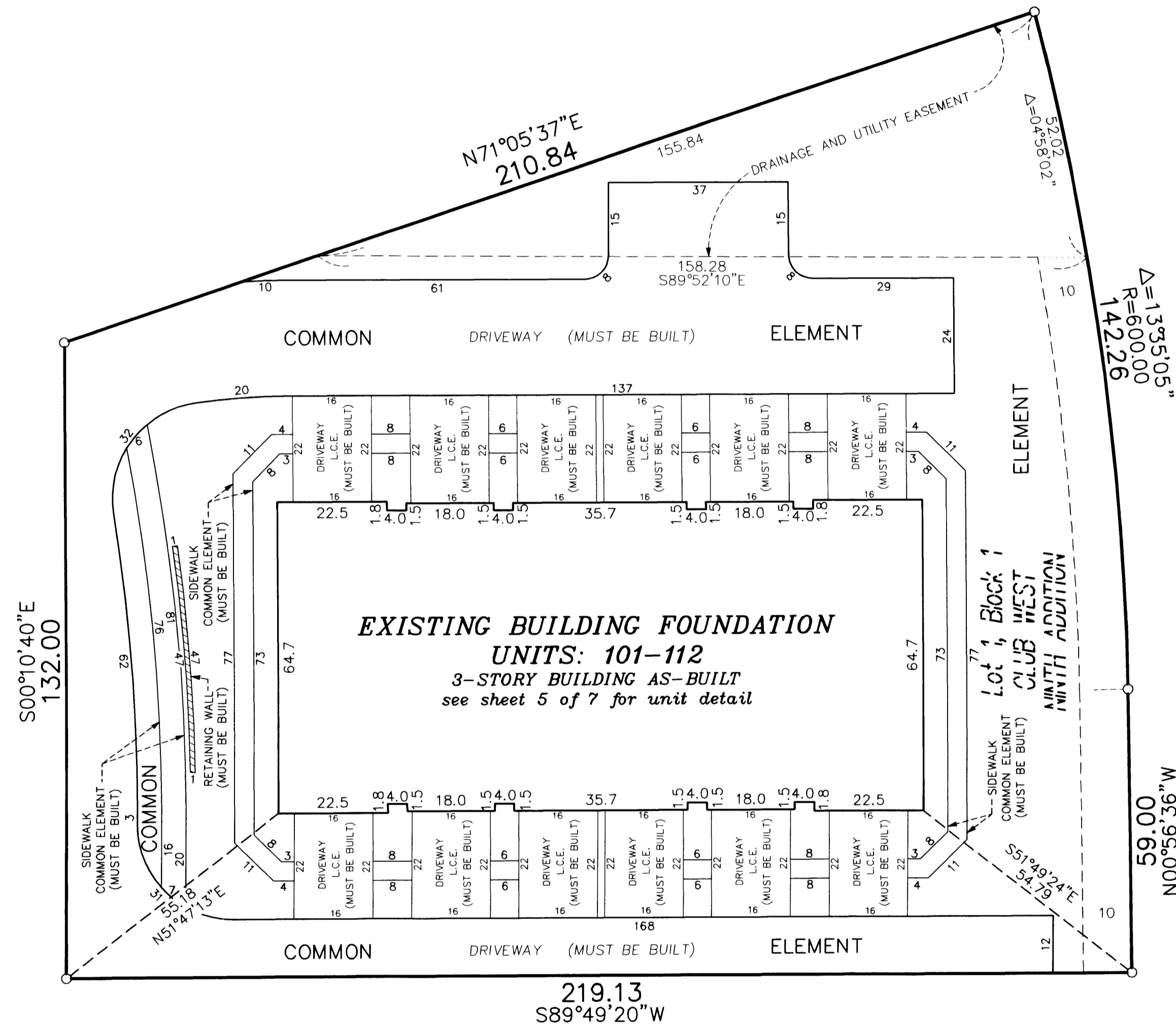
2003173762 \$867.00

SITE PLAN
(AS-BUILT)

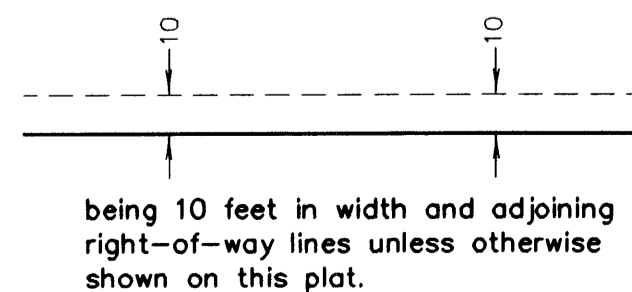
CIC NUMBER 141 WATERFORD PLACE A CONDOMINIUM CIC PLAT

C.R. DOC. NO. 454388.0

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



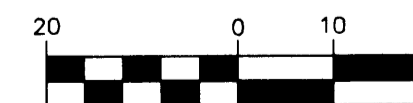
DRAINAGE AND UTILITY
EASEMENTS ARE SHOWN THUS:
(NOT TO SCALE)



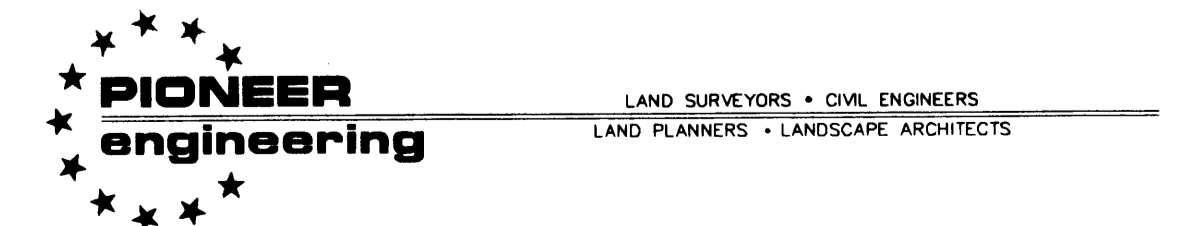
○ Denotes 1/2 inch by 14 inch iron monument set and marked with license number 20595

For the purposes of this plat, the south line of Outlot C, CLUB WEST NINTH ADDITION is assumed to have a bearing of North $89^{\circ}49'20''$ East.

GRAPHIC SCALE



(IN FEET)
1 inch = 20 feet



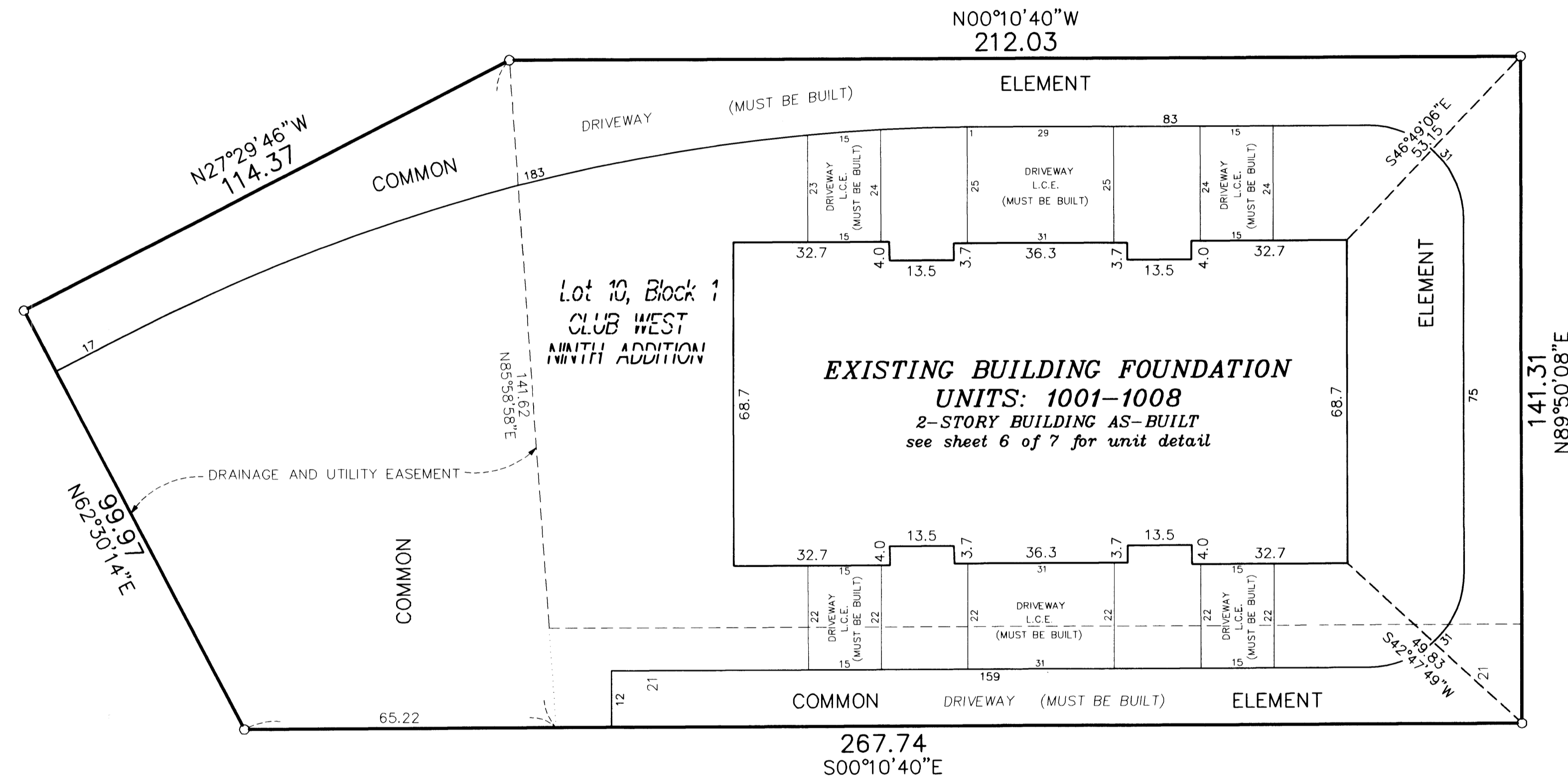
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SITE PLAN
(AS-BUILT)

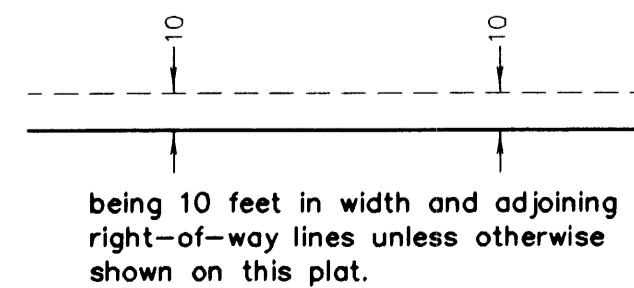
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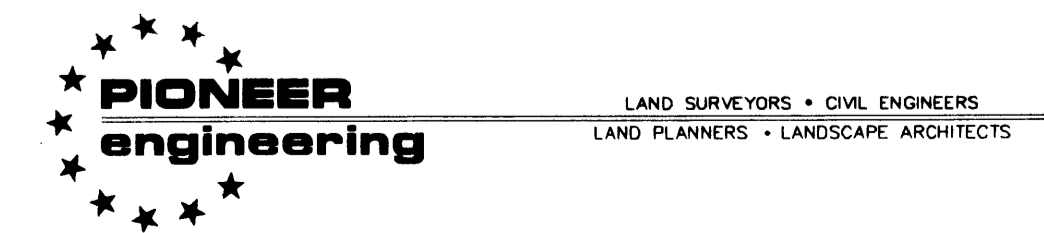
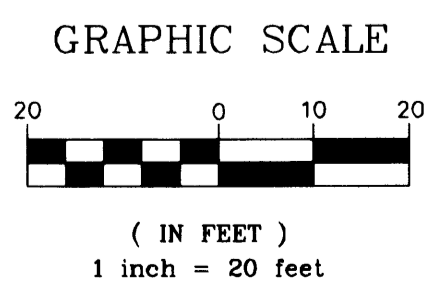
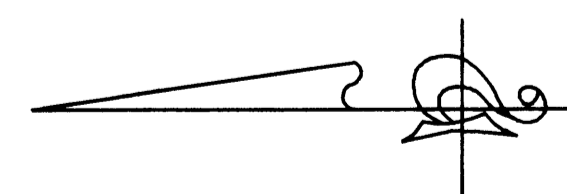


DRAINAGE AND UTILITY
EASEMENTS ARE SHOWN THUS:
(NOT TO SCALE)



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For the purposes of this plat, the south line of Outlot C, CLUB WEST NINTH ADDITION is assumed to have a bearing of North 89°49'20" East.



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OFFICIAL PLAT
UNIT DETAIL
(AS-BUILT)

CIC NUMBER 141

WATERFORD PLACE

A CONDOMINIUM

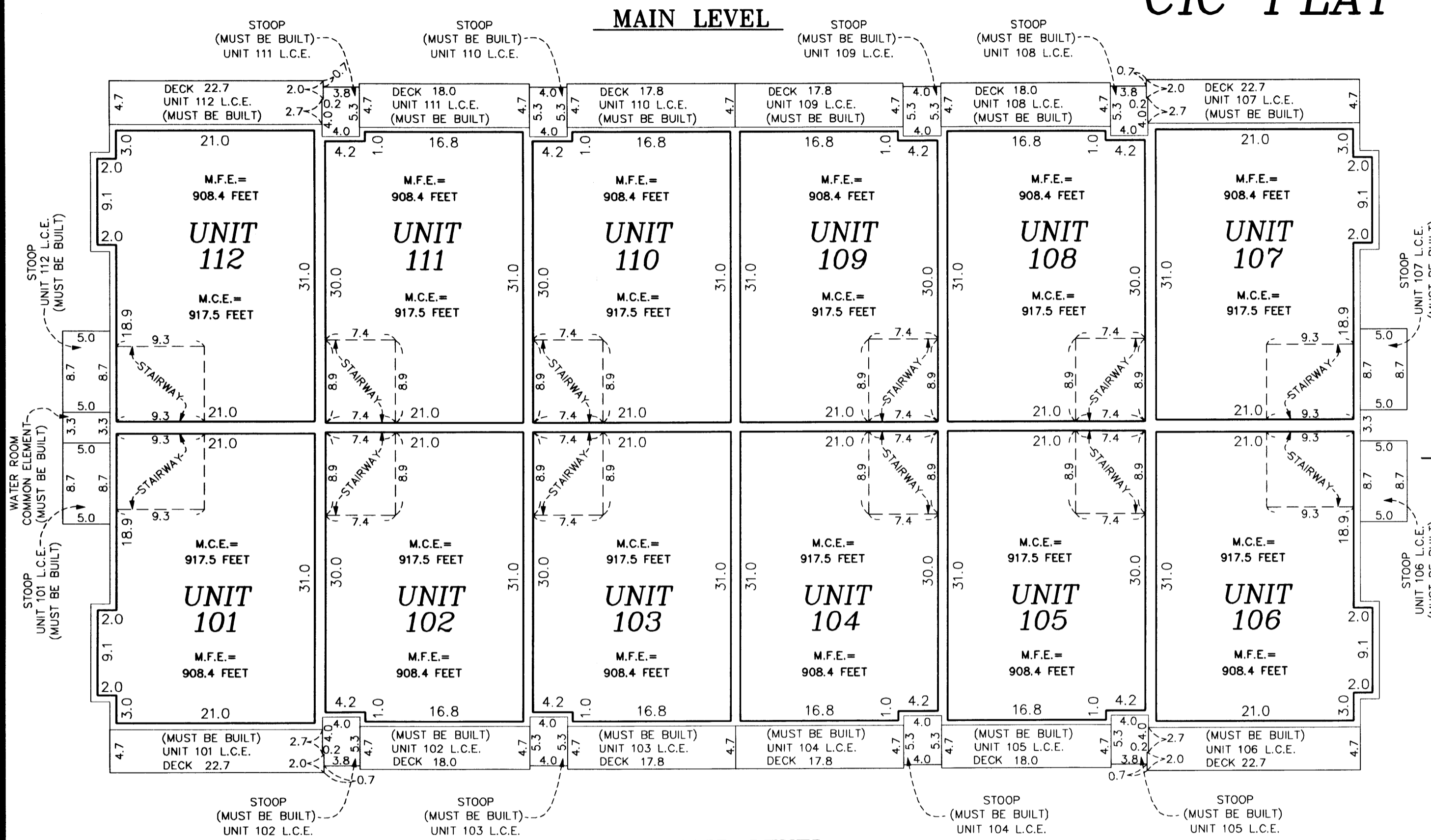
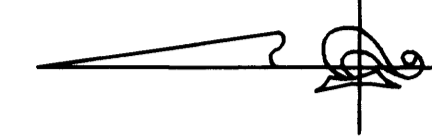
CIC PLAT

BK 6 of C10, pg 30

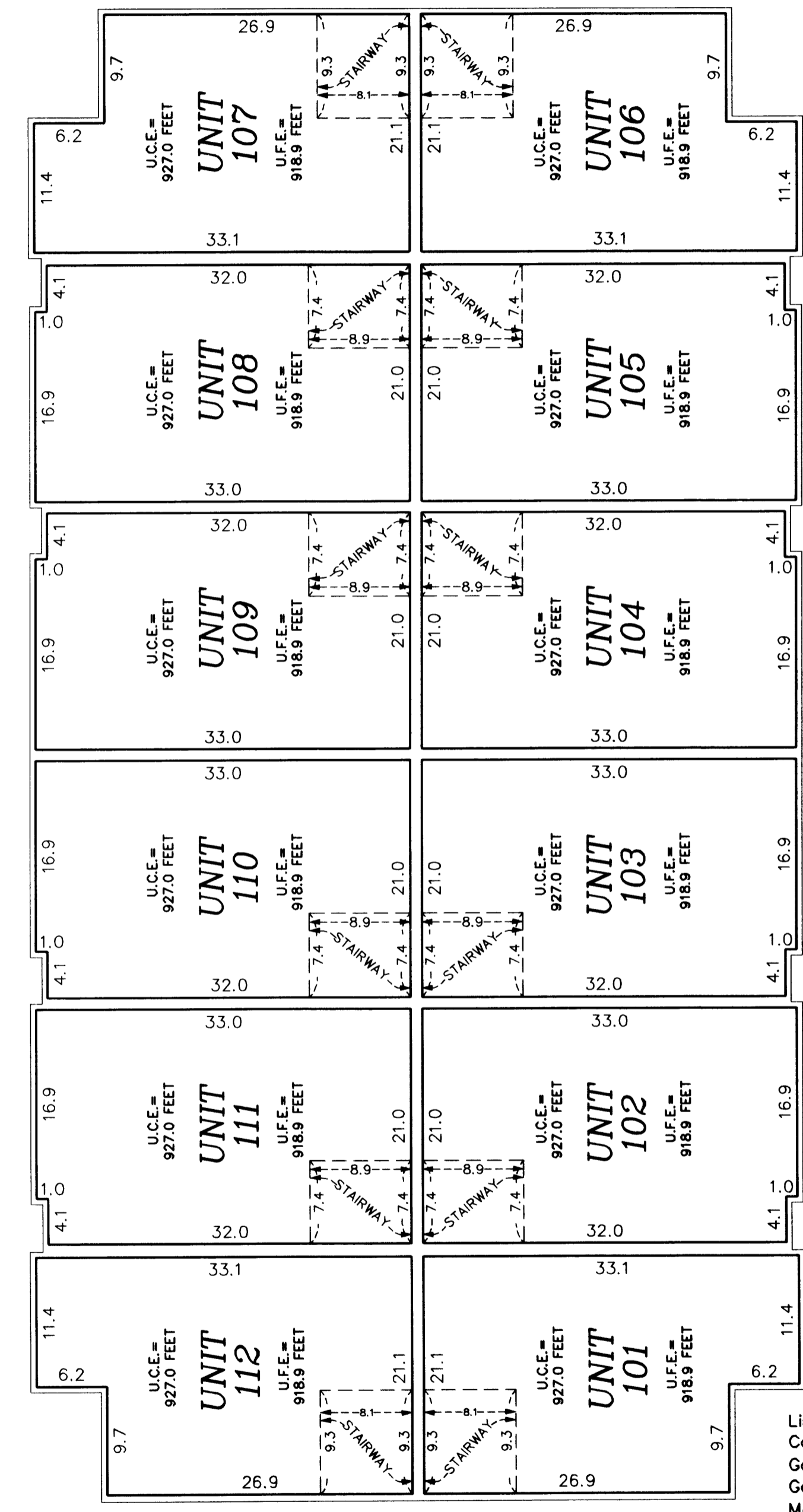
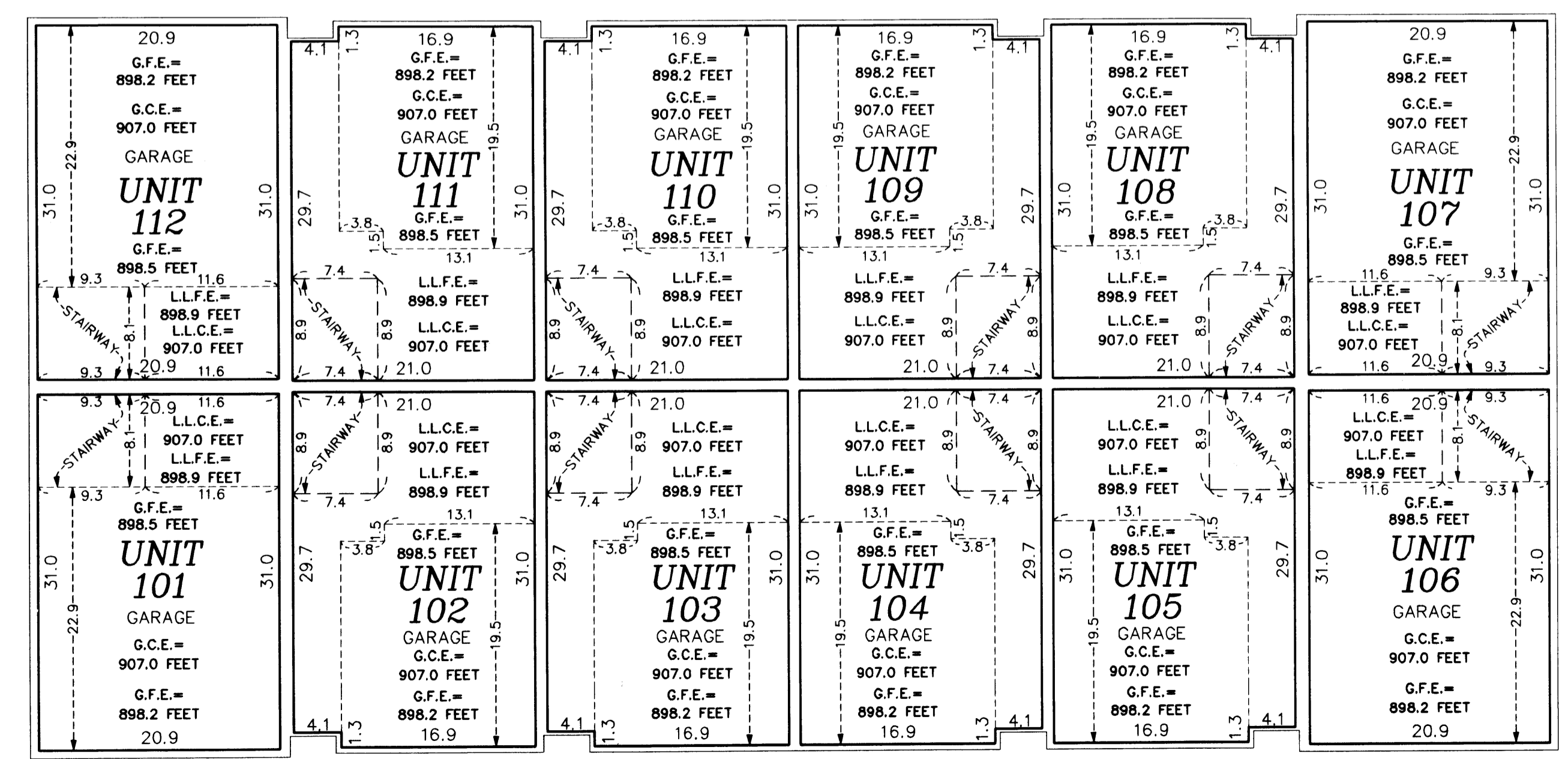
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COUNTY OF ANOKA
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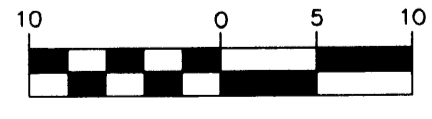
UPPER LEVEL



LOWER LEVEL



GRAPHIC SCALE

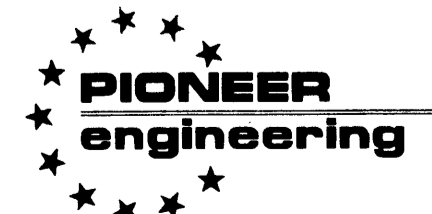


(IN FEET)
1 Inch = 10 Feet

Limited Common Element = L.C.E.
Common Element = C.E.
Garage Floor Elevation = G.F.E.
Garage Ceiling Elevation = G.C.E.
Main Floor Elevation = M.F.E.
Main Ceiling Elevation = M.C.E.
Lower Level Floor Elevation = L.L.F.E.
Lower Level Ceiling Elevation = L.L.C.E.
Upper Floor Elevation = U.F.E.
Upper Level Ceiling Elevation = U.C.E.

Elevations are referred to a benchmark as noted on the site plan on Sheet 1 of 7 Sheets and are shown in feet and tenths of a foot.

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



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UNIT DETAIL
(AS-BUILT)

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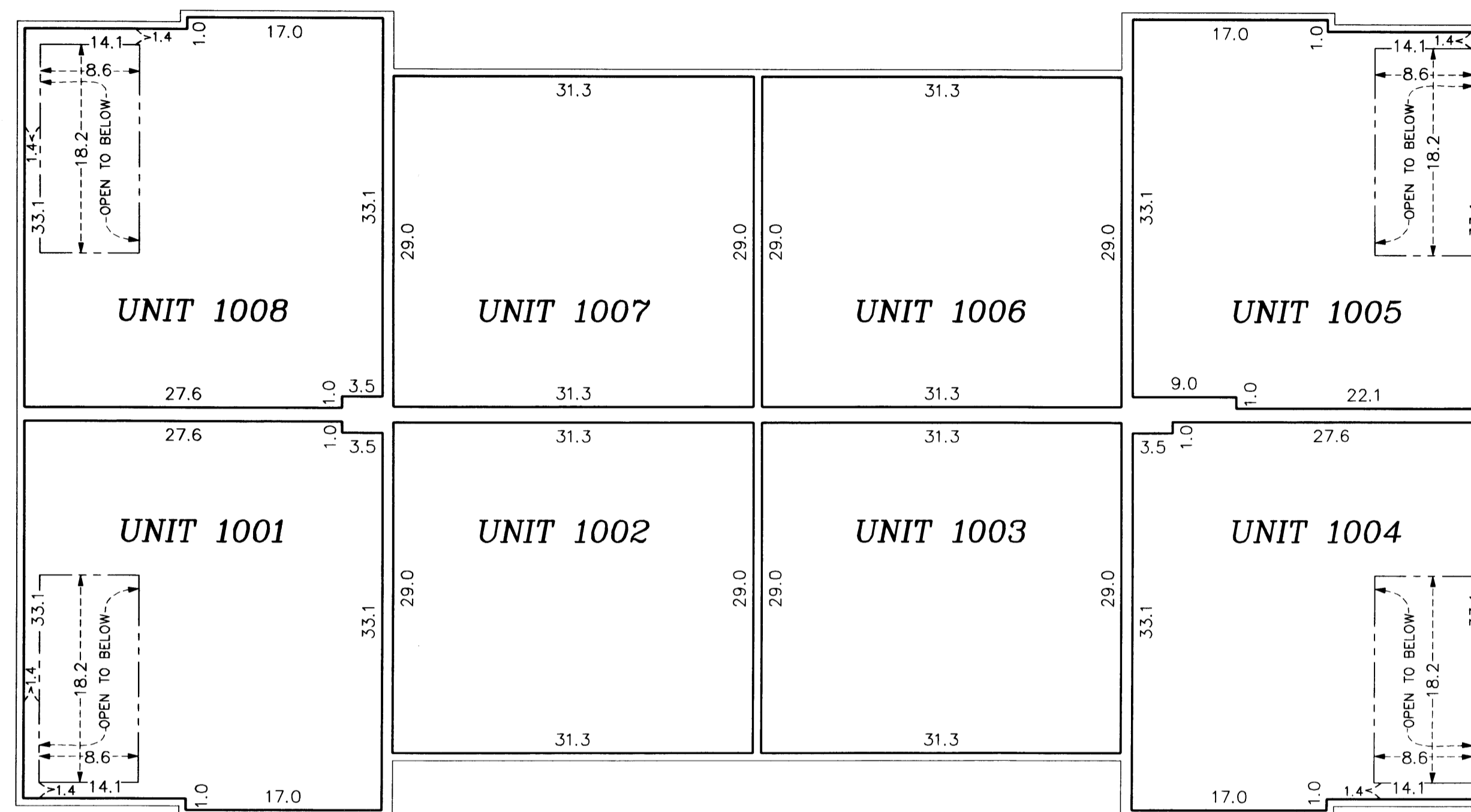
CIC PLAT

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

SECOND LEVEL



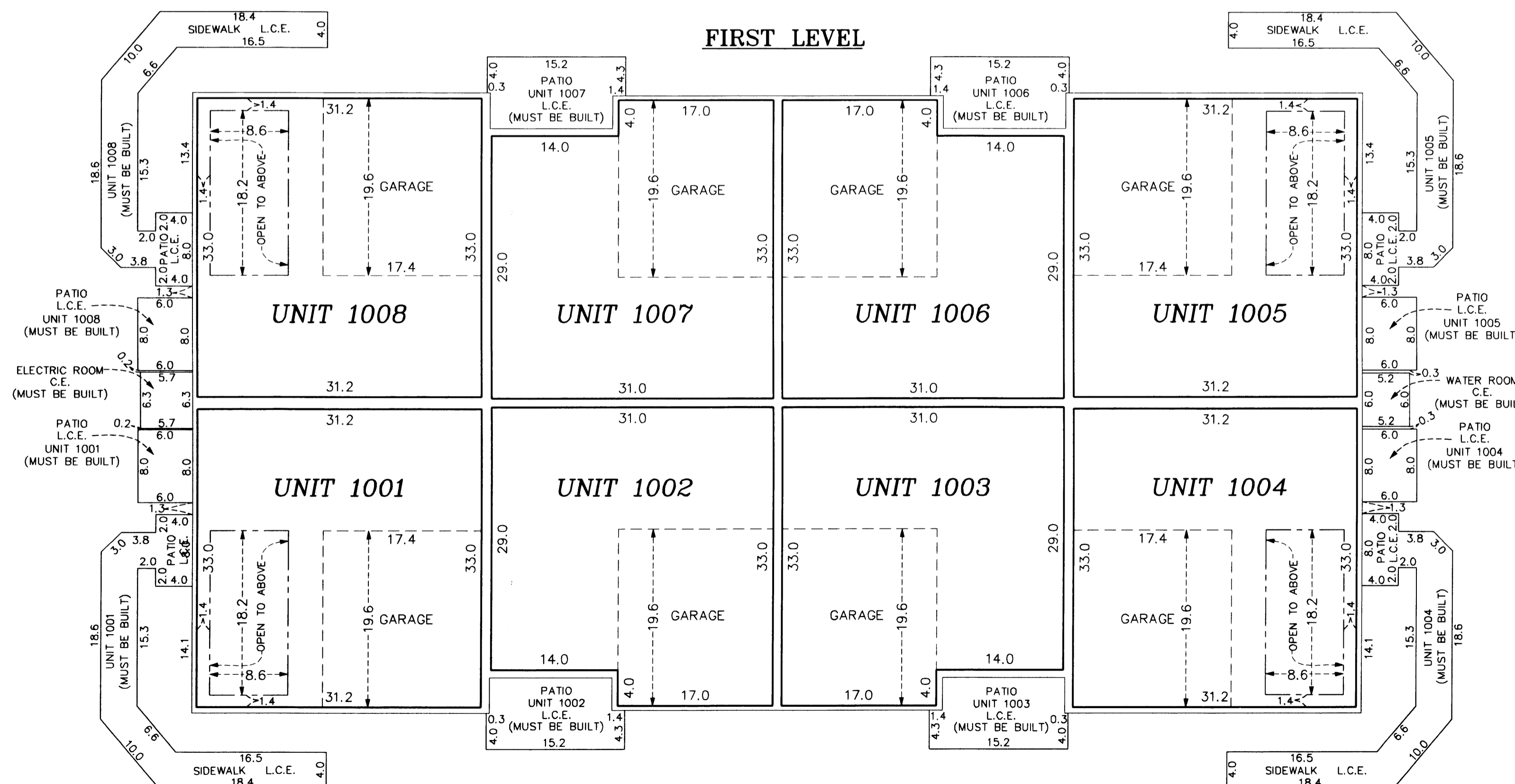
First Level Elevations

All units garage floor elevation = 897.2 feet
 All units garage ceiling elevations = 906.9 feet
 All Units first level floor elevations = 897.8 feet
 Units 1001, 1004, 1005, and 1008 first level ceiling elevation varies from 906.9 feet to 916.4 feet
 Units 1002, 1003, 1006, and 1007 first level ceiling elevations = 906.9 feet

Second Level Elevations

All units second level floor elevation = 908.3 feet
 All units second level ceiling elevations = 916.4 feet

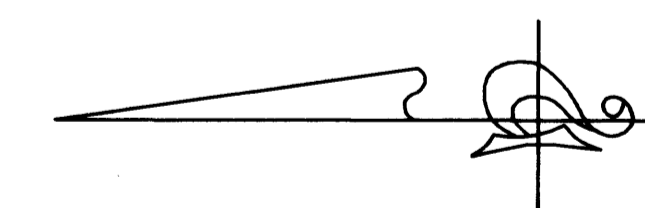
FIRST LEVEL



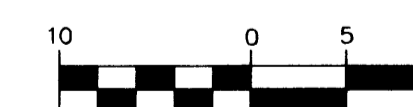
Elevations are referred to a benchmark as noted on the site plan on Sheet 1 of 7 Sheets and are shown in feet and tenths of a foot.

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

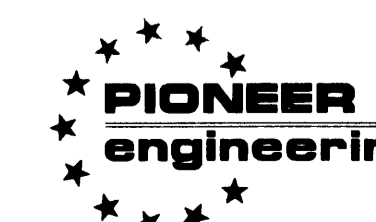
Interior dimensions shown are measured to the unfinished surface of the walls, floors and ceiling.



GRAPHIC SCALE



(IN FEET)
 1 inch = 10 feet



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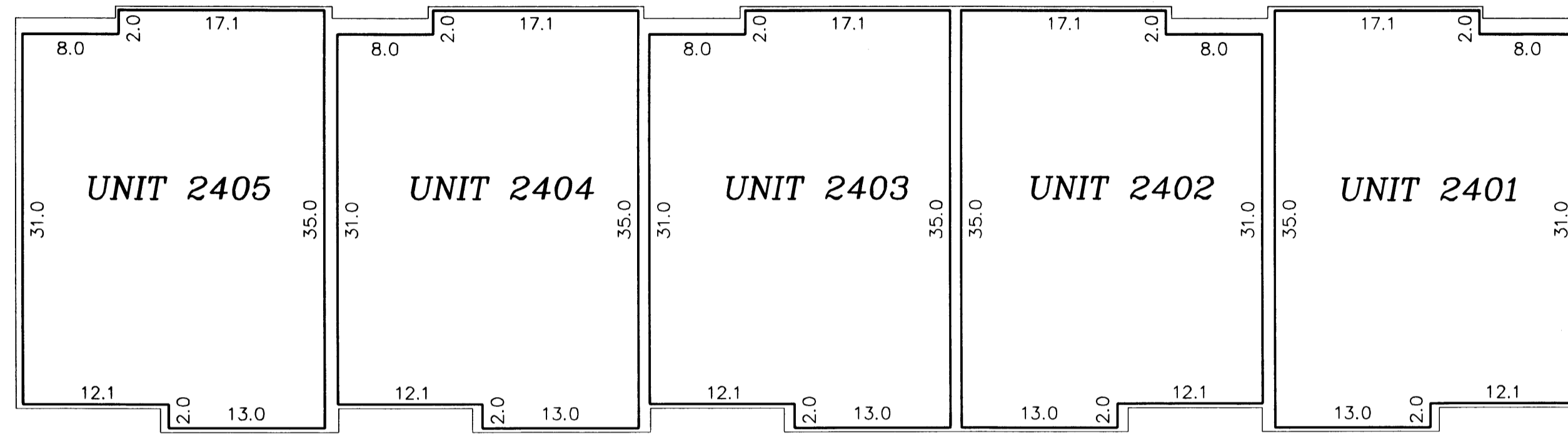
CIC NUMBER 141

WATERFORD PLACE

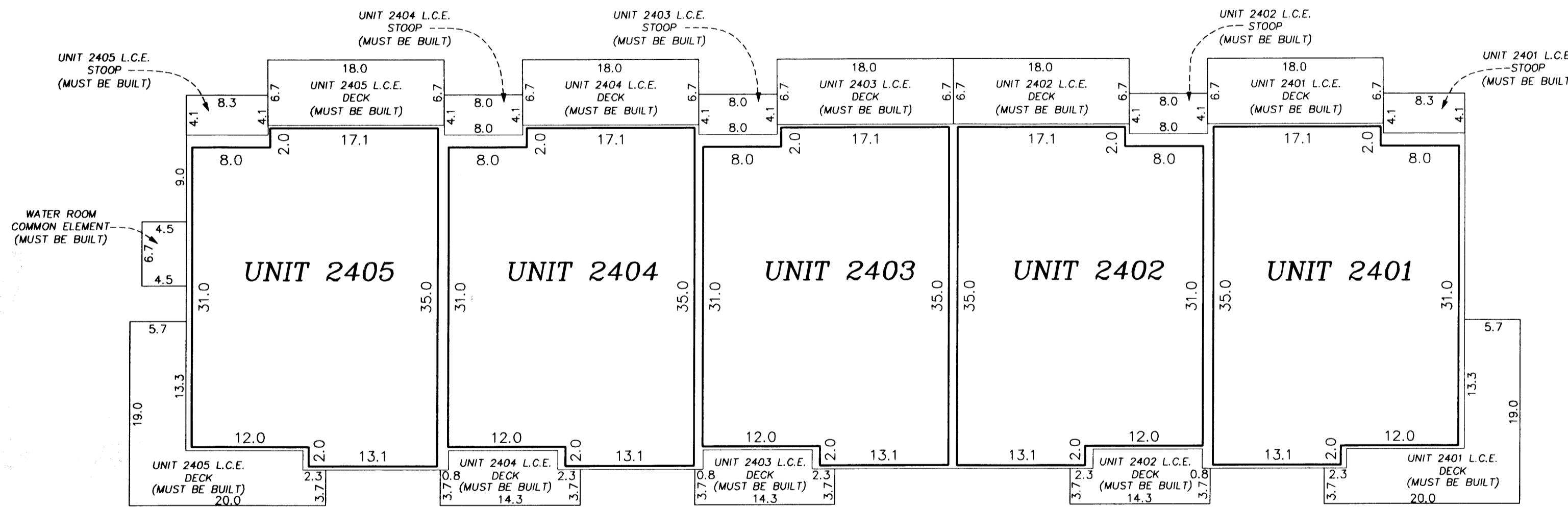
A CONDOMINIUM

CIC PLAT

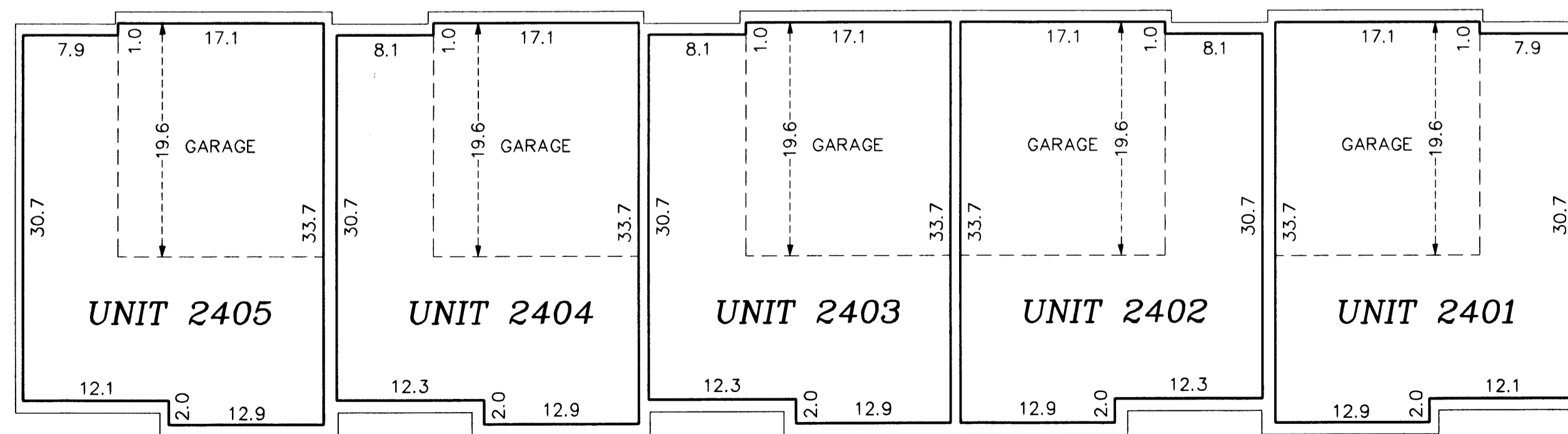
THIRD LEVEL



SECOND LEVEL



FIRST LEVEL



First Level Elevations

All units garage floor elevation at garage door = 898.2 feet
 All units garage floor elevation in rear of garage = 898.5 feet
 All units garage ceiling elevations = 907.0 feet
 All units first level floor elevation = 898.9 feet
 All units first level ceiling elevations = 907.0 feet

Second Level Elevations

All units second level floor elevations = 909.2 feet
 All units second level ceiling elevation = 918.3 feet

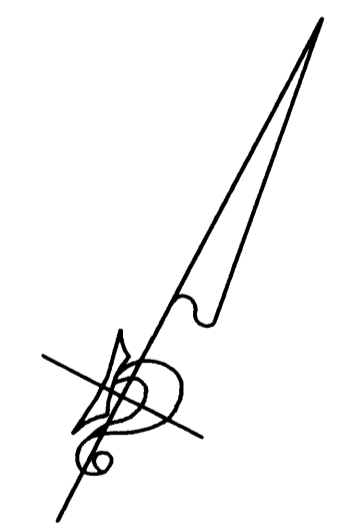
Third Level Elevations

All units third level floor elevations = 919.8 feet
 All units third level ceiling elevation = 927.9 feet

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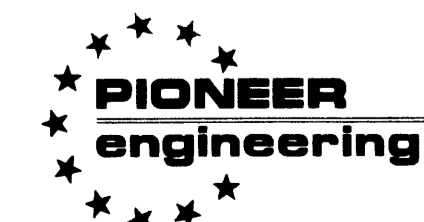
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