

OFFICIAL PLAT

Book 6 of CIC Page 13

This CIC plat is part of the Declaration recorded as Document No. 1855937 on this 29 day of SEP, 2003.

CITY OF RAMSEY COUNTY OF ANOKA SEC. 34, TWP. 32, RGE. 25

# CIC NUMBER 142 THE COVE AT MISSISSIPPI WEST COURT HOMES A CONDOMINIUM CIC PLAT

1855937  
OFFICE OF COUNTY RECORDER  
STATE OF MINNESOTA, COUNTY OF ANOKA  
I hereby certify that the within instrument was filed in this office for record on the 29 SEP 2003 at 12:25 o'clock P.M. and was duly recorded in Book 6 of CIC page 13  
MAUREEN J. DEVINE  
County Recorder

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

BENCH MARK  
Judicial Land Mark located at the most Northeast corner of Outlot A, RIVENWICK THIRD ADDITION  
Elevation= 859.04 (NGVD 1929)  
For the purposes of this plat, the most southerly line of Lot 11, Block 2, RIVENWICK THIRD ADDITION, is assumed to have a bearing of North 89°19'12" East.

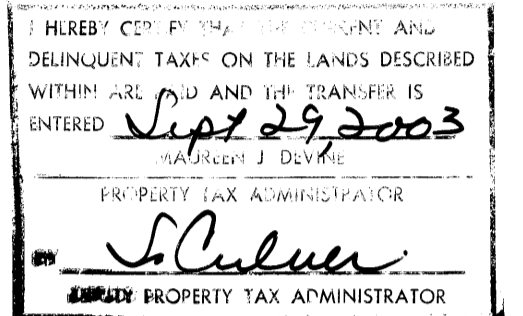
I, Terrence E. Rothenbacher, hereby certify that the work was undertaken by or reviewed and approved by me for this CIC Plat of CIC Number 142, THE COVE AT MISSISSIPPI WEST COURT HOMES, A CONDOMINIUM, being located upon

Lot 6, Block 1, and Lots 10 and 11, Block 2, RIVENWICK THIRD ADDITION, Anoka County, Minnesota, and the additional real estate is located upon the following described property designated as:  
Lots 1 through 5, inclusive, Block 1; Lots 1 through 9, inclusive, Block 2; RIVENWICK THIRD ADDITION, Anoka County, Minnesota,

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

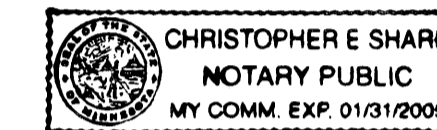
Dated this 3rd day of September, 2003.

*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 3rd day of SEPTEMBER, 2003, by Terrence E. Rothenbacher, a Licensed Professional Land Surveyor.



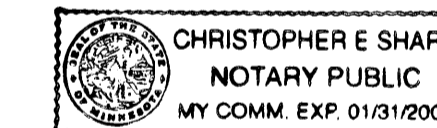
*Cheryl E. Sharp*  
Notary Public, Anoka County, Minnesota  
My Commission Expires Jan. 31, 2005

I, Paul J. Cherne 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 3rd day of September, 2003.

STATE OF MINNESOTA  
COUNTY OF ANOKA

The foregoing certificate was acknowledged before me this 3rd day of SEPTEMBER, 2003, by PAUL J. CHERNE, a Registered Professional Engineer.



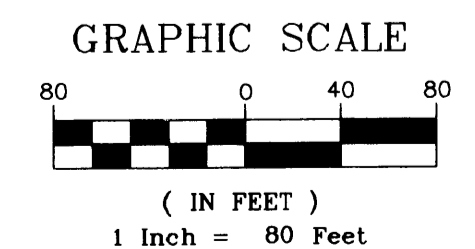
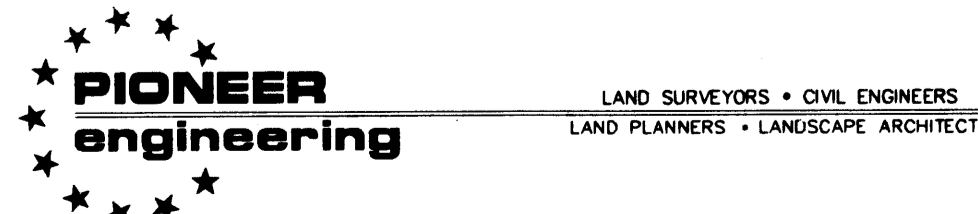
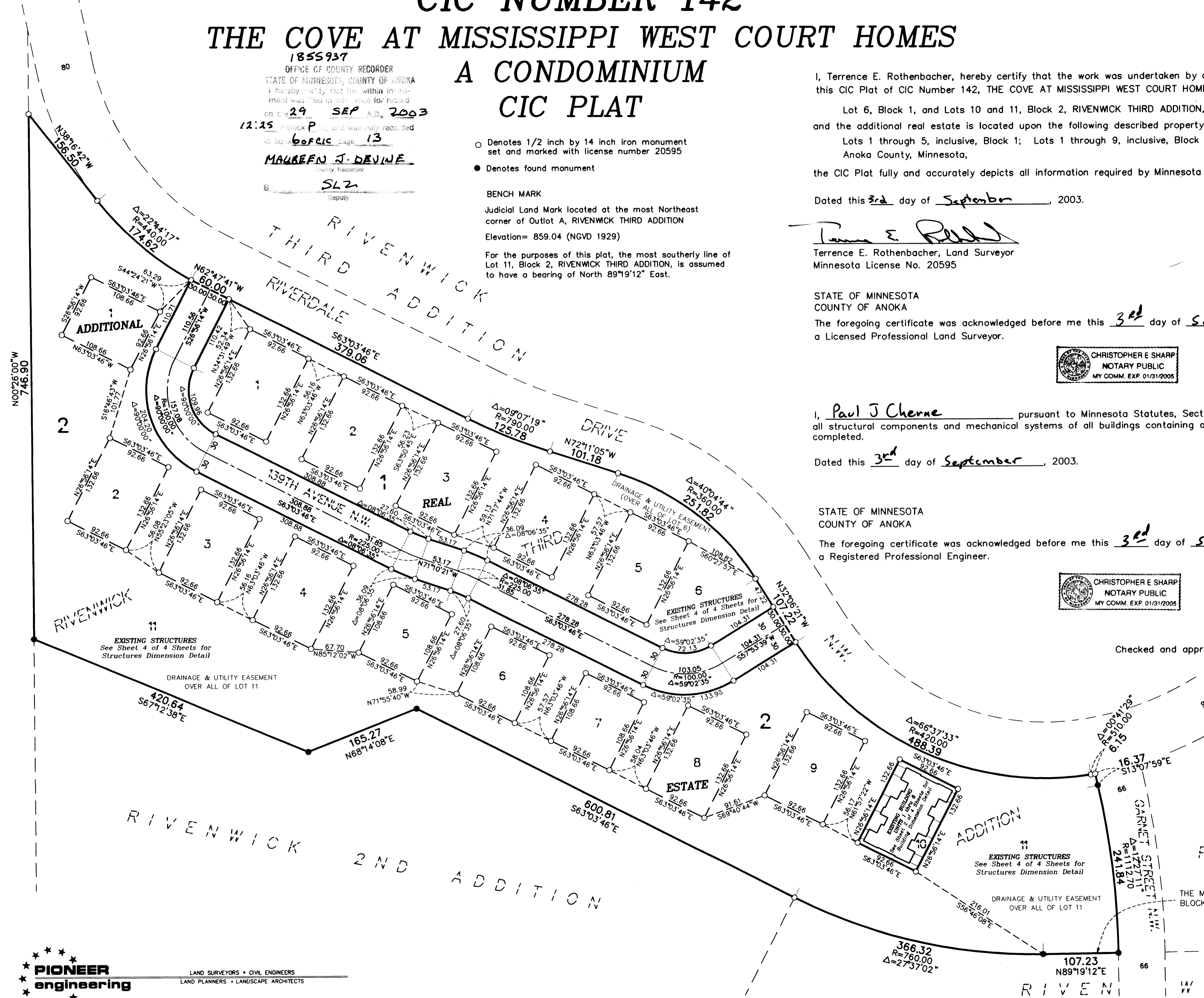
*Paul J. Cherne*  
Registered Professional Engineer  
Minnesota Registration No. 19860

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

Checked and approved this 29th day of SEPTEMBER, 2003.

*Larry D. Hain*  
Anoka County Surveyor

AUDITORS SUBDIVISION NUMBER 31



RECEIPT # 2003134733 / \$366.00

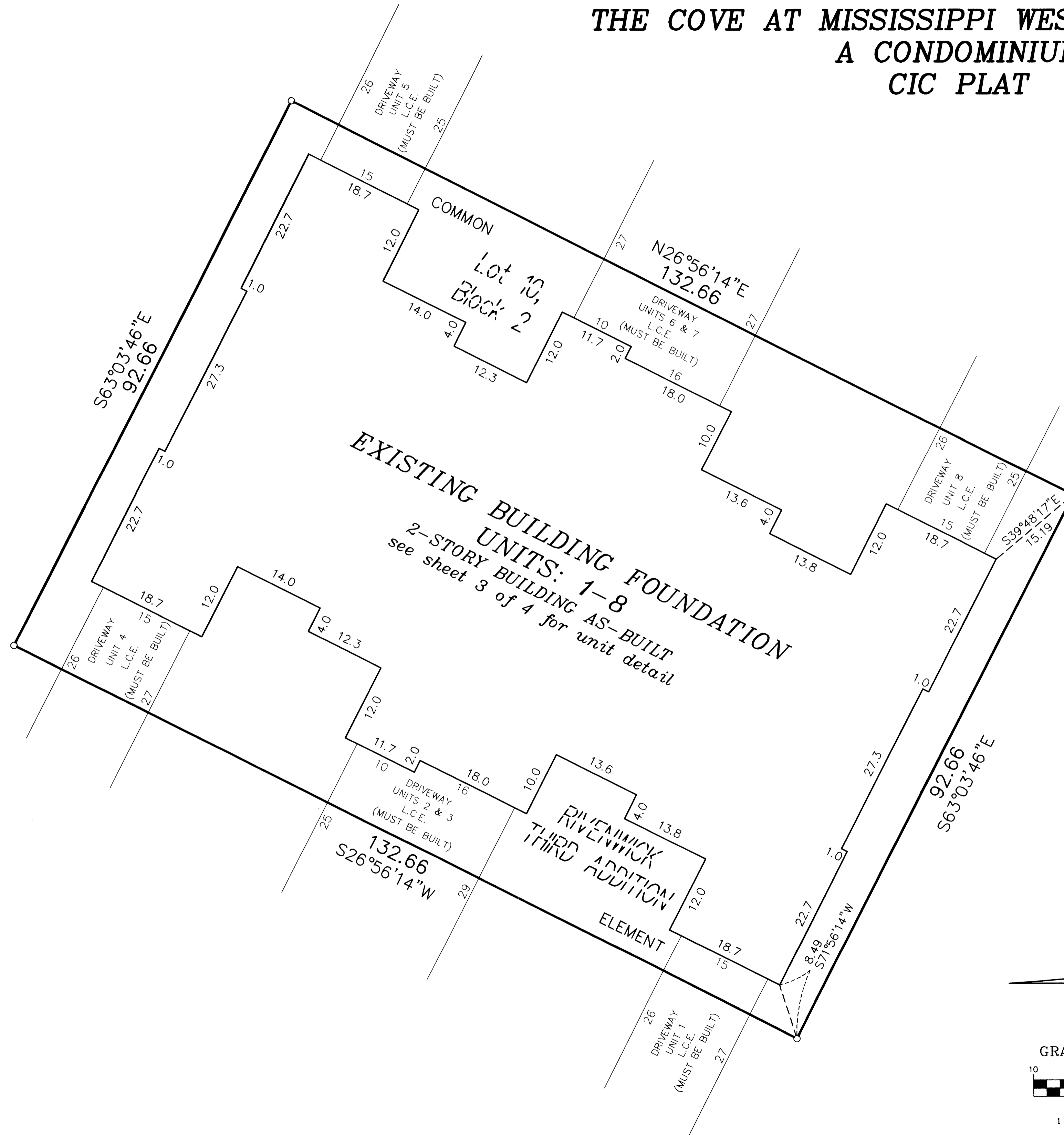
SITE PLAN (AS-BUILT)

# CIC NUMBER 142

## THE COVE AT MISSISSIPPI WEST COURT HOMES A CONDOMINIUM CIC PLAT

C.R. DOC. NO. 1855937

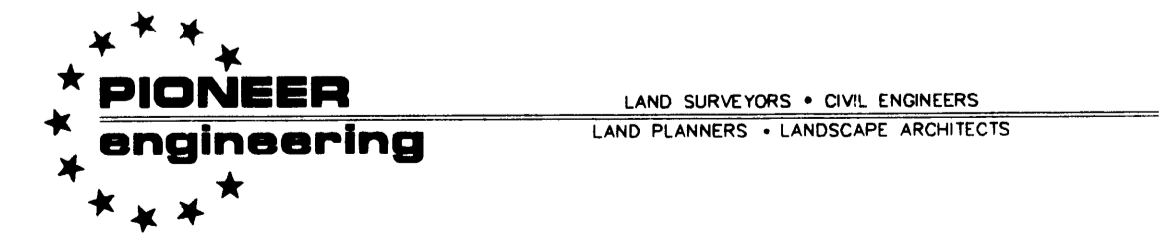
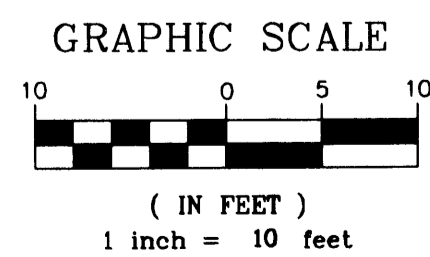
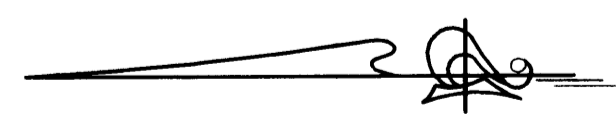
CITY OF RAMSEY  
COUNTY OF ANOKA  
SEC. 34, TWP. 32, RGE. 25



**EXISTING BUILDING FOUNDATION**  
**UNITS: 1-8**  
 2-STORY BUILDING AS-BUILT  
 see sheet 3 of 4 for unit detail

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

For the purposes of this plat, the most Southerly line of Lot 11, Block 2, RIVENWICK THIRD ADDITION, is assumed to have a bearing of North  $89^{\circ}19'12''$  East.



OFFICIAL PLAT

UNIT DETAIL  
(AS-BUILT)

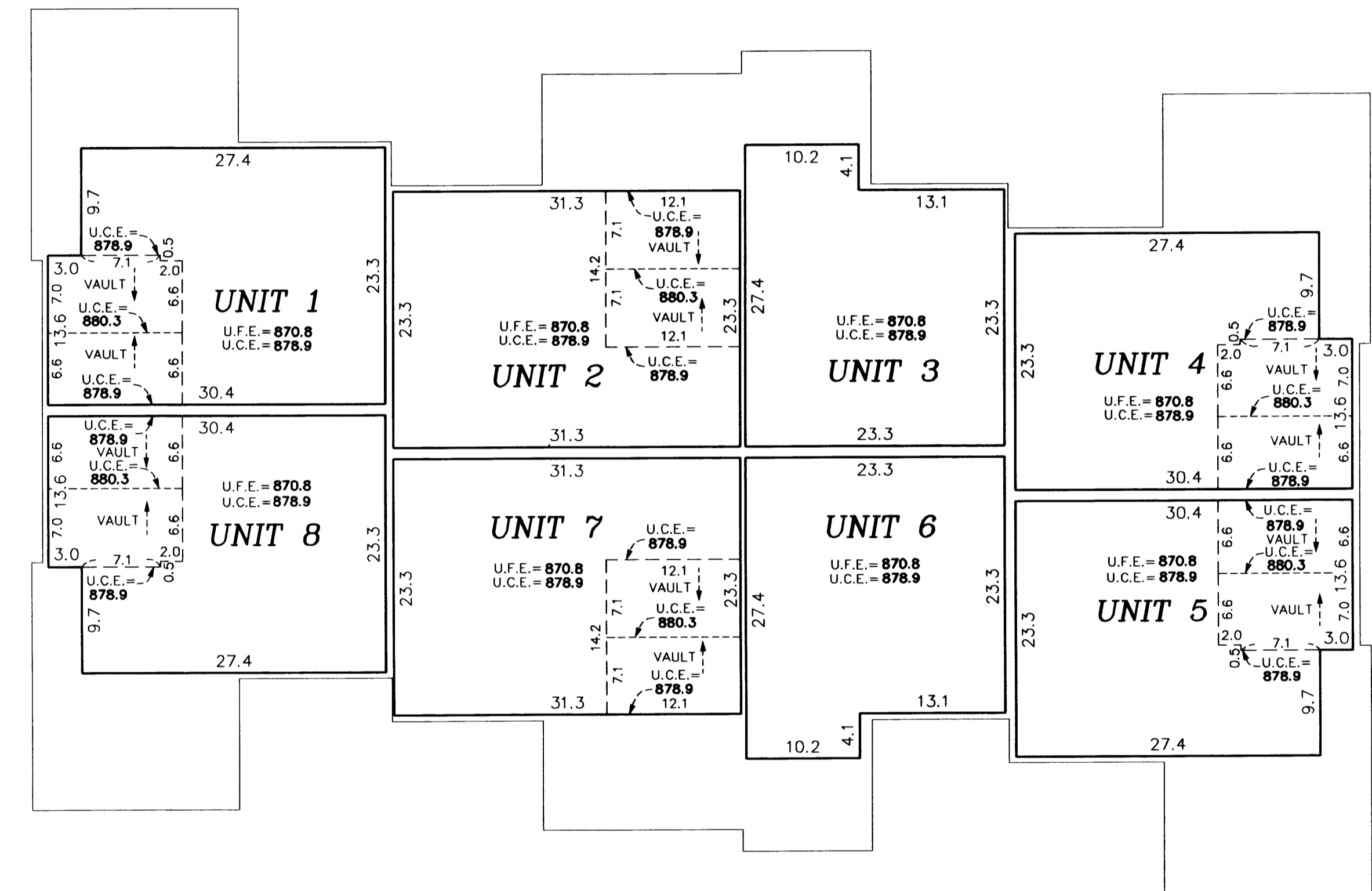
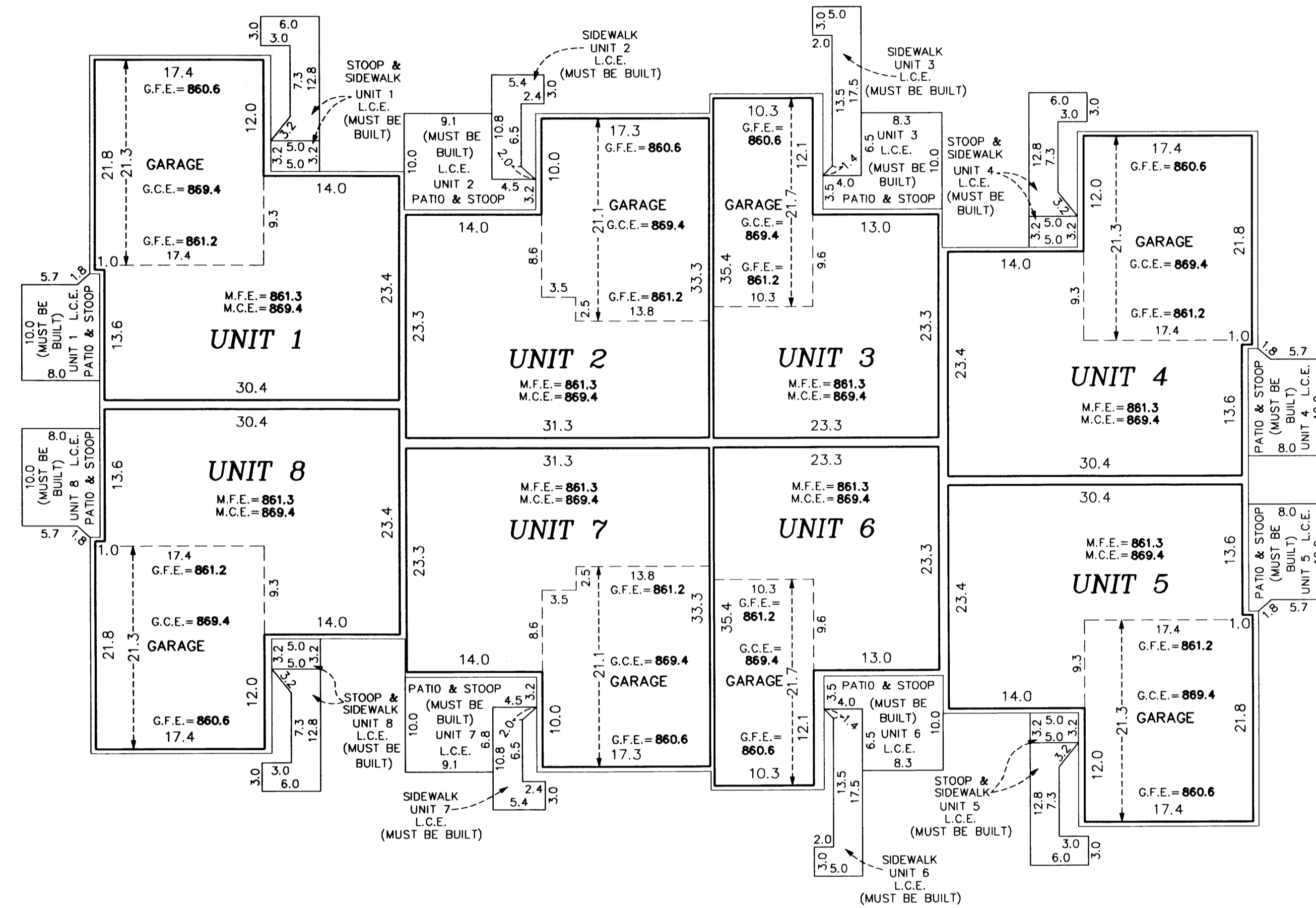
CIC NUMBER 142  
THE COVE AT MISSISSIPPI WEST COURT HOMES  
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CR DOC. NO. 1855937

CITY OF RAMSEY  
COUNTY OF ANOKA  
SEC. 34, TWP. 32, RGE. 25

MAIN LEVEL

UPPER LEVEL

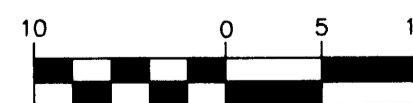


Garage Floor Elevation = G.F.E.  
 Garage Ceiling Elevation = G.C.E.  
 Main Level Floor Elevation = M.F.E.  
 Main Level Ceiling Elevation = M.C.E.  
 Upper Level Floor Elevation = U.F.E.  
 Upper Level Ceiling Elevation = U.C.E.  
 L.C.E. = Limited Common Element  
 C.E. = Common Element

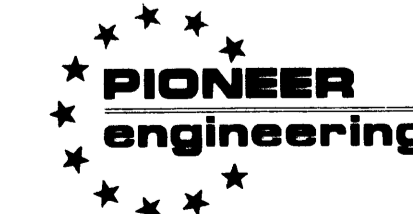
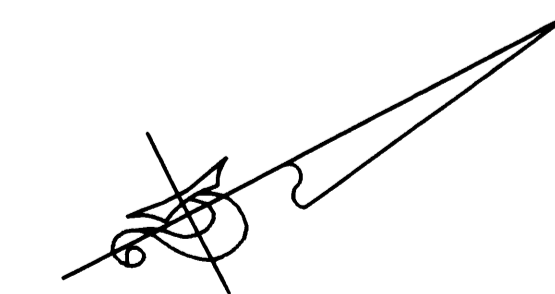
Interior dimensions shown are measured to the unfinished surface of the walls, floors and ceiling.

Elevations are referred to a benchmark as noted on the site plan on Sheet 1 of 4 Sheets and are shown in feet and tenths of a foot.

GRAPHIC SCALE



( IN FEET )  
1 inch = 10 feet



LAND SURVEYORS • CIVIL ENGINEERS  
LAND PLANNERS • LANDSCAPE ARCHITECTS

OFFICIAL PLAT

SITE PLAN (AS-BUILT)

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C.R. DOC. NO. 1855937

CITY OF RAMSEY  
COUNTY OF ANOKA  
SEC. 34, TWP. 32, RGE. 25

# CIC NUMBER 142

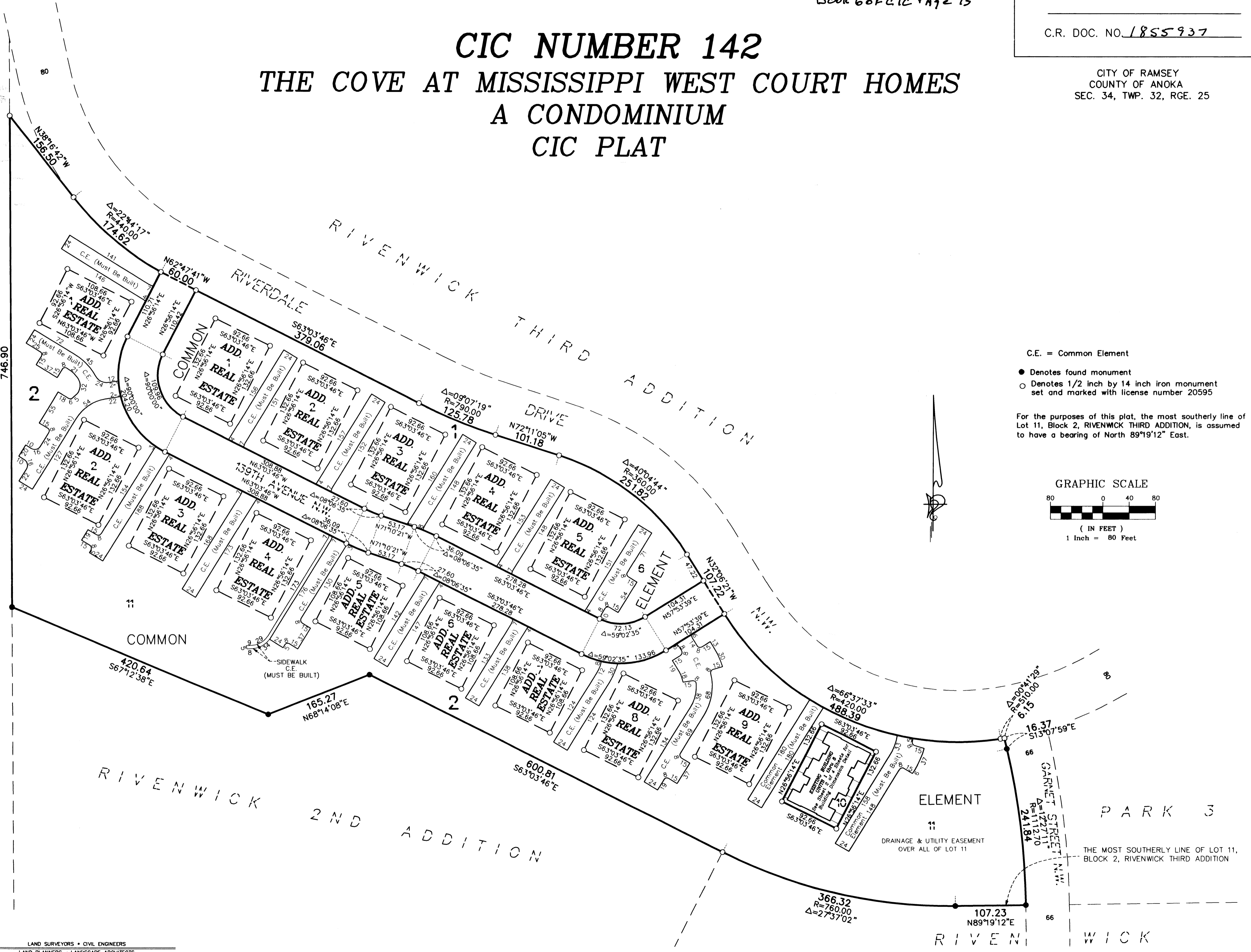
## THE COVE AT MISSISSIPPI WEST COURT HOMES

### A CONDOMINIUM

### CIC PLAT

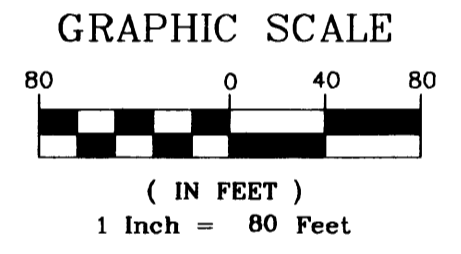
AUDITORS SUBDIVISION NUMBER 31

N00°26'00"W  
746.90



- C.E. = Common Element
- Denotes found monument
- Denotes 1/2 inch by 14 inch iron monument set and marked with license number 20595

For the purposes of this plat, the most southerly line of Lot 11, Block 2, RIVENWICK THIRD ADDITION, is assumed to have a bearing of North 89°19'12" East.



**PIONEER**  
engineering

LAND SURVEYORS • CIVIL ENGINEERS  
LAND PLANNERS • LANDSCAPE ARCHITECTS

THE MOST SOUTHERLY LINE OF LOT 11, BLOCK 2, RIVENWICK THIRD ADDITION