

SITE PLAN

OFFICIAL PLAT

CIC NUMBER 159 GARDENS AT WATERSTONE BAY A CONDOMINIUM FIFTH SUPPLEMENTAL CIC PLAT

BK7 of CIC Pg 41

This FIFTH SUPPLEMENTAL CIC plat is part of the Declaration recorded as Document No. 481140.004 on this 29 day of December, 2004.

CITY OF BLAINE
COUNTY OF ANOKA
SEC. 09, TWP. 31, RGE. 23

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 159, GARDENS AT WATERSTONE BAY, A CONDOMINIUM, being located upon

Lot 1, Block 1, and Lot 1, Block 2, THE LAKES OF RADISSON FOURTEENTH ADDITION, Anoka County, Minnesota, and the additional real estate is located upon the following described property designated as:

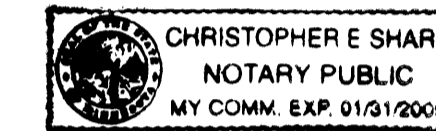
Lot 2, Block 1; Lots 2 and 3, Block 2; THE LAKES OF RADISSON FOURTEENTH ADDITION, Anoka County, Minnesota, and that this CIC plat fully and accurately depicts all information required by Minnesota Statutes, Section 515B.2-110.

Dated this 9th day of November, 2004.

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 9th day of November, 2004, by Terrence E. Rothenbacher, a Licensed Professional Land Surveyor.



Christopher E. Sharp
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.

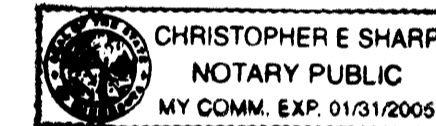
Dated this 9th day of November, 2004.

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

STATE OF MINNESOTA
COUNTY OF ANOKA

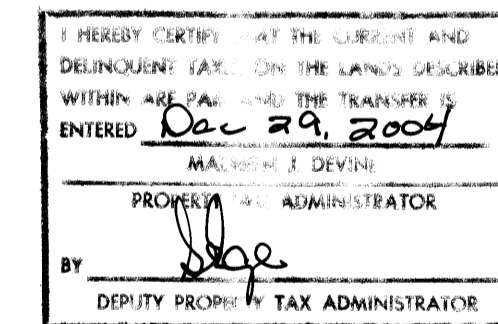
The foregoing certificate was acknowledged before me this 9th day of November, 2004, by

Brian F. Kallio, a Registered Professional Engineer.



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

Checked and approved this 17th day of NOVEMBER, 2004.



Harry D. Stein
Anoka County Surveyor

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

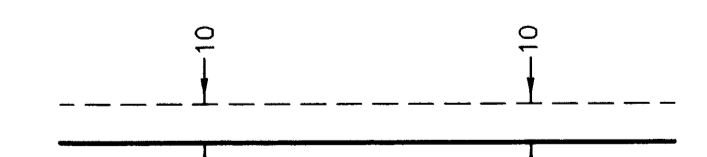
Bearings are based on the southwesterly line of Lot 2, Block 2, THE LAKES OF RADISSON FOURTEENTH ADDITION, which is assumed to have a bearing of North 41 degrees 42 minutes 58 seconds West.

BENCH MARKS

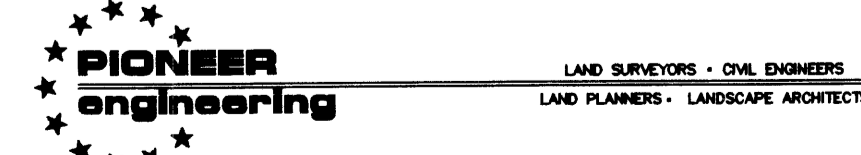
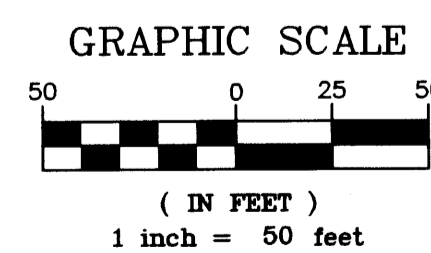
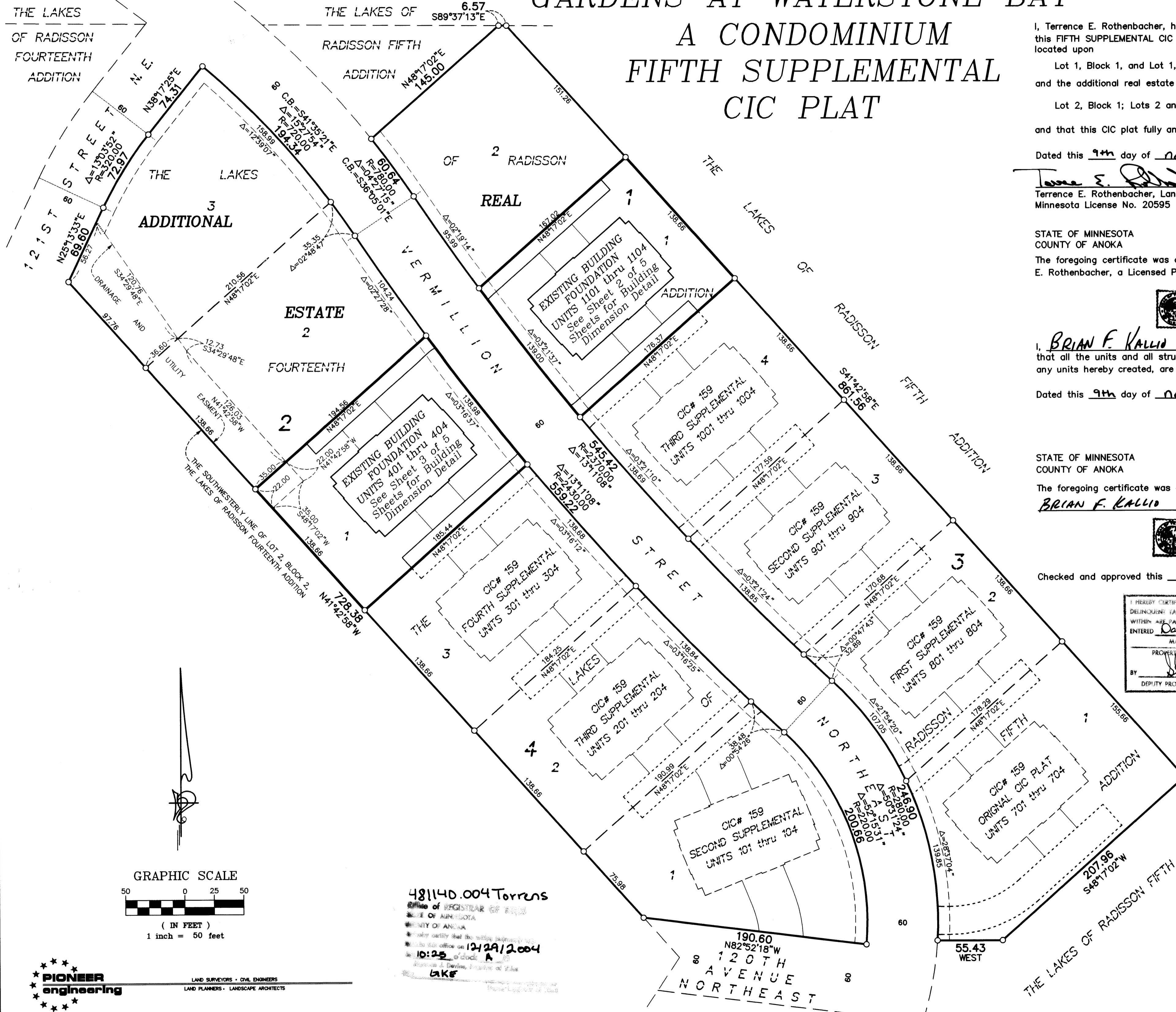
Cast Iron Monument at the Southeast Corner of Section 9, Township 31, Range 23.
Elevation= 904.86 (NGVD 1929).

Cast Iron Monument at the North Quarter Corner of Section 9, Township 31, Range 23.
Elevation= 903.09 (NGVD 1929)

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



being 10 feet in width and adjoining right-of-way lines unless otherwise shown on this plat.



481140.004 Torrens
Office of REGISTRAR OF LANDS
STATE OF MINNESOTA
COUNTY OF ANOKA
I hereby certify that the within plat is a true and correct copy of the original as recorded in the office of the REGISTRAR OF LANDS on 12/29/2004
10:25 AM
LAKS

190.60
N82°52'18"W
120TH AVENUE NORTHEAST

SITE PLAN
(AS-BUILT)

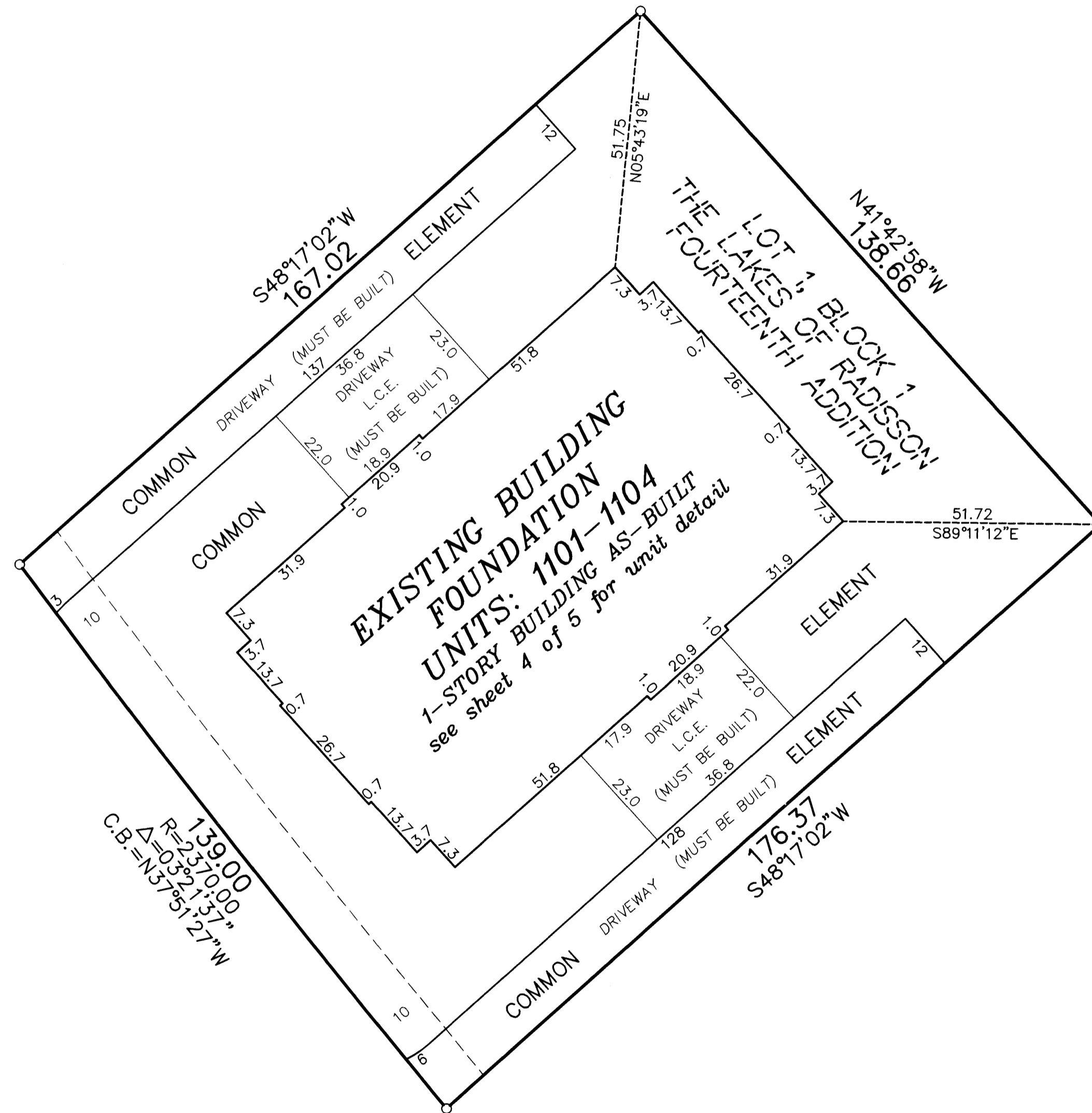
OFFICIAL PLAT

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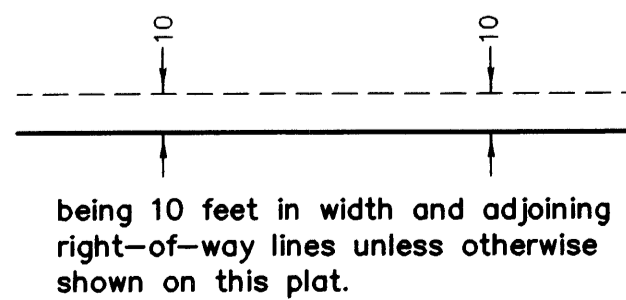
CIC NUMBER 159 GARDENS AT WATERSTONE BAY A CONDOMINIUM FIFTH SUPPLEMENTAL CIC PLAT

C.R. DOC. NO. _____

CITY OF BLAINE
COUNTY OF ANOKA
SEC. 09, TWP. 31, RGE. 23



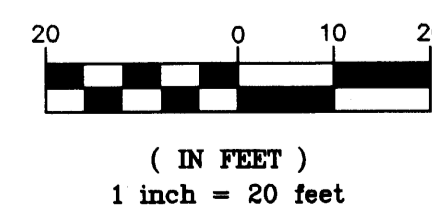
DRAINAGE AND UTILITY
EASEMENTS ARE SHOWN THUS:
(NOT TO SCALE)



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

Bearings are based on the southwesterly line of Lot 2, Block 2, THE LAKES OF RADISSON FOURTEENTH ADDITION, which is assumed to have a bearing of North 41 degrees 42 minutes 58 seconds West.

GRAPHIC SCALE



LAND SURVEYORS - CIVIL ENGINEERS
LAND PLANNERS - LANDSCAPE ARCHITECTS

OFFICIAL PLAT
SITE PLAN
(AS-BUILT)

CIC NUMBER 159

GARDENS AT WATERSTONE BAY

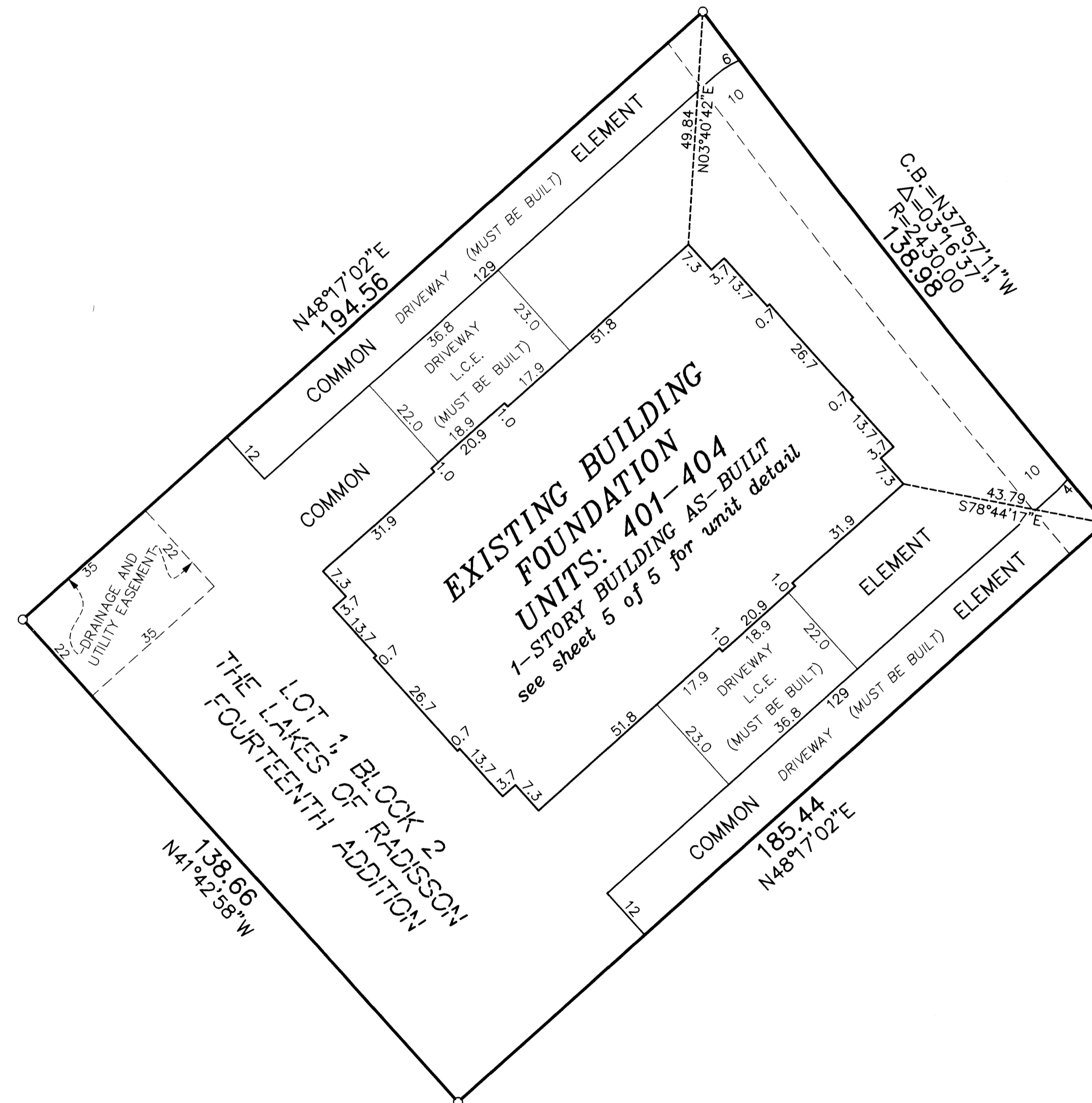
A CONDOMINIUM

FIFTH SUPPLEMENTAL

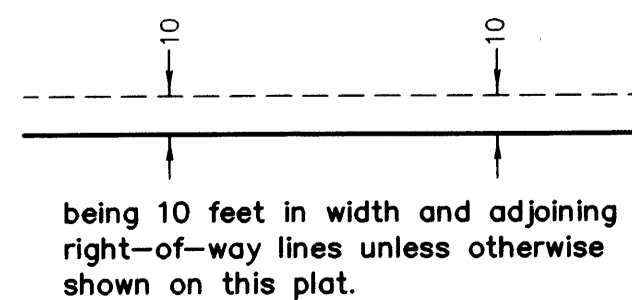
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COUNTY OF ANOKA
SEC. 09, TWP. 31, RGE. 23



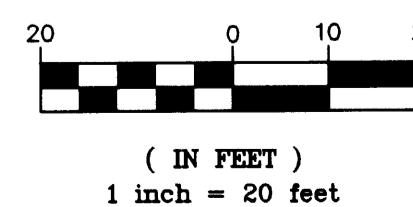
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GRAPHIC SCALE



LAND SURVEYORS - CIVIL ENGINEERS
LAND PLANNERS - LANDSCAPE ARCHITECTS

UNIT DETAIL
(AS-BUILT)

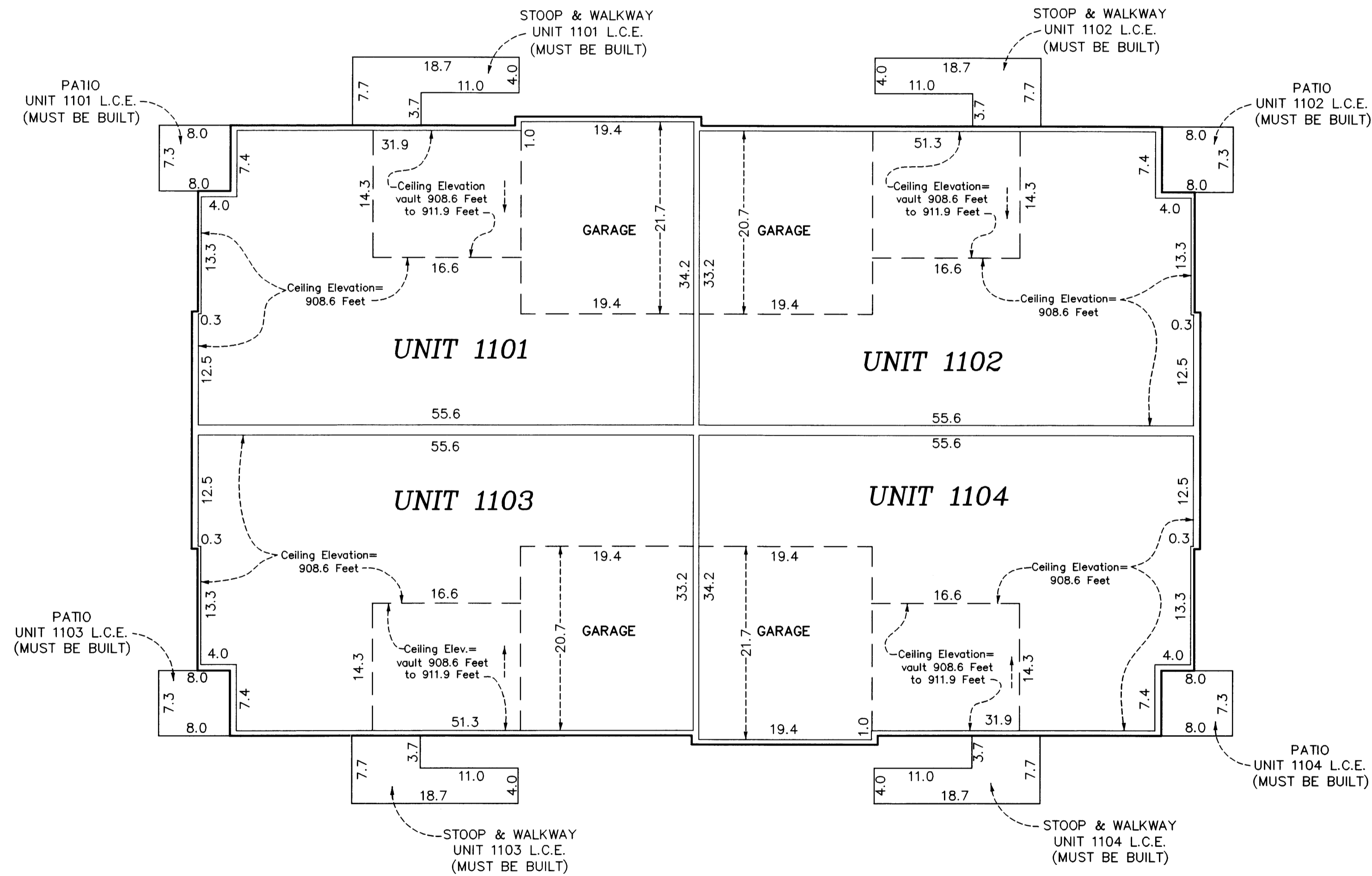
OFFICIAL PLAT

CIC NUMBER 159 GARDENS AT WATERSTONE BAY A CONDOMINIUM FIFTH SUPPLEMENTAL CIC PLAT

C.R. DOC. NO. _____

CITY OF BLAINE
COUNTY OF ANOKA
SEC. 09, TWP. 31, RGE. 23

MAIN LEVEL



Main Level Elevations

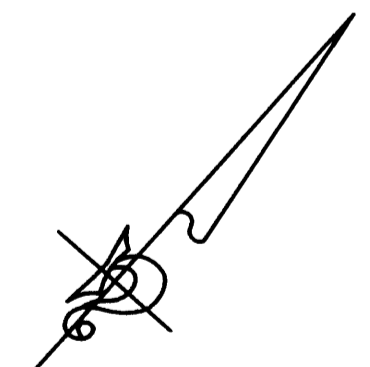
All units garage floor elevation at garage door = 898.8 feet
All units garage floor elevations at rear of garage = 899.1 feet
All units garage ceiling elevations = 908.6 feet

All units main level floor elevations = 899.4 feet
All units main level ceiling elevation varies from = 908.6 feet to 911.9 feet

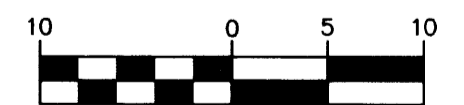
Elevations are referenced to a benchmark as noted on the site plan on Sheet 1 of 5 Sheets and are shown in feet and tenths of a foot.

L.C.E. = Limited Common Element

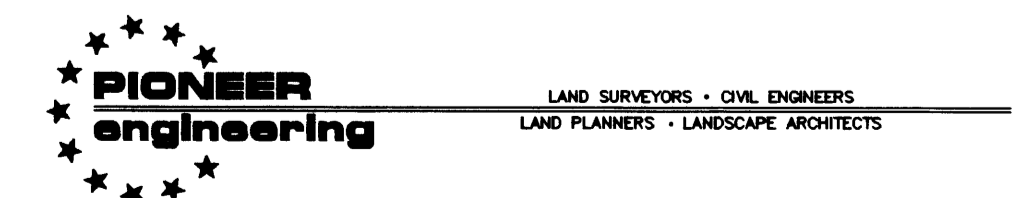
Interior dimensions shown are measured to the unfinished surface of the walls, floors and ceiling.



GRAPHIC SCALE



(IN FEET)
1 inch = 10 feet



UNIT DETAIL
(AS-BUILT) **OFFICIAL PLAT**

CIC NUMBER 159

GARDENS AT WATERSTONE BAY

A CONDOMINIUM

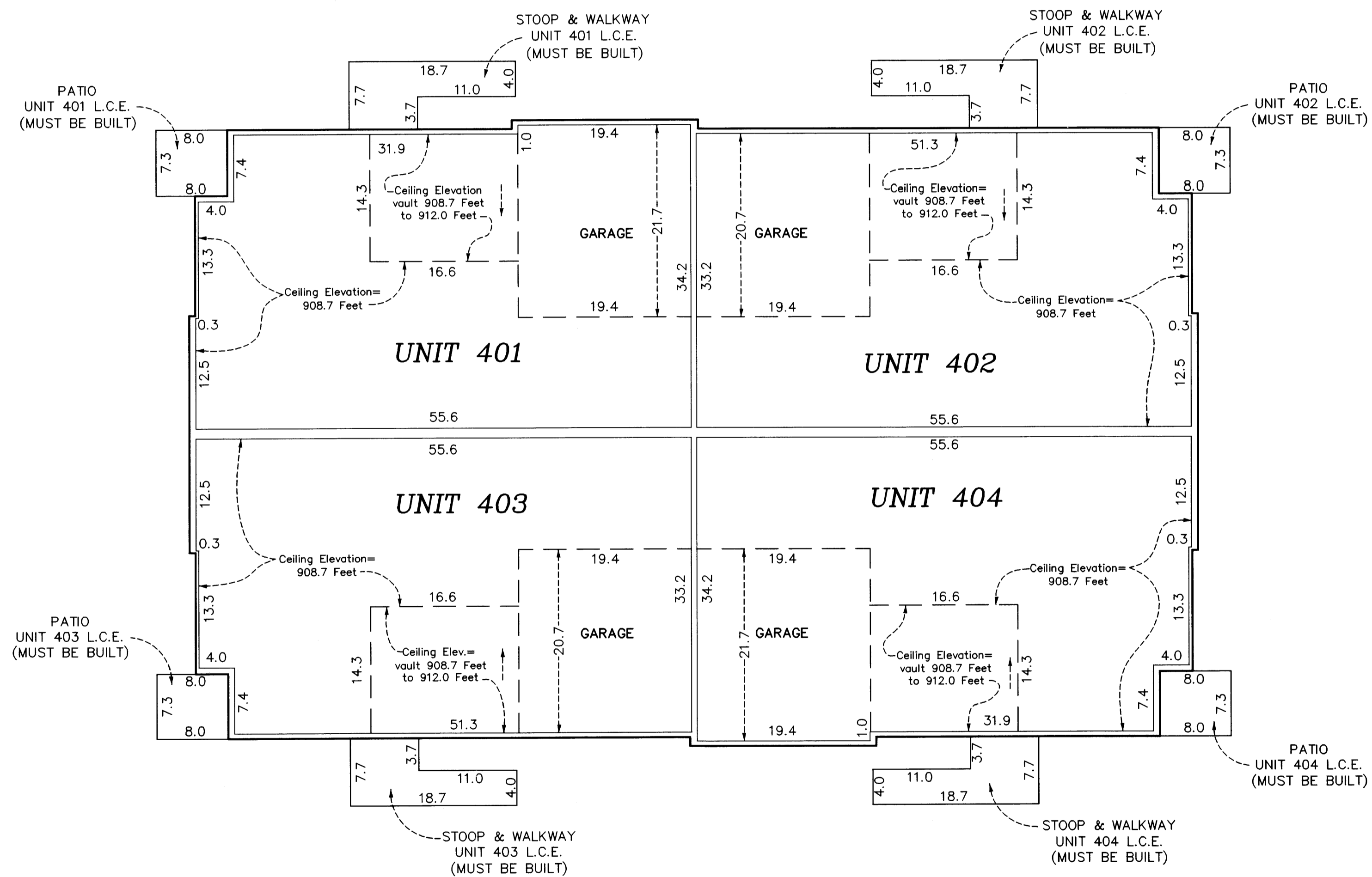
FIFTH SUPPLEMENTAL

CIC PLAT

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CITY OF BLAINE
COUNTY OF ANOKA
SEC. 09, TWP. 31, RGE. 23

MAIN LEVEL



Main Level Elevations

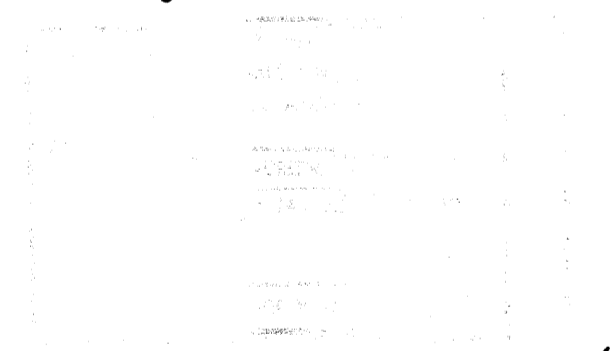
All units garage floor elevation at garage door = 898.9 feet
All units garage floor elevations at rear of garage = 899.2 feet
All units garage ceiling elevations = 908.7 feet

All units main level floor elevations = 899.5 feet
All units main level ceiling elevation varies from = 908.7 feet to 912.0 feet

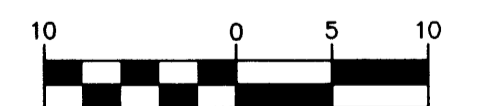
Elevations are referenced to a benchmark as noted on the site plan on Sheet 1 of 5 Sheets and are shown in feet and tenths of a foot.

L.C.E. = Limited Common Element

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



GRAPHIC SCALE



(IN FEET)
1 inch = 10 feet

