

SITE PLAN

OFFICIAL PLAT

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

BK 8 of CIC pg 11

This SIXTH SUPPLEMENTAL CIC plat is part of the Declaration recorded as Document No. 482366002 on this 5 day of April, 2005.

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 SIXTH SUPPLEMENTAL CIC Plat of CIC Number 159, GARDENS AT WATERSTONE BAY, A CONDOMINIUM, being located upon

Lots 2 and 3, 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; THE LAKES OF RADISSON FOURTEENTH ADDITION, Anoka County, Minnesota,

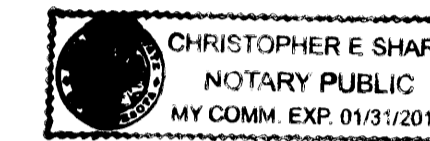
and that this CIC plat fully and accurately depicts all information required by Minnesota Statutes, Section 515B.2-110.

Dated this 25th day of February, 2005.

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 25th day of February, 2005, by Terrence E. Rothenbacher, a Licensed Professional Land Surveyor.



Christopher E. Sharp
Notary Public, Anoka County, Minnesota
My Commission Expires 1/31/2010

I, BRIAN J. KRYSIOFIAR 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.

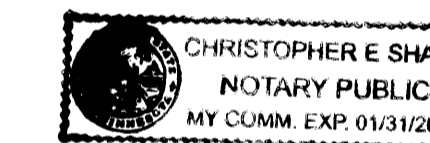
Dated this 25th day of February, 2005.

Brian J. Krystofiar
Registered Professional Engineer
Minnesota Registration No. 25063

STATE OF MINNESOTA
COUNTY OF ANOKA

The foregoing certificate was acknowledged before me this 25th day of February, 2005, by

BRIAN J. KRYSIOFIAR, a Registered Professional Engineer.



Christopher E. Sharp
Notary Public, Anoka County, Minnesota
My Commission Expires 1/31/2010

Checked and approved this 7th day of March, 2005.

Larry O. Haum by Charles F. Butz, Deputy
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.

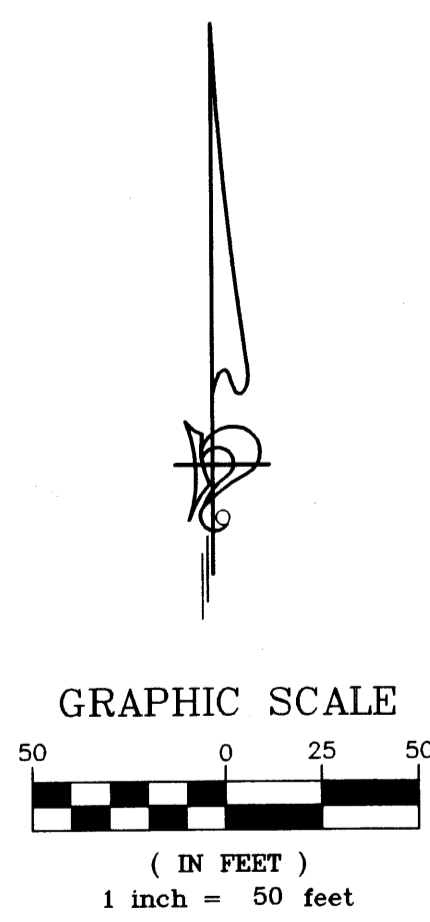
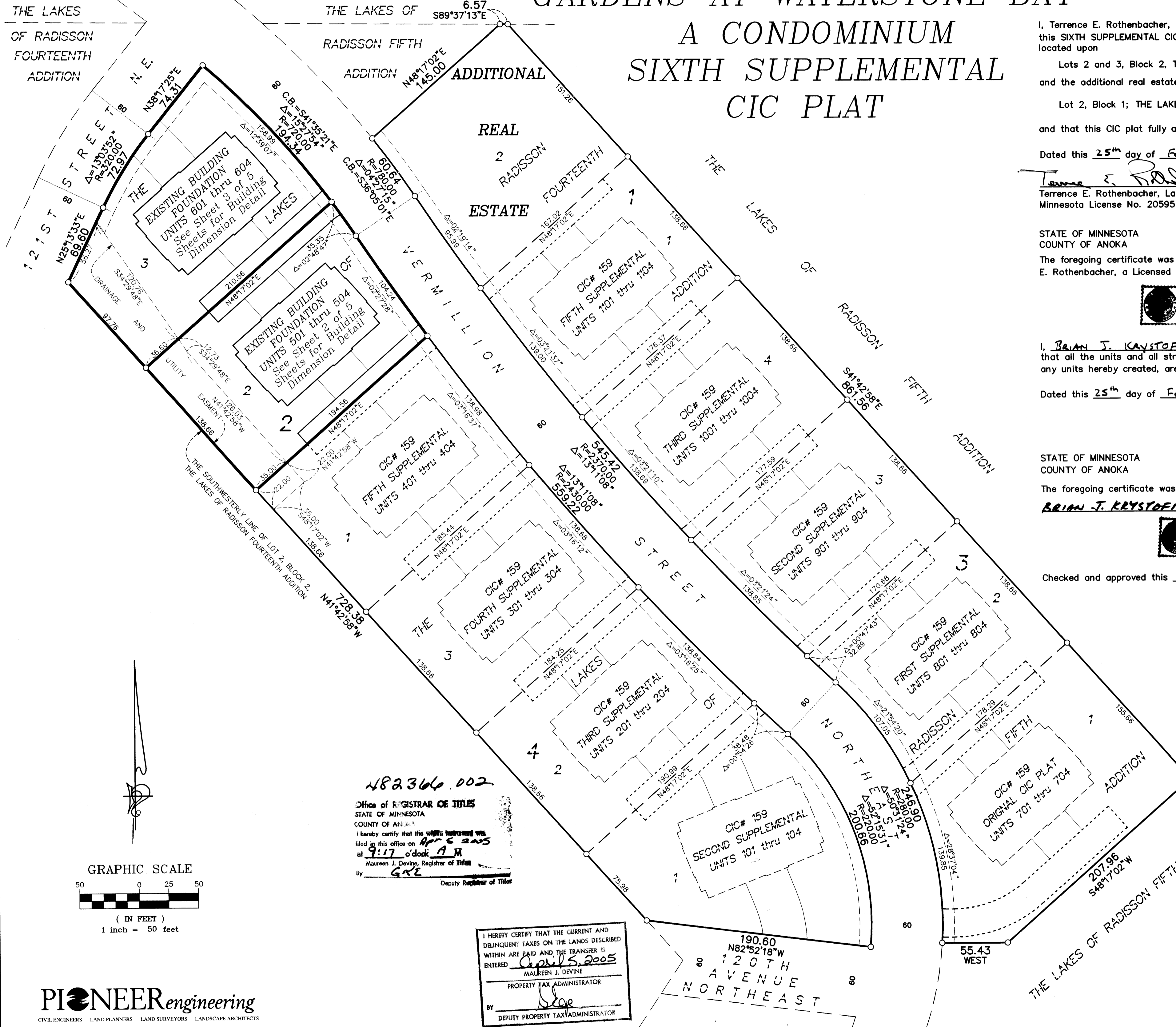
BENCH MARKS

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.



482366.002
Office of REGISTRAR OF TITLES
STATE OF MINNESOTA
COUNTY OF ANOKA
I hereby certify that the within instrument was filed in this office on Apr 5 2005 at 9:17 o'clock A.M.
Maureen J. Devine, Registrar of Titles
By *GJE* Deputy Registrar of Titles

I HEREBY CERTIFY THAT THE CURRENT AND DELINQUENT TAXES ON THE LANDS DESCRIBED WITHIN ARE PAID AND THE TRANSFER IS ENTERED April 5, 2005
MALREEN J. DEVINE
PROPERTY TAX ADMINISTRATOR
BY *Joe* DEPUTY PROPERTY TAX ADMINISTRATOR

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CIVIL ENGINEERS LAND PLANNERS LAND SURVEYORS LANDSCAPE ARCHITECTS

OFFICIAL PLAT

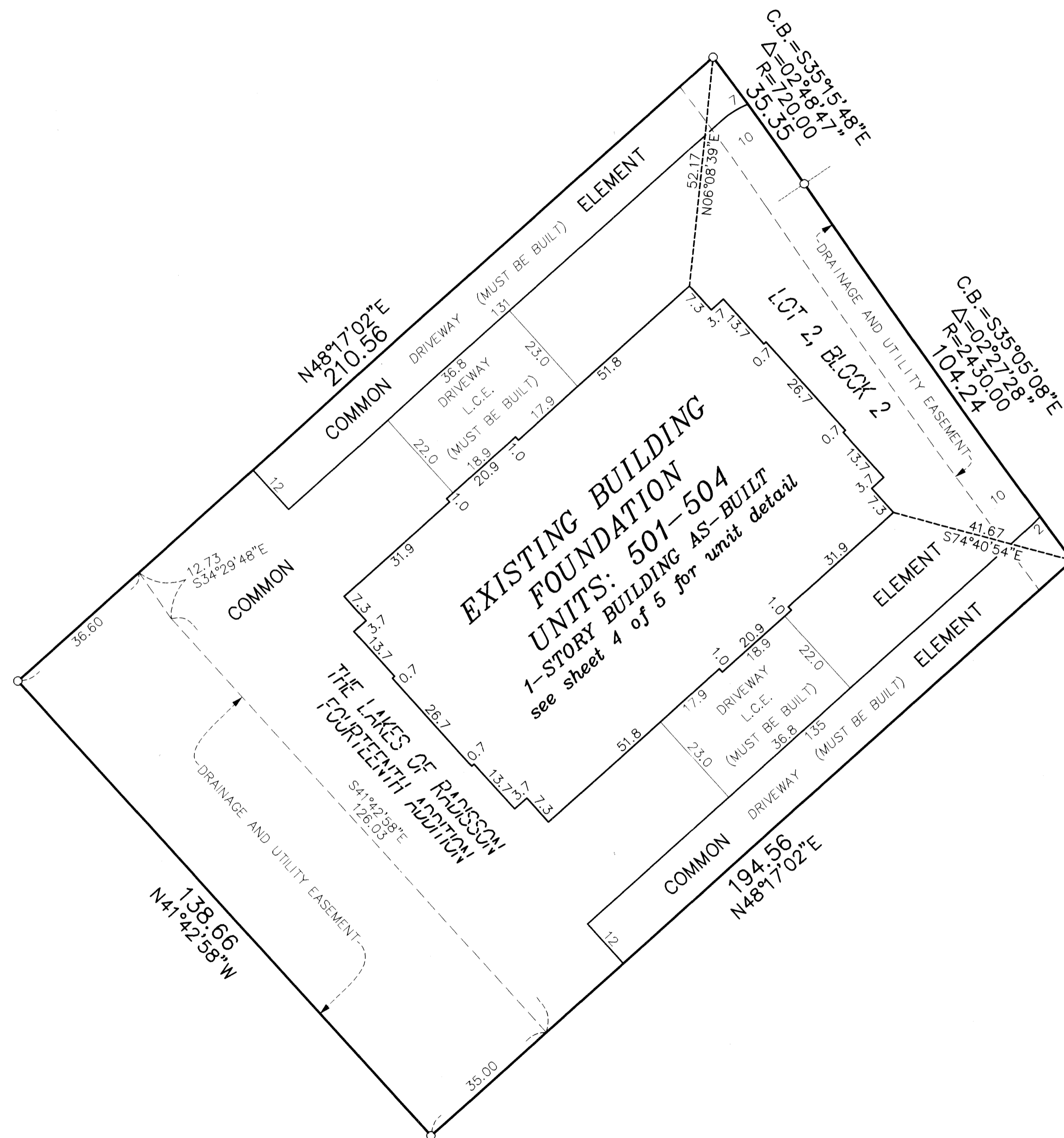
SITE PLAN
(AS-BUILT)

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

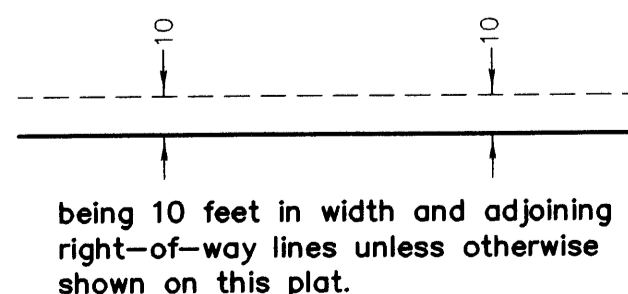
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C.R. DOC. NO. 482366.002

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



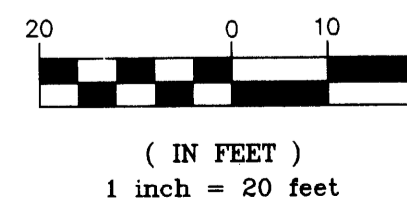
DRAINAGE AND UTILITY
EASEMENTS ARE SHOWN THUS:
(NOT TO SCALE)



○ 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



PIONEEREngineering
CIVIL ENGINEERS LAND PLANNERS LAND SURVEYORS LANDSCAPE ARCHITECTS

SITE PLAN
(AS-BUILT)

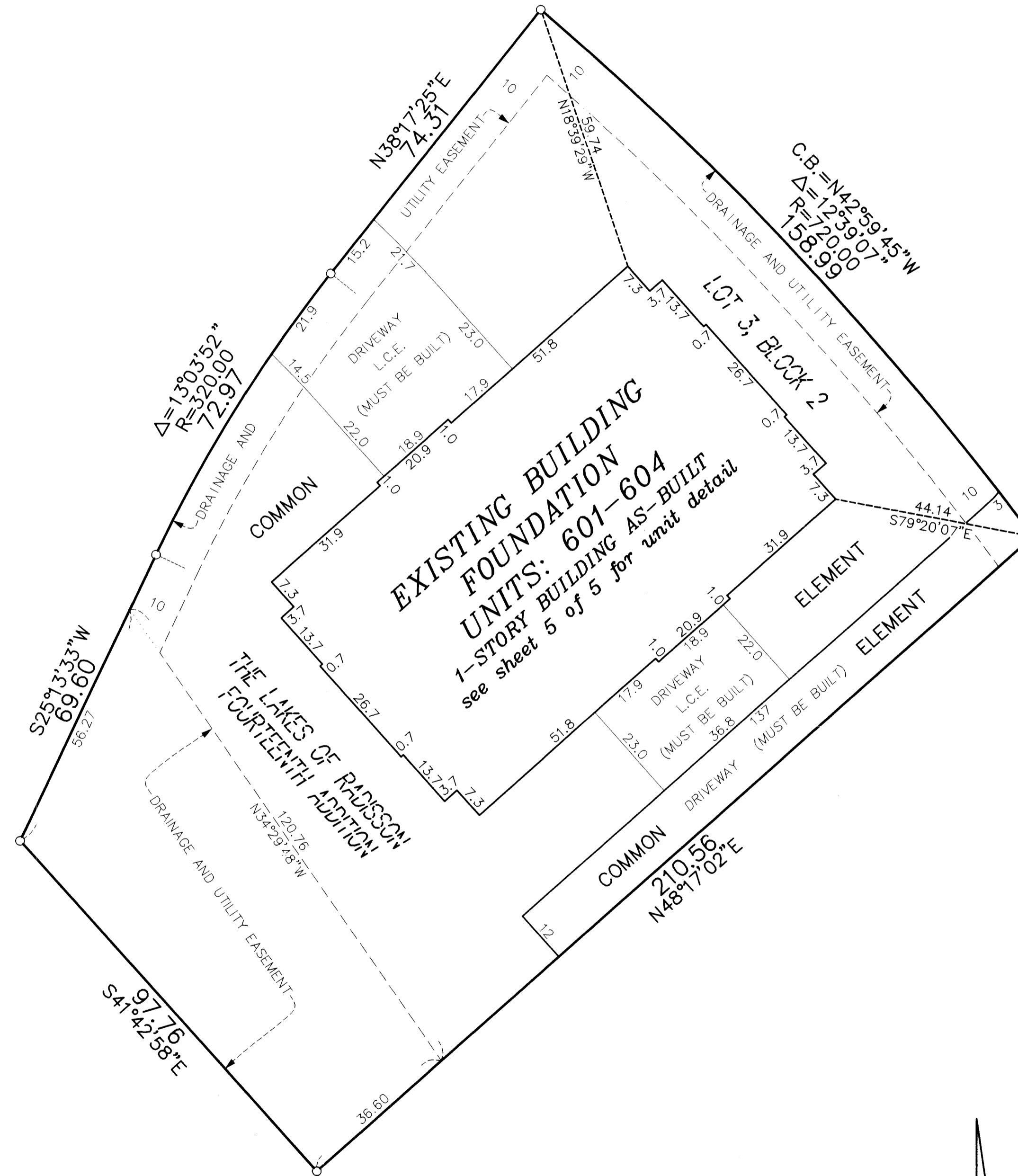
OFFICIAL PLAT

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

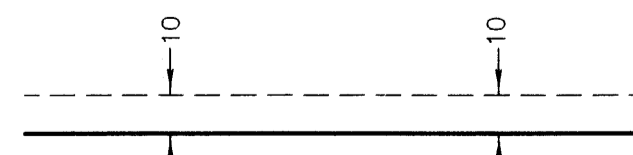
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C.R. DOC. NO. 482 366 002

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



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

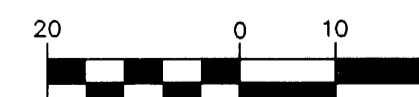


being 10 feet in width and adjoining
right-of-way lines unless otherwise
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GRAPHIC SCALE



(IN FEET)
1 inch = 20 feet



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UNIT DETAIL
(AS-BUILT)

OFFICIAL PLAT

CIC NUMBER 159

GARDENS AT WATERSTONE BAY

A CONDOMINIUM

SIXTH SUPPLEMENTAL

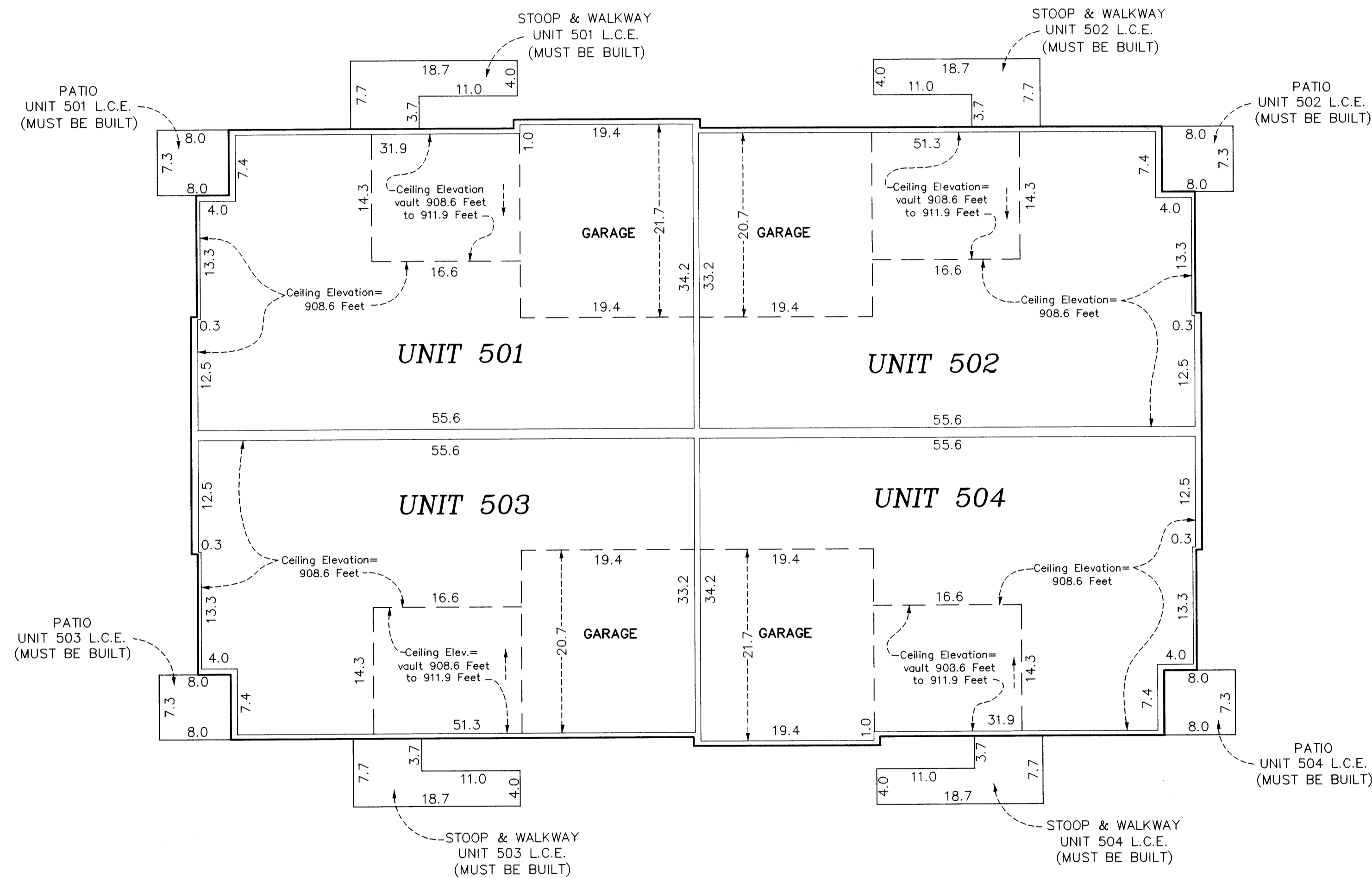
CIC PLAT

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C.R. DOC. NO. 482 364.002

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

MAIN LEVEL



Main Level Elevations

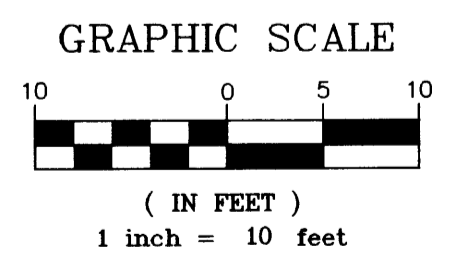
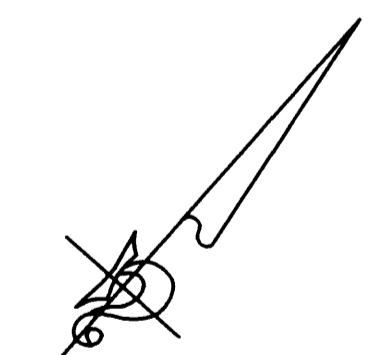
All units garage floor elevation at garage door = 898.8 feet
All units garage floor elevations at rear of garage = 899.1 feet
All units garage ceiling elevations = 908.6 feet

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.



UNIT DETAIL
(AS-BUILT)

OFFICIAL PLAT

CIC NUMBER 159

GARDENS AT WATERSTONE BAY

A CONDOMINIUM

SIXTH SUPPLEMENTAL

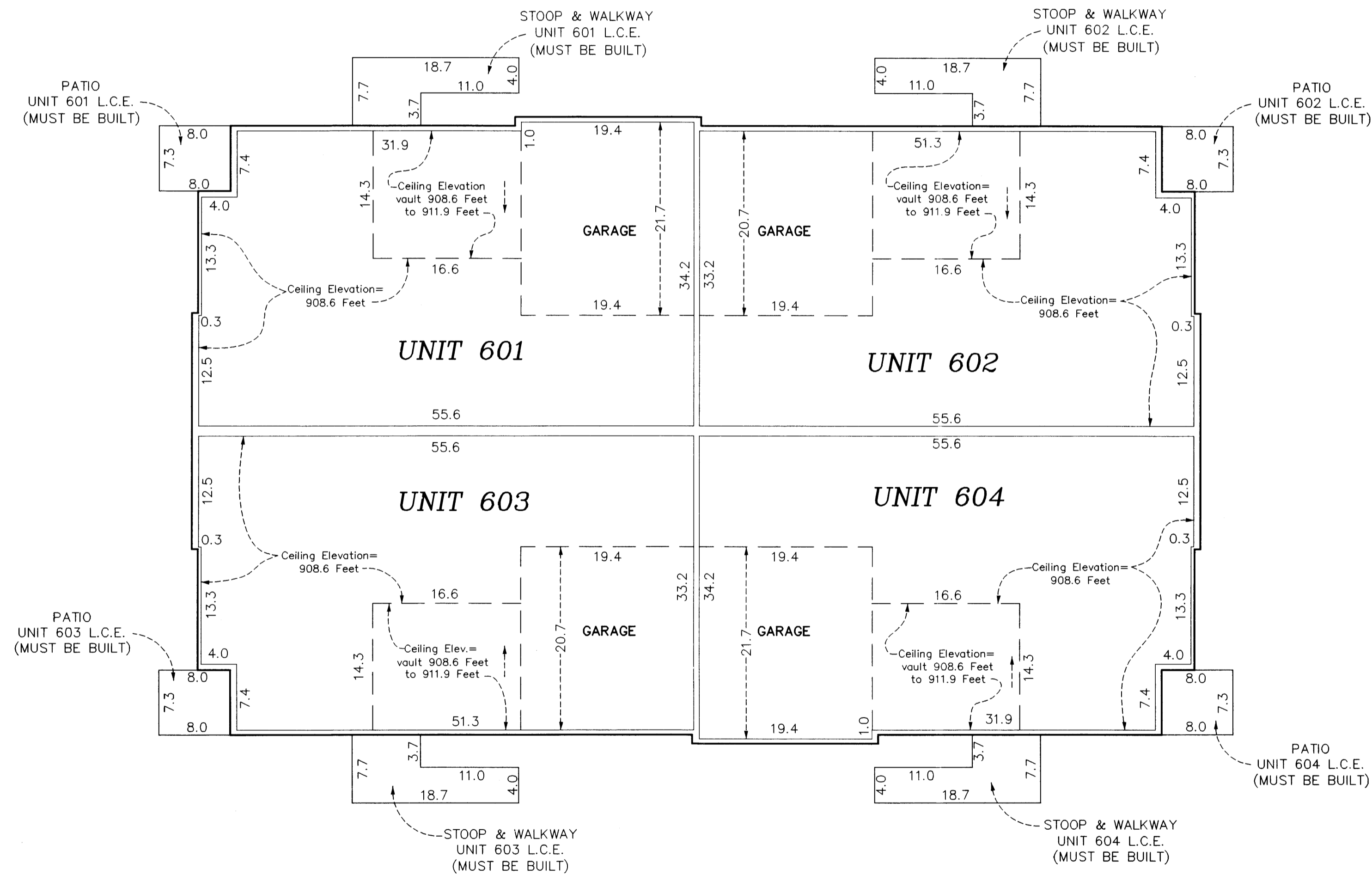
CIC PLAT

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C.R. DOC. NO. 482366.002

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

MAIN LEVEL



Main Level Elevations

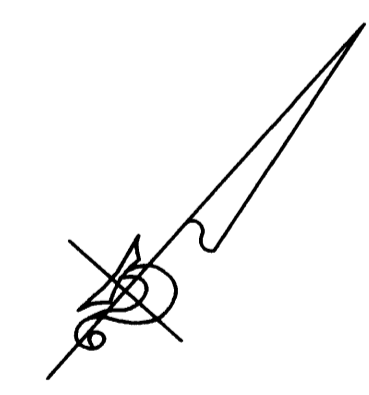
All units garage floor elevation at garage door = 898.8 feet
All units garage floor elevations at rear of garage = 899.1 feet
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GRAPHIC SCALE

