

OFFICIAL PLAT

Bk 7 of CIC, pg 5

This CIC plat is part of the Declaration recorded as Document No. 468869 on this 10<sup>th</sup> day of June, 2004.

# CIC NUMBER 159 GARDENS AT WATERSTONE BAY A CONDOMINIUM CIC PLAT

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

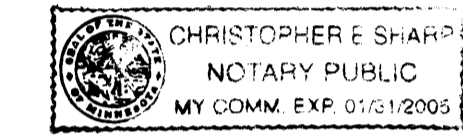
I, Terrence E. Rothenbacher, hereby certify that the work was undertaken by or reviewed and approved by me for this CIC Plat of CIC Number 159, GARDENS AT WATERSTONE BAY, A CONDOMINIUM, being located upon  
Lot 1, Block 3, THE LAKES OF RADISSON FIFTH ADDITION, Anoka County, Minnesota,  
and the additional real estate is located upon the following described property designated as:  
Lots 2 through 4, inclusive, Block 3; Lots 1 through 3, inclusive, Block 4; Outlots B and J, THE LAKES OF RADISSON FIFTH 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 26<sup>th</sup> day of April, 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 26<sup>th</sup> day of April, 2004, by Terrence E. Rothenbacher, a Licensed Professional Land Surveyor.



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

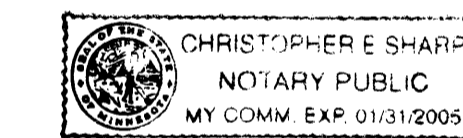
I, BRIAN J. KAVSTORAK pursuant to Minnesota Statutes, Section 515B.2-101(c), do hereby certify that all the units and all structural components and mechanical systems of all buildings containing or comprising any units hereby created, are substantially completed.

Dated this 26<sup>th</sup> day of April, 2004.

*Brian J. Kavstorak*  
Registered Professional Engineer  
Minnesota Registration No. 25063

STATE OF MINNESOTA  
COUNTY OF ANOKA

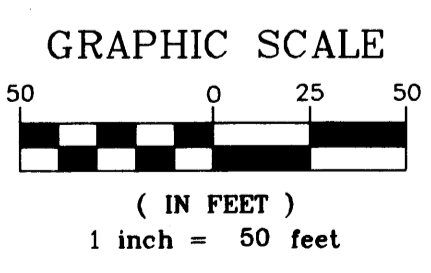
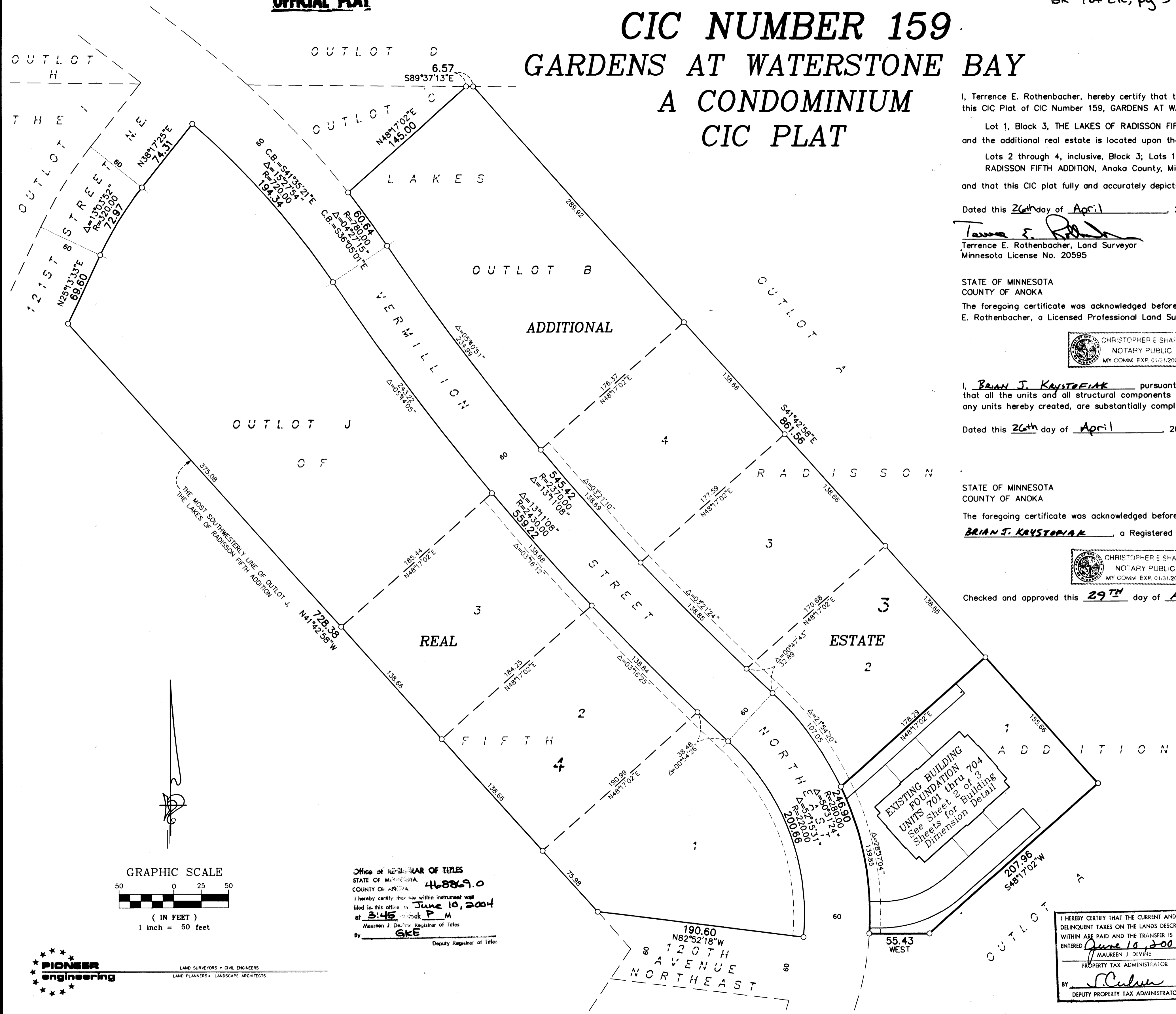
The foregoing certificate was acknowledged before me this 26<sup>th</sup> day of April, 2004, by BRIAN J. KAVSTORAK, a Registered Professional Engineer.



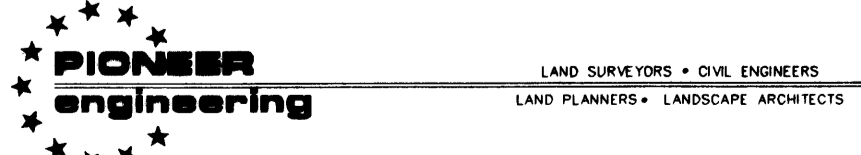
*Christopher E. Sharp*  
Notary Public, Anoka County, Minnesota  
My Commission Expires Jan. 31, 2005

Checked and approved this 29<sup>th</sup> day of APRIL, 2004.

*Larry D. Stein*  
Anoka County Surveyor



Office of REGISTERAR OF TITLES  
STATE OF MINNESOTA  
COUNTY OF ANOKA  
I hereby certify that the within instrument was filed in this office on June 10, 2004 at 3:45 P.M.  
By GKE Deputy Registrar of Titles



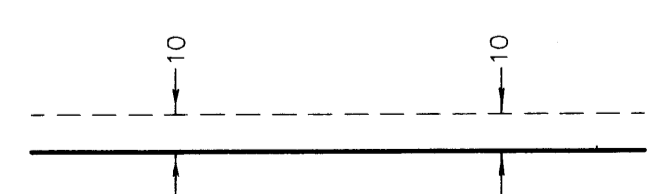
EXISTING BUILDING FOUNDATION UNITS 701 thru 704 See Sheet 2 of 3 Sheets for Building Dimension Detail

I HEREBY CERTIFY THAT THE CURRENT AND DELINQUENT TAXES ON THE LANDS DESCRIBED WITHIN ARE PAID AND THE TRANSFER IS ENTERED  
June 10, 2004  
MAUREEN J. DEVINE  
PROPERTY TAX ADMINISTRATOR  
BY S. Culver  
DEPUTY PROPERTY TAX ADMINISTRATOR

o Denotes 1/2 inch by 14 inch iron monument set and marked with license number 20595.  
Bearings are based on the most southwesterly line of Outlot J, THE LAKES OF RADISSON FIFTH 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.  
2004078459 \$237.00

**OFFICIAL PLAT**

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SITE PLAN  
(AS-BUILT)

# CIC NUMBER 159

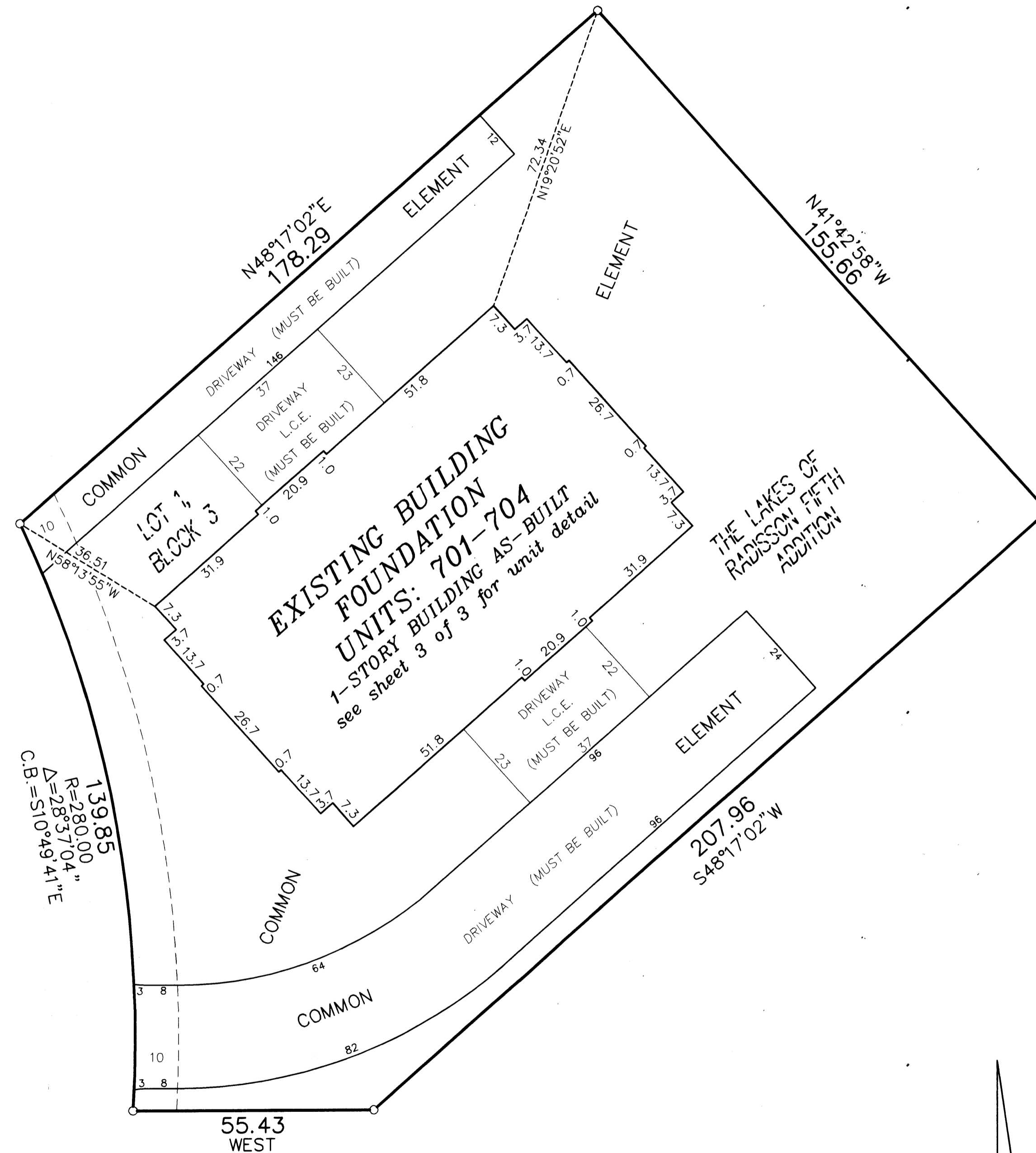
## GARDENS AT WATERSTONE BAY

### A CONDOMINIUM

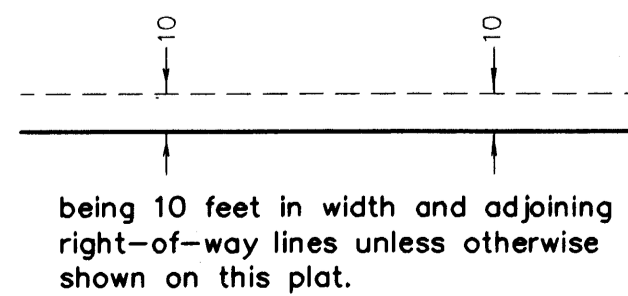
### CIC PLAT

C.R. DOC. NO. 468869

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



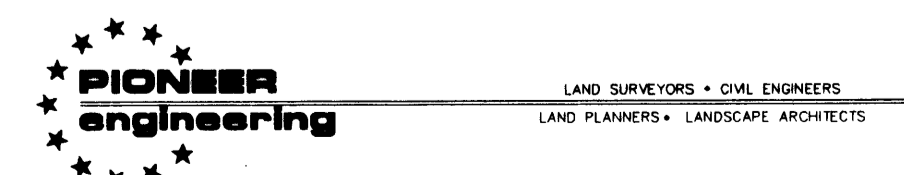
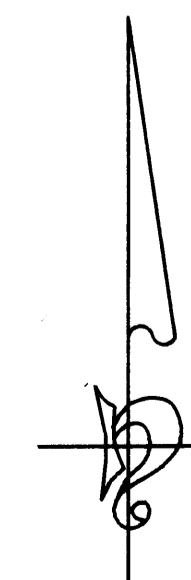
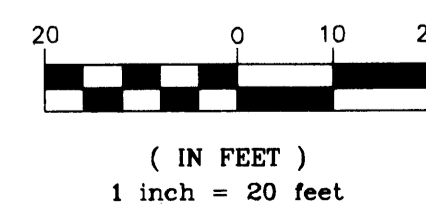
DRAINAGE AND UTILITY  
EASEMENTS ARE SHOWN THUS:  
(NOT TO SCALE)



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

Bearings are based on the most southwesterly line of Outlot J, THE LAKES OF RADISSON FIFTH ADDITION, which is assumed to have a bearing of North 41 degrees 42 minutes 58 seconds West.

GRAPHIC SCALE



2004678459 \$ 237.00

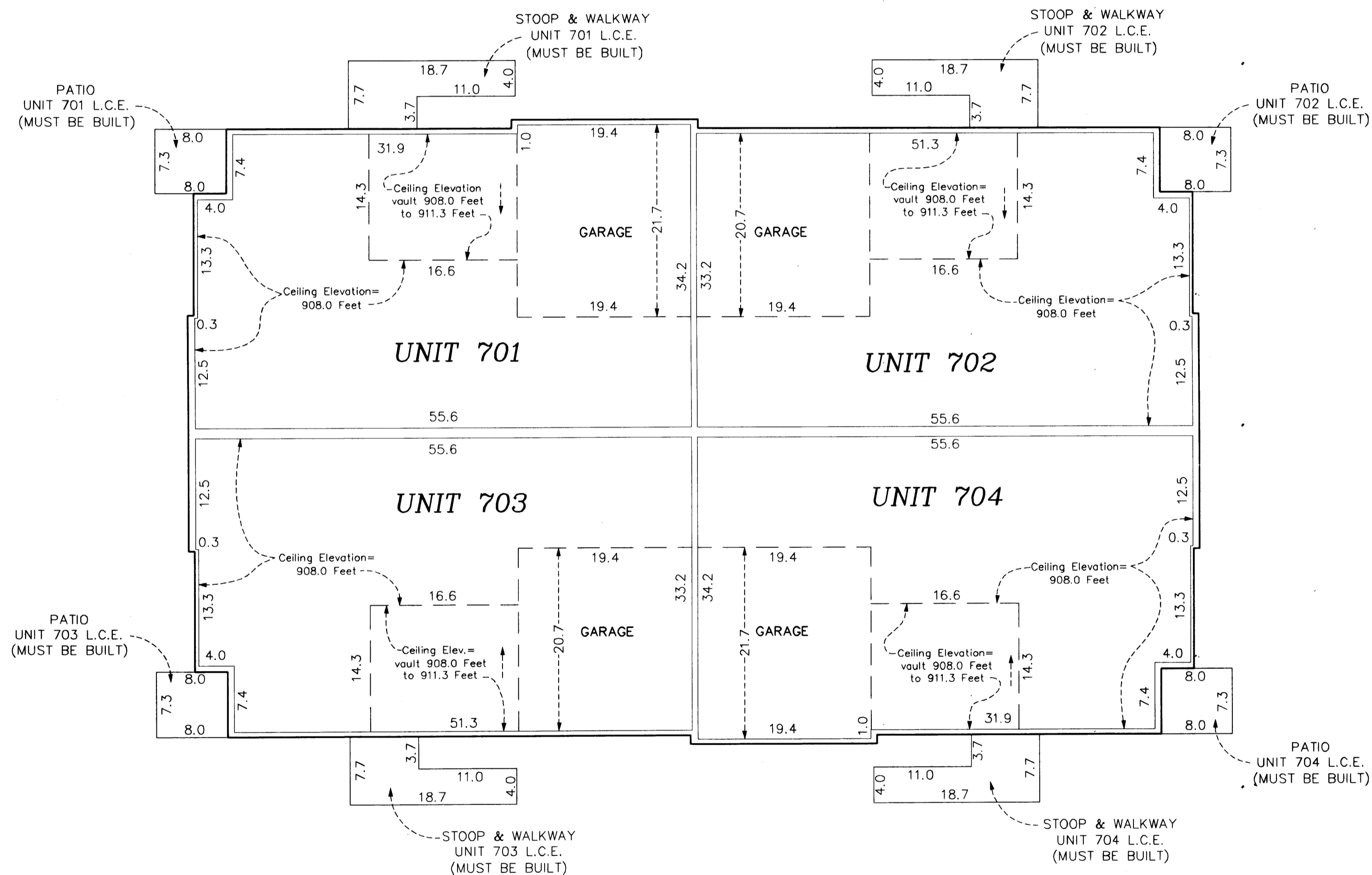
UNIT DETAIL  
(AS-BUILT)

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## MAIN LEVEL



### Main Level Elevations

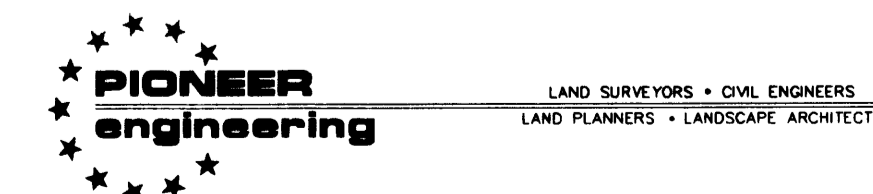
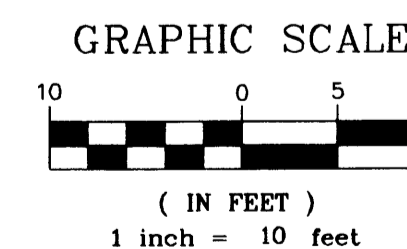
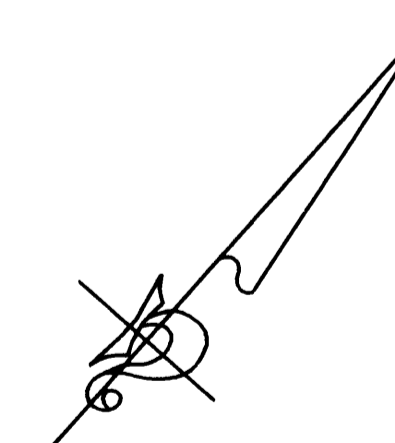
All units garage floor elevation at garage door = 898.2 feet  
All units garage floor elevations at rear of garage = 898.5 feet  
All units garage ceiling elevations = 908.0 feet

All units main level floor elevations = 898.8 feet  
All units main level ceiling elevation varies from = 908.0 feet to 911.3 feet

Elevations are referenced to a benchmark as noted on the site plan on Sheet 1 of 3 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.



2004078459 \$237.00