

This CIC plat is part of the Declaration recorded as Document No. _____ on this ____ day of _____, _____.

I HEREBY CERTIFY THAT THE CURRENT AND DELINQUENT TAXES ON THE LANDS DESCRIBED WITHIN ARE PAID AND THE TRANSFER IS ENTERED Aug 3 2004
MARILEN J. DEVINE
PROPERTY TAX ADMINISTRATOR
BY [Signature]
DEPUTY PROPERTY TAX ADMINISTRATOR

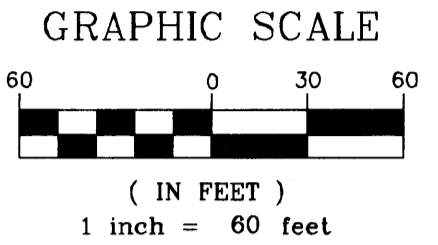
CIC NUMBER 174

TOWN CENTER GARDENS VILLAGE HOMES

A CONDOMINIUM

CIC PLAT

CITY OF RAMSEY
COUNTY OF ANOKA
SEC. 28, TWP. 32, RGE. 25



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 174, TOWN CENTER GARDENS VILLAGE HOMES, A CONDOMINIUM, being located upon

Lot 8, Block 1, Lots 4 and 5, Block 2, and Lot 7, Block 3, TOWN CENTER GARDENS, Anoka County, Minnesota, and the additional real estate is located upon the following described property designated as:

Lots 1 through 7, inclusive, Block 1; Lots 1 through 3, inclusive, Block 2; and Lots 1 through 6, inclusive, Block 3; TOWN CENTER GARDENS, Anoka County, Minnesota,

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

Dated this 29th day of July, 2004.

[Signature]
Terrence E. Rothenbacher, Land Surveyor
Minnesota License No. 20595

1445443
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 3 Aug. A.D., 2004 at 11:45 o'clock A.M., and was duly recorded in book 7CIC page 15
[Signature]
County Recorder
By LBS
Deputy

STATE OF MINNESOTA
COUNTY OF ANOKA

The foregoing certificate was acknowledged before me this 29th day of July, 2004, by BRIAN J. KEVSTOEIAK, a Registered Professional Engineer.

[Signature]
CHRISTOPHER E SHARP
NOTARY PUBLIC
MY COMM. EXP. 01/31/2005

[Signature]
Notary Public, Anoka County, Minnesota
My Commission Expires Jan. 31, 2005

[Signature]
Anoka County Surveyor

STATE OF MINNESOTA
COUNTY OF ANOKA

The foregoing certificate was acknowledged before me this 29th day of July, 2004, by Terrence E. Rothenbacher, a Licensed Professional Land Surveyor.

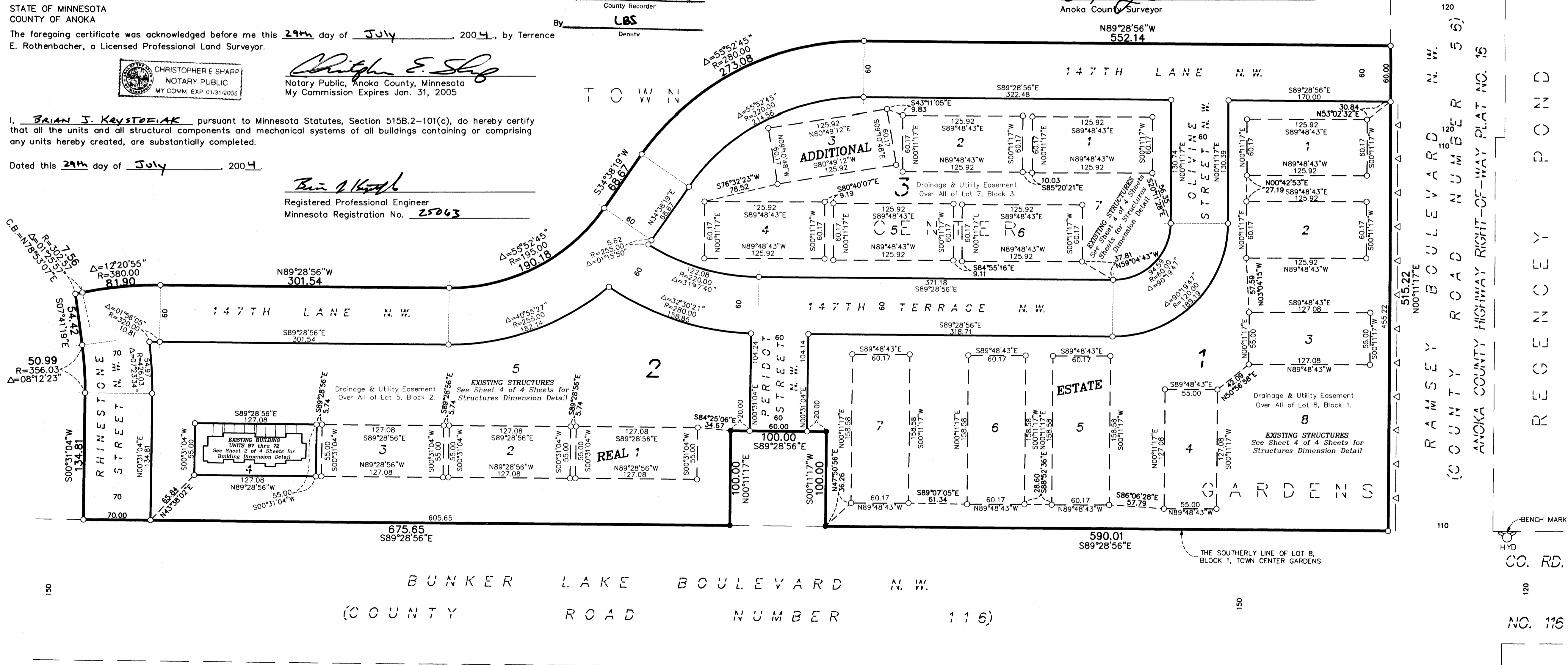
[Signature]
CHRISTOPHER E SHARP
NOTARY PUBLIC
MY COMM. EXP. 01/31/2005

[Signature]
Notary Public, Anoka County, Minnesota
My Commission Expires Jan. 31, 2005

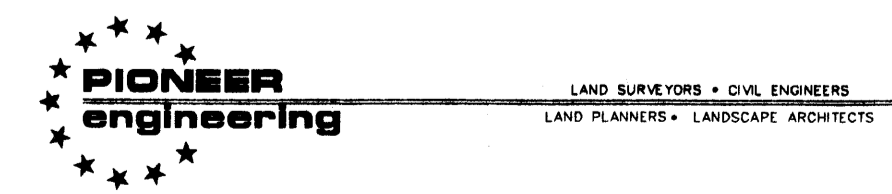
I, BRIAN J. KEVSTOEIAK pursuant to Minnesota Statutes, Section 515B.2-101(c), do hereby certify that all the units and all structural components and mechanical systems of all buildings containing or comprising any units hereby created, are substantially completed.

Dated this 29th day of July, 2004.

[Signature]
Registered Professional Engineer
Minnesota Registration No. 25063



---△--- Denotes Restricted Right of Access dedicated to Anoka County.
● Denotes iron monument found
○ Denotes 1/2 inch by 14 inch iron monument set and marked with license number 20595.
BENCH MARKS
Top nut of the hydrant located at the northeast corner of County Road Number 56 and County Road Number 116.
Elevation= 875.40 (NGVD 1929)
For the purposes of this plat, the southerly line of Lot 8, Block 1, TOWN CENTER GARDENS, is assumed to have a bearing of South 89°28'56" East.
R. A. PELTZER
A D D I T I O N
Rec # 2004099745 307.50



SITE PLAN (AS-BUILT)

CIC NUMBER 174

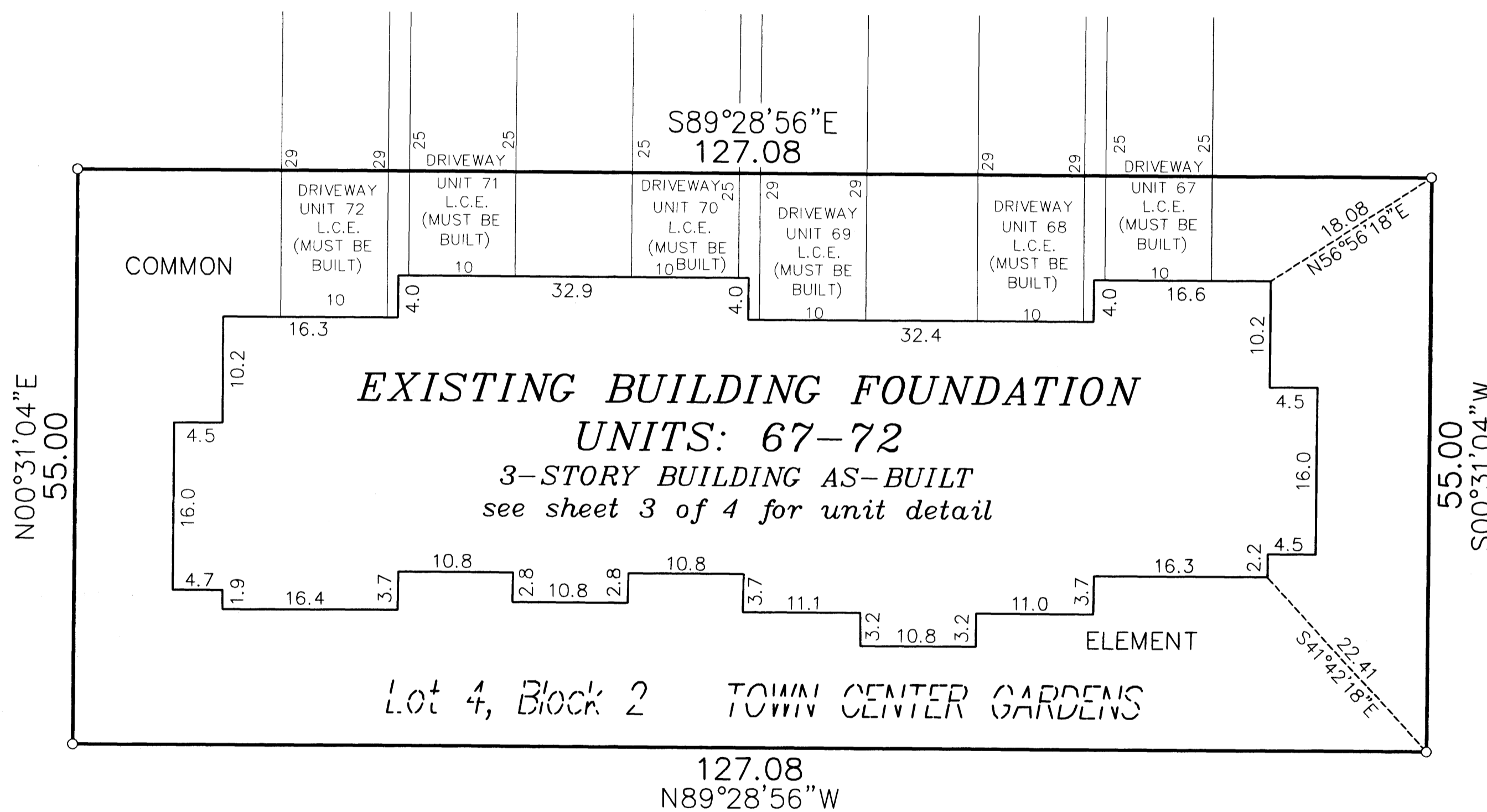
TOWN CENTER GARDENS VILLAGE HOMES

A CONDOMINIUM

CIC PLAT

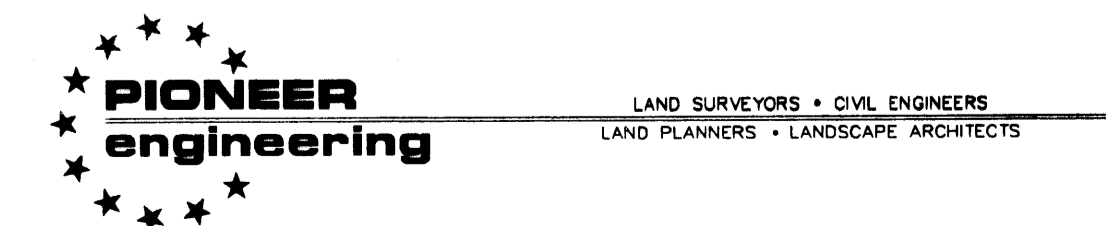
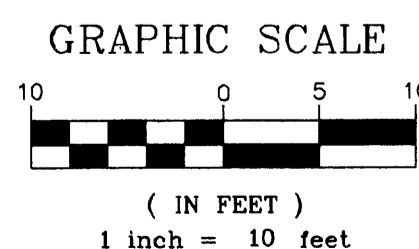
C.R. DOC. NO. _____

CITY OF RAMSEY
COUNTY OF ANOKA
SEC. 28, TWP. 32, RGE. 25



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

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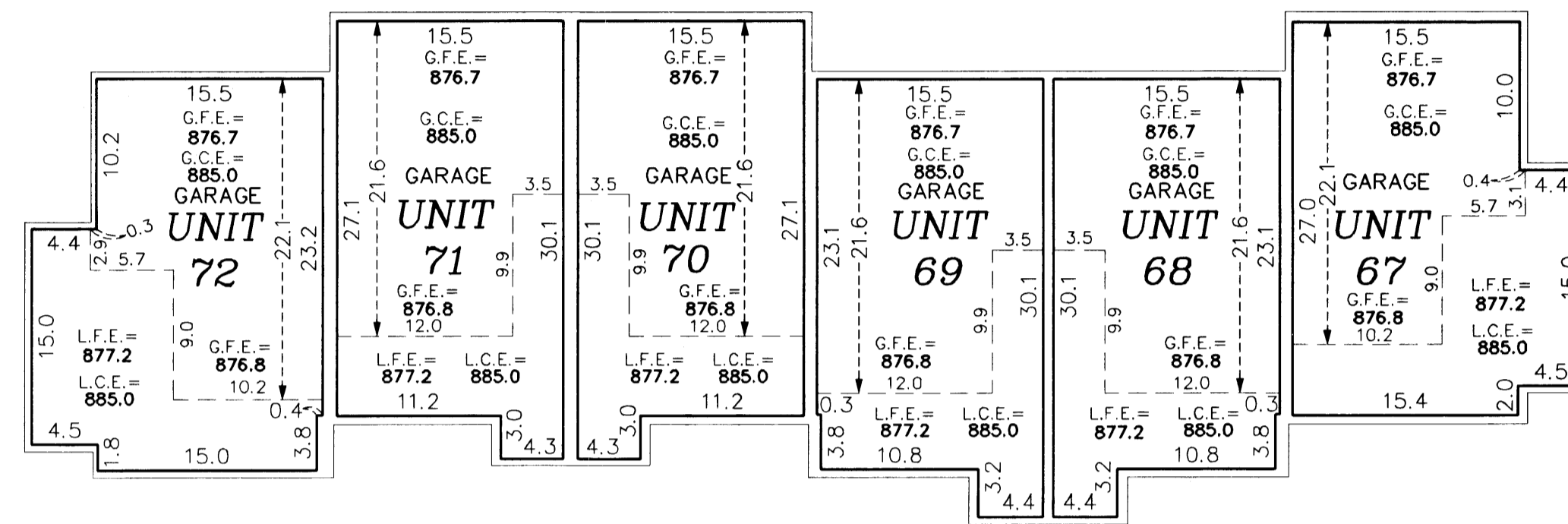
CIC NUMBER 174 TOWN CENTER GARDENS VILLAGE HOMES A CONDOMINIUM CIC PLAT

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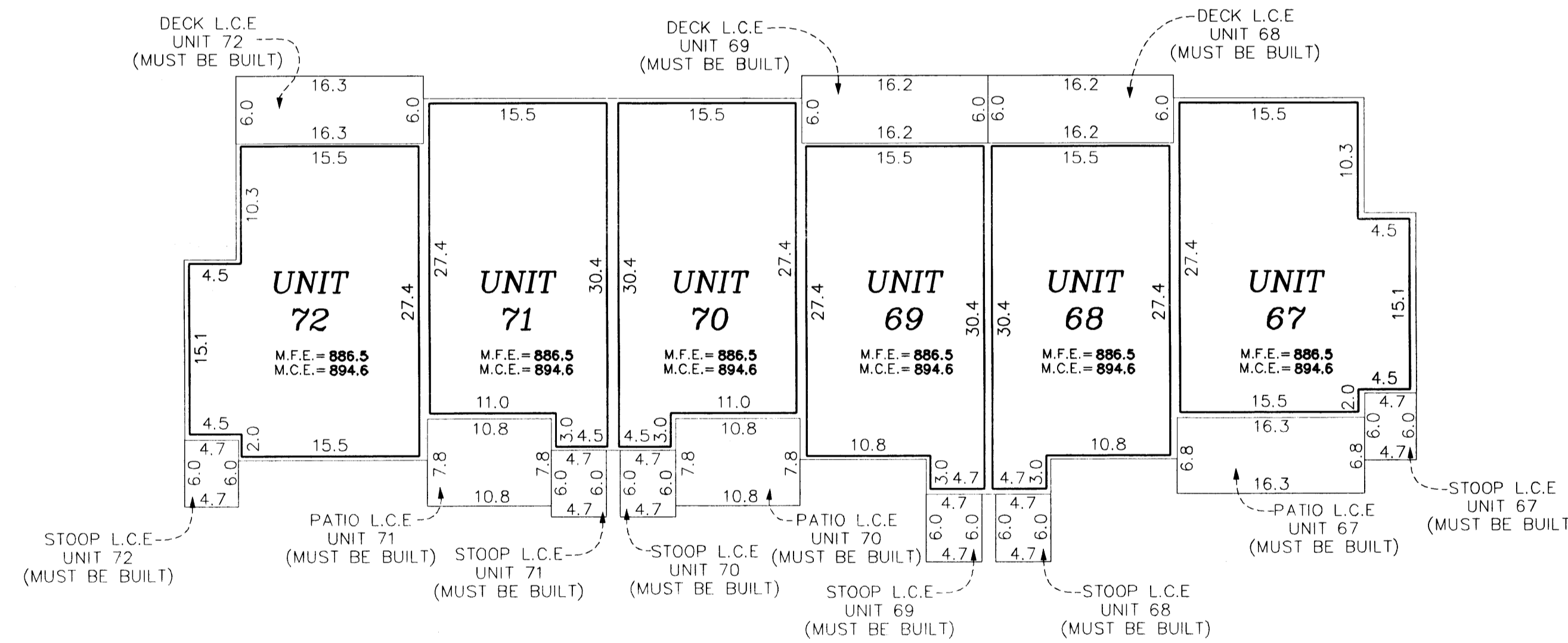
CITY OF RAMSEY
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UNIT DETAIL
(AS-BUILT)

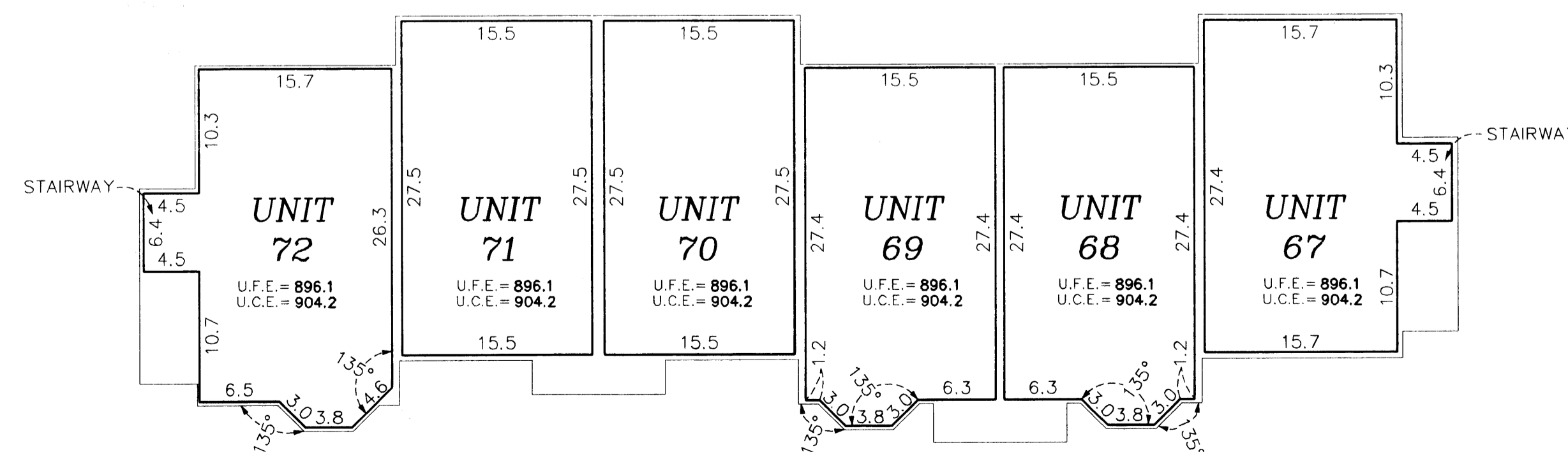
LOWER LEVEL



MAIN LEVEL



UPPER LEVEL



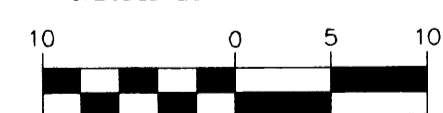
Garage Floor Elevation = G.F.E.
 Garage Ceiling Elevation = G.C.E.
 Lower Floor Elevation = L.F.E.
 Lower Ceiling Elevation = L.C.E.
 Main Level Floor Elevation = M.F.E.
 Main Level Ceiling Elevation = M.C.E.
 Upper Level Floor Elevation = U.F.E.
 Upper Level Ceiling Elevation = U.C.E.
 L.C.E. = Limited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

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

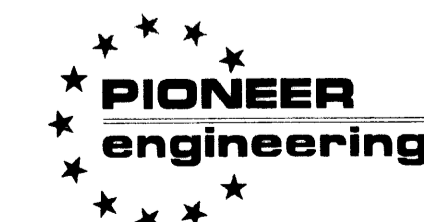
Elevations are referred to a benchmark as noted on the site plan on Sheet 1 of 4 Sheets and are shown in feet and tenths of a foot.



GRAPHIC SCALE



(IN FEET)
 1 inch = 10 feet



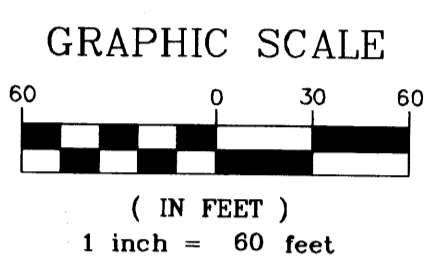
LAND SURVEYORS • CIVIL ENGINEERS
 LAND PLANNERS • LANDSCAPE ARCHITECTS

SITE PLAN (AS-BUILT)

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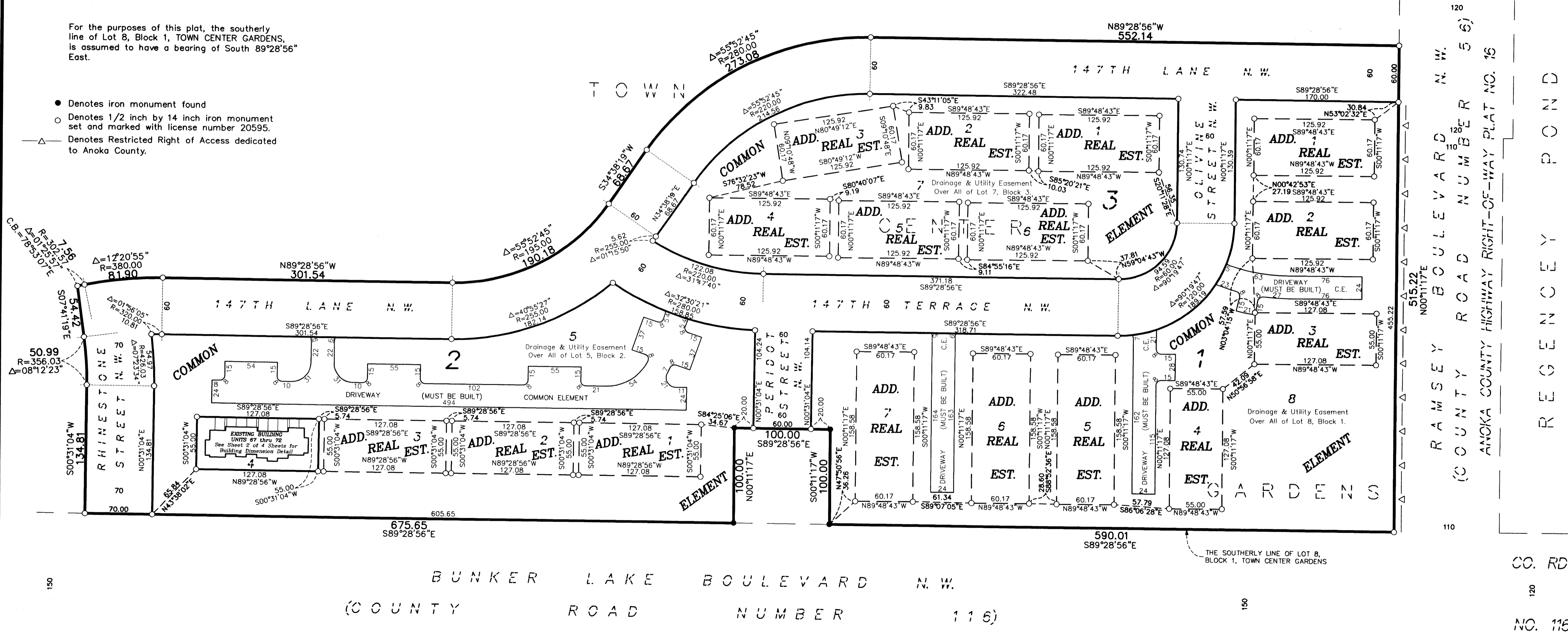
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PIONEER engineering
LAND SURVEYORS • CIVIL ENGINEERS
LAND PLANNERS • LANDSCAPE ARCHITECTS

R. A. PELTZER
ADDITION

120
110
100
90
80
70
60
50
40
30
20
10
0
10
20
30
40
50
60
70
80
90
100
110
120

RAMSEY BOULEVARD N.W.
(COUNTY ROAD NUMBER 56)
ANOKA COUNTY HIGHWAY RIGHT-OF-WAY PLAT NO. 16

CO. RD.
NO. 116