BOOK 7 CIC Pg. 15 HEREBY CERTIFY THAT THE CURRENT AND This CIC plat is part of the Declaration DELINQUENT TAXES ON THE LANDS DESCRIBED CIC NUMBER 174 recorded as Document No. WITHIN ARE PAID AND THE TRANSFER IS ENTERED Qua. 3 2004

MAYREEN J DEVINE on this ____ day of PROPERTY TAX ADMINISTRATOR CITY OF RAMSEY TOWN CENTER GARDENS VILLAGE HOMES COUNTY OF ANOKA DEPUTY PROPERTY TAX ADMINISTRATOR SEC. 28, TWP. 32, RGE. 25 A CONDOMINIUM I, Terrence E. Rothenbacher, hereby certify that the work was undertaken by or reviewed and approved by me for GRAPHIC SCALE this CIC Plat of CIC Number 174, TOWN CENTER GARDENS VILLAGE HOMES, A CONDOMINIUM, being located upon CIC PLAT 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: STATE OF MINNESOTA Lots 1 through 7, inclusive, Block 1; Lots 1 through 3, inclusive, Block 2; 1 inch = 60 feetCOUNTY OF ANOKA 1945463 and Lots 1 through 6, inclusive, Block 3; TOWN CENTER GARDENS, Anoka County, Minnesota, . 200 4, by BRIAN J. KRYSTOFIAK The foregoing certificate was acknowledged before me this 29th day of 5000 __, a Registered Professional Engineer. OFFICE OF COUNTY RECORDER and that this CIC plat fully and accurately depicts all information required by Minnesota Statutes, Section 515B.2—110. STATE OF MINNESOTA, COUNTY OF ANOKA CHRISTOPHER E SHARP I hereby certify that the within instru-NOTARY PUBLIC Dated this 29th day of July ment was filed in this office for record MY COMM. EXP. 01/31/2005 Notary Public, Anoka County, Minnesota on the 3 Aug. A.D., 2004 My Commission Expires Jan. 31, 2005 11:45 o'clock AM., and was duly recorded Checked and approved this 3RD day of AUGUST Terrence E. Rothenbacher, Land Surveyor in book 1 CIC page 15 Minnesota License No. 20595 County Recorder Anoka County Surveyor STATE OF MINNESOTA COUNTY OF ANOKA LBS (g) The foregoing certificate was acknowledged before me this 29th day of July ____, 200<u>4</u>., by Terrence E. Rothenbacher, a Licensed Professional Land Surveyor. CHRISTOPHER E SHARP LANE 147TH AI IA/ ()NOTARY PUBLIC Notary Public, Anoka County, Minnesota S89°28'56"E MY COMM. EXP. 01/31/2005 My Commission Expires Jan. 31, 2005 30.84 N53°02'32"E I, BRIAN J. KRYSTOFIAK pursuant to Minnesota Statutes, Section 515B.2-101(c), do hereby certify 125.92 S89°48'43"E いいご 125.92 S89°48'43"E ()that all the units and all structural components and mechanical systems of all buildings containing or comprising S89°48'43"E ≥≥ 60 any units hereby created, are substantially completed. N89°48'43"W N89°48'43"W Dated this 29th day of July , 200 H. N89°48'43"W 125.92 N00°42'53"E 27.19 S89°48'43"E Bin & Know Registered Professional Engineer 125.92 S89°48'43"E 125.92 Minnesota Registration No. 25063 S89°48'43"E N89°48'43"W N89°48'43"W 125.92 N89°48'43"W N89°28'56"W **301.54** 371.18 S89°28'56"E ()S89°48'43"E 127.08 147TH & TERRACE 1 4 7 T H LANE AI 14/ S89°28'56"E 301.54 S89°48'43"E 60.17 ○ S89°48'43"E ○ 60.17 50.99 4.97 4.26.03 723'34" /// 'N R=356.03< △=08°12′23" ○ S89°48'43"E ○ 10°5 55.00 N89°48'43"W ヘノ ESTATE EXISTING STRUCTURES Drainage & Utility Easement See Sheet 4 of 4 Sheets for Drainage & Utility Easement Over All of Lot 5, Block 2. 🕅 _ Structures Dimension Detail Over All of Lot 8, Block 1. S89°28'56"E 127.08 \$89°28'56"E 127.08 S89°28'56"E 127.08 S89°28'56"E 100.00 S89°28'56"E EXISTING STRUCTURES Û See Sheet 4 of 4 Sheets for α () REAL ? Structures Dimension Detail ニ ト-N89°28'56"W or w $\langle \mathcal{O} \rangle$ RDENS N89°28'56"W /-\ --BENCH MAR 110 **675.65** S89°28'56"E 590.01 S89°28'56"E THE SOUTHERLY LINE OF LOT 8,
BLOCK 1, TOWN CENTER GARDENS CO. RD. BUNKER LAKE BOULEVARD $(C \cap U \cap T)$ ROAD NUMBER 1 1 5) NO. 116 _____ Denotes Restricted Right of Access dedicated Denotes iron monument found O Denotes 1/2 inch by 14 inch iron monument set and marked with license number 20595. to Anoka County. \Box PIONEER BENCH MARKS LAND SURVEYORS . CIVIL ENGINEERS engineering Top nut of the hydrant located at the northeast For the purposes of this plat, the southerly ADDITION corner of County Road Number 56 and County line of Lot 8, Block 1, TOWN CENTER GARDENS, Road Number 116. is assumed to have a bearing of South 89°28'56" Elevation= 875.40 (NGVD 1929) Rec # 2004099745 \$ 307.50

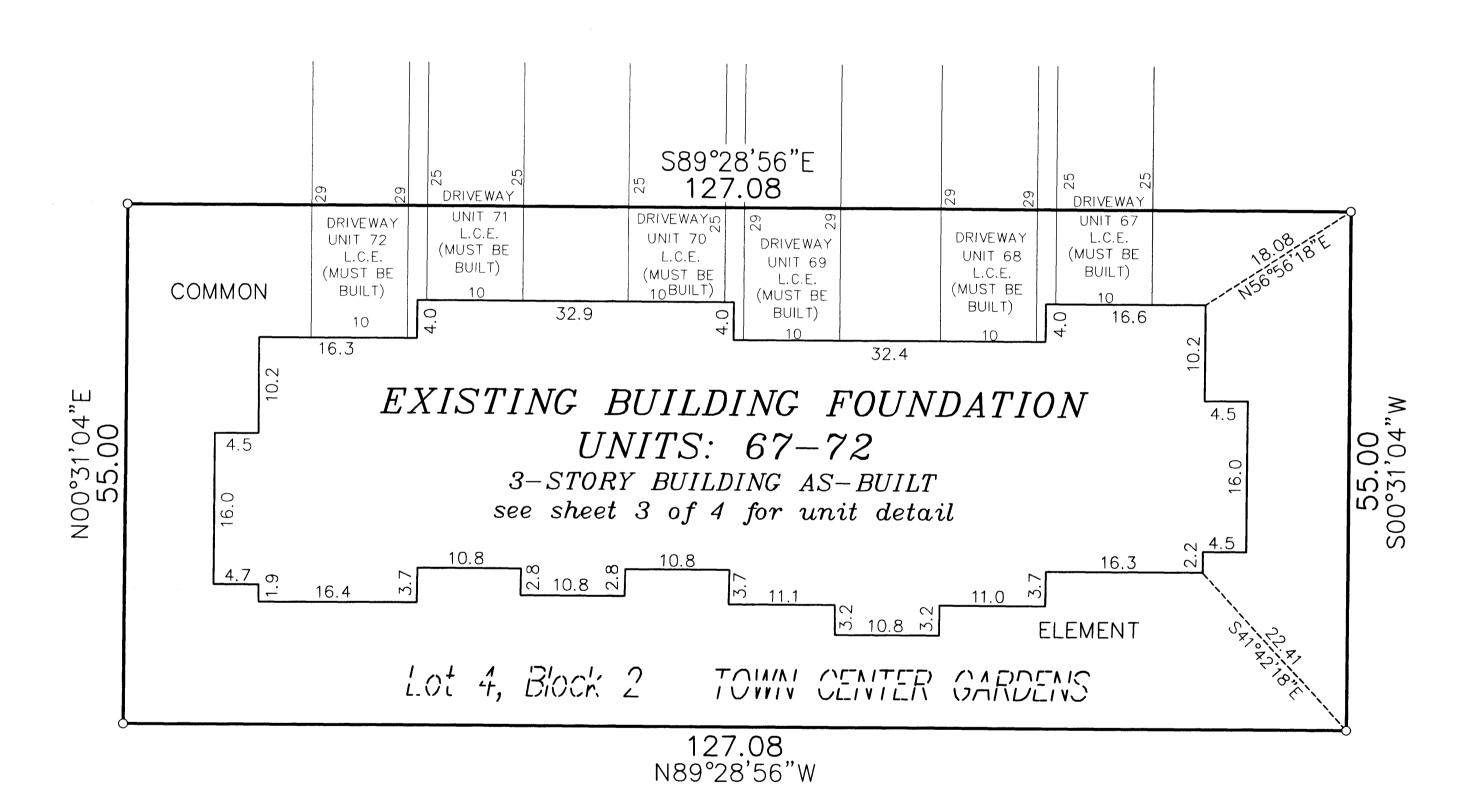
DOC# 1945443 BOOK 7 CIC Pg. 16

SITE PLAN (AS-BUILT)

TOWN CENTER GARDENS VILLAGE HOMES A CONDOMINIUM CIC PLAT

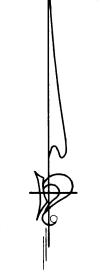
C.R. DOC. NO_____

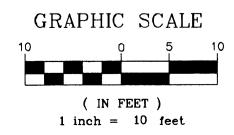
CITY OF RAMSEY COUNTY OF ANOKA SEC. 28, TWP. 32, RGE. 25



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

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"







006+1945443 Book 7 C16 Pg.15

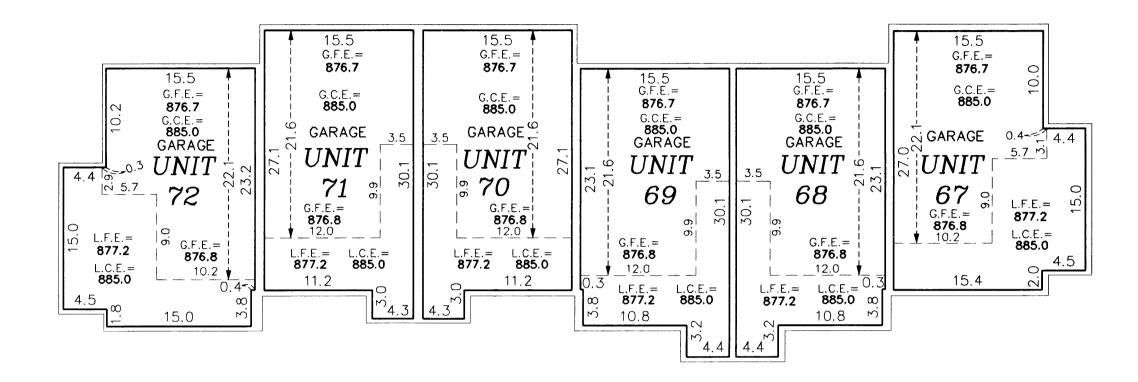
UNIT DETAIL (AS-BUILT)

TOWN CENTER GARDENS VILLAGE HOMES A CONDOMINIUM CIC PLAT

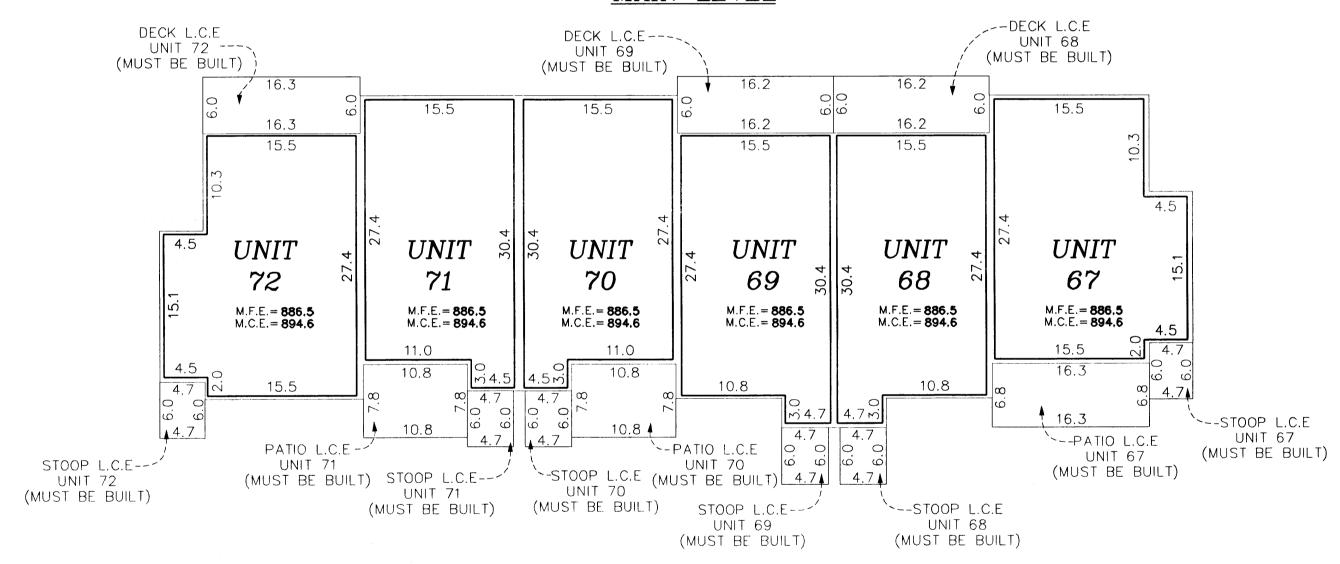
C.R. DOC. NO._____

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

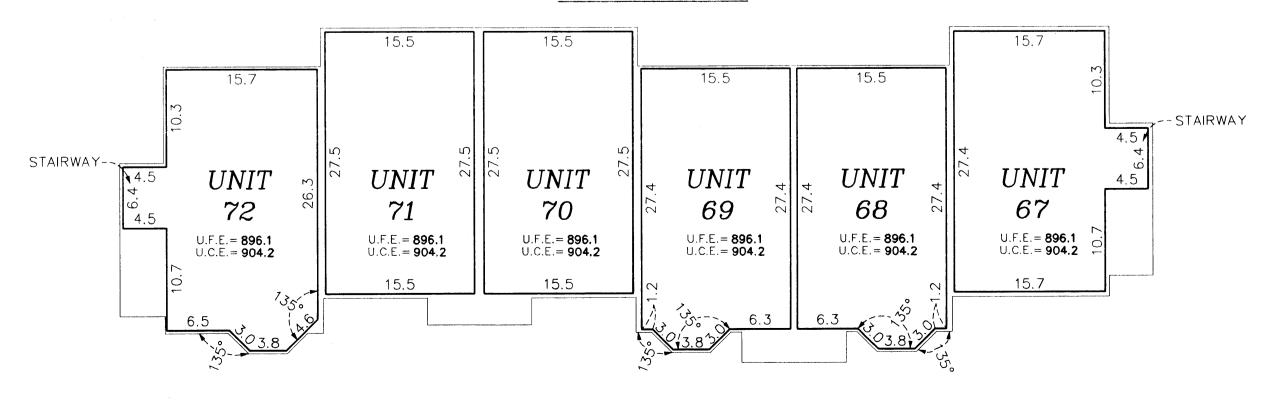
LOWER LEVEL



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.

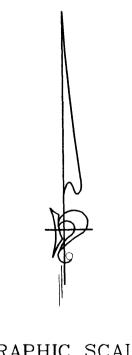
Upper Level Floor Elevation = U.F.E.

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

10 0 5

(IN FEET)
1 inch = 10 feet

* PIONEER

* engineering

LAND SURVEYORS • CIVIL ENGINEERS

LAND PLANNERS • LANDSCAPE ARCHITECTS

DOL# 1945463 BOOK 7 CIC Pg. 16

SITE PLAN (AS-BUILT)

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

