

OFFICIAL PLAT

SITE PLAN

BK 8 of CIC pg 7

This CIC plat is part of the Declaration recorded as Document No. 481949.004 on this 1 day of March, 2005.

CIC NUMBER 180
GABLES 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 180, GABLES AT WATERSTONE BAY, A CONDOMINIUM, being located upon

Lot 4, Block 3, THE LAKES OF RADISSON FOURTEENTH ADDITION, Anoka County, Minnesota, and the additional real estate is located upon the following described property designated as:

Lots 1 through 3, inclusive, and Lots 5 through 13, inclusive, Block 3; THE LAKES OF RADISSON FOURTEENTH ADDITION, Anoka County, Minnesota,

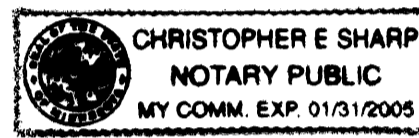
and that this CIC plat fully and accurately depicts all information required by Minnesota Statutes, Section 515B.2-110.

Dated this 24th day of January, 2005.

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

STATE OF MINNESOTA
COUNTY OF ANOKA

The foregoing certificate was acknowledged before me this 24th day of January, 2005, by Terrence E. Rothenbacher, a Licensed Professional Land Surveyor.



Signature of Christopher E. Sharp, Notary Public, Anoka County, Minnesota, My Commission Expires 01/31/05

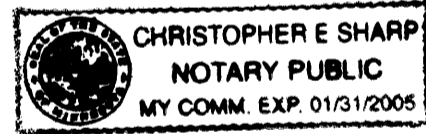
I, Brian F. Kallio pursuant to Minnesota Statutes, Section 515B.2-101(c), do hereby certify that all the units and all structural components and mechanical systems of all buildings containing or comprising any units hereby created, are substantially completed.

Dated this 24th day of January, 2005.

Signature of Brian F. Kallio, Registered Professional Engineer, Minnesota Registration No. 25817

STATE OF MINNESOTA
COUNTY OF ANOKA

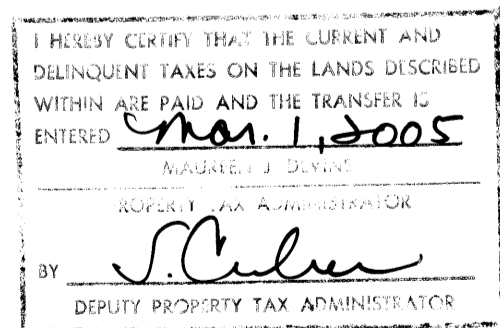
The foregoing certificate was acknowledged before me this 24th day of January, 2005, by Brian F. Kallio, a Registered Professional Engineer.



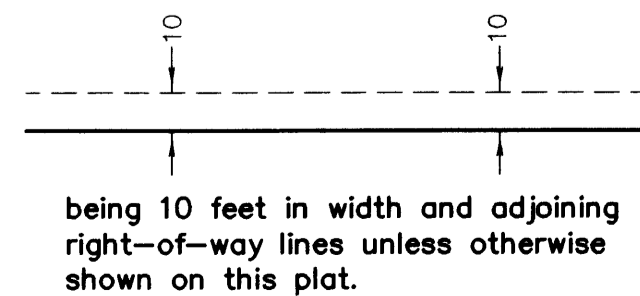
Signature of Christopher E. Sharp, Notary Public, Anoka County, Minnesota, My Commission Expires 01/31/05

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

Signature of Larry D. Stein, Anoka County Surveyor



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



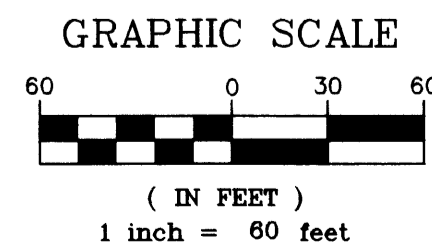
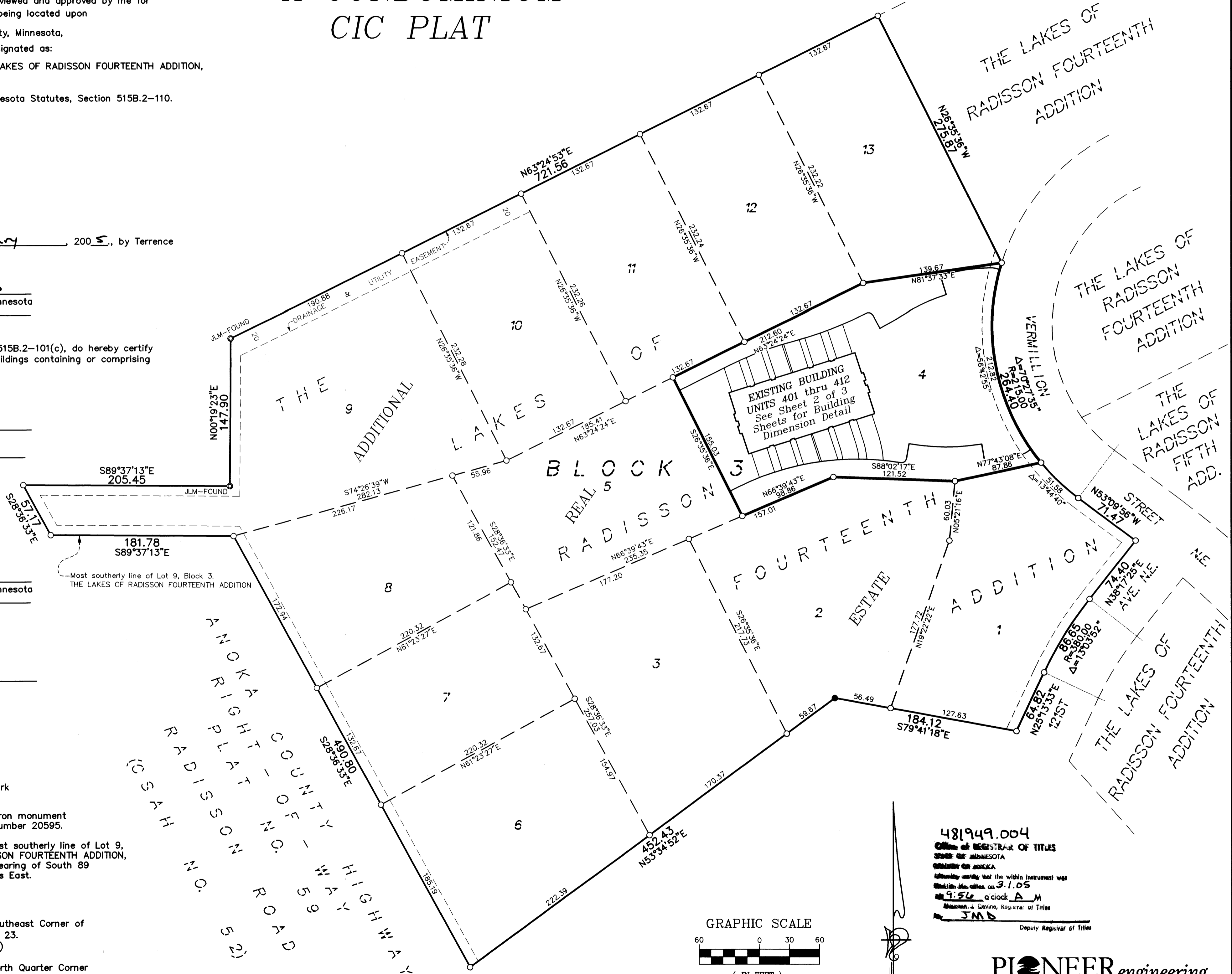
- Denotes Found Judicial Landmark
Denotes found iron monument
Denotes 1/2 inch by 14 inch iron monument set and marked with license number 20595.

Bearings are based on the most southerly line of Lot 9, Block 3, THE LAKES OF RADISSON FOURTEENTH ADDITION, which is assumed to have a bearing of South 89 degrees 37 minutes 13 seconds East.

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)



481949.004
Office of Registrar of Titles
State of Minnesota
City of Anoka
Witnessed and acknowledged before me on 3.1.05 at 9:54 a.m. at the Office of the Registrar of Titles, Blaine, Minnesota.
JMB
Deputy Registrar of Titles

PIONEER Engineering
CIVIL ENGINEERS LAND PLANNERS LAND SURVEYORS LANDSCAPE ARCHITECTS

\$477.00

OFFICIAL PLAT

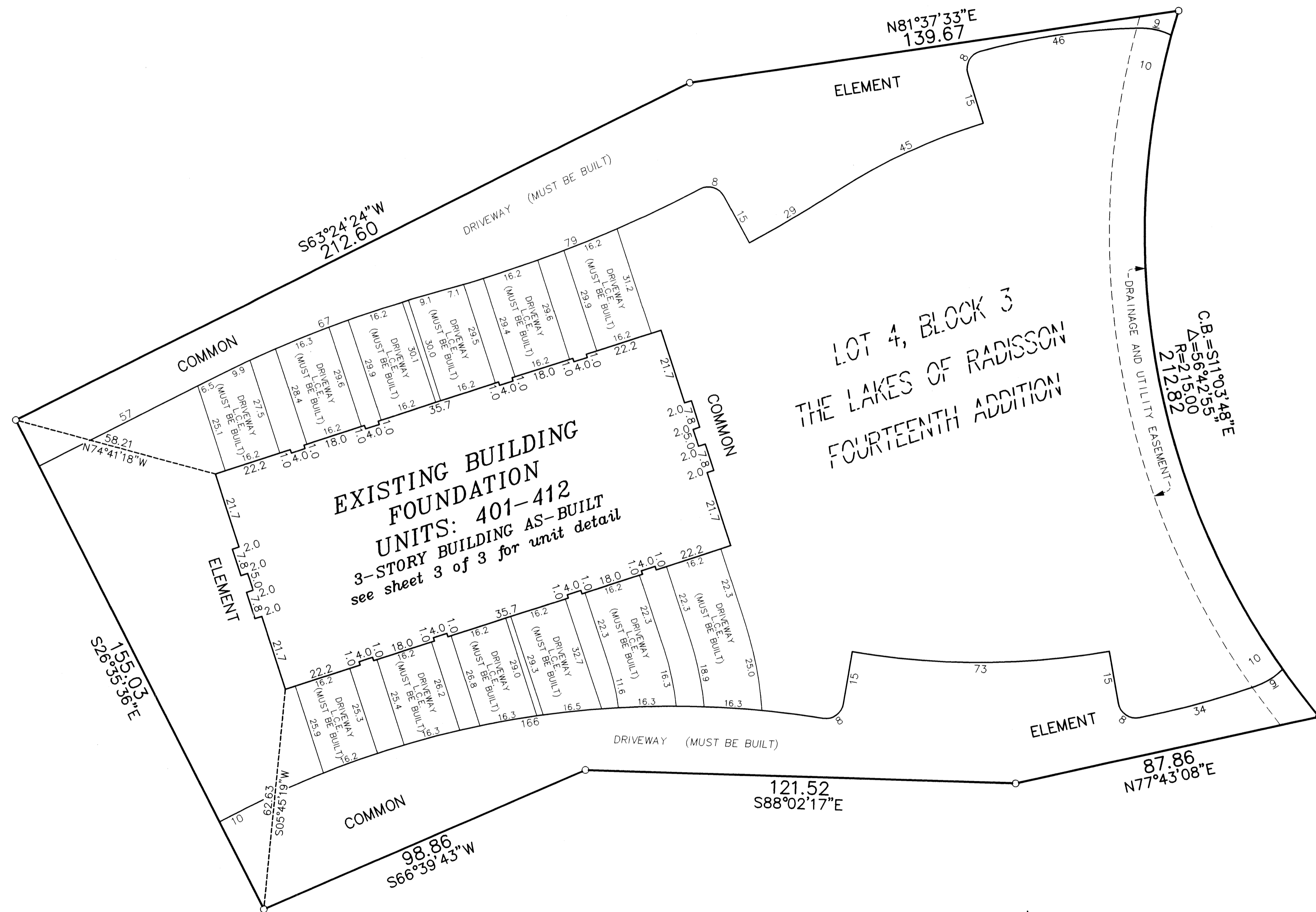
SITE PLAN
(AS-BUILT)

CIC NUMBER 180 GABLES AT WATERSTONE BAY A CONDOMINIUM CIC PLAT

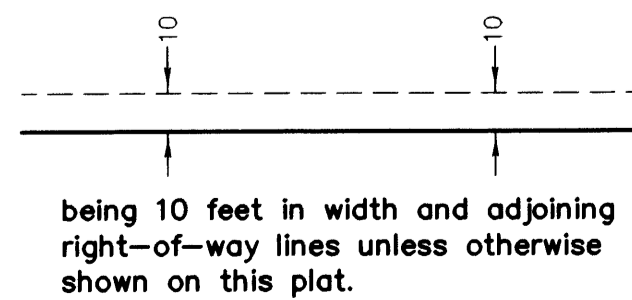
BK 8 of CIC pg 7

C.R. DOC. NO. _____

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



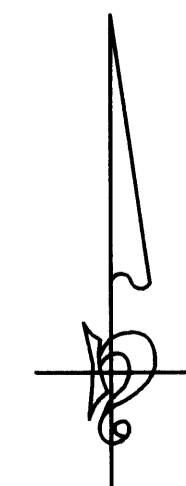
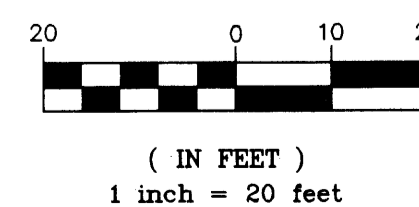
DRAINAGE AND UTILITY
EASEMENTS ARE SHOWN THUS:
(NOT TO SCALE)



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

Bearings are based on the most southerly line of Lot 9, Block 3, THE LAKES OF RADISSON FOURTEENTH ADDITION, which is assumed to have a bearing of South 89 degrees 37 minutes 13 seconds East.

GRAPHIC SCALE



PIONEERengineering
CIVIL ENGINEERS LAND PLANNERS LAND SURVEYORS LANDSCAPE ARCHITECTS

UNIT DETAIL
(AS-BUILT)

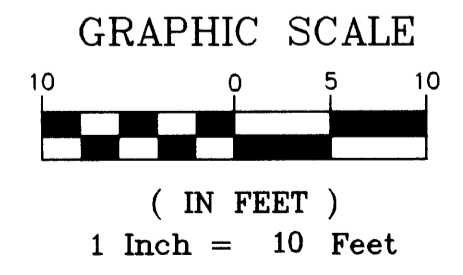
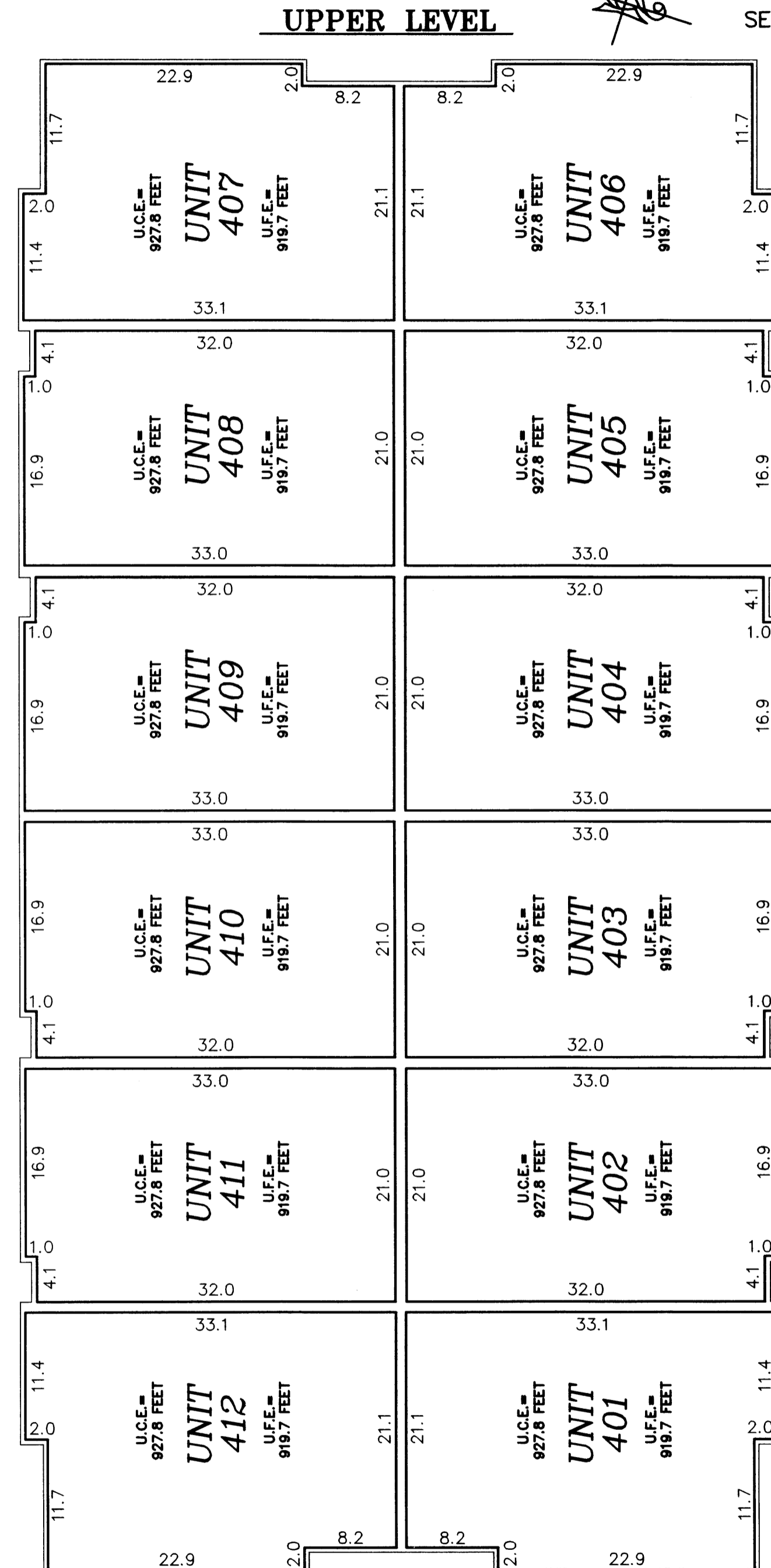
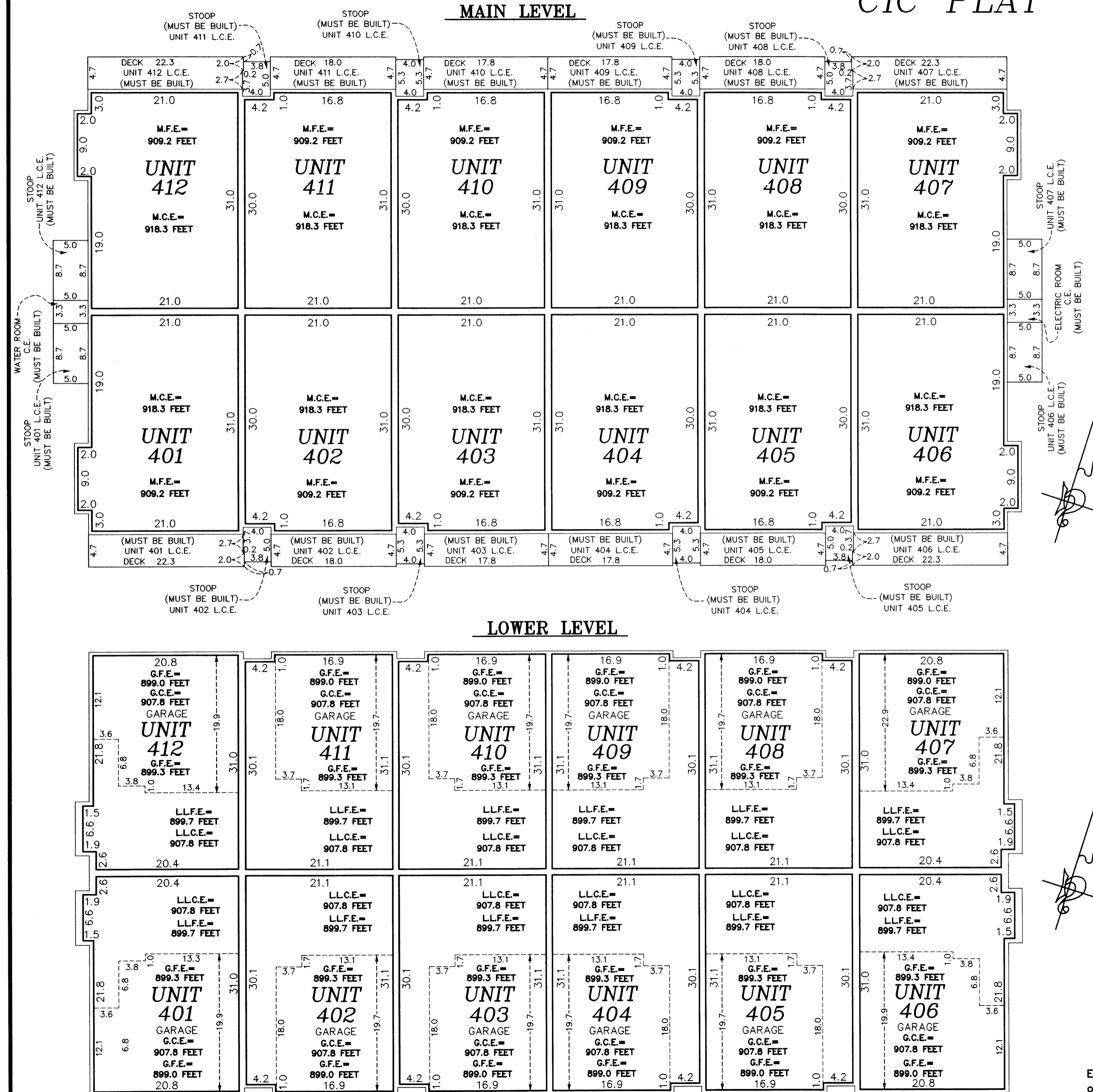
OFFICIAL PLAT

CIC NUMBER 180 GABLES AT WATERSTONE BAY A CONDOMINIUM CIC PLAT

BK80FCIC 097

C.R. DOC. NO. _____

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



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

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

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