

OFFICIAL PLAT

# CIC NUMBER 187

## RIVENWICK CONDOMINIUM

### A CONDOMINIUM

### CIC PLAT

BK7 of CIC pg 36

This CIC plat is part of the Declaration recorded as Document No. 1971399.002 on this 14 day of December 2004

CITY OF RAMSEY  
COUNTY OF ANOKA  
SEC. 34, TWP. 32, RGE. 25

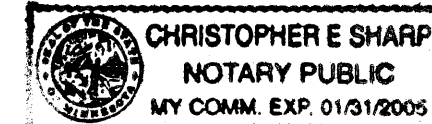
I, Terrence E. Rothenbacher, hereby certify that the work was undertaken by or reviewed and approved by me for this CIC Plat of CIC Number 187, RIVENWICK CONDOMINIUM, A CONDOMINIUM, being located upon:

Lot 7, Block 1, RIVENWICK VILLAGE, Anoka County, Minnesota, and the additional real estate is located upon the following described property designated as:  
Lots 1 through 6, inclusive, Block 1; Lots 10 through 45, inclusive, Block 2; Lots 1 through 20, inclusive, Block 3; RIVENWICK VILLAGE, Anoka County, Minnesota, and that this CIC plat fully and accurately depicts all information required by Minnesota Statutes, Section 515B.2-110.

Dated this 8th day of December, 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 8th day of December, 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 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 8th day of December, 2004.

*Brian F. Kallio*  
Registered Professional Engineer  
Minnesota Registration No. 25817

STATE OF MINNESOTA  
COUNTY OF ANOKA



The foregoing certificate was acknowledged before me this 8th day of December, 2004, by BRIAN F. KALLIO a Registered Professional Engineer.

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

Checked and approved this 14th day of DECEMBER, 2004.

*Larry D. DeWine*  
Anoka County Surveyor

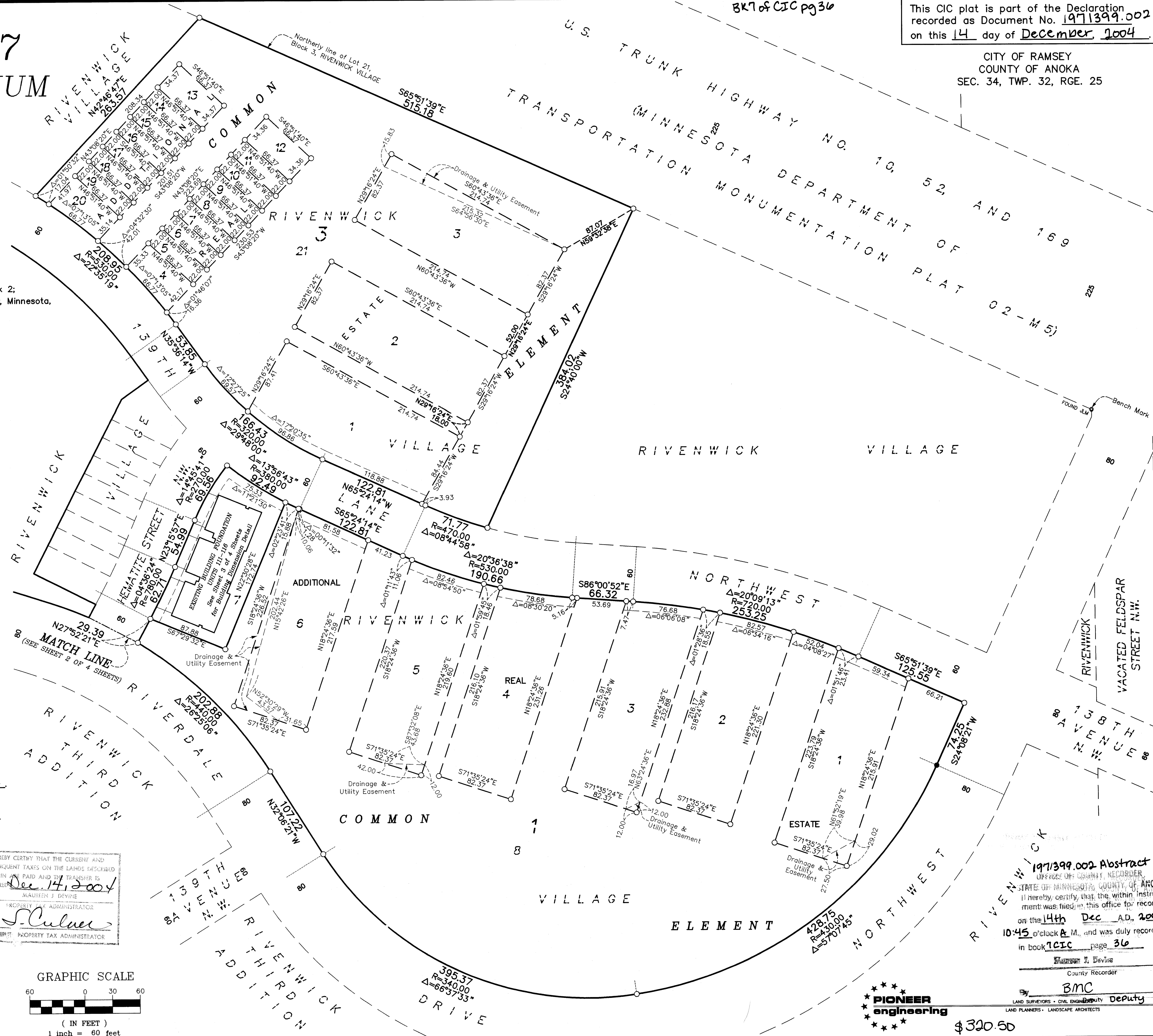
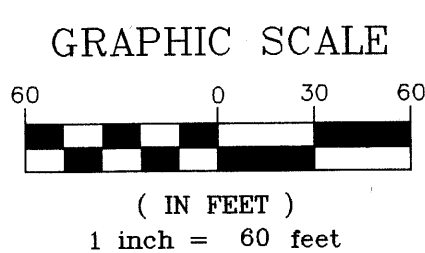
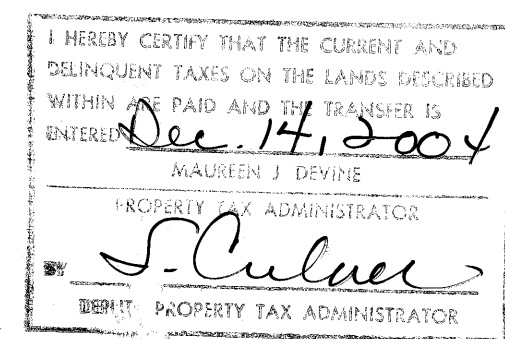
- Denotes Found Judicial Landmark
- Denotes found iron monument
- Denotes 1/2 inch by 14 inch iron monument set and marked with license number 20595.

For the purposes of this CIC the northerly line of Lot 21, Block 3, RIVENWICK VILLAGE, is assumed to have a bearing of South 65 degrees 51 minutes 39 seconds East.

BENCH MARK

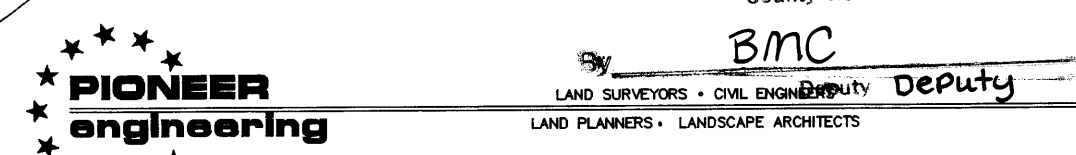
Judicial Land Mark located at the most Northeast corner of Outlot B, RIVENWICK VILLAGE.

Elevation= 859.04 (NGVD 1929)



1971399.002 Abstract  
STATE OF MINNESOTA, COUNTY OF ANOKA  
I hereby certify that the within instrument was filed in this office for record on the 14th Dec AD, 2004 at 10:45 o'clock A.M. and was duly recorded in book 7CIC page 36

Maureen J. Devine  
County Recorder

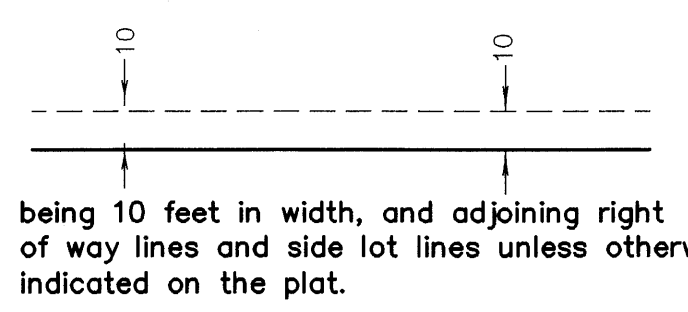


\$320.50

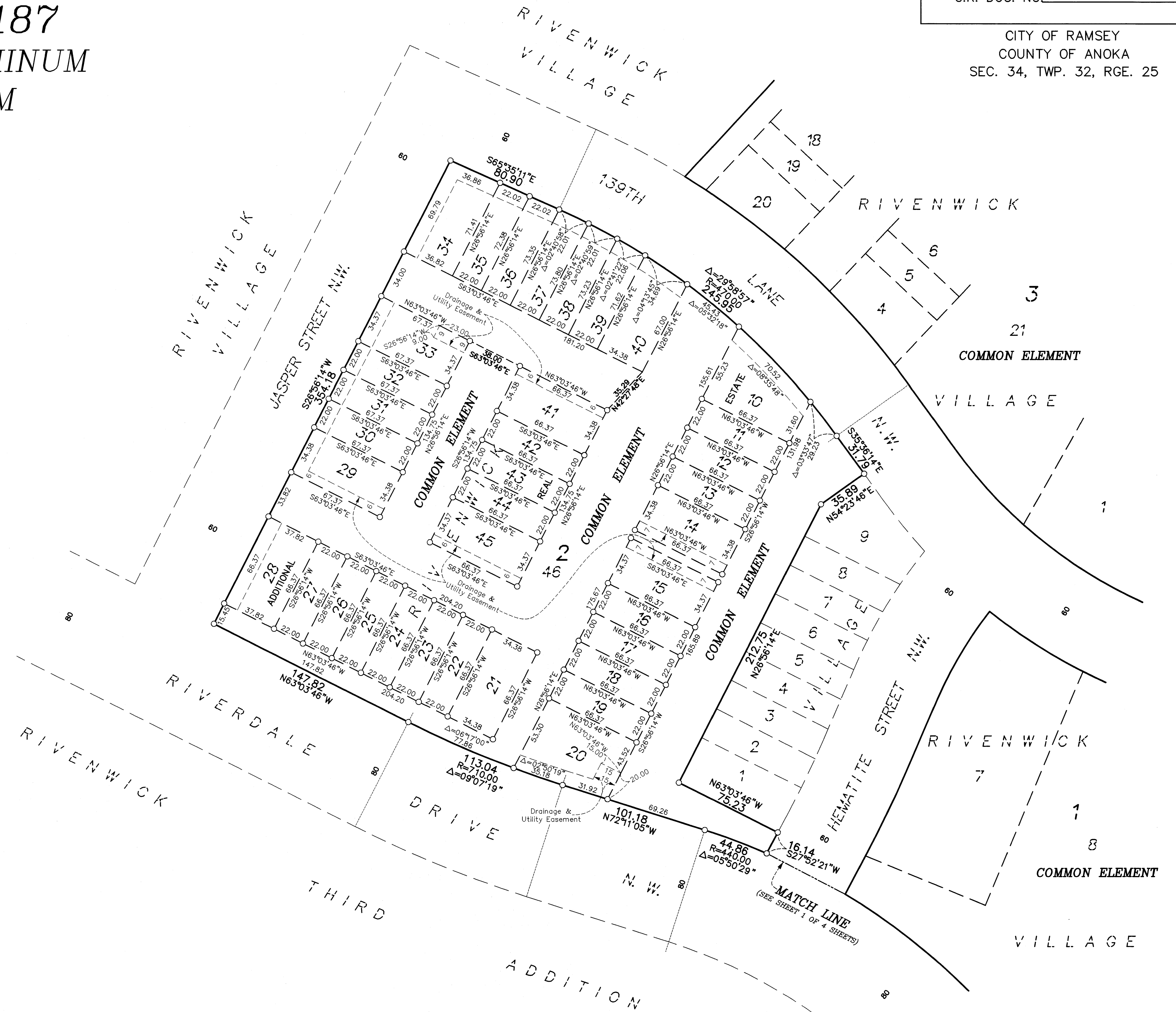
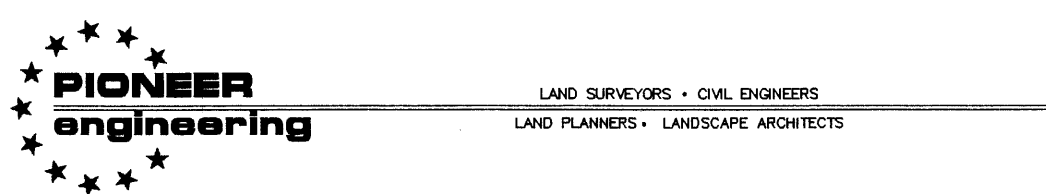
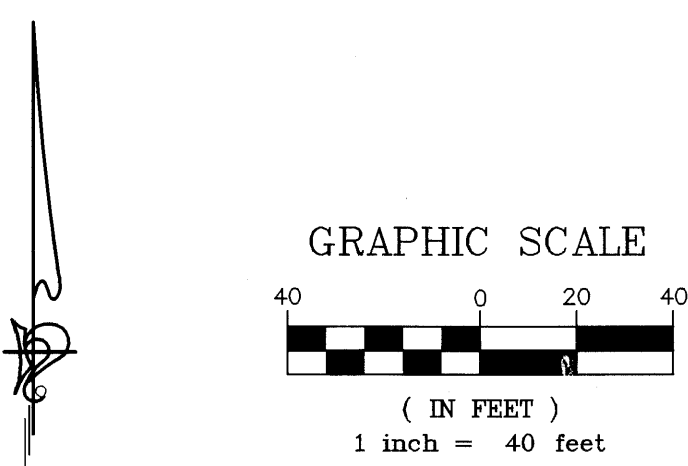
# CIC NUMBER 187 RIVENWICK CONDOMINIUM A CONDOMINIUM CIC PLAT

CITY OF RAMSEY  
COUNTY OF ANOKA  
SEC. 34, TWP. 32, RGE. 25

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.  
For the purposes of this CIC the northerly line of  
Lot 21, Block 3, RIVENWICK VILLAGE, is assumed  
to have a bearing of South 65 degrees 51 minutes  
39 seconds East.



# CIC NUMBER 187

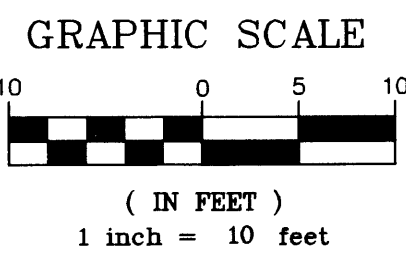
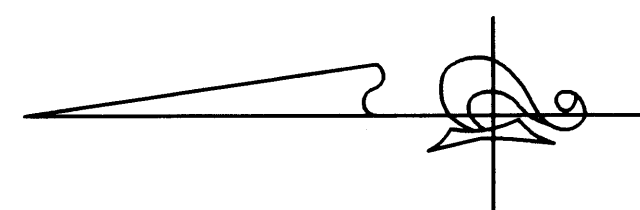
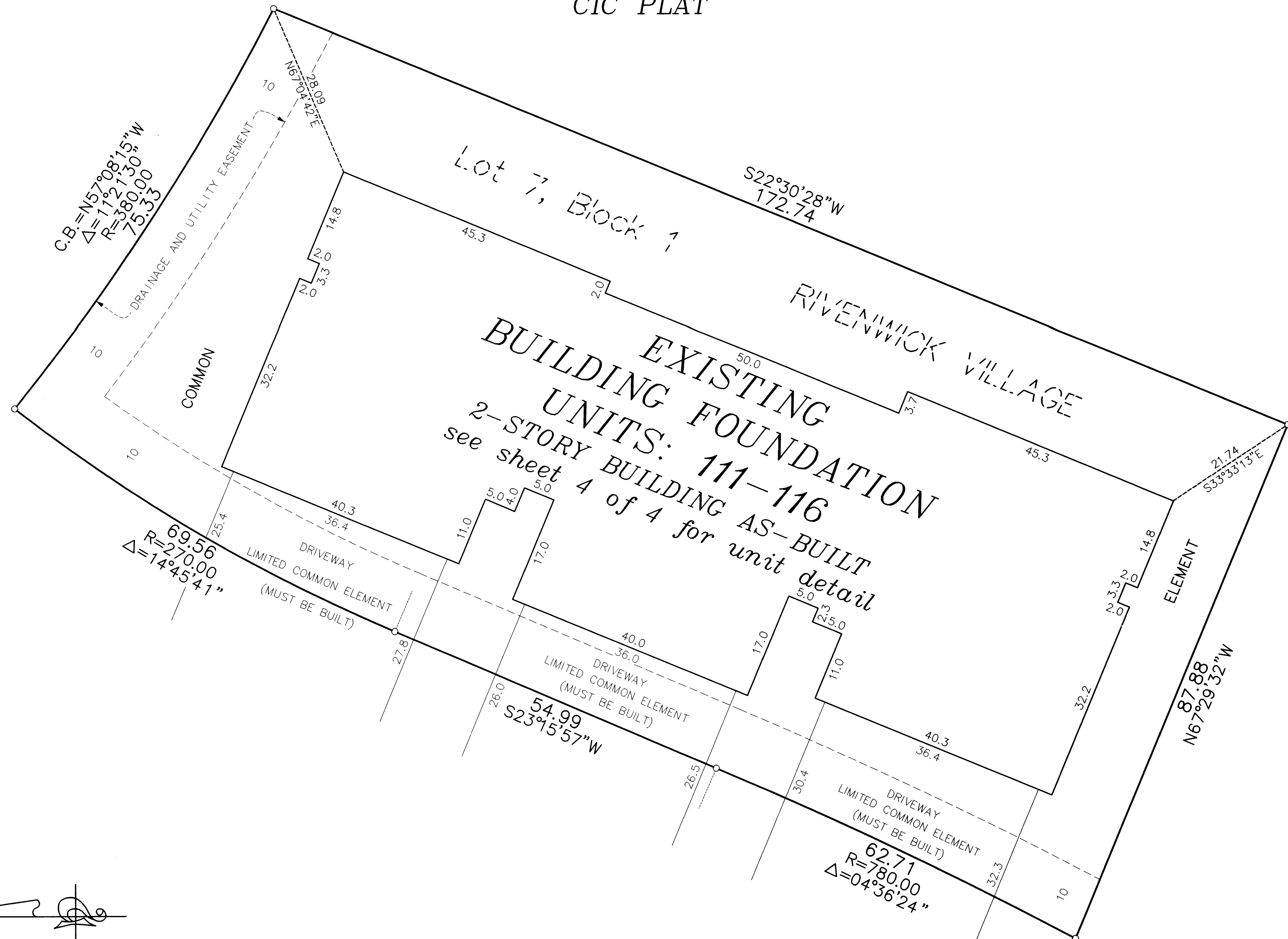
## RIVENWICK CONDOMINIUM

### A CONDOMINIUM

#### CIC PLAT

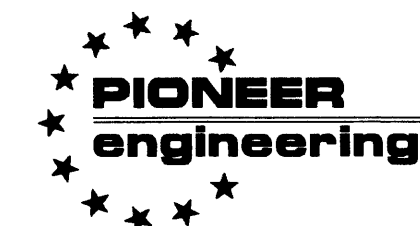
C.R. DOC. NO. \_\_\_\_\_

CITY OF RAMSEY  
COUNTY OF ANOKA  
SEC. 34, TWP. 32, RGE. 25



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

For the purposes of this CIC the northerly line of Lot 21, Block 3, RIVENWICK VILLAGE, is assumed to have a bearing of South 65 degrees 51 minutes 39 seconds East.



LAND SURVEYORS • CIVIL ENGINEERS  
LAND PLANNERS • LANDSCAPE ARCHITECTS

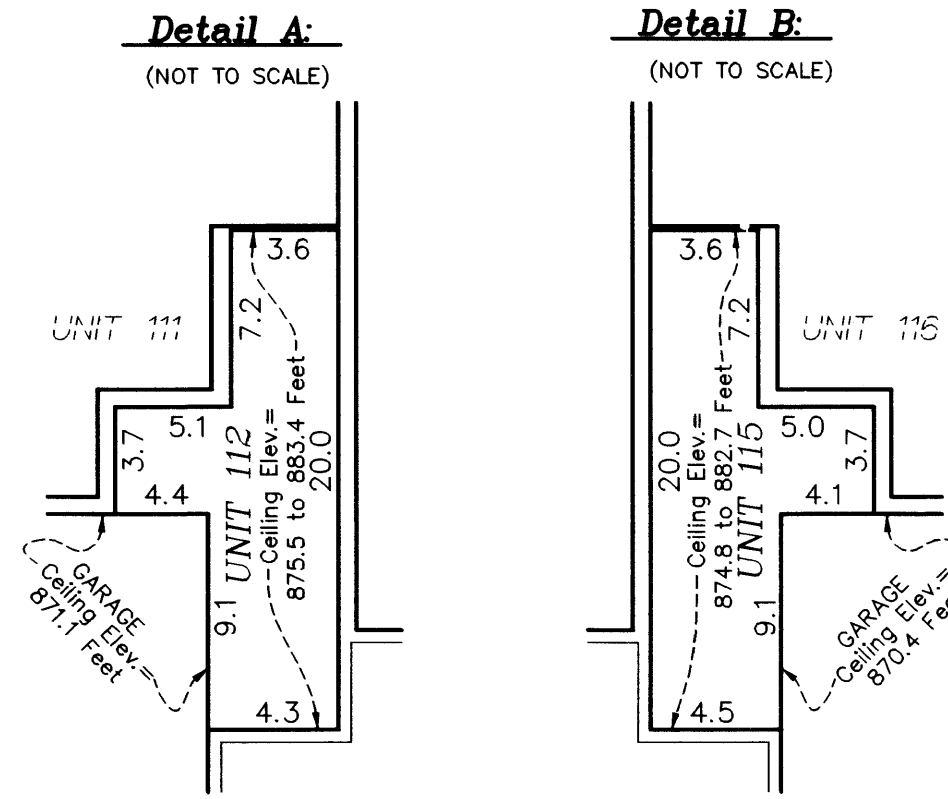


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**Lower Level Elevations**

Units 111, 112, 113, and 114 garage floor front elevation = 861.3 feet  
 Units 111, 112, 113, and 114 garage floor rear elevation = 861.7 feet  
 Units 111, 112, 113, and 114 garage ceiling elevation = 871.1 feet  
 Units 111, 112, 113, and 114 lower level floor elevation = 862.0 feet  
 Units 111, 112, 113, and 114 lower level ceiling elevation = 871.1 feet  
 Units 113 and 114 lower level ceiling elevation varies from 871.1 feet to 880.7 feet  
 Units 115 and 116 garage floor front elevation = 860.6 feet  
 Units 115 and 116 garage floor rear elevation = 861.0 feet  
 Units 115 and 116 garage ceiling elevation = 870.4 feet  
 Units 115 and 116 lower level floor elevation = 861.3 feet  
 Units 115 and 116 lower level ceiling elevation = 870.4 feet

**Upper Level Elevations**

Units 112, 113, and 114 upper level floor elevation = 872.6 feet  
 Unit 112 upper level ceiling elevation varies from 875.5 feet to 885.0 feet  
 Unit 113 upper level ceiling elevation = 880.7 feet  
 Unit 114 upper level ceiling elevation varies from 880.7 feet to 883.9 feet  
 Unit 115 upper level floor elevation = 871.9 feet  
 Unit 115 upper level ceiling elevation varies from 874.8 feet to 884.3 feet

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.

L.C.E. = Limited Common Element

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

