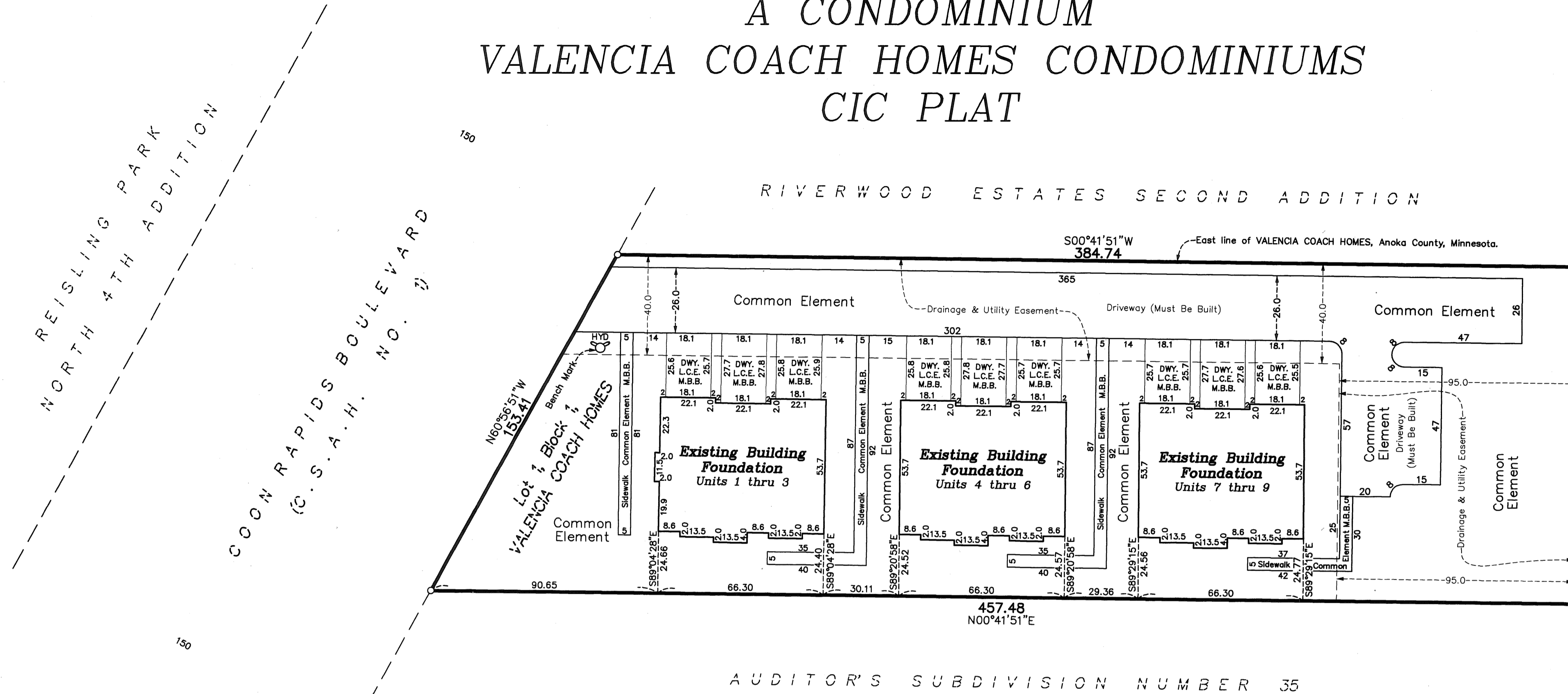


SITE PLAN

# CIC NUMBER 204 A CONDOMINIUM VALENCIA COACH HOMES CONDOMINIUMS CIC PLAT



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 204, A CONDOMINIUM, VALENCIA COACH HOMES CONDOMINIUMS, being located upon:

Lot 1, Block 1, VALENCIA COACH HOMES, according to the recorded plat thereof, Anoka County, Minnesota, and that this CIC plat fully and accurately depicts all information required by Minnesota Statutes, Section 515B.2-110.

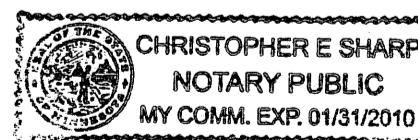
Dated this 18th day of June, 2007.

*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 18th day of June, 2007, by Terrence E. Rothenbacher, a Licensed Professional Land Surveyor.

*Christopher E Sharp*  
Notary Public, Anoka County, Minnesota  
My Commission Expires January 31, 2010



I, Brian J. Krystofek pursuant to Minnesota Statutes, Section 515B.2-101(c), do hereby certify that the units and the structural components of the structures containing the units and the mechanical systems serving more than one unit are substantially completed.

Dated this 18th day of June, 2007.

*Brian J. Krystofek*  
Licensed Professional Engineer  
Minnesota License No. 25063

STATE OF MINNESOTA  
COUNTY OF ANOKA

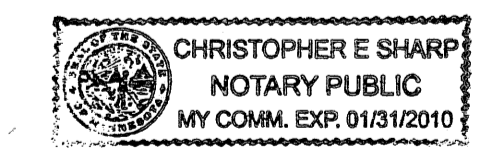
The foregoing certificate was acknowledged before me this 18th day of June, 2007, by Brian J. Krystofek, a Licensed Professional Engineer.

*Christopher E Sharp*  
Notary Public, Anoka County, Minnesota  
My Commission Expires January 31, 2010

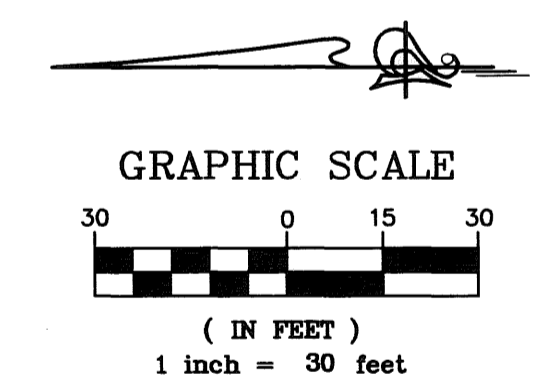
Checked and approved this 27th day of July, 2007.

*Larry D. ...*  
Anoka County Surveyor

492389.004 Towns  
Office of REGISTRAR OF TITLES  
STATE OF MINNESOTA  
COUNTY OF ANOKA  
I hereby certify that the within instrument was filed in this office on Aug 3, 2007 at 10:02 o'clock A.M.  
Maureen J. Devins, Registrar of Titles  
by *JMD* Deputy Registrar of Titles



I HEREBY CERTIFY THAT THE CURRENT AND DELINQUENT TAXES ON THE LANDS DESCRIBED WITHIN ARE PAID AND THE TRANSFER IS ENTERED Aug 3, 2007  
MAUREEN J. DEVINS  
PROPERTY TAX ADMINISTRATOR  
BY *SCulver*  
DEPUTY PROPERTY TAX ADMINISTRATOR



**BENCH MARK**  
Top nut of Hydrant located along the northerly line of VALENCIA COACH HOMES.  
Elevation= 962.63 feet (NGVD 1929)

See sheet 2 of 2 sheets for Unit Details.

Drainage and Utility Easements shown, are per the plat of VALENCIA COACH HOMES.

DWY. Denotes Driveway  
L.C.E. Denotes Limited Common Element  
M.B.B. Denotes Must Be Built

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

For the purposes of this plat, the east line of VALENCIA COACH HOMES, is assumed to have a bearing of South 00 degrees 41 minutes 51 seconds West.

**PIONEERengineering**  
CIVIL ENGINEERS LAND PLANNERS LAND SURVEYORS LANDSCAPE ARCHITECTS

\$36.00

UNIT DETAIL  
(AS-BUILT)

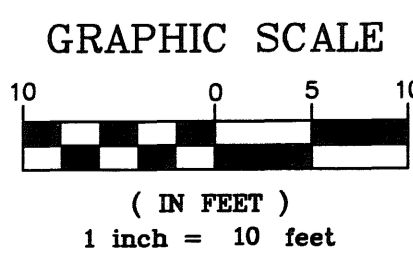
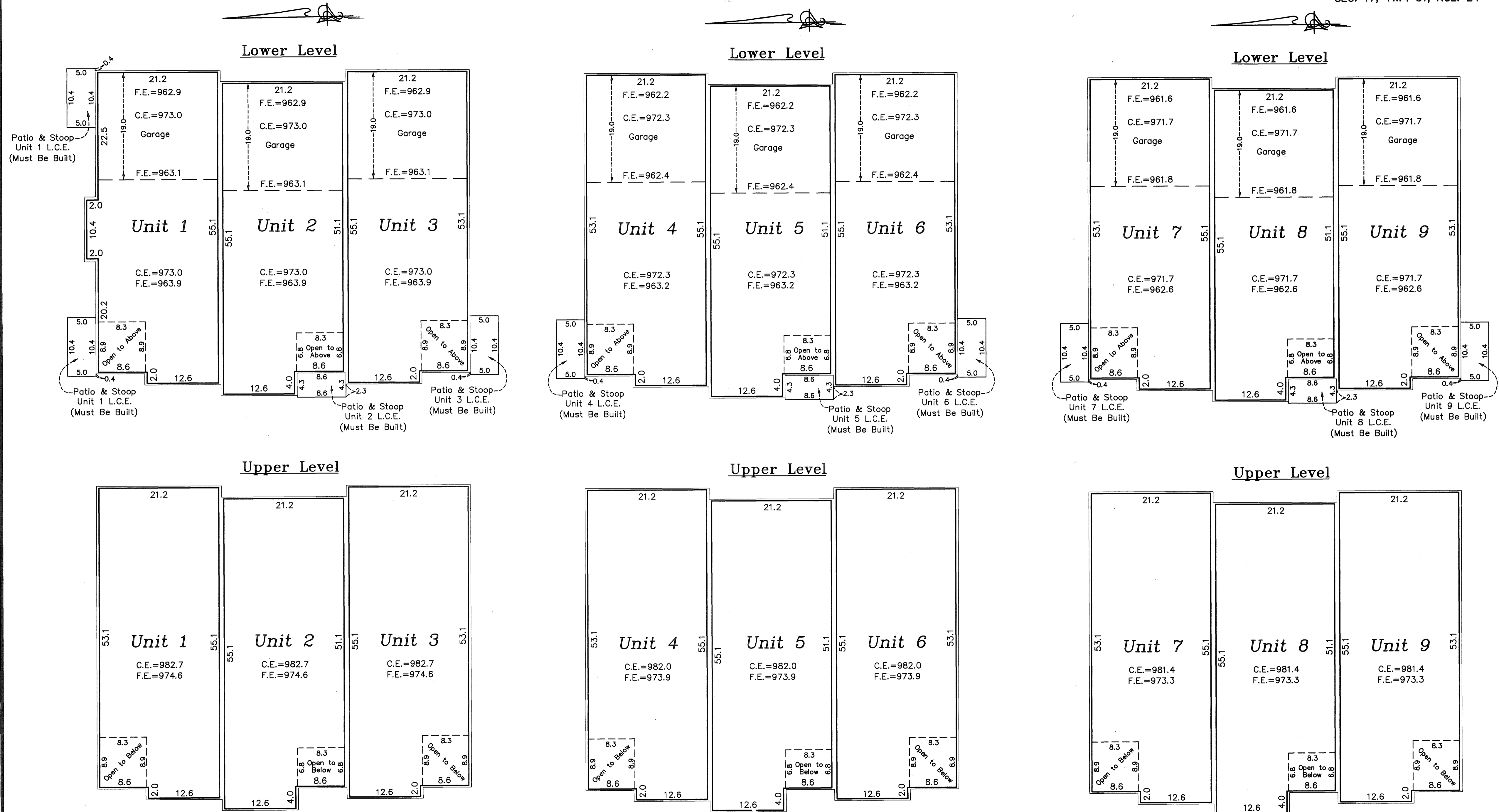
# CIC NUMBER 204

## A CONDOMINIUM, VALENCIA COACH HOMES CONDOMINIUMS

### CIC PLAT

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

CITY OF COON RAPIDS  
COUNTY OF ANOKA  
SEC. 17, TWP. 31, RGE. 24



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

C.E. = Ceiling Elevation  
F.E. = Floor Elevation  
L.C.E. = Limited Common Element

Elevations are referenced to a benchmark as noted on the site plan on Sheet 1 of 2 Sheets and are shown in feet and tenths of a foot.

**PIONEER**Engineering  
CIVIL ENGINEERS LAND PLANNERS LAND SURVEYORS LANDSCAPE ARCHITECTS