

OFFICIAL PLAT

# CIC NUMBER 230 A CONDOMINIUM

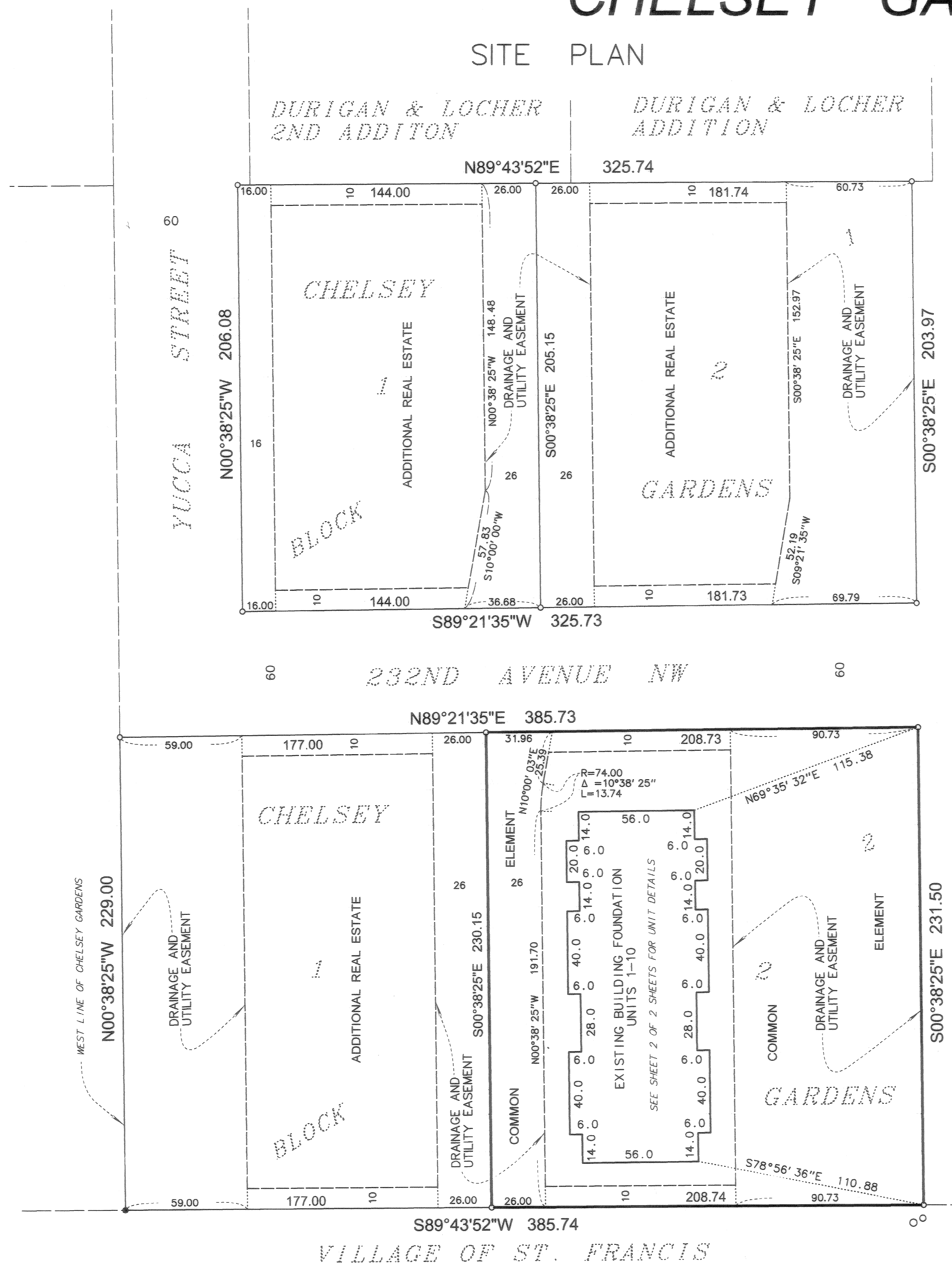
BK 9 C10 P 21

This CIC plat is part of the Declaration recorded as  
Document No. 1963821.001 on this 21st  
day of April, 2006  
Murray J. Devine  
County Recorder, Anoka County, Minnesota

## CHELSEY GARDENS CONDOMINIUM CIC PLAT

CITY OF ST. FRANCIS  
ANOKA COUNTY, MN  
Sec. 32, Twp. 34, R. 24

SITE PLAN



I, Gregory R. Prasch, do hereby certify that the work was undertaken by or reviewed and approved by me for this  
CIC Plat of CIC NUMBER 230, CHELSEY GARDENS CONDOMINIUM, being located upon

Lot 2, Block 2, Chelsey Gardens, Anoka County, Minnesota.

and Additional Real Estate described as follows:

Lot 1, Block 1; Lot 2, Block 1 and Lot 1, Block 2, Chelsey Gardens, Anoka County, Minnesota.

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

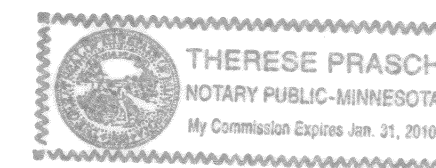
Dated this 20th day of April, 2006

Gregory R. Prasch

Gregory R. Prasch, Registered Land Surveyor  
Minnesota License No. 24992

State of Minnesota  
County of Hennepin

The foregoing instrument was acknowledged before me this 20th day of APRIL, 2006  
by Gregory R. Prasch, a registered professional land surveyor.



Therese Prasch  
Notary Public, Hennepin County, Minnesota  
My Commission Expires January 31, 2010

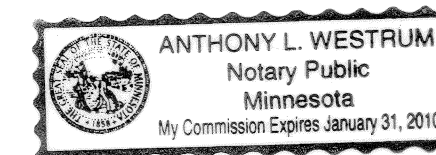
I, Hamid M. Kashani, pursuant to Minnesota Statutes, Section 515B.2-101(c), do hereby certify that all structural components and  
mechanical systems serving more than one unit in all buildings containing the units thereby created are substantially completed.

Dated this 20th day of APRIL, 2006

Hamid M. Kashani  
Hamid M. Kashani a licensed Architect  
Minnesota License No. 20103

State of Minnesota  
County of Hennepin

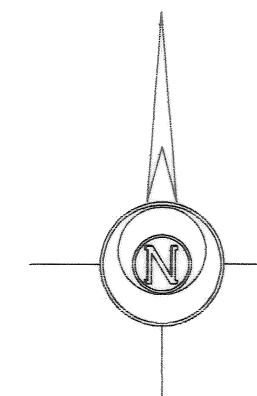
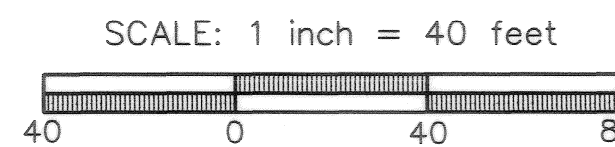
The foregoing instrument was acknowledged before me this 20th day of April, 2006  
by Hamid M. Kashani, a licensed professional architect.



Anthony L. Westrum  
Notary Public, Hennepin County, Minnesota  
My Commission Expires 1-31-2010

This CIC Plat has been reviewed and is approved this 21st day of APRIL, 2006

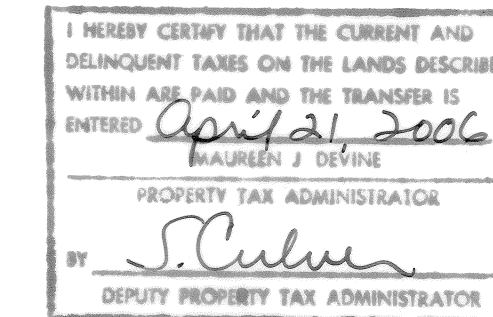
By Larry D. Holm  
Larry D. Holm, Anoka County Surveyor



BENCHMARK: TOP NUT OF HYDRANT  
100+ FEET SOUTH OF 232ND AVENUE  
NW ON AMBASSADOR BLVD.  
ELEVATION = 915.77 FEET, (N.G.V.D. 1929)

FOR THE PURPOSES OF THIS PLAT  
THE WEST LINE OF CHELSEY GARDENS  
IS ASSUMED TO BEAR NORTH 00°38' 25" WEST

LOT SURVEYS COMPANY, INC.  
LAND SURVEYORS



- DENOTES IRON MONUMENT
- DENOTES IRON MONUMENT FOUND

458.0



# CIC NUMBER 230 A CONDOMINIUM CHELSEY GARDENS CONDOMINIUM CIC PLAT

CITY OF ST. FRANCIS  
ANOKA COUNTY, MN  
Sec. 32, Twp. 34, R. 24

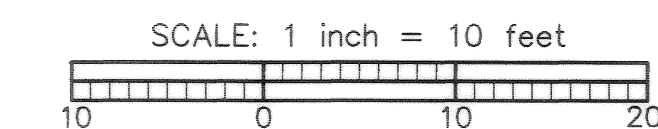
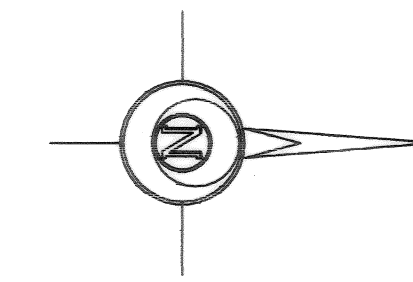
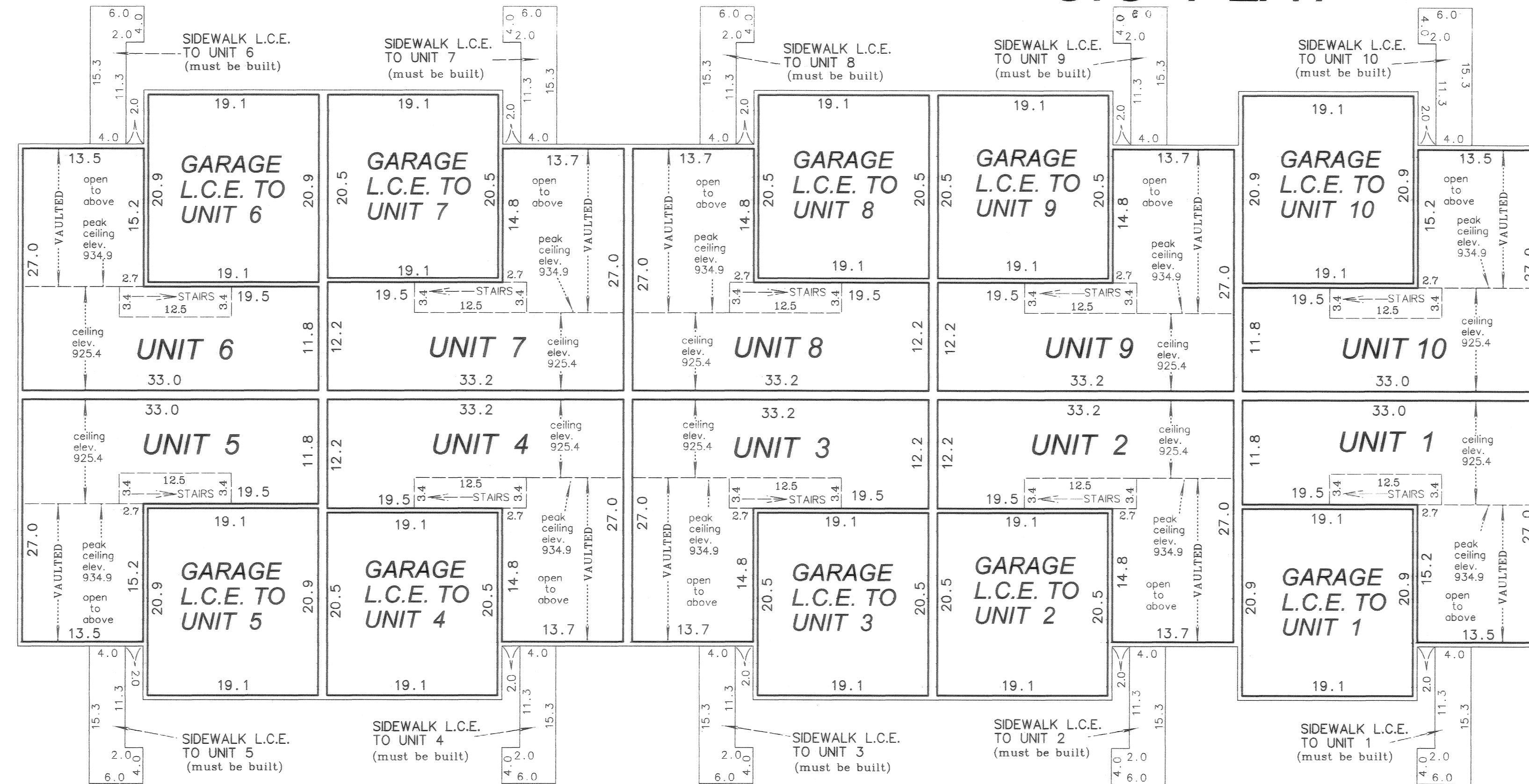
## UNIT DETAIL (AS-BUILT)

### FIRST LEVEL ELEVATIONS

ALL UNITS FIRST LEVEL FLOOR ELEVATION = 917.3 FEET  
ALL UNITS FIRST LEVEL CEILING ELEVATION VARIES FROM 925.4 FEET TO 934.9 FEET

### GARAGE LEVEL ELEVATIONS

ALL UNITS FLOOR ELEVATION AT GARAGE DOOR = 916.2 FEET  
ALL UNITS FLOOR ELEVATION AT BACK OF GARAGE = 916.5 FEET  
ALL UNITS CEILING ELEVATION = 917.3 FEET



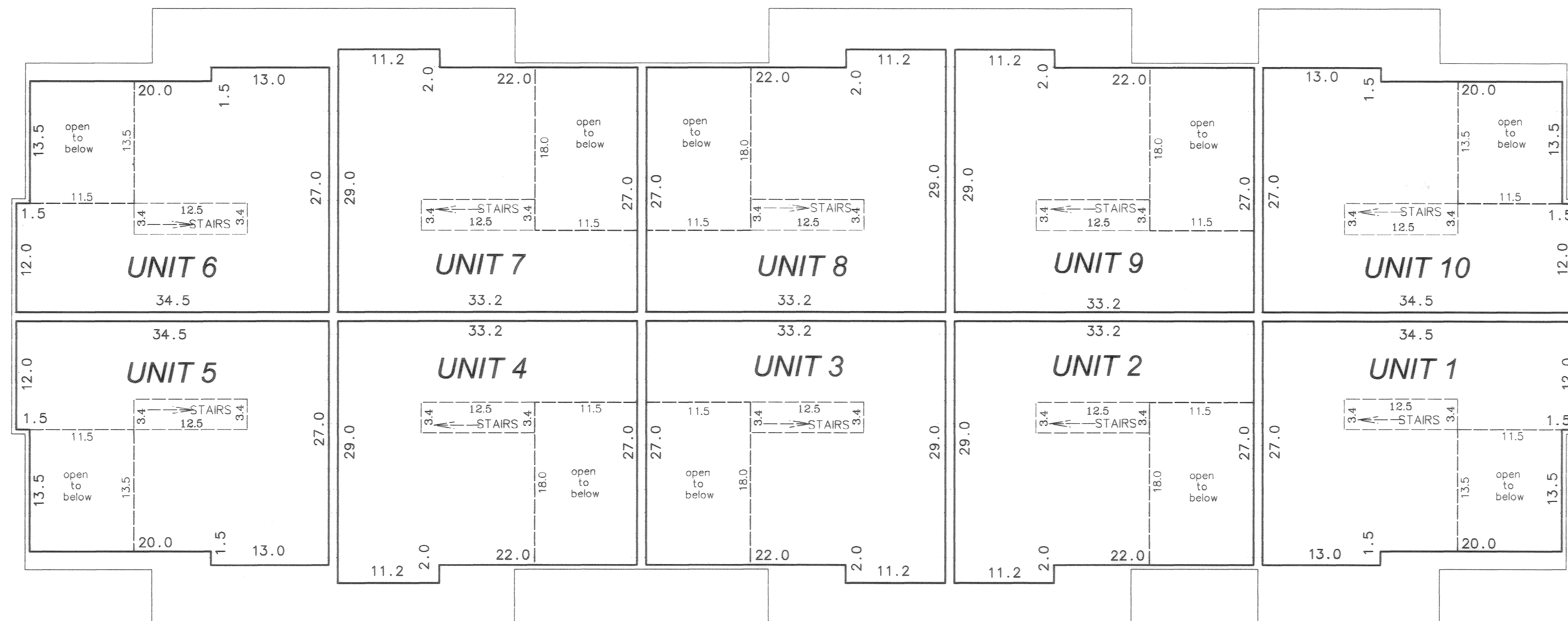
### SECOND LEVEL ELEVATIONS

ALL UNITS SECOND LEVEL FLOOR ELEVATION = 926.8 FEET  
ALL UNITS FIRST LEVEL CEILING ELEVATION = 934.9 FEET  
(UNLESS OTHERWISE NOTED)

ELEVATIONS ARE REFERENCED TO A BENCHMARK AS SHOWN ON THE SITE PLAN ON SHEET 1 OF 2 SHEETS AND ARE SHOWN IN FEET AND TENTHS OF A FOOT.

INTERIOR DIMENSIONS SHOWN ARE MEASURED TO THE UNFINISHED SURFACE OF WALLS, FLOORS AND CEILINGS.

- L.C.E. - DENOTES LIMITED COMMON ELEMENT
- ↖ - DENOTES DIRECTION TO HIGHEST ELEVATION OF STAIRS



**LOT SURVEYS COMPANY, INC.**  
LAND SURVEYORS