

# CIC NUMBER 247

## A CONDOMINIUM PARKSIDE VILLAGE AT RAMSEY TOWN CENTER THIRTEENTH SUPPLEMENTAL CIC PLAT

This THIRTEENTH SUPPLEMENTAL CIC plat is part of the Declaration recorded as Document No. 630699.002 on this 21 day of JANUARY, 2026.

CITY OF RAMSEY  
COUNTY OF ANOKA  
SEC. 28, T. 32, R. 25

I, Peter J. Hawkinson, do hereby certify that the work was undertaken by, or reviewed and approved by, me for this THIRTEENTH SUPPLEMENTAL CIC Plat of Common Interest Community Number 247, A CONDOMINIUM, PARKSIDE VILLAGE AT RAMSEY TOWN CENTER, being located upon:

Lot 5 and 5A, Block 4, AND Outlot C, RAMSEY TOWN CENTER 9TH ADDITION, according to the recorded plat thereof, Anoka County, Minnesota.

And the Additional Real Estate described as:

Outlot A, Ramsey Town Center 9th Addition  
All in Anoka County, Minnesota.

And fully and accurately depicts all information required by Minnesota Statutes, Section 515B.2-1101 (c). Dated this 18<sup>th</sup> day of December, 20 25.

  
Peter J. Hawkinson, Land Surveyor  
Minnesota License No. 42299

STATE OF MINNESOTA  
COUNTY OF Dakota

The foregoing instrument was acknowledged before me this 18<sup>th</sup> day of December, 20 25, by Peter J. Hawkinson.

  
Signature  
Nicholas J. Kalsrud  
Printed Name  
Notary Public, Dakota County Minnesota  
My Commission Expires 1-31-2030

I, Brian Molinaro, pursuant to Minnesota Statutes, Section 515B.2-101(c), do hereby certify that the structural components of the structures containing the units and the mechanical systems serving more than one unit, are substantially completed. Dated this 18<sup>th</sup> day of December, 20 25.

  
Signature  
Brian Molinaro  
Printed Name  
Licensed Engineer  
Minnesota License No. 47504

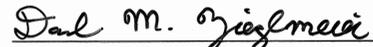
STATE OF MINNESOTA  
COUNTY OF Dakota

The foregoing instrument was acknowledged before me this 18<sup>th</sup> day of December, 20 25, by Brian Molinaro.

  
Signature  
Nicholas J. Kalsrud  
Printed Name  
Notary Public, Dakota County Minnesota  
My Commission Expires 1-31-2030

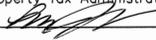
COUNTY SURVEYOR

Pursuant to Minnesota Statutes, Section 389.09, Subd. 1, this CIC Plat has been reviewed and approved this 13<sup>th</sup> day of January, 20 26

By:   
David M. Ziegler, Anoka County Surveyor

COUNTY AUDITOR/TREASURER

Pursuant to Minnesota Statutes, Section 515B.1-116, taxes payable in the year 20 26 on the land hereinbefore described have been paid. Also, pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer entered this 21 day of JANUARY, 20 26.

  
Property Tax Administrator  
By: , Deputy

COUNTY RECORDER/REGISTRAR OF TITLES, County of Anoka, State of Minnesota

I hereby certify that this plat of THIRTEENTH SUPPLEMENTAL COMMON INTEREST COMMUNITY NO. 247 was filed in the office of the County Recorder/Registrar of Titles for public record on this 21 day of JANUARY, 20 26, at 11:14 o'clock A.M. and was duly recorded as Document Number 630699.002.

  
County Recorder/Registrar of Titles  
By: , Deputy

COUNTY RECORDER/REGISTRAR OF TITLES, County of Anoka, State of Minnesota

I hereby certify that this plat of THIRTEENTH SUPPLEMENTAL COMMON INTEREST COMMUNITY NO. 247 was filed in the office of the County Recorder/Registrar of Titles for public record on this 21 day of JANUARY, 20 26, at 11:14 o'clock A.M. and was duly recorded as Document Number 630699.002.

  
County Recorder/Registrar of Titles  
By: , Deputy

\$56.00

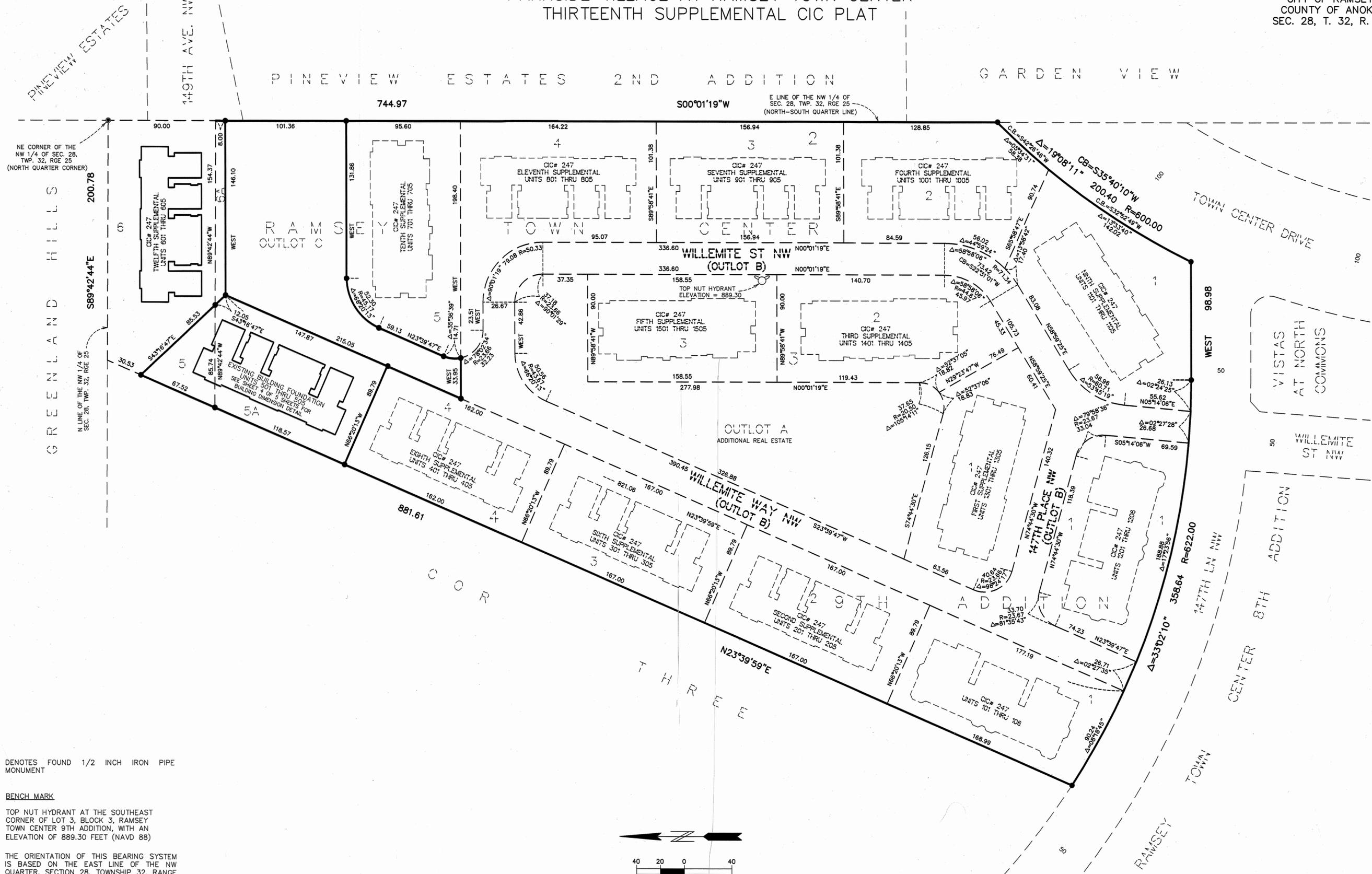
SITE PLAN

# CIC NUMBER 247

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C.R. DOC. NO. 430699.002

CITY OF RAMSEY  
COUNTY OF ANOKA  
SEC. 28, T. 32, R. 25



NE CORNER OF THE NW 1/4 OF SEC. 28, TWP. 32, RGE. 25 (NORTH QUARTER CORNER)

E LINE OF THE NW 1/4 OF SEC. 28, TWP. 32, RGE. 25 (NORTH-SOUTH QUARTER LINE)

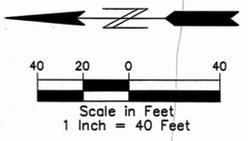
N LINE OF THE NW 1/4 OF SEC. 28, TWP. 32, RGE. 25

● DENOTES FOUND 1/2 INCH IRON PIPE MONUMENT

**BENCH MARK**

TOP NUT HYDRANT AT THE SOUTHEAST CORNER OF LOT 3, BLOCK 3, RAMSEY TOWN CENTER 9TH ADDITION, WITH AN ELEVATION OF 889.30 FEET (NAVD 88)

THE ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE EAST LINE OF THE NW QUARTER, SECTION 28, TOWNSHIP 32, RANGE 25, WHICH IS ASSUMED TO HAVE A BEARING OF SOUTH 00°01'19" WEST.



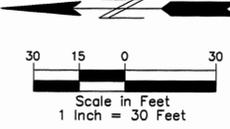
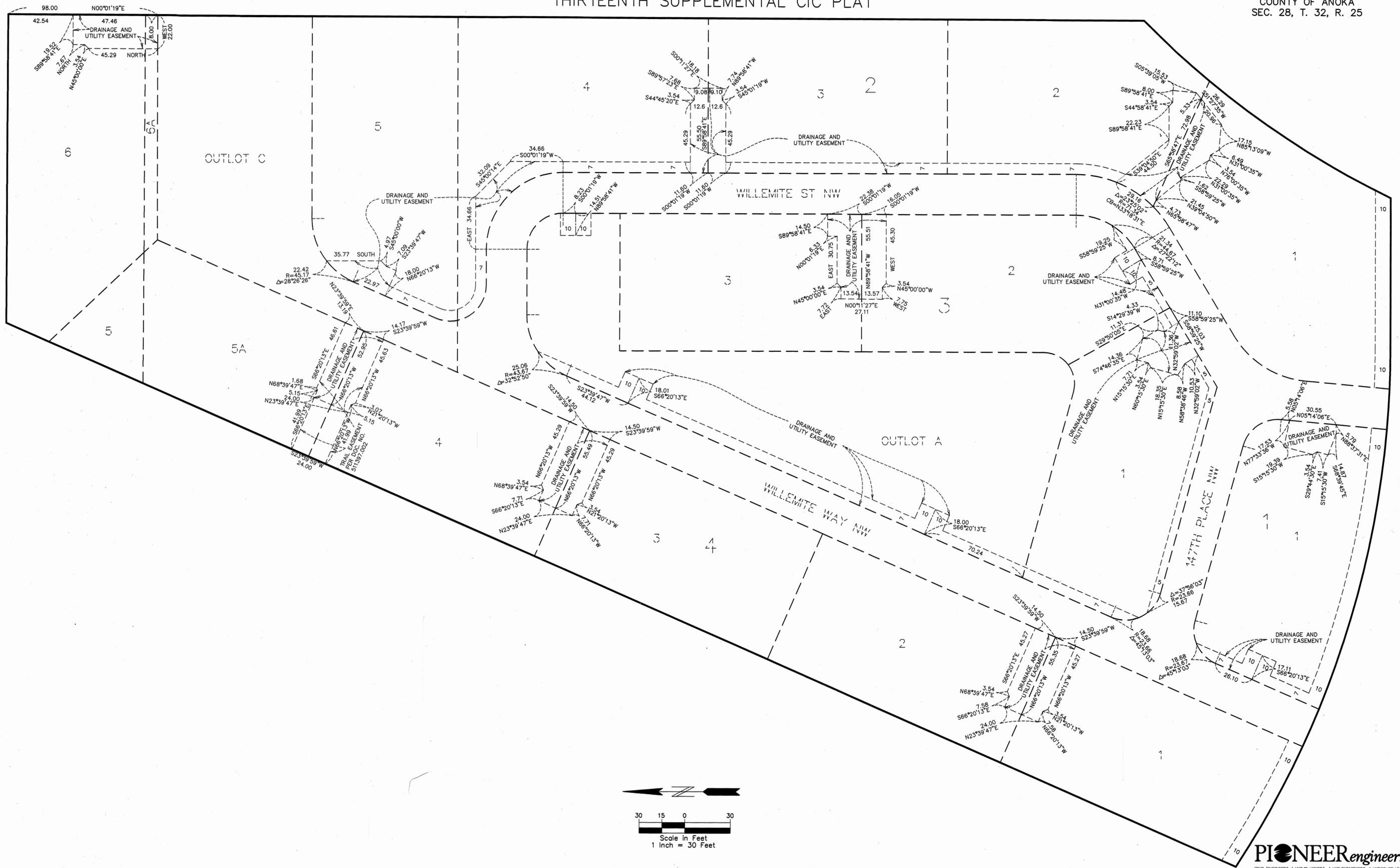
EASEMENT DETAIL  
(EASEMENTS PER THE PLAT OF  
RAMSEY TOWN CENTER 9TH ADDITION)

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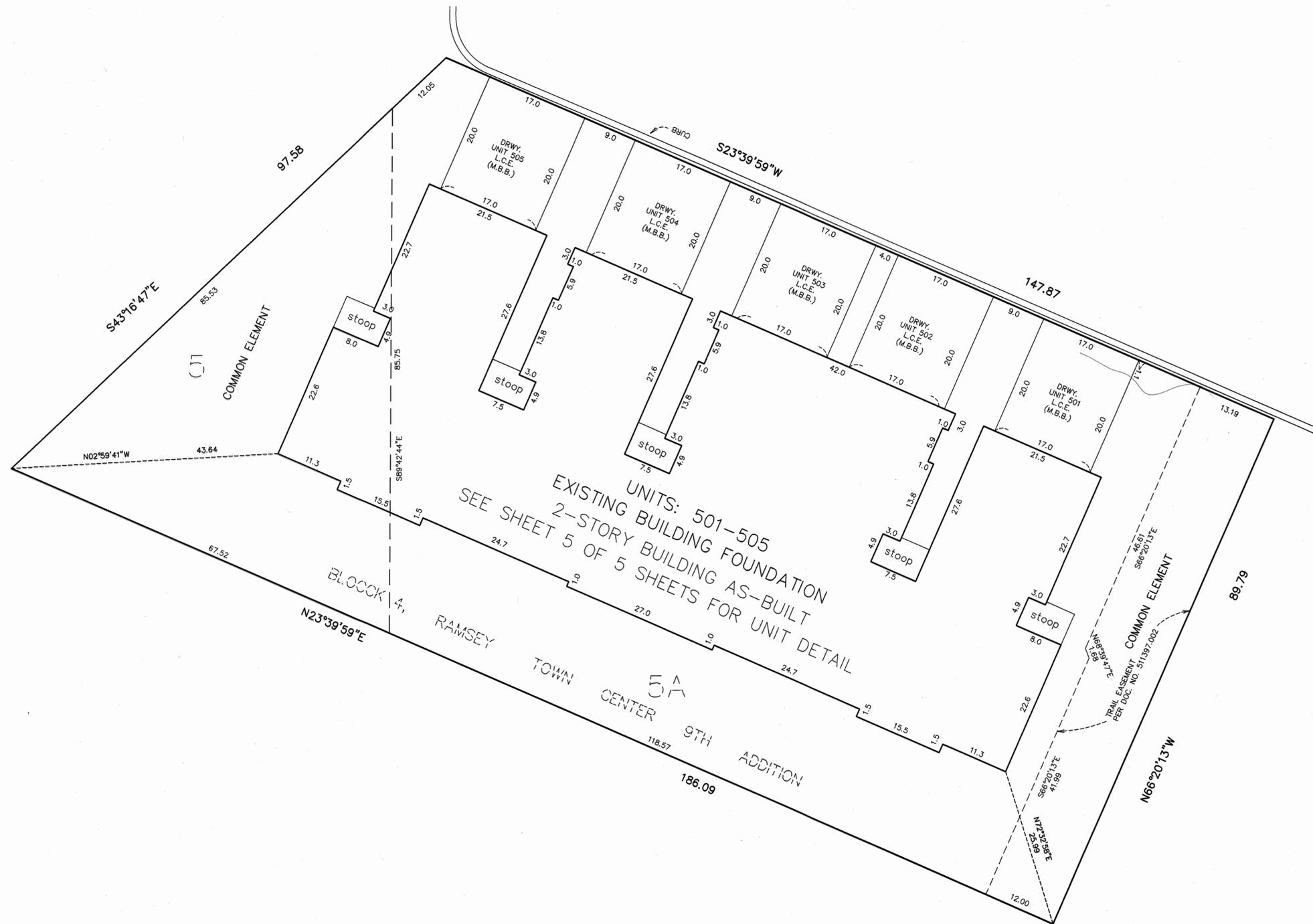
BUILDING DIMENSION DETAIL  
(AS-BUILT)

CIC NUMBER 247

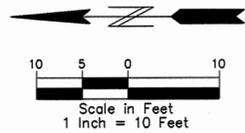
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EXISTING BUILDING FOUNDATION  
2-STORY BUILDING AS-BUILT  
SEE SHEET 5 OF 5 SHEETS FOR UNIT DETAIL



● DENOTES FOUND 1/2 INCH IRON PIPE MONUMENT

C.E. = Common Element  
L.C.E. = Limited Common Element  
DRWY. = Driveway  
M.B.B. = Must Be Built

THE ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE EAST LINE OF THE NW QUARTER, SECTION 28, TOWNSHIP 32, RANGE 25, WHICH IS ASSUMED TO HAVE A BEARING OF SOUTH 00°01'19" WEST.

UNIT DETAIL  
(AS-BUILT)

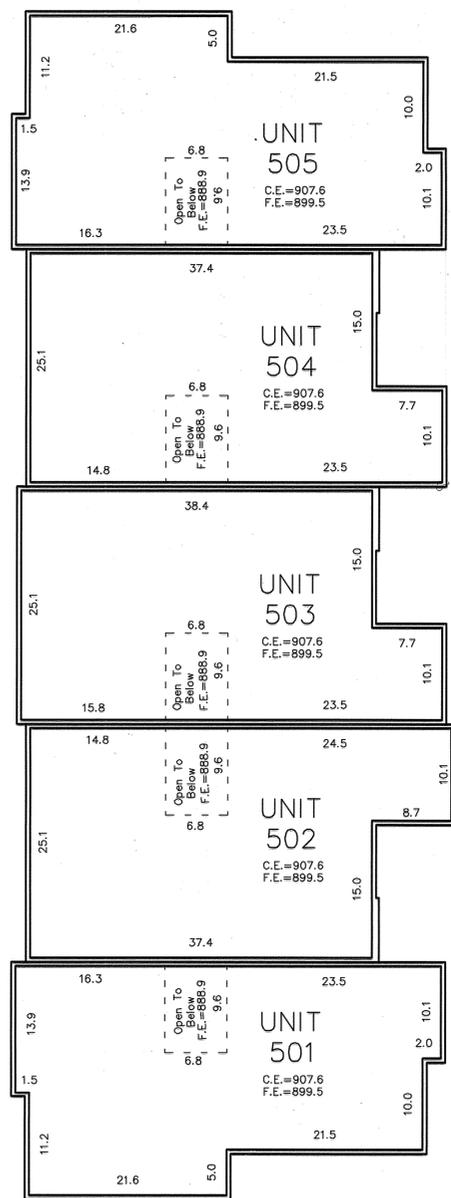
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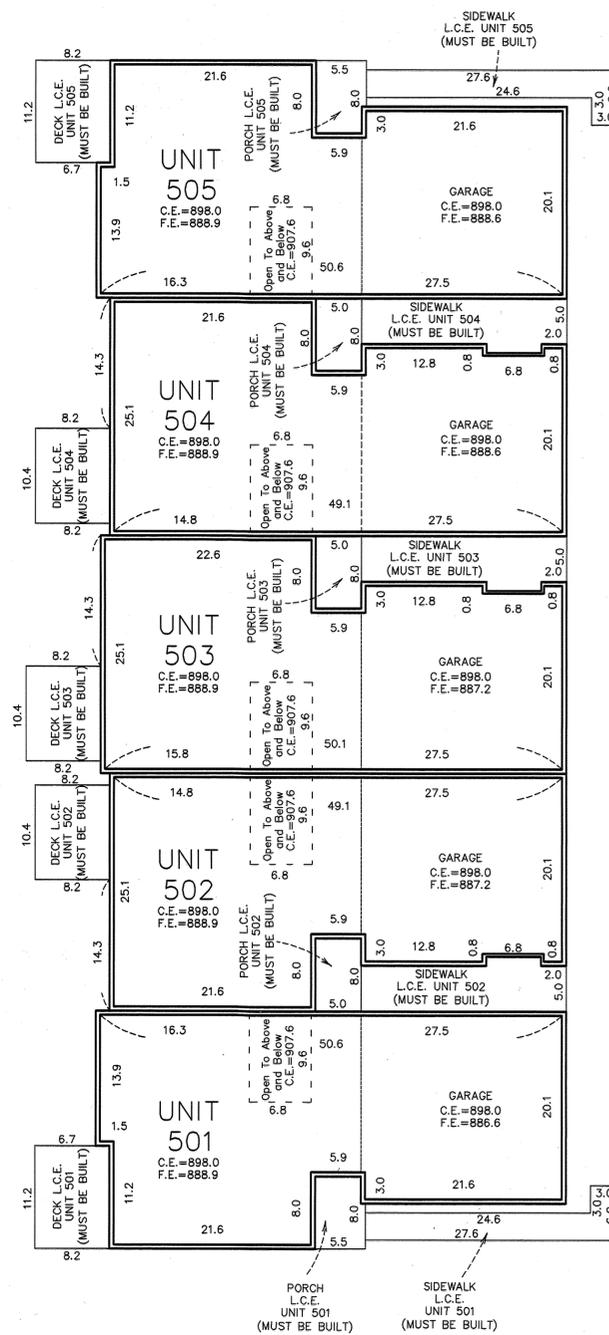
C.R. DOC. NO. 630699-002

CITY OF RAMSEY  
COUNTY OF ANOKA  
SEC. 28, T. 32, R. 25

## UPPER LEVEL



## MAIN LEVEL



Elevations are referenced to a benchmark as noted on the site plan on Sheet 2 of 5 Sheets and are shown in feet and tenths of a foot.

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

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

