

SITE PLAN
AS BUILT

COMMON INTEREST COMMUNITY NUMBER 269
A CONDOMINIUM, COON RAPIDS UNIVERSITY AVENUE CONDOMINIUMS
CIC PLAT

BK 10 of CIC PG 12

This CIC plat is part of the Declaration recorded as Document No. 1995853.001 on the 17th day of Sept., A.D., 2007

CITY OF COON RAPIDS
COUNTY OF ANOKA
SEC. 25, TWP. 31, RGE. 24

1995853.001

OFFICE OF COUNTY RECORDER
STATE OF MINNESOTA, COUNTY OF ANOKA
I hereby certify that the within instrument was filed in this office for record on the 17th of Sept. A.D., 2007
at _____ o'clock _____ M., and was duly recorded
in book 10 CIC page 12
Maureen J. Devine
County Recorder
By R.M.H.
Deputy

I, Charles R. Christopherson, do hereby certify that the work was undertaken by or reviewed and approved by me for this CIC PLAT of COMMON INTEREST COMMUNITY NUMBER 269, A CONDOMINIUM, COON RAPIDS UNIVERSITY AVENUE CONDOMINIUMS, located upon:

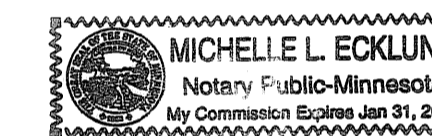
The West Half of Lot 5, Block 5, TWIN CITY TERRACE, Anoka County, Minnesota.

fully and accurately depicts all information required by Minnesota Statutes Section 515B.2-110. Dated this 2nd day of April, 2007.

Ch. R. Christopherson
Charles R. Christopherson, Land Surveyor
Minnesota License NO. 18420

STATE OF MINNESOTA
COUNTY OF ANOKA

The foregoing instrument was acknowledged before me this 2nd day of April, 2007 by Charles R. Christopherson, Land Surveyor.



Michelle L. Ecklund
Notary Public, Minnesota
My Commission Expires January 31, 2010.

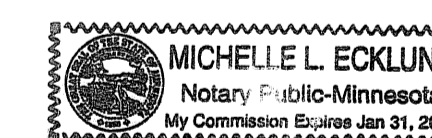
I, Peter R. Raatikka, pursuant to Minnesota Statutes Section 515B.2-101 (c) do hereby certify that all structural components and mechanical systems serving more than one unit in the building containing the units thereby created are substantially completed.

Dated this 9th day of April, 2007.

Peter R. Raatikka
Registered Professional Civil Engineer
Minnesota License No. 11586

STATE OF MINNESOTA
COUNTY OF Anoka

The foregoing instrument was acknowledged before me this 9th day of April, 2007 by Peter R. Raatikka, a Registered professional Civil Engineer.



Michelle L. Ecklund
Notary Public, Minnesota
My Commission Expires January 31, 2010.

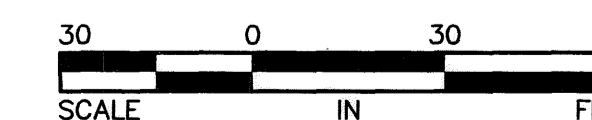
Checked and approved this 17th day of SEPT., 2007.

Terry J. ...
Anoka County Surveyor

I HEREBY CERTIFY THAT THE CURRENT AND DELINQUENT TAXES ON THE LANDS DESCRIBED WITHIN ARE PAID AND THE TRANSFER IS ENTERED Sept. 17, 2007
MAUREEN J. DEVINE
PROPERTY TAX ADMINISTRATOR
BY S. ...
DEPUTY PROPERTY TAX ADMINISTRATOR

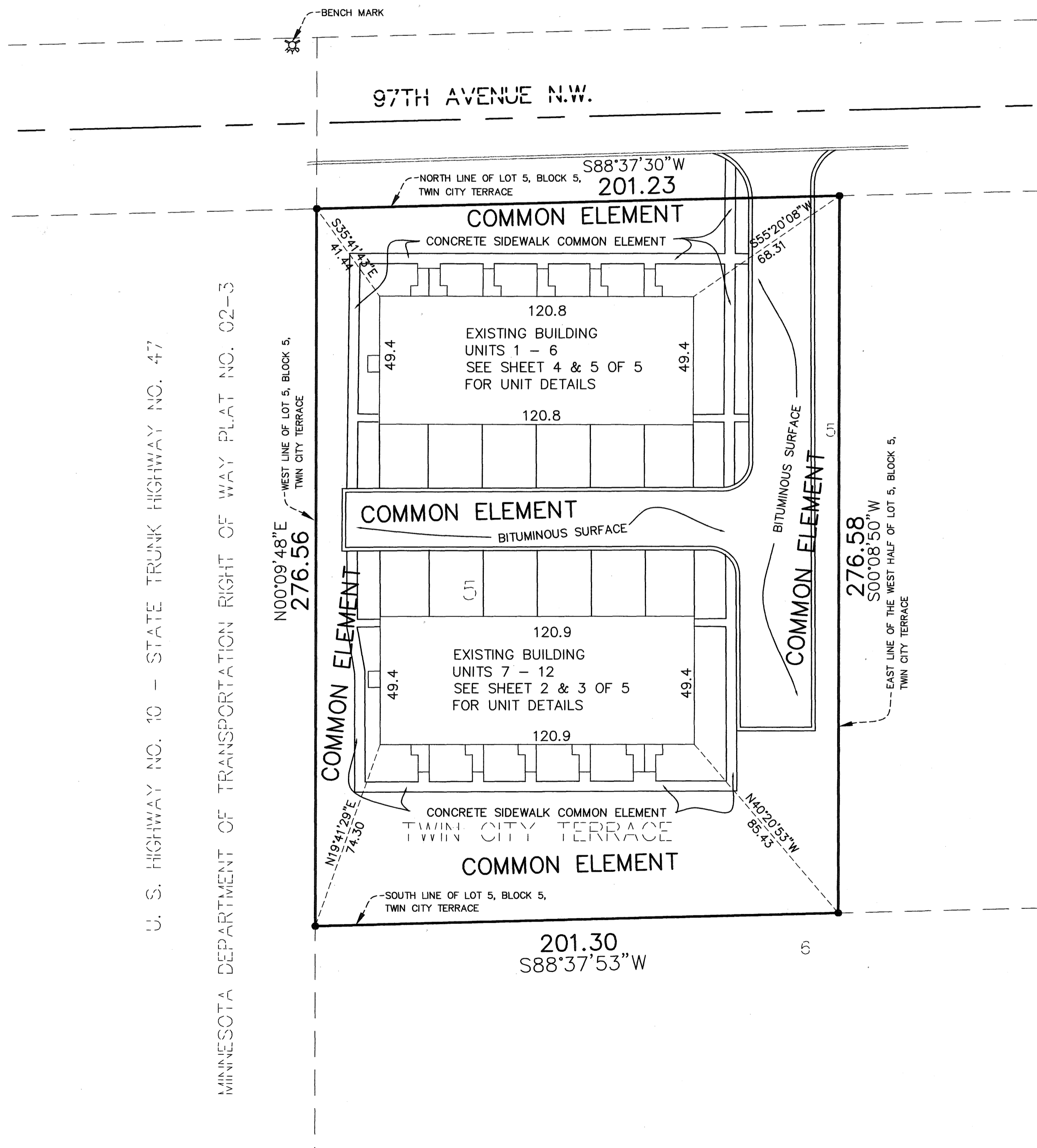
BENCH MARK:
Top Nut Hydrant N.E. Corner of 97th Avenue & Butternut Street Elevation = 910.16 (NGVD 1929)

For the purposes of this CIC Plat, the North line of Lot 5, Block 5, TWIN CITY TERRACE is assumed to bear S88°37'30"W



SCALE IN FEET
1 INCH = 30 FEET

• Denotes iron monument found \$56.00



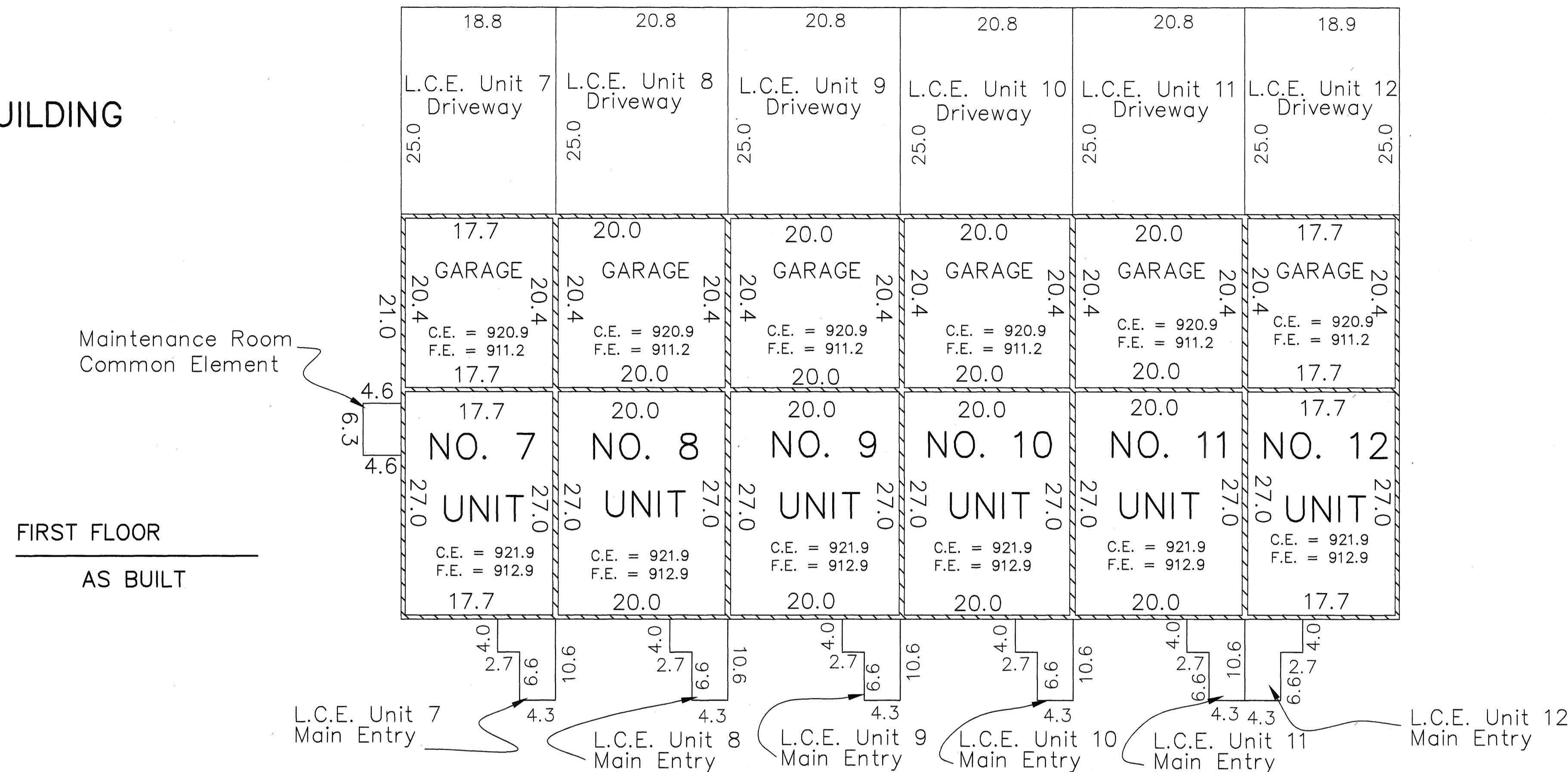
MINNESOTA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAT NO. 02-3
U. S. HIGHWAY NO. 10 - STATE TRUNK HIGHWAY NO. 47

COMMON INTEREST COMMUNITY NUMBER 269 A CONDOMINIUM, COON RAPIDS UNIVERSITY AVENUE CONDOMINIUMS CIC PLAT

C.R. DOC. NO. 1995853.001

CITY OF COON RAPIDS
COUNTY OF ANOKA
SEC. 25, TWP. 31, RGE. 24

SOUTH BUILDING

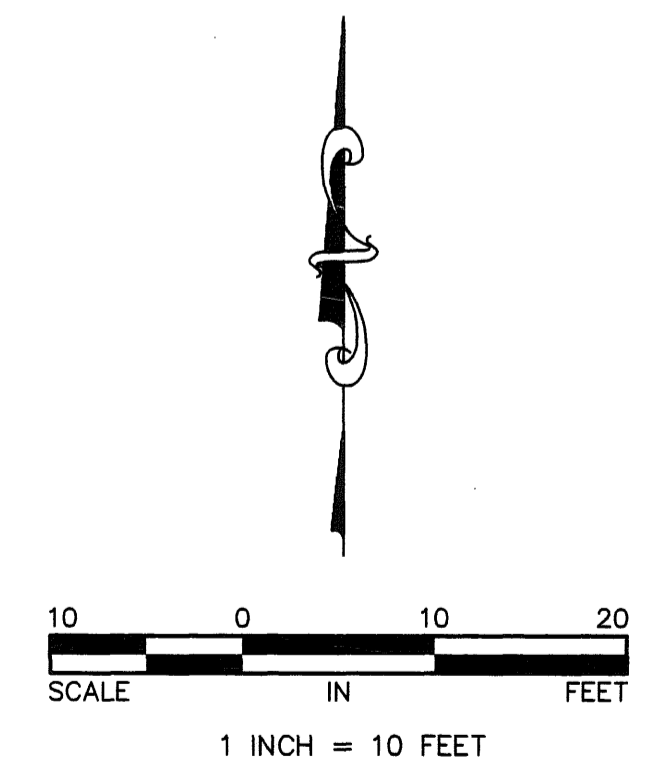
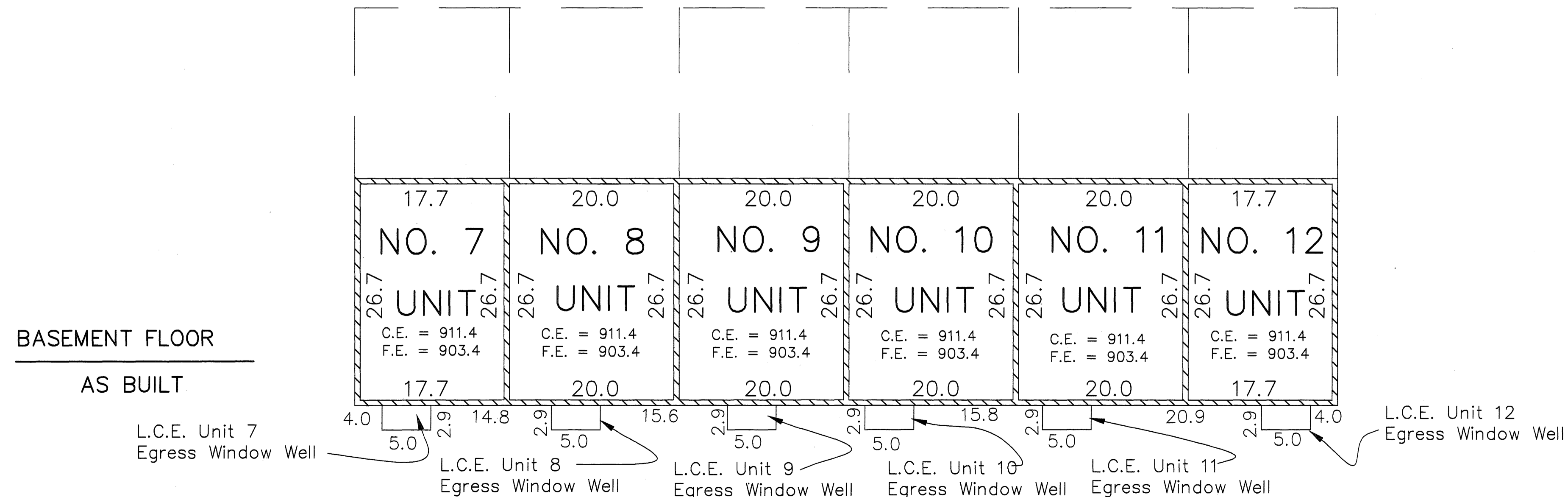


Elevations are referred to a benchmark as noted on the site plan on Sheet 1 of 5 Sheets and are shown in feet and tenths of a foot.

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

UNIT DETAIL
(AS BUILT)

F.E. DENOTES FLOOR ELEVATION
C.E. DENOTES CEILING ELEVATION
L.C.E. DENOTES LIMITED COMMON ELEMENT



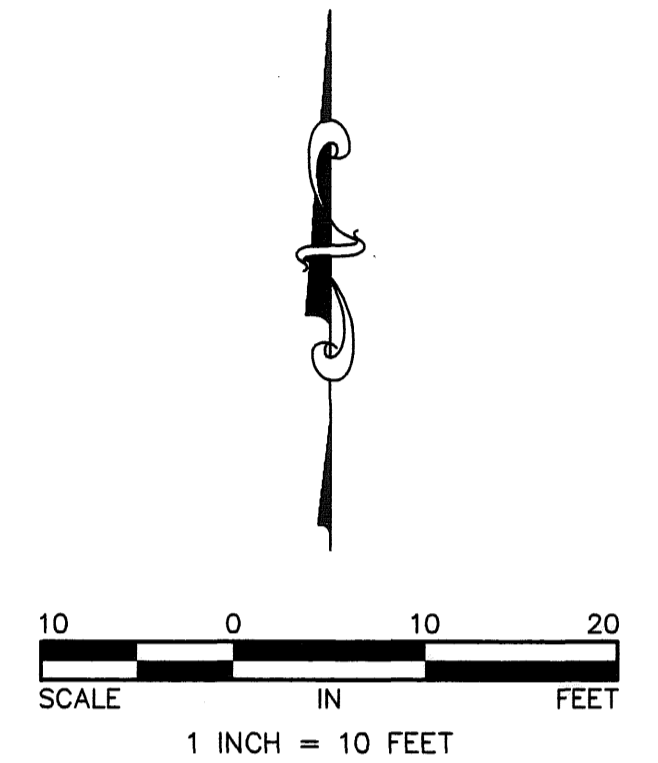
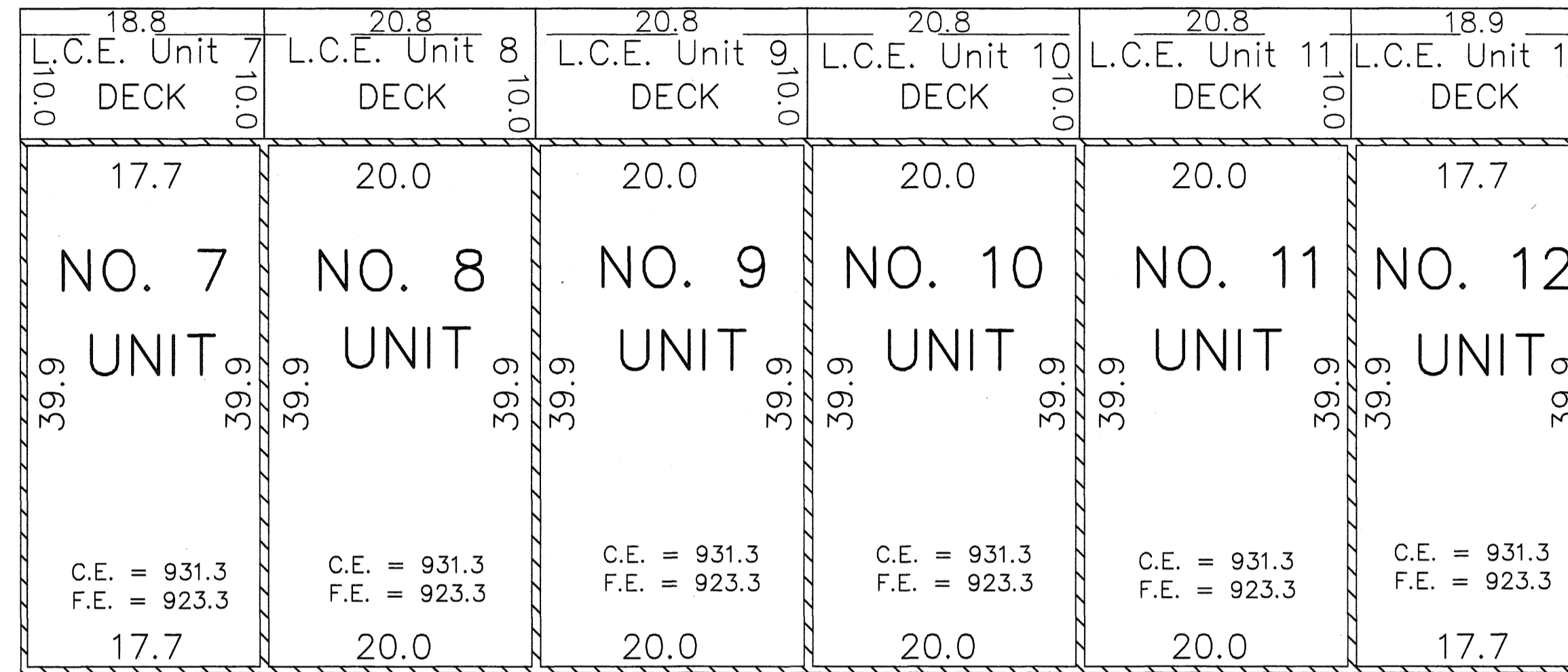
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 COUNTY OF ANOKA
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SOUTH BUILDING

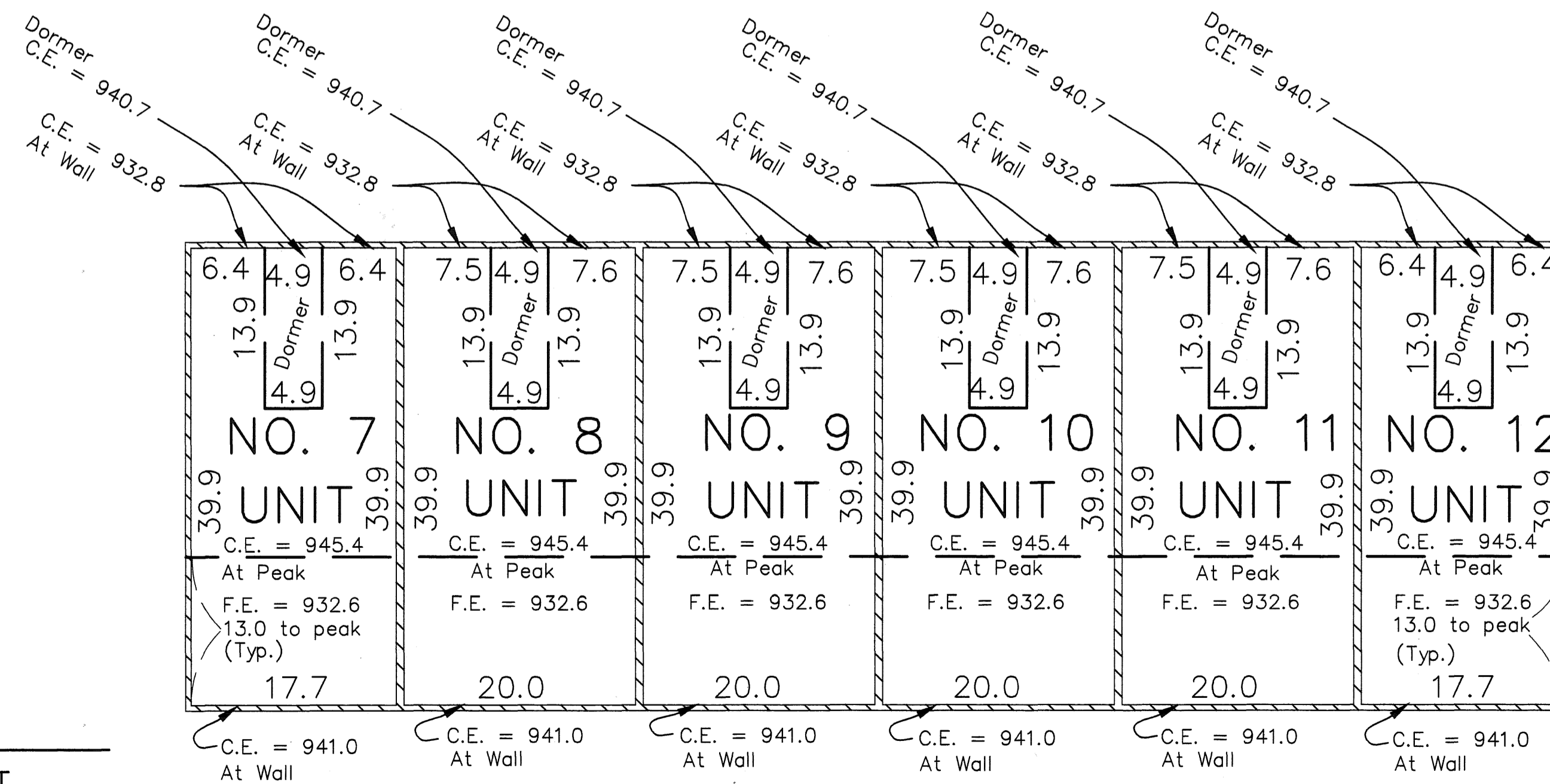
SECOND FLOOR
 AS BUILT



UNIT DETAIL
 (AS BUILT)

F.E. DENOTES FLOOR ELEVATION
 C.E. DENOTES CEILING ELEVATION
 L.C.E. DENOTES LIMITED COMMON ELEMENT

THIRD FLOOR
 AS BUILT



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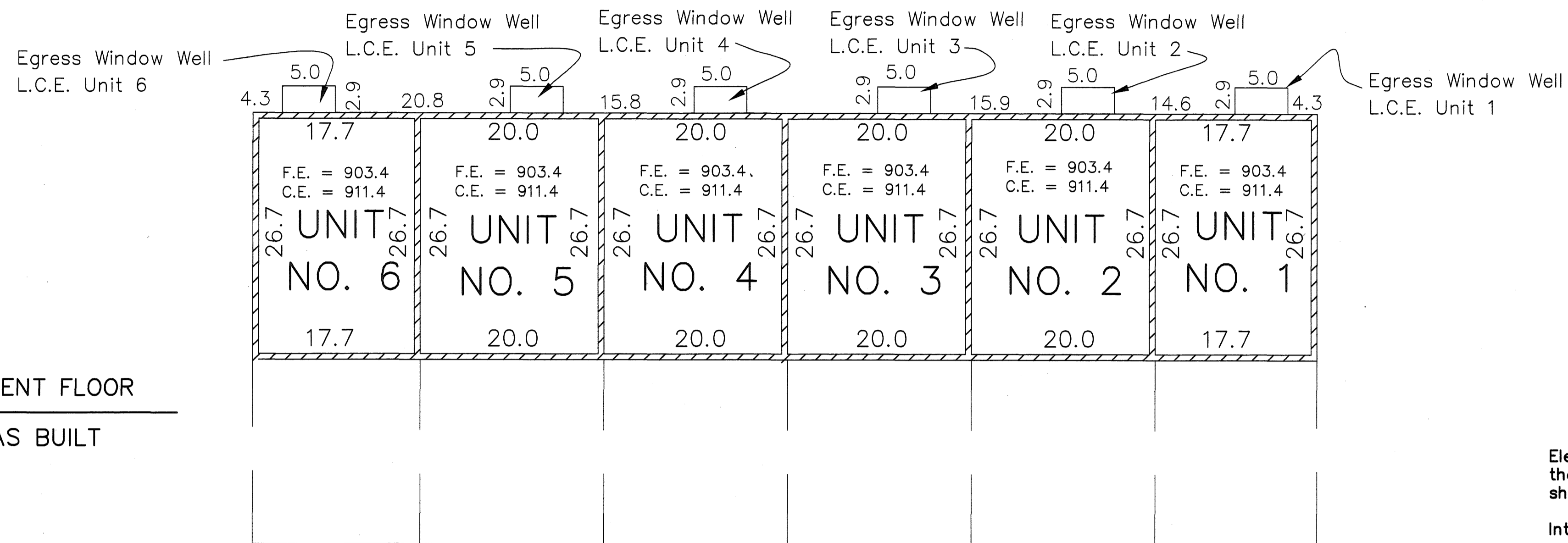
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NORTH BUILDING

BASEMENT FLOOR
AS BUILT



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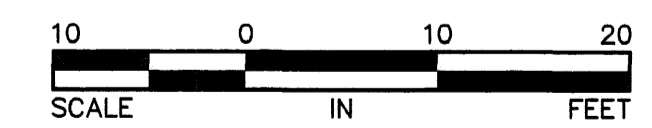
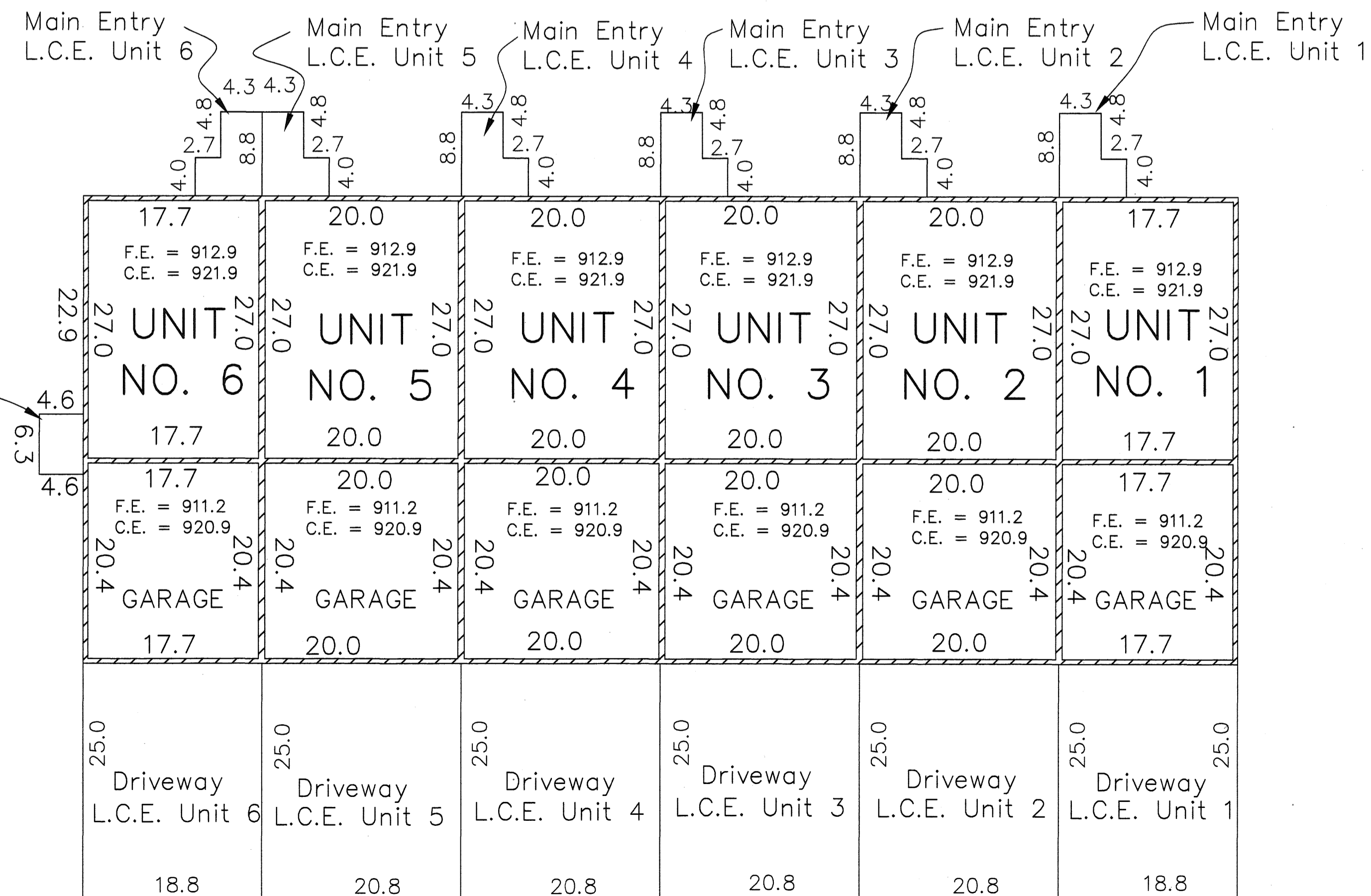
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UNIT DETAIL (AS BUILT)

F.E. DENOTES FLOOR ELEVATION
C.E. DENOTES CEILING ELEVATION
L.C.E. DENOTES LIMITED COMMON ELEMENT

Maintenance Room
Common Element

FIRST FLOOR
AS BUILT



1 INCH = 10 FEET

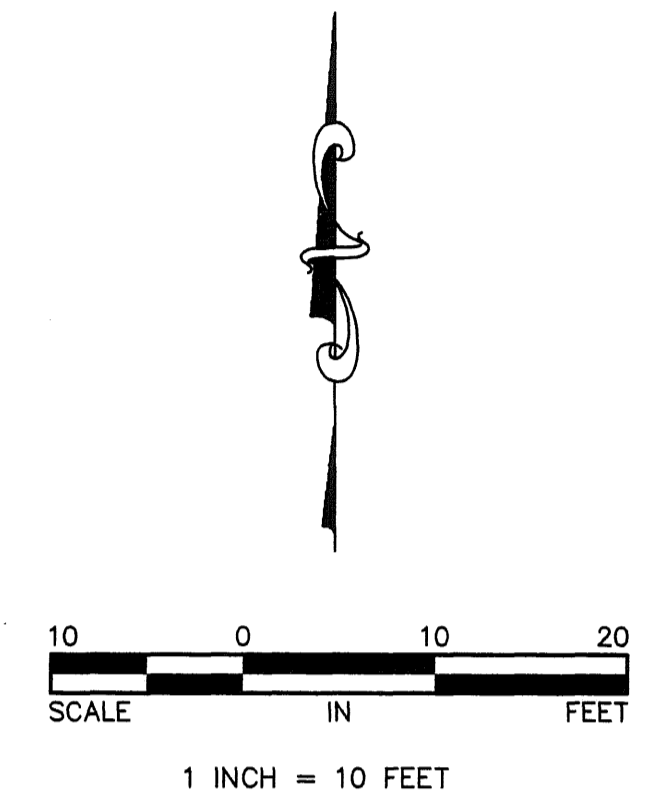
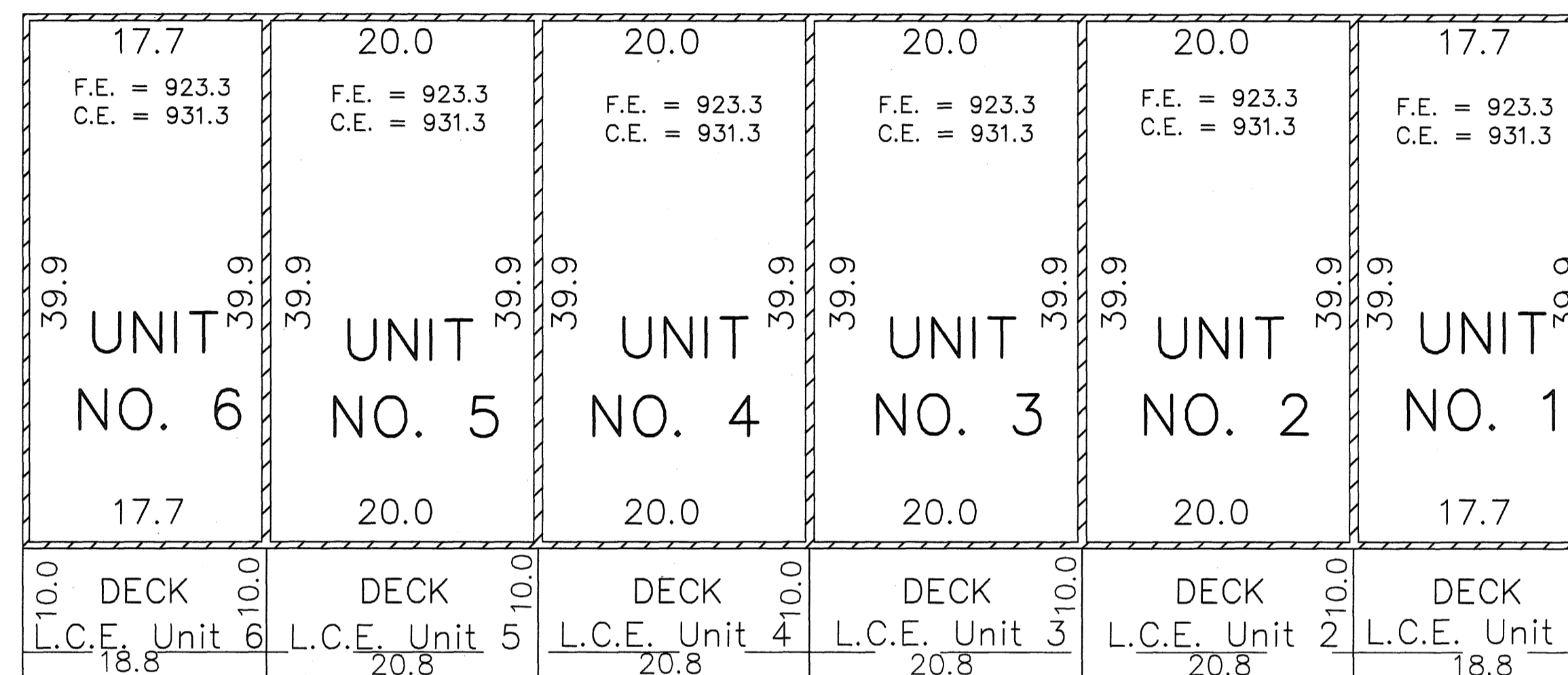
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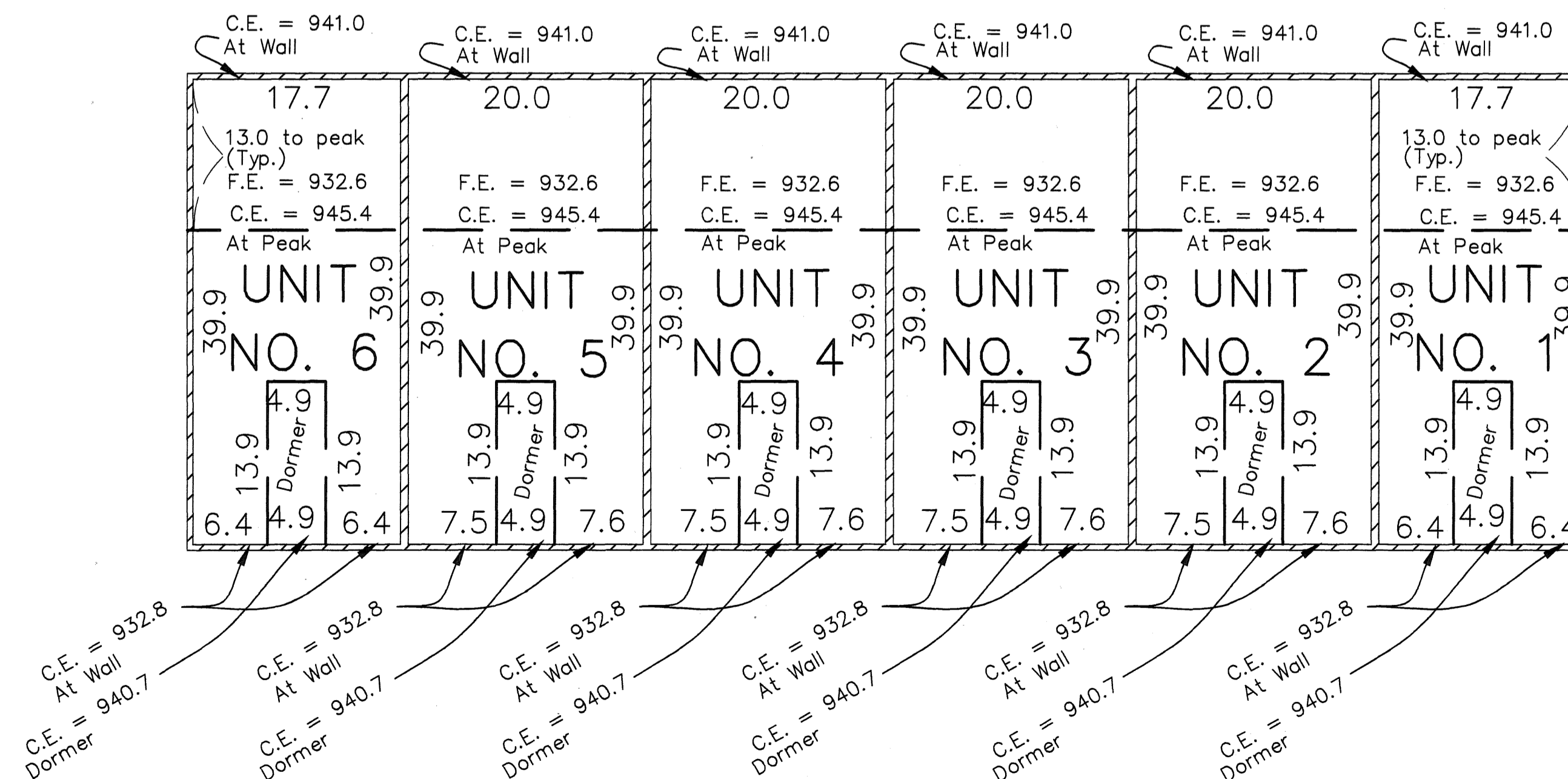
SECOND FLOOR
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UNIT DETAIL
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THIRD FLOOR
AS BUILT



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