

# CIC NUMBER 27

## MARSHAN LAKE CONDOMINIUMS, A COMMON INTEREST COMMUNITY FIFTH SUPPLEMENTAL CIC PLAT

This CIC plat has been recorded as part of the declaration filed as document number 1342781 on the 18<sup>th</sup> day of May, 1998.

I, Jeffrey N. Caine, do hereby certify that the work was undertaken by or reviewed and approved by me for this FIFTH SUPPLEMENTAL CIC NUMBER 27, MARSHAN LAKE CONDOMINIUMS, A COMMON INTEREST COMMUNITY, being located upon:

That part of Government Lot 2, Section 20, Township 31, Range 22, Anoka County, Minnesota, described as follows:

Commencing at the southeast corner of the north 849.40 feet of the west 240.00 feet of said Government Lot 2 (for the purposes of this description the west line of said Government Lot 2 is assumed to have a bearing of South 00 degrees 18 minutes 08 seconds West); thence North 82 degrees 52 minutes 55 seconds East, a distance of 38.49 feet; thence South 00 degrees 18 minutes 08 seconds West, parallel with the west line of said Government Lot 2, a distance of 417.58 feet to the north line of the south 60.00 feet of said Government Lot 2; and to the point of beginning of a line to be hereinafter known as "Line C"; thence North 00 degrees 18 minutes 08 seconds East, parallel with said west line, a distance of 314.19 feet; thence northerly along a tangential curve, concave to the east, having a radius of 230.00 feet and a central angle of 17 degrees 39 minutes 52 seconds, a distance of 70.91 feet; thence North 17 degrees 58 minutes 00 seconds East, tangent to said curve, a distance of 339.29 feet to a point to be hereinafter known as "Point B"; thence North 17 degrees 58 minutes 00 seconds East a distance of 14.68 feet; thence northeasterly along a tangential curve, concave to the southeast, having a radius of 2572.72 feet and a central angle of 02 degrees 46 minutes 44 seconds, a distance of 124.78 feet to the point of beginning of the property being described; thence continue northeasterly along said 2572.72 foot radius curve, having a central angle of 03 degrees 57 minutes 16 seconds, a distance of 177.57 feet, and said "Line C" there terminating; thence northeasterly along a compound curve, concave to the southeast, having a radius of 130.00 feet and a central angle of 65 degrees 48 minutes 53 seconds, a distance of 149.33 feet to a point to be hereinafter known as "Point C"; thence South 89 degrees 29 minutes 07 seconds East, tangent to said curve, a distance of 72.11 feet; thence southeasterly along a tangential curve, concave to the southwest, having a radius of 130.00 feet and a central angle of 49 degrees 05 minutes 17 seconds, a distance of 111.38 feet to the intersection with the northerly extension of a line drawn parallel with and distant 60.00 feet westerly of, as measured at right angles to, the following described line:

Commencing at said "Point C"; thence South 89 degrees 29 minutes 07 seconds East, a distance of 72.11 feet; thence southeasterly along a tangential curve, concave to the southwest, having a radius of 130.00 feet and a central angle of 106 degrees 30 minutes 33 seconds, a distance of 241.66 feet to the point of beginning of the line being described; thence South 17 degrees 01 minutes 26 seconds West, tangent to said curve, a distance of 321.75 feet, and said line there terminating;

thence South 17 degrees 01 minutes 26 seconds West along said parallel line and its northerly extension, a distance of 173.52 feet; thence North 72 degrees 58 minutes 34 seconds West, a distance of 215.06 feet to the intersection with a line drawn parallel with and distant 60.00 feet easterly of, as measured at right angles to, said "Line C"; thence southerly along said parallel line, a distance of 257.82 feet to the intersection with a line which bears South 71 degrees 00 minutes 13 seconds East from said "Point B"; thence North 71 degrees 00 minutes 13 seconds West, a distance of 306.55 feet to the easterly right-of-way line of Lake Drive, formerly known as State Trunk Highway No. 49, said easterly right-of-way line is described as follows:

Beginning at a point on the north line of said Government Lot 2, distant 354.43 feet easterly of the northwest corner thereof, for the purposes of this description, the west line of said Government Lot 2 is assumed to bear South 00 degrees 18 minutes 08 seconds West; thence South 25 degrees 48 minutes 00 seconds West, a distance of 118.98 feet; thence southwesterly along a tangential curve, concave to the southeast, having a radius of 2819.22 feet and a central angle of 07 degrees 50 minutes 00 seconds, a distance of 385.44 feet; thence South 17 degrees 58 minutes 00 seconds West, tangent to said curve, a distance of 532.41 feet to the west line of said Government Lot 2, and there terminating;

thence northerly along said easterly right-of-way line, a distance of 139.46 feet to the intersection with a line which bears North 71 degrees 00 minutes 13 seconds West from the point of beginning of the property being described; thence South 71 degrees 00 minutes 13 seconds East, a distance of 246.60 feet to said point of beginning.

And the Additional Real Estate described as follows:

That part of Government Lot 2, Section 20, Township 31, Range 22, Anoka County, Minnesota, lying easterly of the easterly right-of-way line of Lake Drive, formerly known as State Trunk Highway No. 49, said easterly right-of-way line is described as follows:

Beginning at a point on the north line of said Government Lot 2, distant 354.43 feet easterly of the northwest corner thereof, for the purposes of this description, the west line of said Government Lot 2 is assumed to bear South 00 degrees 18 minutes 08 seconds West; thence South 25 degrees 48 minutes 00 seconds West, a distance of 118.98 feet; thence southwesterly along a tangential curve, concave to the southeast, having a radius of 2819.22 feet and a central angle of 07 degrees 50 minutes 00 seconds, a distance of 385.44 feet; thence South 17 degrees 58 minutes 00 seconds West, tangent to said curve, a distance of 532.41 feet to the west line of said Government Lot 2, and there terminating.

EXCEPT the following 5 parcels:

Exception No. 1:

That part of Government Lot 2, Section 20, Township 31, Range 22, Anoka County, Minnesota, described as follows:

Beginning at the southeast corner of the north 849.40 feet of the west 240.00 feet of said Government Lot 2 (for the purposes of this description the west line of said Government Lot 2 is assumed to have a bearing of South 00 degrees 18 minutes 08 seconds West); thence North 82 degrees 52 minutes 55 seconds East, a distance of 38.49 feet; thence South 00 degrees 18 minutes 08 seconds West, parallel with the west line of said Government Lot 2, a distance of 417.58 feet to the north line of the south 60.00 feet of said Government Lot 2; thence North 89 degrees 20 minutes 25 seconds West, along said north line, a distance of 278.18 feet to the west line of said Government Lot 2; thence northerly along said west line, a distance of 287.02 feet to said easterly right-of-way line of Lake Drive; thence North 17 degrees 58 minutes 00 seconds East along said easterly right-of-way line, a distance of 130.76 feet to the intersection with a line drawn westerly, parallel with the north line of said Government Lot 2, from the point of beginning of the property being excepted; thence South 89 degrees 29 minutes 07 seconds East, along said parallel line, a distance of 200.33 feet to said point of beginning.

Exception No. 2:

That part of Government Lot 2, Section 20, Township 31, Range 22, Anoka County, Minnesota, lying easterly of the following described line:

Beginning at a point on the south line of said Government Lot 2, distant 1130.00 feet east of the southwest corner thereof; thence North 13 degrees 21 minutes 20 seconds East, a distance of 690 feet, more or less, to a point of intersection with the shoreline of Marshan Lake and there terminating. For the purposes of this description, the south line of said Government Lot 2 is assumed to have a bearing of East.

Exception No. 3:

The South 60.00 feet of said Government Lot 2, Section 20, Township 31, Range 22.

Exception No. 4:

That part of Government Lot 2, Section 20, Township 31, Range 22, Anoka County, Minnesota, described as follows:

Commencing at the southeast corner of the north 849.40 feet of the west 240.00 feet of said Government Lot 2 (for the purposes of this description the west line of said Government Lot 2 is assumed to have a bearing of South 00 degrees 18 minutes 08 seconds West); thence North 82 degrees 52 minutes 55 seconds East, a distance of 38.49 feet; thence South 00 degrees 18 minutes 08 seconds West, parallel with the west line of said Government Lot 2, a distance of 417.58 feet to the north line of the south 60.00 feet of said Government Lot 2; thence North 00 degrees 18 minutes 08 seconds East, parallel with said west line, a distance of 314.19 feet; thence northerly along a tangential curve, concave to the east, having a radius of 230.00 feet and a central angle of 17 degrees 39 minutes 52 seconds, a distance of 70.91 feet; thence North 17 degrees 58 minutes 00 seconds East, tangent to said curve, a distance of 339.29 feet to a point to be hereinafter known as "Point B"; thence North 17 degrees 58 minutes 00 seconds East a distance of 14.68 feet; thence northeasterly along a tangential curve, concave to the southeast, having a radius of 2572.72 feet and a central angle of 02 degrees 46 minutes 44 seconds, a distance of 124.78 feet to the point of beginning of the property being described; thence continue northeasterly along said 2572.72 foot radius curve, concave to the southeast, having a radius of 130.00 feet and a central angle of 65 degrees 48 minutes 53 seconds, a distance of 149.33 feet; thence South 89 degrees 29 minutes 07 seconds East, tangent to said curve, a distance of 72.11 feet; thence southeasterly along a tangential curve, concave to the southwest, having a radius of 130.00 feet and a central angle of 106 degrees 30 minutes 33 seconds, a distance of 241.66 feet to the point of beginning of a line to be hereinafter known as "Line A"; thence South 17 degrees 01 minutes 26 seconds West, tangent to said curve, a distance of 321.75 feet; thence southerly along a tangential curve, concave to the east, having a radius of 100.00 feet and a central angle of 09 degrees 33 minutes 17 seconds, a distance of 16.68 feet; thence South 07 degrees 28 minutes 09 seconds West, tangent to said curve, a distance of 168.18 feet to the point of beginning of the property to be described, and said "Line A" there terminating; thence South 82 degrees 31 minutes 51 seconds East, a distance of 130.00 feet; thence South 07 degrees 28 minutes 09 seconds West, a distance of 410.75 feet to the north line of the south 60.00 feet of said Government Lot 2; thence North 89 degrees 20 minutes 25 seconds West along said north line, a distance of 191.35 feet to the intersection with a line drawn parallel with and distant 60.00 feet westerly of the southerly extension of said Line A, as measured at right angles thereto; thence North 07 degrees 28 minutes 09 seconds East, along said parallel line, a distance of 433.44 feet to the intersection with a line drawn westerly, perpendicular to said Line A, from the point of beginning of the property being excepted; thence South 82 degrees 31 minutes 51 seconds East, a distance of 60.00 feet to said point of beginning.

Exception No. 5:

That part of Government Lot 2, Section 20, Township 31, Range 22, Anoka County, Minnesota, described as follows:

Commencing at the southeast corner of the north 849.40 feet of the west 240.00 feet of said Government Lot 2 (for the purposes of this description the west line of said Government Lot 2 is assumed to have a bearing of South 00 degrees 18 minutes 08 seconds West); thence North 82 degrees 52 minutes 55 seconds East, a distance of 38.49 feet; thence South 00 degrees 18 minutes 08 seconds West, parallel with the west line of said Government Lot 2, a distance of 417.58 feet to the north line of the south 60.00 feet of said Government Lot 2; and to the point of beginning of a line to be hereinafter known as "Line C"; thence North 00 degrees 18 minutes 08 seconds East, parallel with said west line, a distance of 314.19 feet; thence northerly along a tangential curve, concave to the east, having a radius of 230.00 feet and a central angle of 17 degrees 39 minutes 52 seconds, a distance of 70.91 feet; thence North 17 degrees 58 minutes 00 seconds East, tangent to said curve, a distance of 199.84 feet to a point to be hereinafter known as "Point A"; thence North 17 degrees 58 minutes 00 seconds East a distance of 154.13 feet; thence northeasterly along a tangential curve, concave to the southeast, having a radius of 2572.72 feet and a central angle of 02 degrees 46 minutes 44 seconds, a distance of 124.78 feet to the point of beginning of the property being described; thence continue northeasterly along said 2572.72 foot radius curve, having a central angle of 03 degrees 57 minutes 16 seconds, a distance of 177.57 feet, and said "Line C" there terminating; thence northeasterly along a compound curve, concave to the southeast, having a radius of 130.00 feet and a central angle of 65 degrees 48 minutes 53 seconds, a distance of 149.33 feet to a point to be hereinafter known as "Point C"; thence South 89 degrees 29 minutes 07 seconds East, tangent to said curve, a distance of 72.11 feet; thence southeasterly along a tangential curve, concave to the southwest, having a radius of 130.00 feet and a central angle of 49 degrees 05 minutes 17 seconds, a distance of 111.38 feet to the intersection with the northerly extension of a line drawn parallel with and distant 60.00 feet westerly of, as measured at right angles to, the following described line:

Commencing at said "Point C"; thence South 89 degrees 29 minutes 07 seconds East, a distance of 72.11 feet; thence southeasterly along a tangential curve, concave to the southwest, having a radius of 130.00 feet and a central angle of 106 degrees 30 minutes 33 seconds, a distance of 241.66 feet to the point of beginning of the line being described; thence South 17 degrees 01 minutes 26 seconds West, tangent to said curve, a distance of 321.75 feet, and said line there terminating;

thence South 17 degrees 01 minutes 26 seconds West along said parallel line and its northerly extension, a distance of 173.52 feet; thence North 72 degrees 58 minutes 34 seconds West, a distance of 215.06 feet to the intersection with a line drawn parallel with and distant 60.00 feet easterly of, as measured at right angles to, said "Line C"; thence southerly along said parallel line, a distance of 963.00 feet to the north line of the south 60.00 feet of said Government Lot 2; thence westerly along said north line a distance of 60.00 feet to the point of beginning of said "Line C"; thence northerly along said "Line C", a distance of 584.94 feet to said "Point A"; thence North 71 degrees 00 minutes 13 seconds West, a distance of 246.54 feet to the easterly right-of-way line of Lake Drive, formerly known as State Trunk Highway No. 49, said easterly right-of-way line is described as follows:

Beginning at a point on the north line of said Government Lot 2, distant 354.43 feet easterly of the northwest corner thereof, for the purposes of this description, the west line of said Government Lot 2 is assumed to bear South 00 degrees 18 minutes 08 seconds West; thence South 25 degrees 48 minutes 00 seconds West, a distance of 118.98 feet; thence southwesterly along a tangential curve, concave to the southeast, having a radius of 2819.22 feet and a central angle of 07 degrees 50 minutes 00 seconds, a distance of 385.44 feet; thence South 17 degrees 58 minutes 00 seconds West, tangent to said curve, a distance of 532.41 feet to the west line of said Government Lot 2, and there terminating.

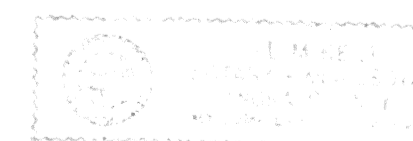
thence northerly along said easterly right-of-way line, a distance of 278.91 feet to the intersection with a line which bears North 71 degrees 00 minutes 13 seconds West from the point of beginning of the property being excepted; thence South 71 degrees 00 minutes 13 seconds East, a distance of 246.60 feet to said point of beginning.

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

Dated this 18<sup>th</sup> day of May, 1998

Jeffrey N. Caine  
Jeffrey N. Caine, Land Surveyor  
Minnesota License No. 12251  
STATE OF MINNESOTA  
COUNTY OF Anoka

The foregoing instrument was acknowledged before me this 13<sup>th</sup> day of May, 1998, by Jeffrey N. Caine, a Licensed Land Surveyor.



Bill McKent  
Notary Public, Anoka County, Minnesota  
My Commission Expires 01-31-00

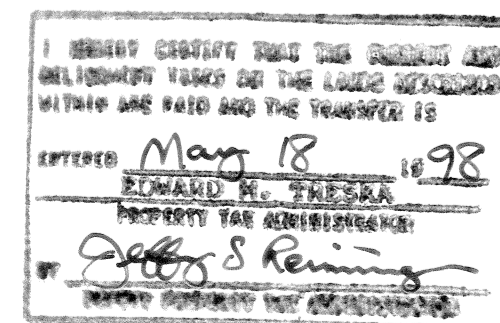
Pursuant to Minnesota Statutes, Chapter 389.09, Subd. 2, this CIC Plat has been reviewed and is approved this 18<sup>th</sup> day of MAY, 1998.

By: Jeffrey N. Caine  
Anoka County Surveyor

**CAINE & ASSOCIATES  
LAND SURVEYORS, INC.**

SHEET 1 OF 5 SHEETS

Receipt No. 98052096 \$650.50



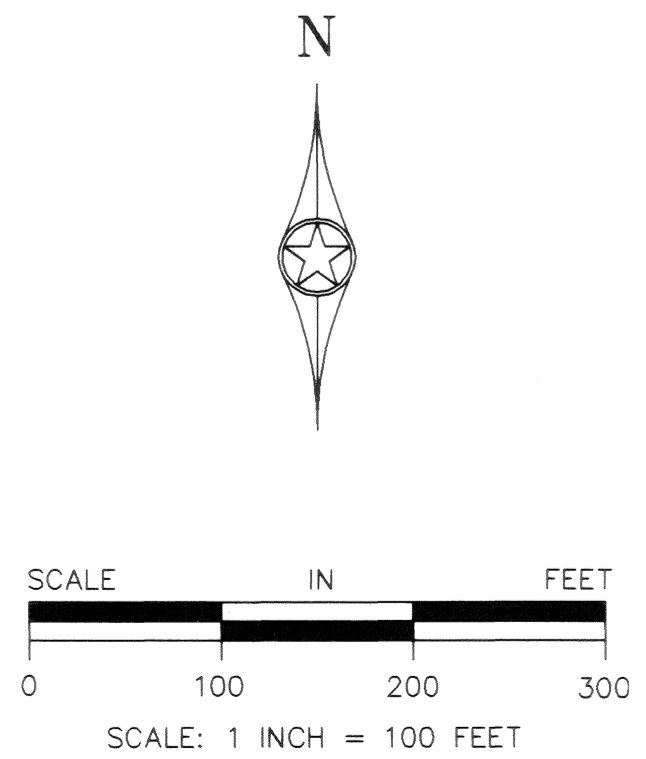
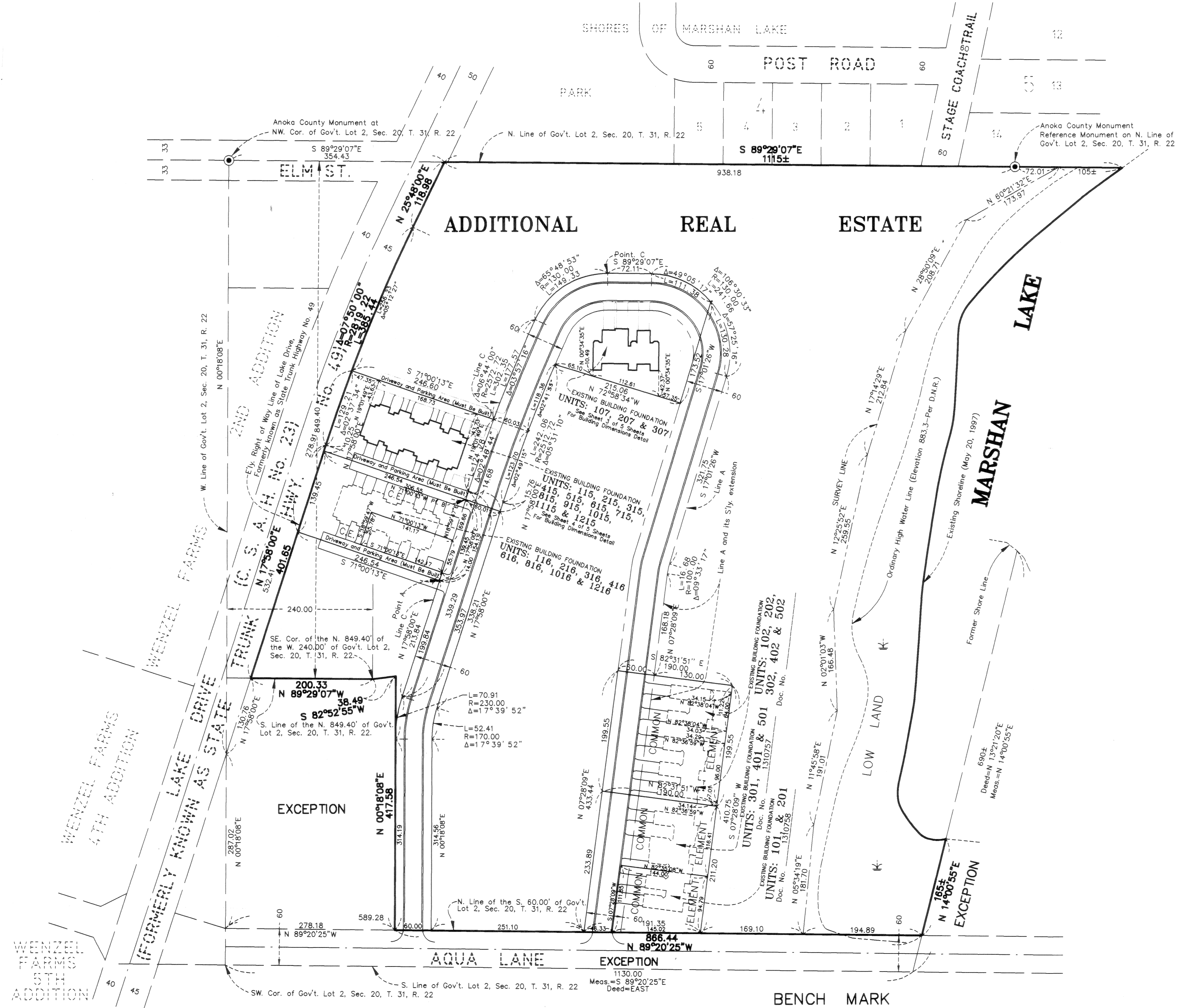
1342781  
OFFICE OF COUNTY RECORDER  
STATE OF MINNESOTA, COUNTY OF ANOKA  
I hereby certify that the within instrument was filed in this office for record on the 18<sup>th</sup> day of May, 1998 at 4:25 o'clock P. M., and was duly recorded in book 3 page 31  
Edward Traska  
County Recorder  
By: MAF

# CIC NUMBER 27

## MARSHAN LAKE CONDOMINIUMS, A COMMON INTEREST COMMUNITY

### FIFTH SUPPLEMENTAL CIC PLAT

#### SITE PLAN



○ DENOTES 1/2 INCH IRON PIPE SET.  
● DENOTES ANOKA COUNTY MONUMENT.  
NOTE: FOR THE PURPOSES OF THIS PLAT, THE WEST LINE OF GOV'T. LOT 2, SEC. 20, T. 31, R. 22 IS ASSUMED TO BEAR N 00°18'08"E.

**CAINE & ASSOCIATES**  
**LAND SURVEYORS, INC.**

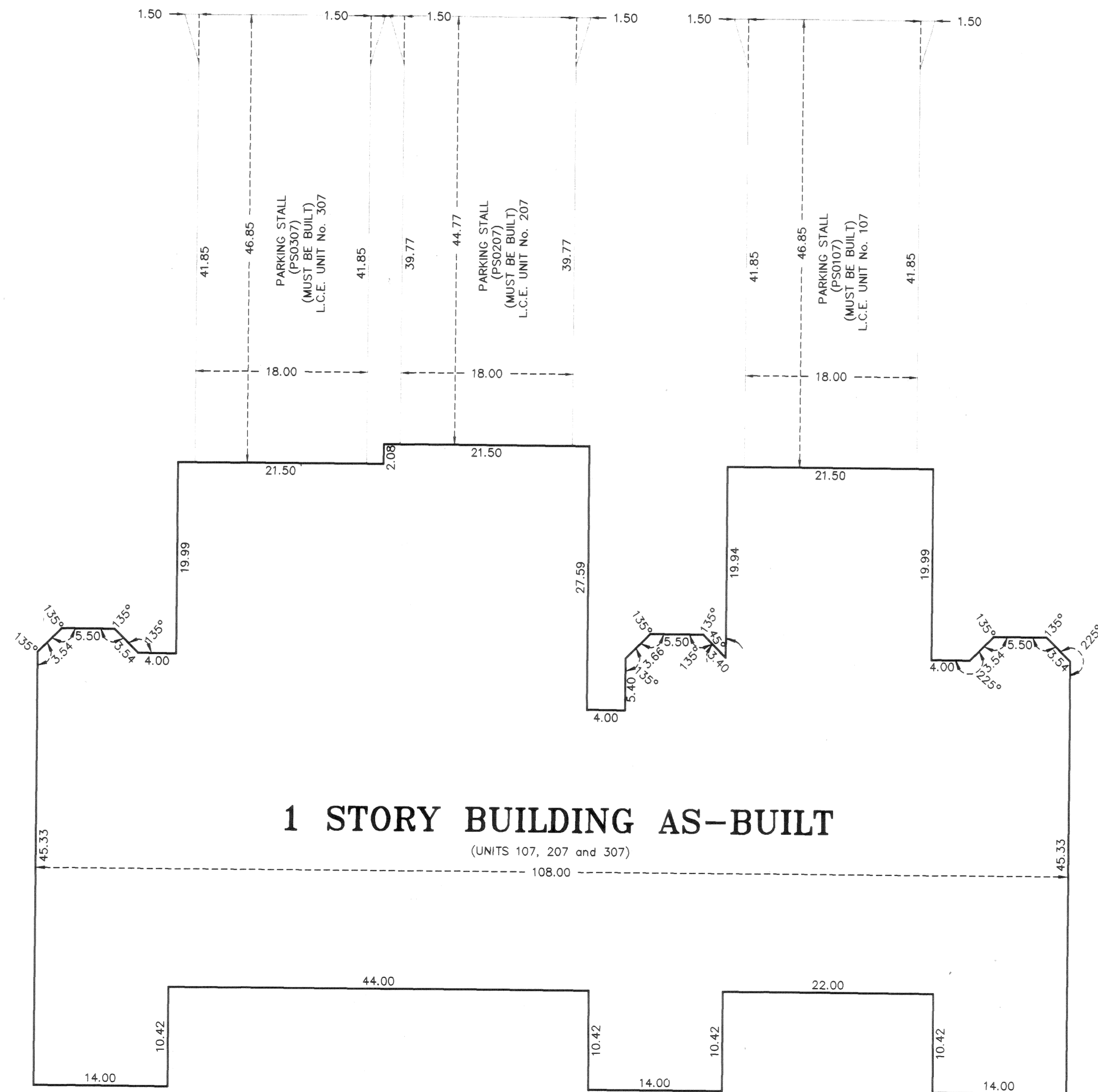
# CIC NUMBER 27

## MARSHAN LAKE CONDOMINIUMS, A COMMON INTEREST COMMUNITY FIFTH SUPPLEMENTAL CIC PLAT

AS - BUILT

FLOOR PLAN

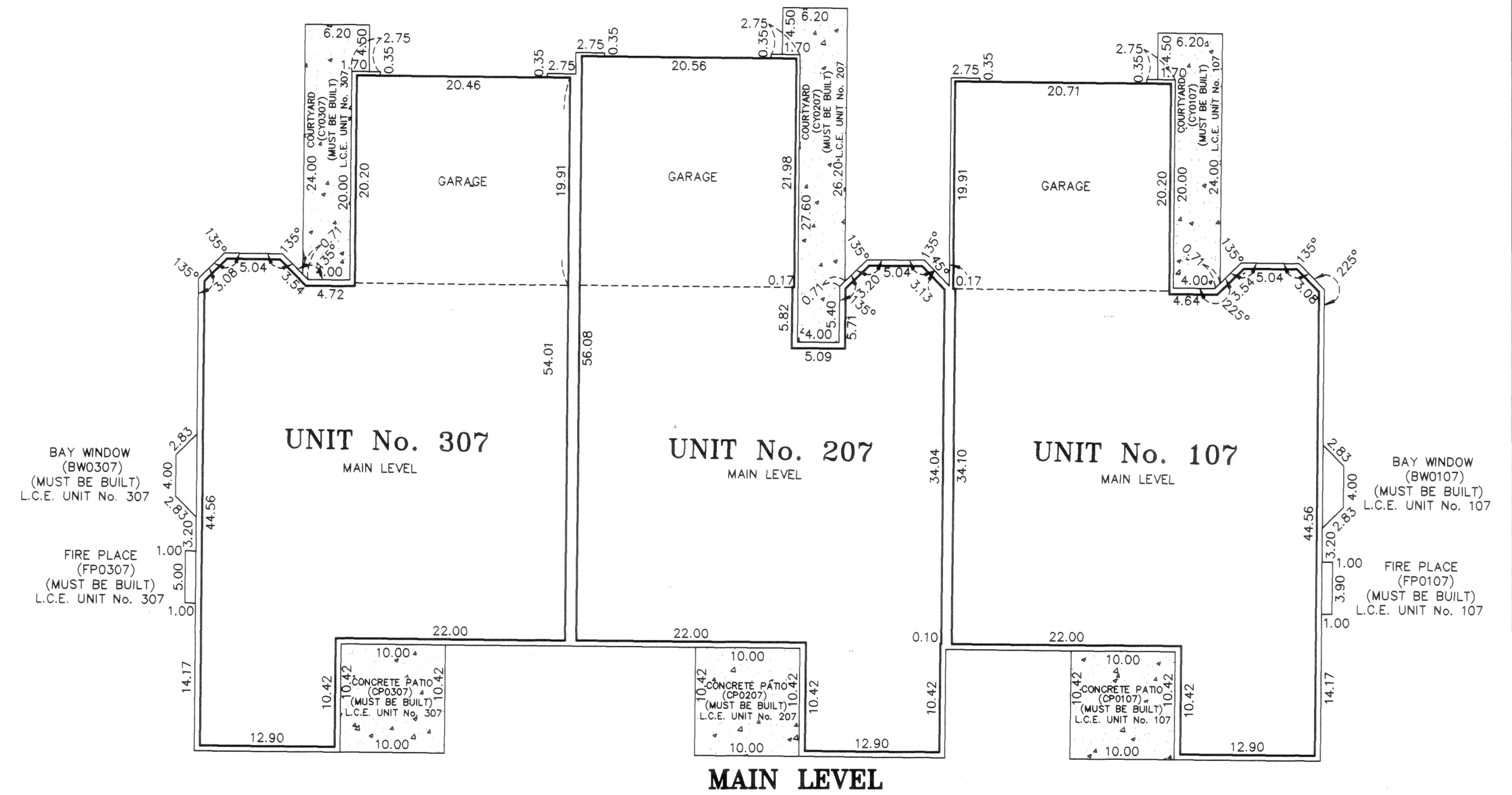
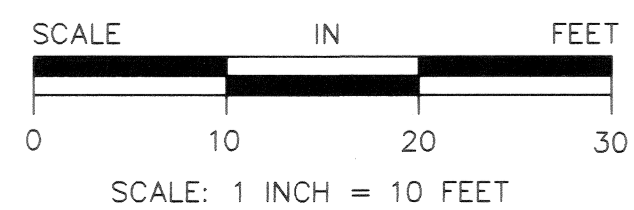
### COMMON



### 1 STORY BUILDING AS-BUILT

(UNITS 107, 207 and 307)

### ELEMENT



### UNIT No. 307

MAIN LEVEL

### UNIT No. 207

MAIN LEVEL

### UNIT No. 107

MAIN LEVEL

### MAIN LEVEL



All main level floor elevations = 900.07 feet.  
 All main level ceiling elevations vary from 909.09 feet to 912.97 feet.  
 All garage floor elevations = 899.52 feet.

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

L.C.E. Denotes Limited Common Element

Elevations are referred to Benchmark as noted on site plan and are shown in feet and hundredths of a foot.



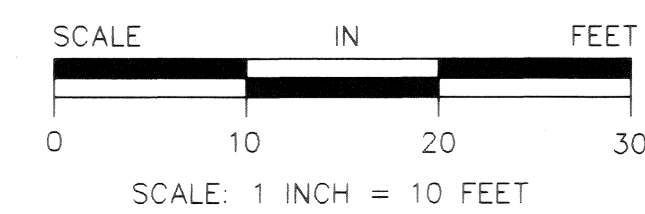
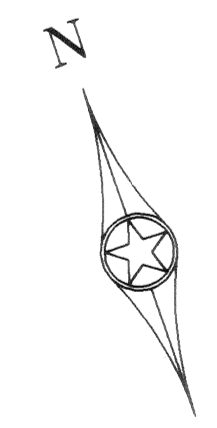
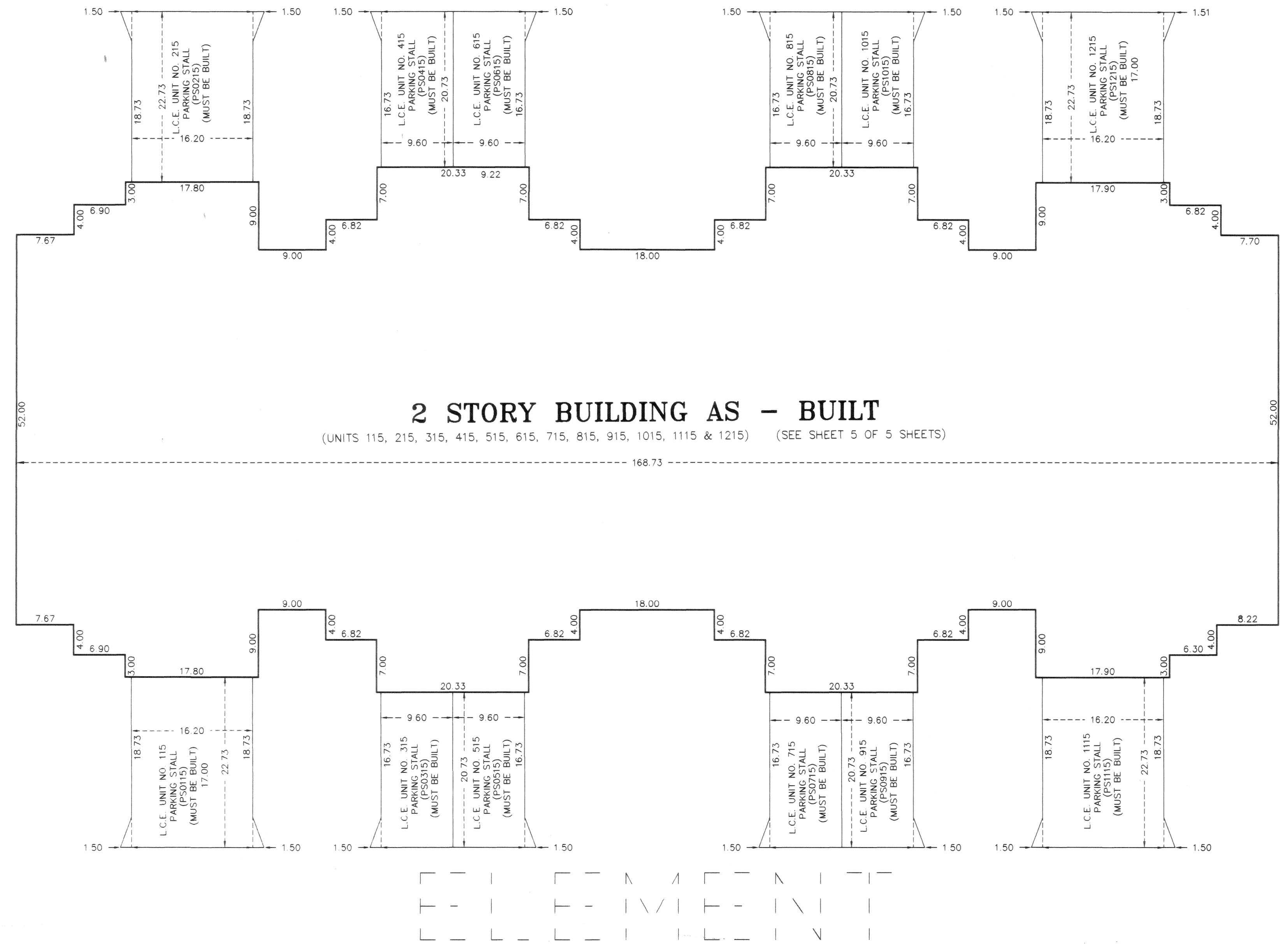
**CAINE & ASSOCIATES  
LAND SURVEYORS, INC.**

SHEET 3 OF 5 SHEETS

# CIC NUMBER 27

## MARSHAN LAKE CONDOMINIUMS, A COMMON INTEREST COMMUNITY FIFTH SUPPLEMENTAL CIC PLAT AS - BUILT

CONDOMINIUM



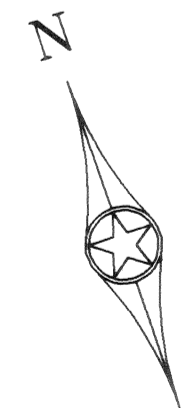
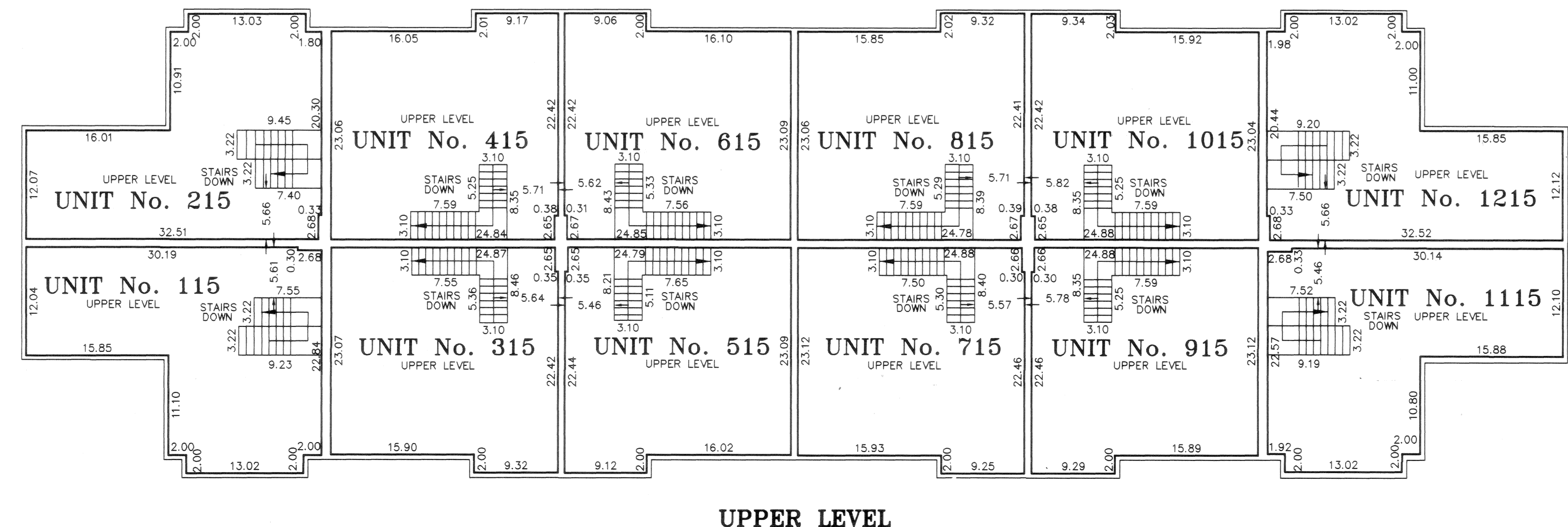
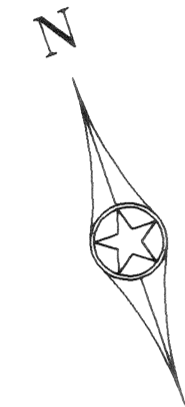
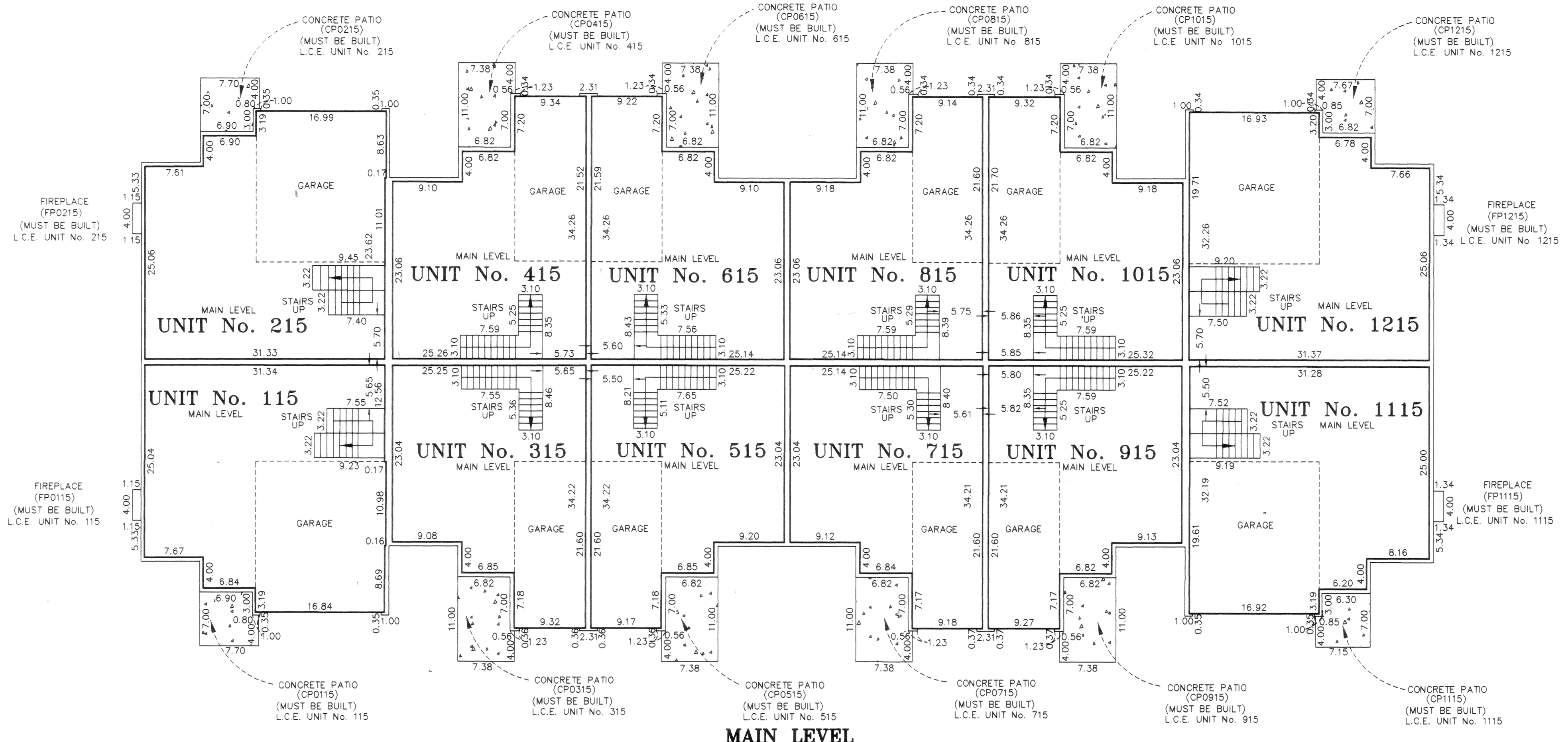
**CAINE & ASSOCIATES  
LAND SURVEYORS, INC.**

# CIC NUMBER 27

## MARSHAN LAKE CONDOMINIUMS, A COMMON INTEREST COMMUNITY

### FIFTH SUPPLEMENTAL CIC PLAT

#### FLOOR PLAN



All main level floor elevations = 900.24 feet.  
 All main level ceiling elevations vary from 908.36 feet to 917.22 feet.  
 All upper level floor elevations = 909.94 feet.  
 All upper level ceiling elevations = 918.04 feet.  
 All garage floor elevations = 899.78 feet.

Interior dimensions shown are measured to the unfinished surface of the walls, floors and ceilings.  
 L.C.E. Denotes Limited Common Element  
 Elevations are referred to Benchmark as noted on site plan and are shown in feet and hundredths of a foot.

