

CIC NUMBER 27

MARSHAN LAKE CONDOMINIUMS, A COMMON INTEREST COMMUNITY

This CIC plat is part of the Declaration recorded as Document Number 1281044 on the 10 day of June, 1997

I, Jeffrey N. Caine, do hereby certify that the work was undertaken by or reviewed and approved by me for this CIC PLAT 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, 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 353 97 feet, thence northeasterly along a tangential curve, concave to the southeast, having a radius of 2572 72 feet and a central angle of 06 degrees 44 minutes 00 seconds, a distance of 302 35 feet, 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, 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 367 73 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 116 41 feet, thence North 82 degrees 35 minutes 08 seconds West, a distance of 130 00 feet to the intersection with the southerly extension of said Line A, thence North 82 degrees 35 minutes 08 seconds West, a distance of 14 00 feet, thence South 07 degrees 28 minutes 09 seconds West, a distance of 111 85 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 46 33 feet to the intersection with a line drawn parallel with and distant 60 00 feet west of the southerly extension of said Line A, thence North 07 degrees 28 minutes 09 seconds East, along said parallel line, a distance of 233 89 feet to the intersection with a line drawn westerly, perpendicular to said Line A, from the point of beginning of the property being described, thence South 82 degrees 31 minutes 51 seconds East, a distance of 60 00 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 four 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, thence South 89 degrees 29 minutes 07 seconds East, along said parallel line, a distance of 200 33 feet to the 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 purpose 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

NO. 22510000
June 10 97
S. Culver
COUNTY CLERK

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 353 97 feet, thence northeasterly along a tangential curve, concave to the southeast, having a radius of 2572 72 feet and a central angle of 06 degrees 44 minutes 00 seconds, a distance of 302 35 feet, 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, 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 367 73 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 116 41 feet, thence North 82 degrees 35 minutes 08 seconds West, a distance of 130 00 feet to the intersection with the southerly extension of said Line A, thence North 82 degrees 35 minutes 08 seconds West, a distance of 14 00 feet, thence South 07 degrees 28 minutes 09 seconds West, a distance of 111 85 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 46 33 feet to the intersection with a line drawn parallel with and distant 60 00 feet west of the southerly extension of said Line A, thence North 07 degrees 28 minutes 09 seconds East, along said parallel line, a distance of 233 89 feet to the intersection with a line drawn westerly, perpendicular to said Line A, from the point of beginning of the property being described, thence South 82 degrees 31 minutes 51 seconds East, a distance of 60 00 feet to said point of beginning

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

Dated this 2nd day of June, 1997

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 2nd day of June, 1997, by Jeffrey N. Caine, a Licensed Land Surveyor.

Gill 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 6th day of June, 1997.

By: W. D. Anala
County Surveyor

1281044
1:50 June 10 97
P
3 of CIC 10
Edward W. W. Waska
BLP

CAINE & ASSOCIATES
LAND SURVEYORS, INC.

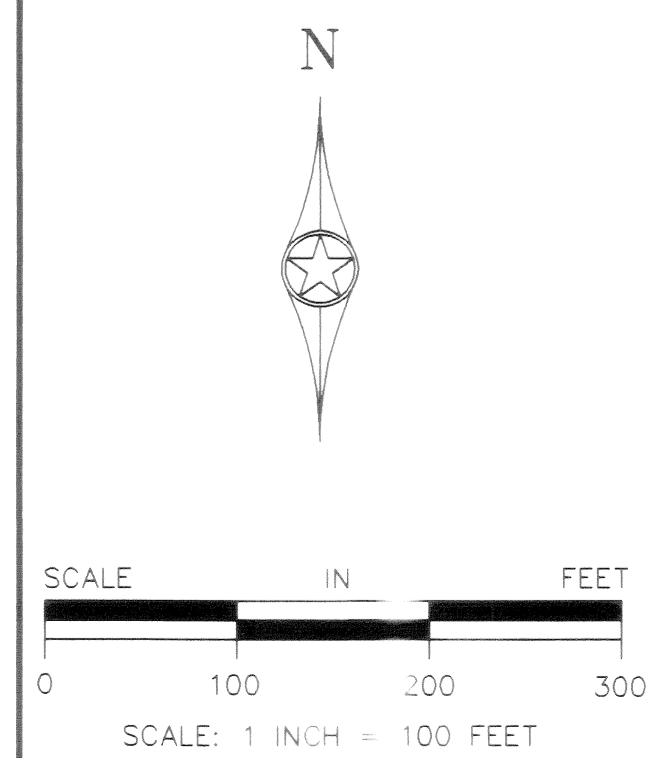
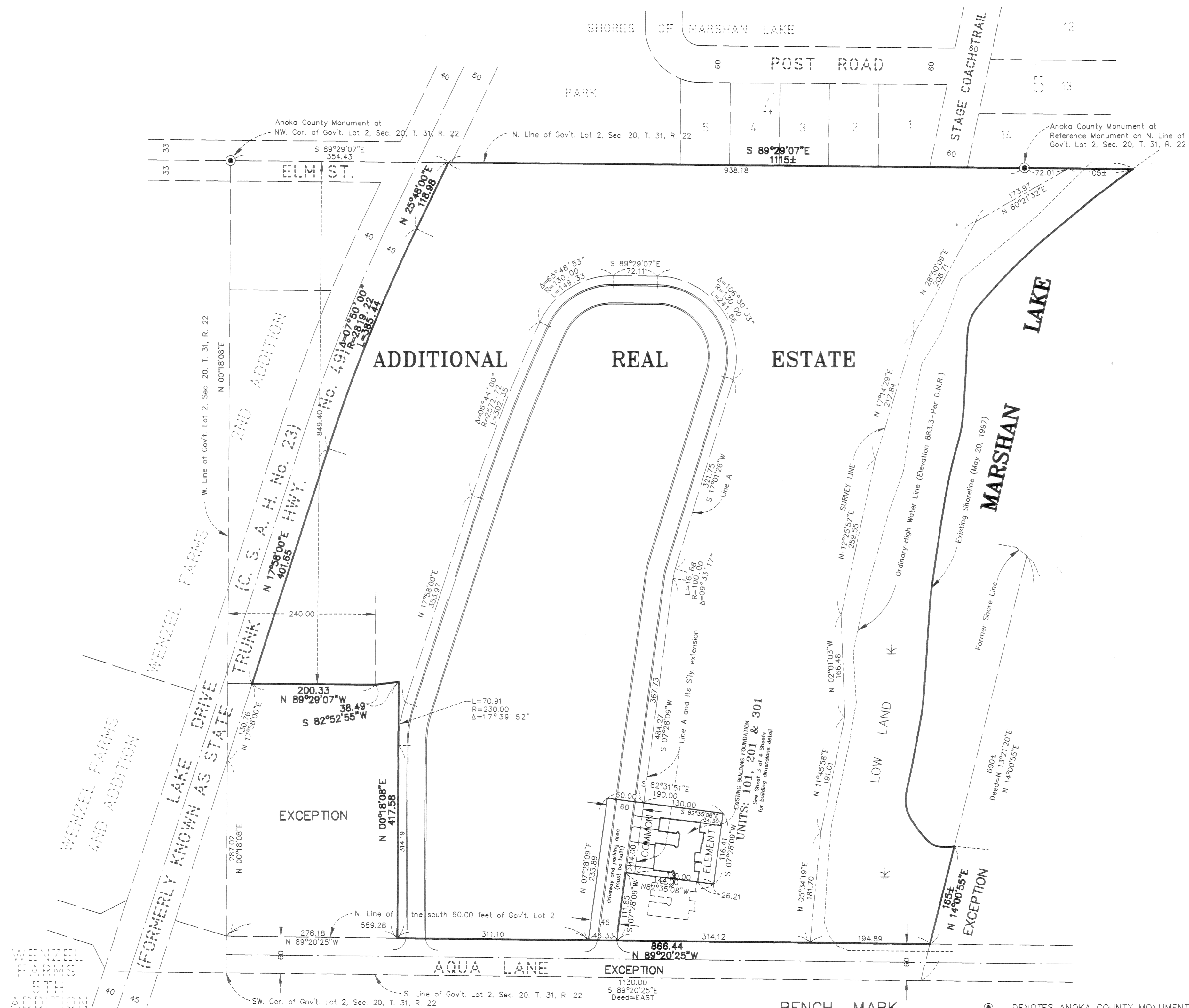
SHEET 1 OF 4 SHEETS

Receipt # 97038815 # 246.50

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MARSHAN LAKE CONDOMINIUMS, A COMMON INTEREST COMMUNITY

SITE PLAN



BENCH MARK
 Top Nut Hydrant in N.W. quadrant of the intersection of Aqua Lane and Aqua Circle. Elevation = 897.27 feet (N.G.V.D. 1929)

⊙ 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.

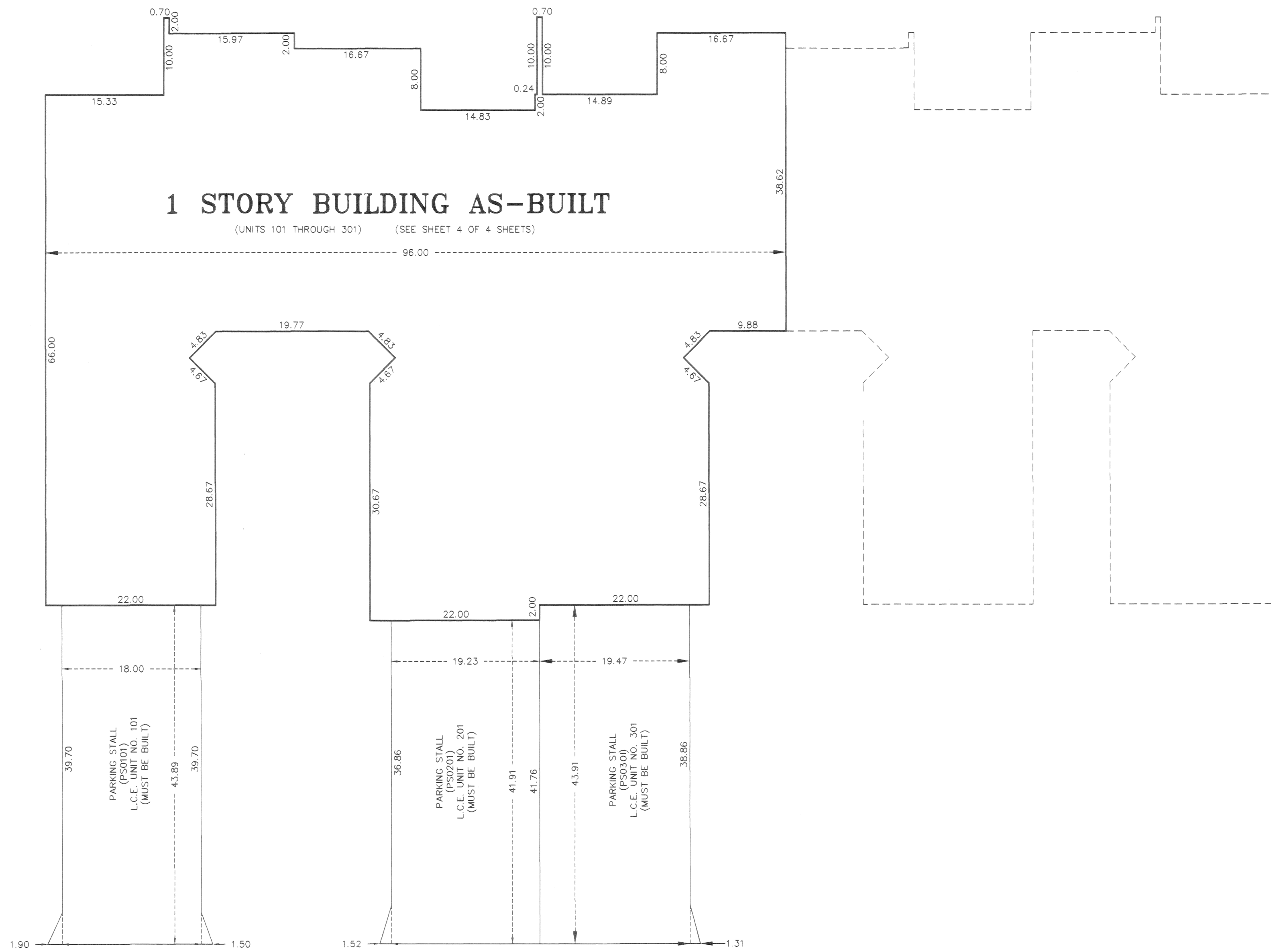
CAINE & ASSOCIATES
LAND SURVEYORS, INC.

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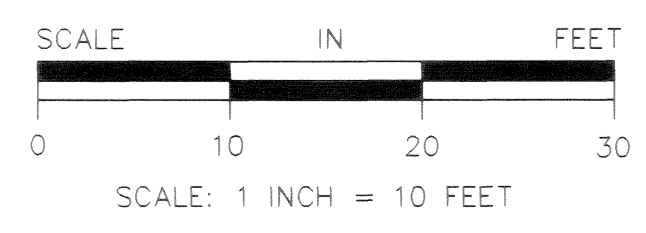
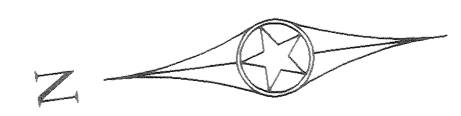
MARSHAN LAKE CONDOMINIUMS, A COMMON INTEREST COMMUNITY

AS - BUILT

C O M M O N



E L E M E N T

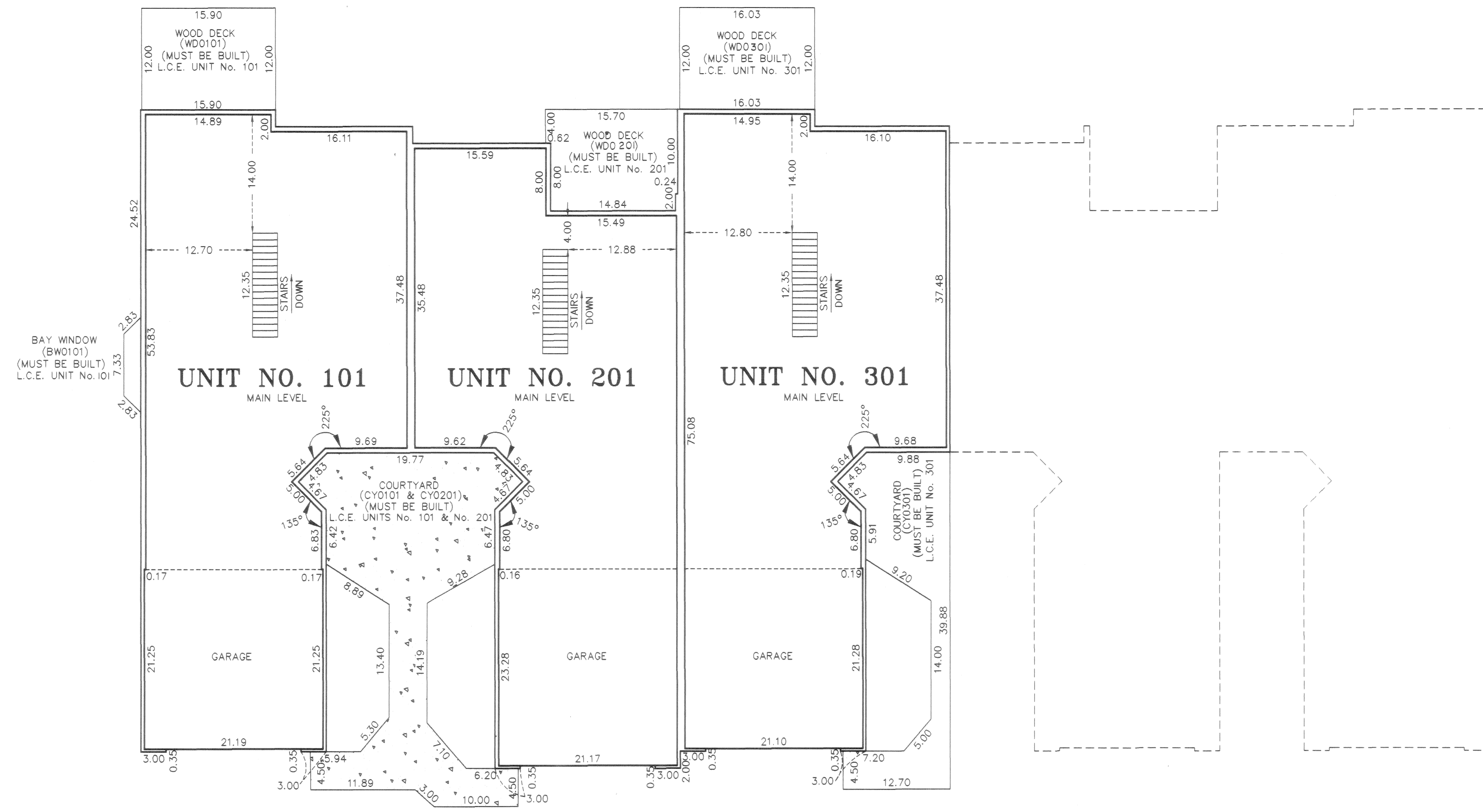


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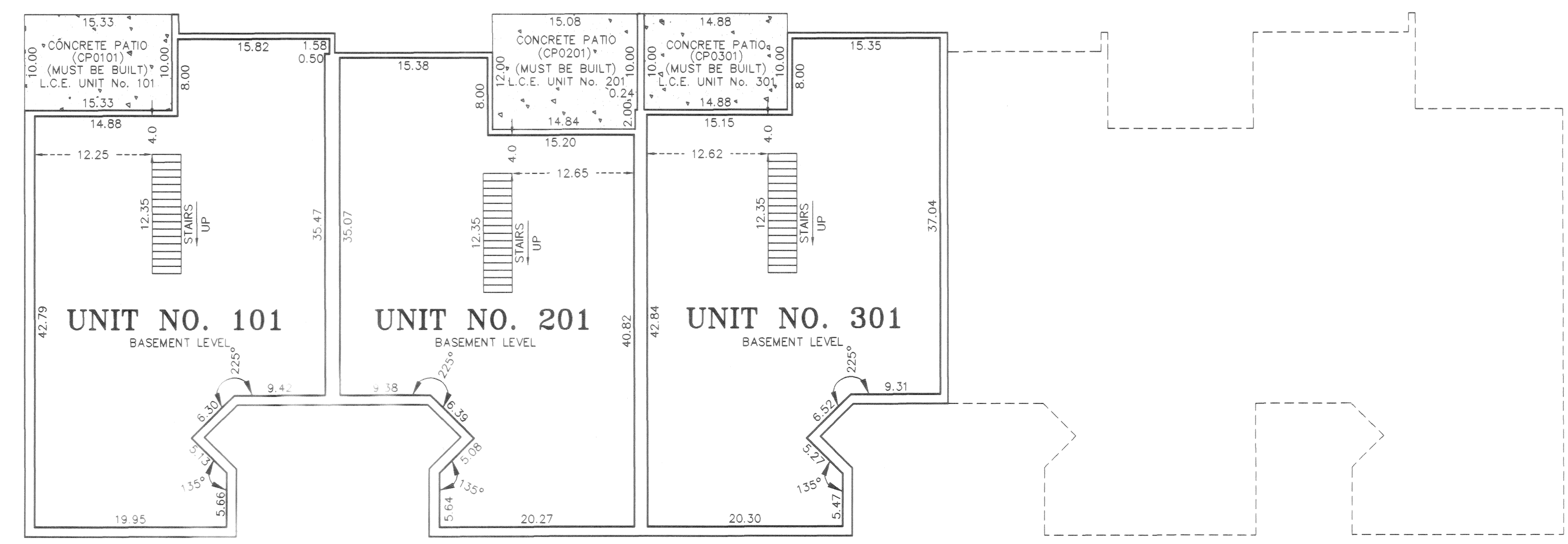
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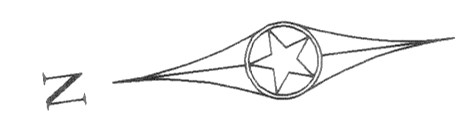
AS - BUILT



MAIN LEVEL



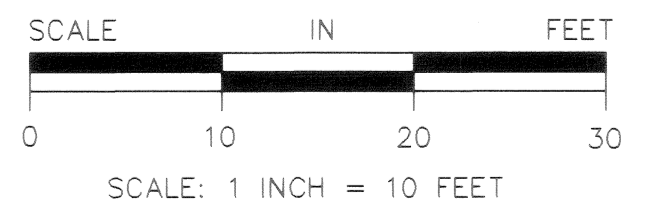
BASEMENT LEVEL



All main level floor elevations = 901.27 feet.
 All main level ceiling elevations vary from 909.27 feet to 910.37 feet.
 All basement level floor elevations = 892.26 feet.
 All basement level ceiling elevations = 899.98 Feet.
 All garage floor elevations = 900.51 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.



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