

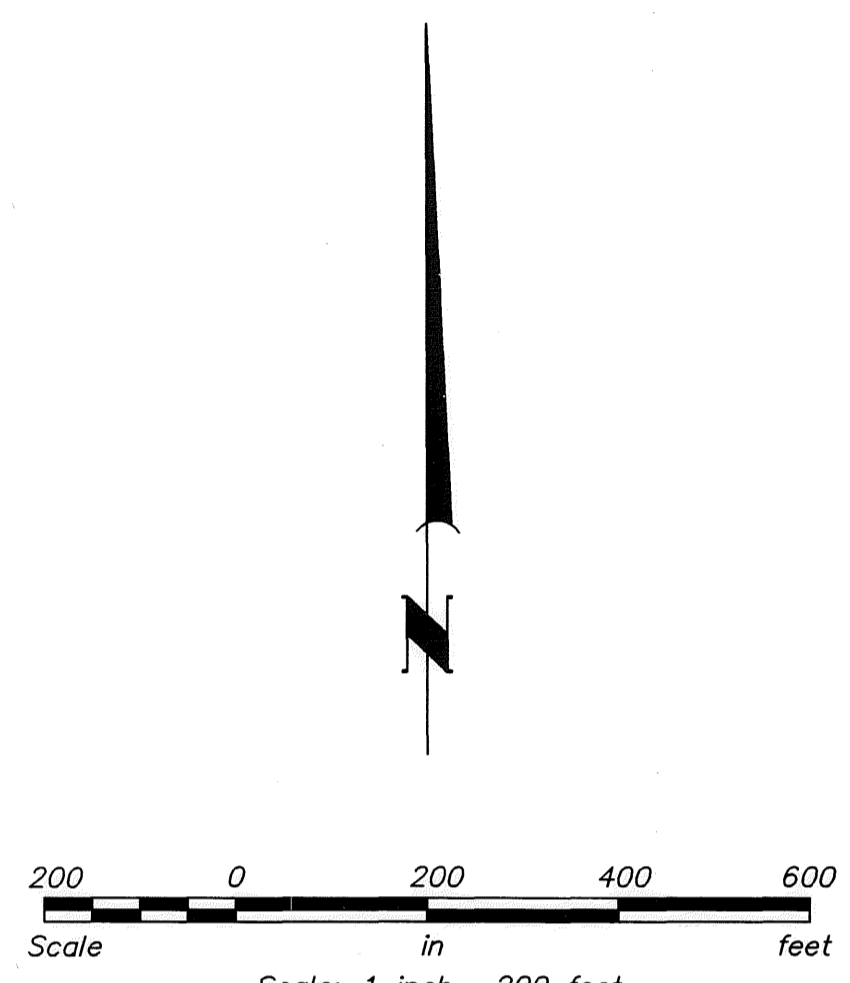
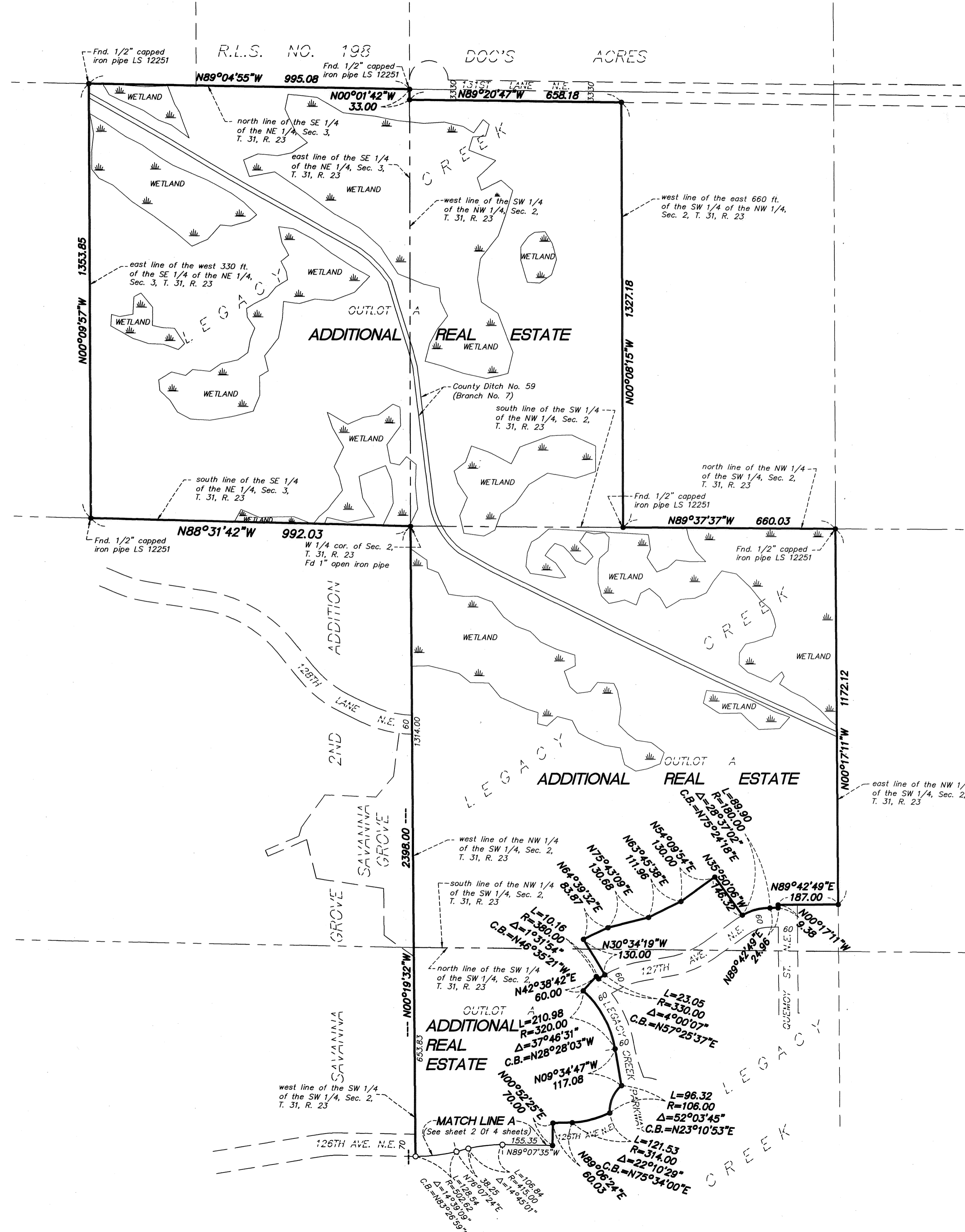
# CIC NUMBER 276 A CONDOMINIUM LEGACY CREEK CIC PLAT

Bk10 of CIC pg 20

This CIC Plat is part of the Declaration Recorded as  
Document No. 1997628.002  
on this 12 day of Dec, 2007.  
Anoka County Recorder.

## SITE PLAN

### CITY OF BLAINE, COUNTY OF ANOKA SEC. 2&3, T. 31, R. 23



For the purposes of this plat, the south line of the SW 1/4 of the SW 1/4 of Sec. 2, Twp. 31, Rge. 23, Anoka County, Minnesota is assumed to bear N 89°07'35\" W as shown on sheet 2 of 4 sheets.

- Denotes 1/2 inch by 14 inch capped iron rebar set and marked by License No. 43999
- Denotes 1/2 inch by 14 inch capped iron rebar found and marked by License No. 43999, unless otherwise indicated

Drainage and utility easements shown are per the plat of LEGACY CREEK.

BENCH MARK:  
Top Nut Hydrant 330± feet north of Main Street on the west side of Legacy Creek Parkway.  
Elev.=902.31 feet (NAVD 88)  
as shown on sheet 2 of 4 sheets

I, Robert L. Houle, do hereby certify that the work was undertaken by or reviewed and approved by me for this CIC Plat of CIC NUMBER 276, A CONDOMINIUM, LEGACY CREEK, being located upon:

That part of Lot 1, Block 9, LEGACY CREEK, according to the recorded plat thereof, Anoka County, Minnesota, lying southerly of a line parallel with and distant 61.46 feet northerly of the most southerly line of said Lot 1, as measured at a right angle to said southerly line.

and the Additional Real Estate described as:

Lots 1, 2 and 3, Block 6; Lot 1, Block 7; Lot 1 thru 6, Block 8; Lot 2 Block 9; and Outlots A, B, C, D, E, F and G, LEGACY CREEK, Anoka County, Minnesota, according to the recorded plat thereof; and

That part of Lot 1, Block 9, LEGACY CREEK, according to the recorded plat thereof, Anoka County, Minnesota, lying northerly of a line parallel with and distant 61.46 feet northerly of the most southerly line of said Lot 1, as measured at a right angle to said southerly line.

and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota; and that this CIC Plat fully and accurately depicts all information required by Minnesota Statutes, Section 515B.2-110(c).

Dated this 28<sup>th</sup> day of November, 2007.

By Robert L. Houle  
Robert L. Houle, Licensed Professional Land Surveyor  
Minnesota License No. 43999

STATE OF MINNESOTA  
COUNTY OF Ramsay

The foregoing certificate was acknowledged before me this 28<sup>th</sup> day of November, 2007, by Robert L. Houle, a Licensed Professional Land Surveyor, Minnesota License No. 43999.

By Stuart S. Johnson  
Notary Public Dakota County, Minnesota  
My commission expires January 31<sup>st</sup>, 2011

I, Justin A. Larson, pursuant to Minnesota Statutes Section 515B.2-101(c) do hereby certify that the structural components of the structure containing the units and the mechanical systems serving more than one unit are substantially completed, and that I am a duly Licensed Engineer under the laws of the State of Minnesota.

Dated this 28<sup>th</sup> day of November, 2007.

By Justin A. Larson  
Justin A. Larson, Licensed Professional Engineer  
Minnesota License No. 43922

STATE OF MINNESOTA  
COUNTY OF Ramsay

The foregoing instrument was acknowledged before me this 28<sup>th</sup> day of November, 2007, by Justin A. Larson, a Licensed Professional Engineer, Minnesota License No. 43922.

By Stuart S. Johnson  
Notary Public Dakota County, Minnesota  
My commission expires January 31<sup>st</sup>, 2011

SURVEY DIVISION, Anoka County, Minnesota.

This CIC PLAT has been reviewed and is approved this 12<sup>th</sup> day of December, 2007.

By Larry O. Hoium  
Larry O. Hoium, Anoka County Surveyor

by Charles F. Stutzman, Deputy

1997628.002  
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 12 Dec A.D., 2007  
at 10:14 o'clock A.M., and was duly recorded in book PCIC page 20  
Maureen J. Devine  
County Recorder  
By LBS  
Deputy

I HEREBY CERTIFY THAT THE CURRENT AND DELINQUENT TAXES ON THE LANDS DESCRIBED WITHIN ARE PAID AND THE TRANSFER IS ENTERED.  
Dec 12, 2007  
MAUREEN J. DEVINE  
PROPERTY TAX ADMINISTRATOR  
BY J. Culver  
DEPUTY PROPERTY TAX ADMINISTRATOR

\$58.00

Westwood  
Professional Services, Inc.

# CIC NUMBER 276 A CONDOMINIUM LEGACY CREEK CIC PLAT

C.R. DOC. NO. 1997628.002

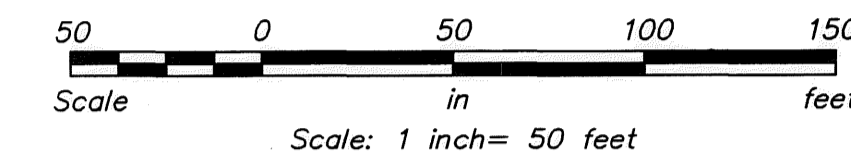
CITY OF BLAINE,  
COUNTY OF ANOKA  
SEC. 2&3, T. 31, R. 23

SITE PLAN

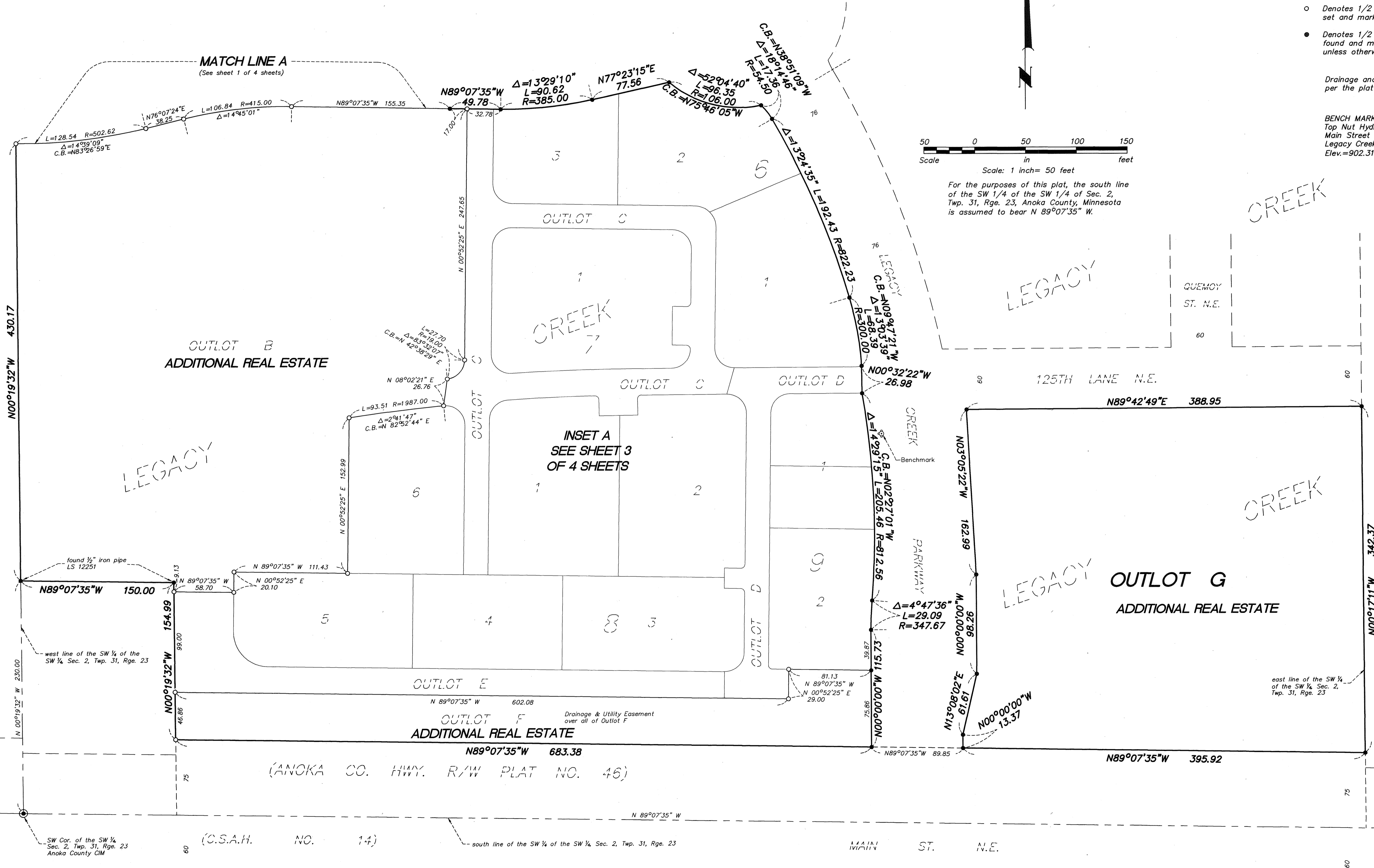
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BENCH MARK:  
Top Nut Hydrant 330± feet north of  
Main Street on the west side of  
Legacy Creek Parkway.  
Elev.=902.31 feet (NAVD 88)



For the purposes of this plat, the south line of the SW 1/4 of the SW 1/4 of Sec. 2, Twp. 31, Rge. 23, Anoka County, Minnesota is assumed to bear N 89°07'35" W.



found 1/2" iron pipe  
LS 12251

west line of the SW 1/4 of the  
SW 1/4 Sec. 2, Twp. 31, Rge. 23

SW Cor. of the SW 1/4  
Sec. 2, Twp. 31, Rge. 23  
Anoka County CIM

(C.S.A.H. NO. 14)

south line of the SW 1/4 of the SW 1/4, Sec. 2, Twp. 31, Rge. 23

MAIN ST. N.E.

THE LAKES OF RADISSON NORTH LAKE BLVD. 23RD ADD.

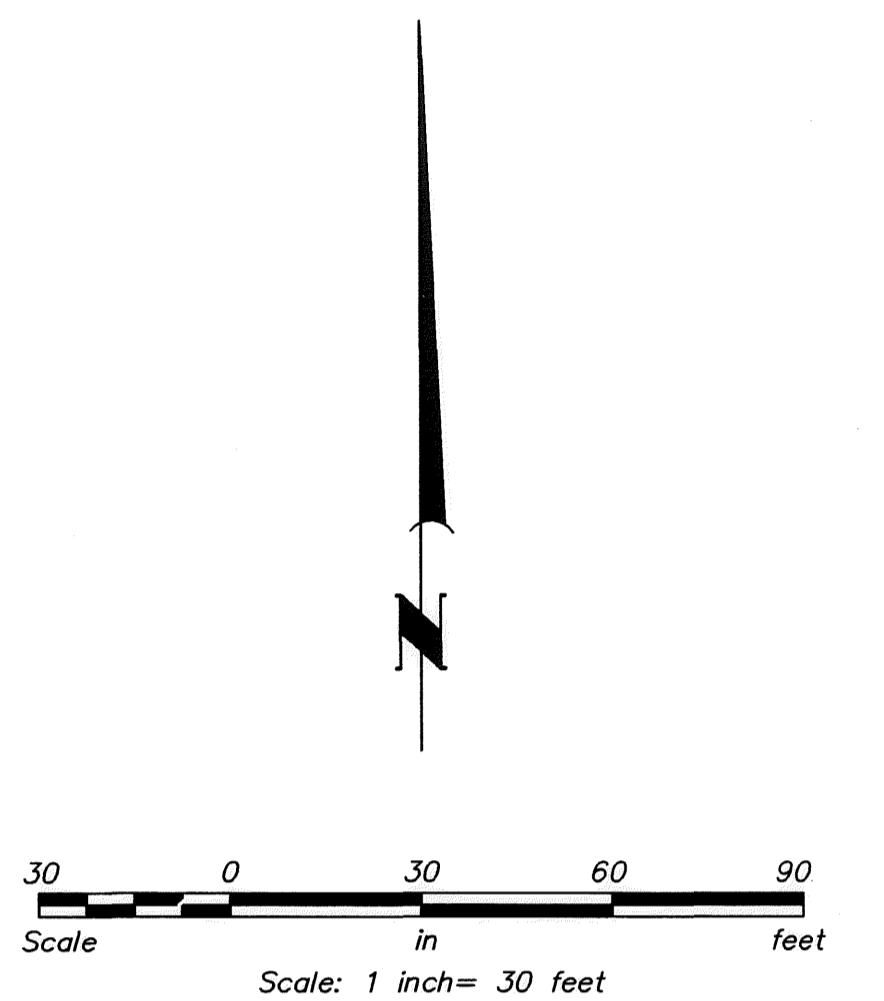
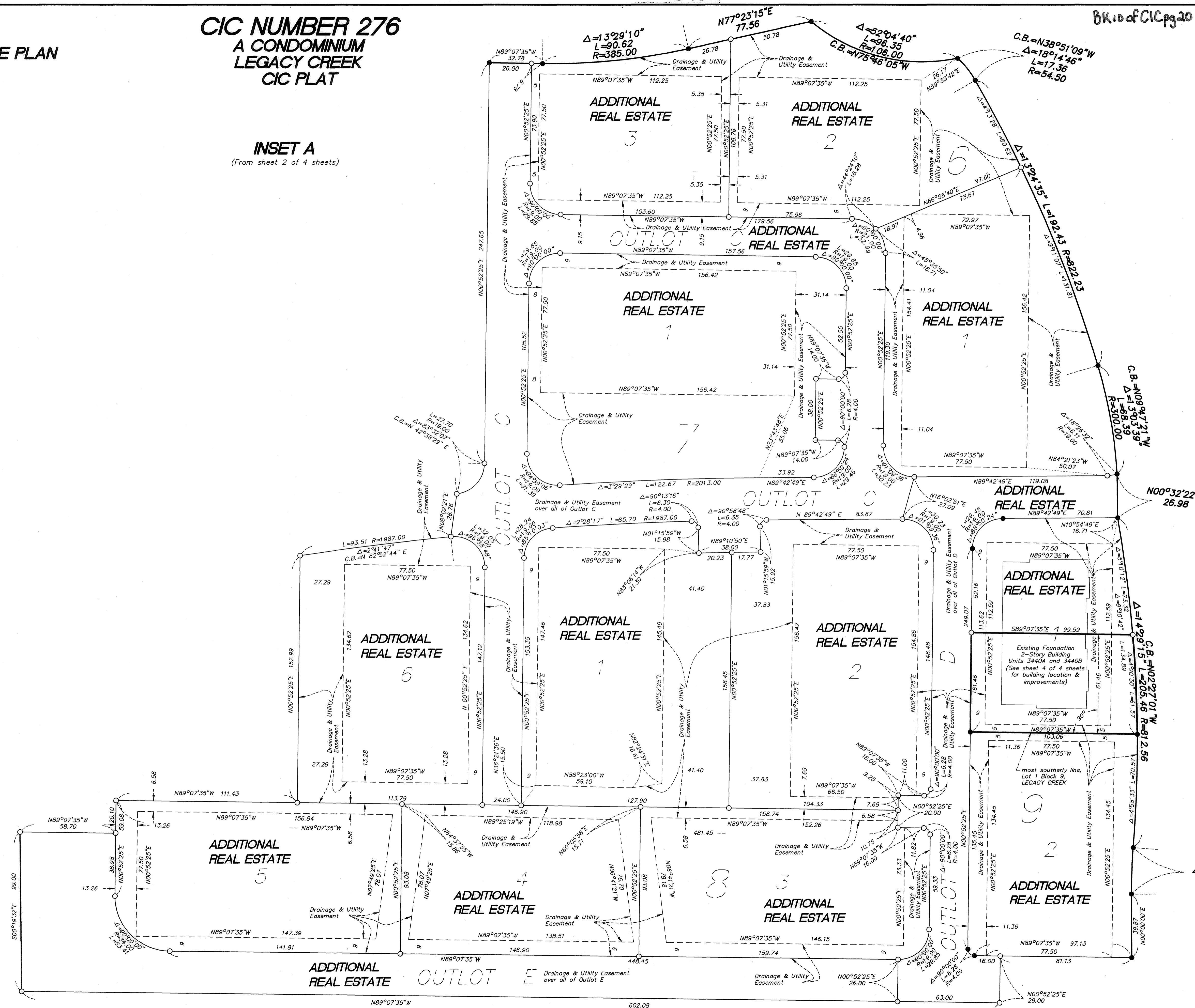
**Westwood**  
Professional Services, Inc.

SITE PLAN

CIC NUMBER 276  
A CONDOMINIUM  
LEGACY CREEK  
CIC PLAT

CITY OF BLAINE,  
COUNTY OF ANOKA  
SEC. 2&3, T. 31, R. 23

INSET A  
(From sheet 2 of 4 sheets)



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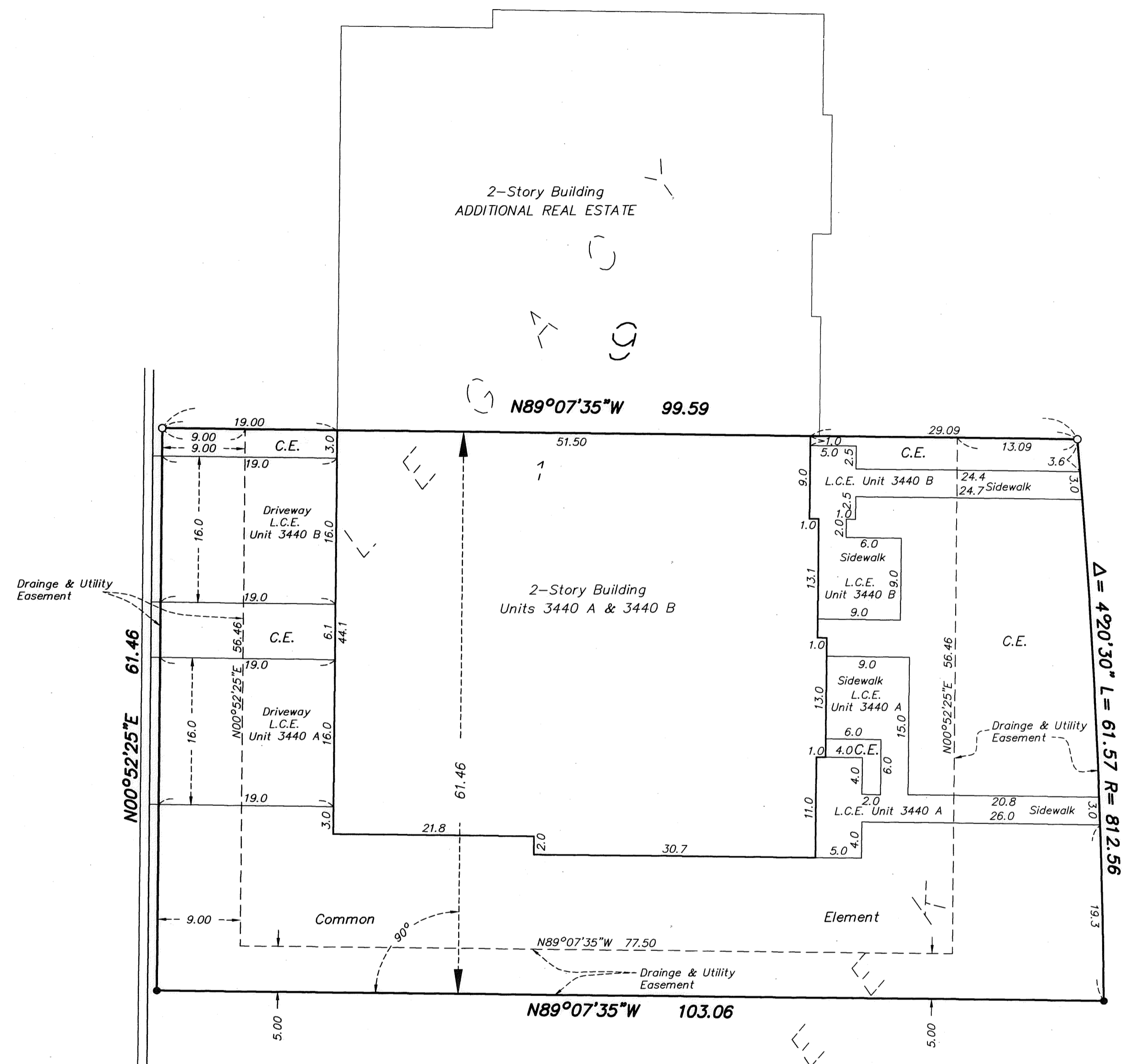
CIC NUMBER 276  
A CONDOMINIUM  
LEGACY CREEK  
CIC PLAT

BK10 of CIC pg 20

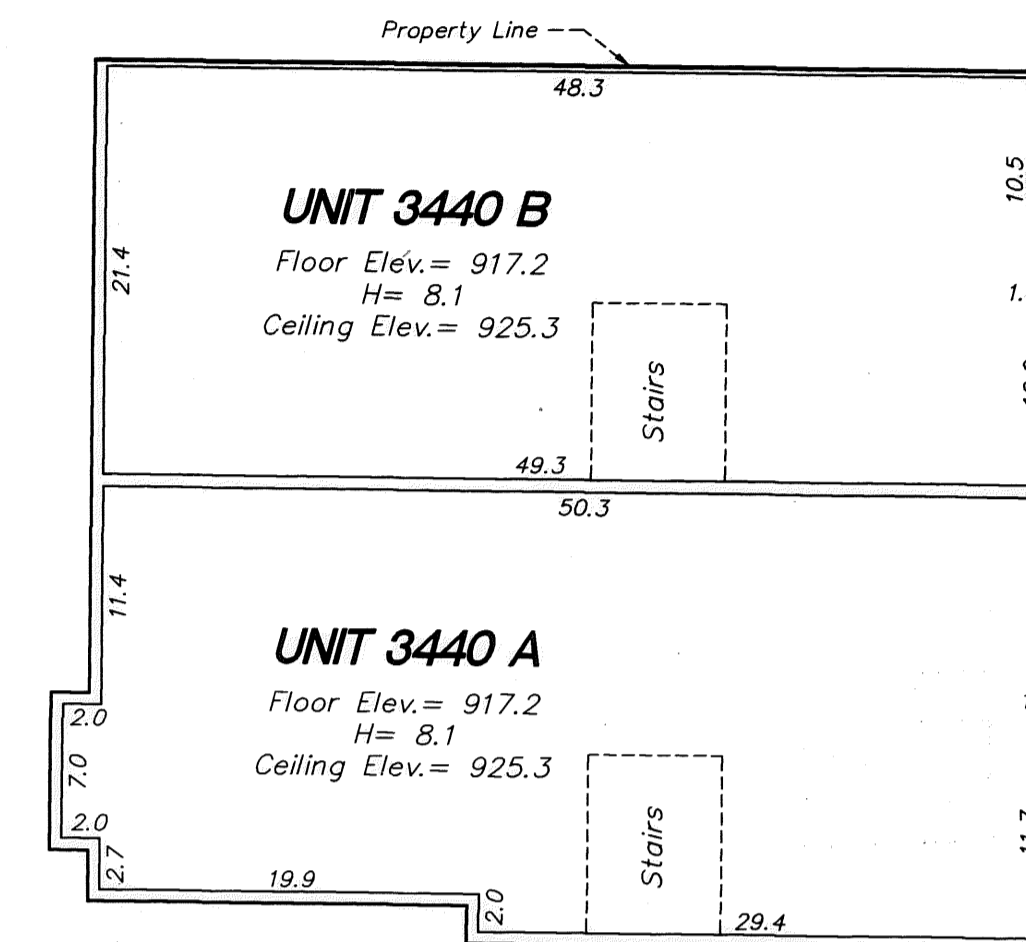
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CITY OF BLAINE,  
COUNTY OF ANOKA  
SEC. 2&3, T. 31, R. 23

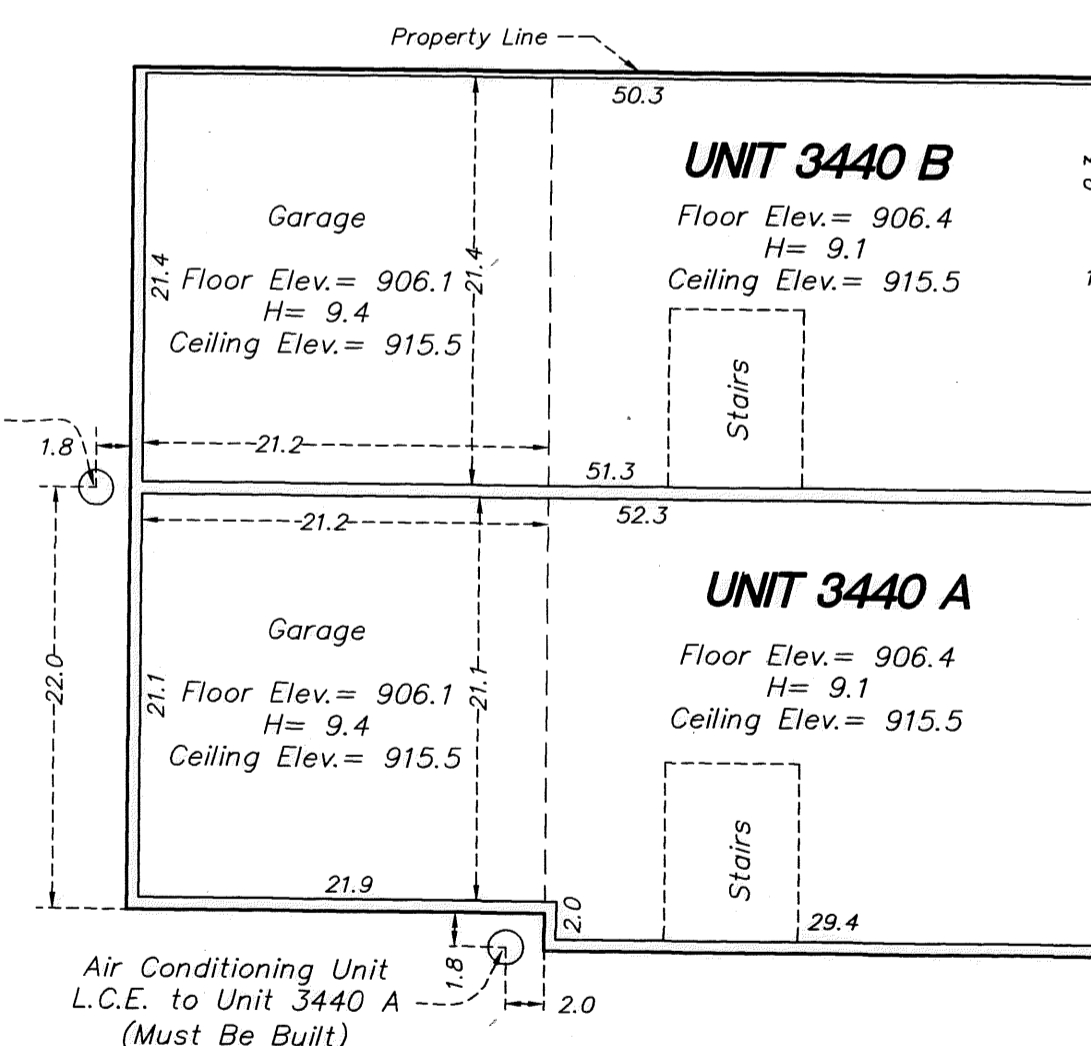
BUILDING LOCATION AND IMPROVEMENTS



UPPER LEVEL  
FLOOR PLAN



LOWER LEVEL  
FLOOR PLAN



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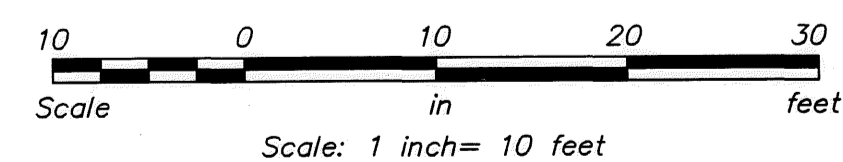
Drainage and utility easements shown are per the plat of LEGACY CREEK.

C.E. Denotes Common Element  
L.C.E. Denotes Limited Common Element

All As-Built dimensions shown are in feet and tenths of a foot.

Exterior dimensions shown are measured to the outside of the foundation.

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