

COMMON INTEREST COMMUNITY NUMBER 310
GREY OAKS AT ANDOVER ESTATES, A PLANNED COMMUNITY

This CIC Plat is part of the Declaration recorded as Document No. 2090128.002 on this 12 day of September, 2014

CITY OF ANDOVER
COUNTY OF ANOKA
SEC. 22, TWP. 32, RGE. 24
Book 11 CIC Page 29

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 310, GREY OAKS AT ANDOVER ESTATES, A PLANNED COMMUNITY, being located upon:

Units 1-101, 1-102, 1-103, 1-104, 1-105, 1-107, 1-108, 1-109, 1-110, 1-111, 1-201, 1-202, 1-203, 1-204, 1-205, 1-207, 1-208, 1-209, 1-210, 1-211, 1-301, 1-302, 1-303, 1-304, 1-305, 1-307, 1-308, 1-309, 1-310, 1-311, 2-101, 2-102, 2-103, 2-104, 2-105, 2-107, 2-108, 2-109, 2-110, 2-111, 2-201, 2-202, 2-203, 2-204, 2-205, 2-207, 2-208, 2-209, 2-210, 2-211, 2-301, 2-302, 2-303, 2-304, 2-305, 2-307, 2-308, 2-309, 2-310, 2-311, 3-101, 3-102, 3-103, 3-104, 3-105, 3-107, 3-108, 3-109, 3-110, 3-111, 3-201, 3-202, 3-203, 3-204, 3-205, 3-207, 3-208, 3-209, 3-210, 3-211, 3-301, 3-302, 3-303, 3-304, 3-305, 3-307, 3-308, 3-309, 3-310, and 3-311, COMMON INTEREST COMMUNITY NO. 78, GREY OAKS AT ANDOVER, Anoka County, Minnesota.

AND
That part of the Common Elements and Limited Common Elements, COMMON INTEREST COMMUNITY NO. 78, GREY OAKS AT ANDOVER, Anoka County, Minnesota, lying within the following described parcels:

Lot 9, Block 5, COMMON INTEREST COMMUNITY NO. 78, GREY OAKS AT ANDOVER, Anoka County, Minnesota.

AND
That part of Lot 1, Block 5, COMMON INTEREST COMMUNITY NO. 78, GREY OAKS AT ANDOVER, Anoka County, Minnesota, described as follows:
Commencing at the southwest corner of Lot 4, said Block 5; thence South 75 degrees 36 minutes 09 seconds East, assumed bearing along the south line of said Lot 4 a distance of 102.00 feet to the southeast corner of said Lot 4; thence South 16 degrees 03 minutes 32 seconds West a distance of 21.87 feet to a point of curvature on the northerly line of 155th Lane N.W., according to the recorded plat of GREY OAKS, said Anoka County; thence North 88 degrees 41 minutes 13 seconds West along the northerly line of 155th Lane N.W. a distance of 241.30 feet; thence northwesterly continuing along said north line of 155th Lane N.W. a distance of 35.84 feet along a tangential curve concave to the north having a radius of 79.20 feet and a central angle of 25 degrees 55 minutes 45 seconds to a point hereinafter referred to as "Point A"; thence North 25 degrees 56 minutes 04 seconds East, not tangent to last described curve a distance of 451.09 feet to the actual point of beginning of that part of said Lot 1 to be described; thence South 66 degrees 36 minutes 12 seconds East a distance of 252.62 feet; thence North 80 degrees 02 minutes 44 seconds East a distance of 440.33 feet; thence North 20 degrees 23 minutes 06 seconds East a distance of 69.47 feet to a point of curvature on the southerly line of 156th Lane N.W., according to the recorded plat of GREY OAKS; thence northwesterly and westerly along the southerly line of said 156th Lane N.W. to the intersection with the east line of Linnet Street N.W., according to the recorded plat of GREY OAKS; thence southerly along said east line of Linnet Street N.W. to the intersection with a line that bears North 66 degrees 36 minutes 12 seconds West from the point of beginning; thence South 66 degrees 36 minutes 12 seconds East a distance of 168.82 feet to the point of beginning.

AND
That part of said Lot 1, Block 5, COMMON INTEREST COMMUNITY NO. 78, GREY OAKS AT ANDOVER, Anoka County, Minnesota, described as follows:
Beginning at above described "Point A"; thence North 25 degrees 56 minutes 04 seconds East a distance of 225.55 feet; thence North 74 degrees 51 minutes 00 seconds West a distance of 134.18 feet to the east line of Linnet Street N.W., according to the recorded plat of GREY OAKS; thence southerly and easterly along the east line of said Linnet Street N.W. and the northerly line of 155th Lane N.W., according to the recorded plat of GREY OAKS, to the point of beginning.

AND
Lots 9 and 10, Block 3, COMMON INTEREST COMMUNITY NO. 78, GREY OAKS AT ANDOVER, Anoka County, Minnesota.
AND
That part of Lot 17, Block 3, COMMON INTEREST COMMUNITY NO. 78, GREY OAKS AT ANDOVER, Anoka County, Minnesota, described as follows:
Beginning at the southwest corner of said Lot 17; thence North 00 degrees 49 minutes 05 seconds East assumed bearing along the west line of said Lot 17 a distance of 488.00 feet; thence South 89 degrees 10 minutes 55 seconds East a distance of 571.52 feet to a point of curvature on the west line of Linnet Street N.W., according to the recorded plat of GREY OAKS; thence southerly along said west line on a non-tangential curve concave to the east having a radius of 230.00 feet, a central angle of 18 degrees 26 minutes 59 seconds, a chord that bears South 13 degrees 25 minutes 04 seconds West a distance of 74.06 feet; thence South 04 degrees 11 minutes 34 seconds West tangent to last described curve and along said west line a distance of 162.13 feet; thence southeasterly on a tangential curve concave to the northeast along said westerly line of Linnet Street N.W. and the southerly line of 155th Lane N.W., according to the recorded plat of GREY OAKS, having a radius of 139.20 feet, a central angle of 66 degrees 57 minutes 01 seconds a distance of 162.66 feet; thence South 01 degrees 18 minutes 30 seconds West, not tangent to the last described curve, to the south line of said Lot 17; thence North 88 degrees 41 minutes 30 seconds West a distance of 621.84 feet along the south line of said Lot 17 to the point of beginning.

AND Additional Real Estate is located upon the following described property designated as:
Lots 2 and 3, and that part of Lot 1, all in Block 4, GREY OAKS, Anoka County, Minnesota, lying east of the following described line and its southerly extensions.

Commencing at the northeast corner of said Lot 1, Block 4; thence North 88 degrees 41 minutes 30 seconds West, assumed bearing along the north line of said Lot 1, Block 4, a distance of 1241.07 feet, to the point of beginning of the line being described; thence South 01 degrees 18 minutes 30 seconds West a distance of 123.54 feet to a point of curvature on the northerly line of 156th Lane N.W., according to the recorded plat of GREY OAKS, and said line there terminating.

AND
Lots 2, 3, 4, and that part of Lot 1, all in Block 5, GREY OAKS, Anoka County, Minnesota, described as follows:
Commencing at the southwest corner of Lot 4, Block 5, said GREY OAKS; thence South 75 degrees 36 minutes 09 seconds East assumed bearing along the south line of said Lot 4, Block 5, a distance of 102.00 feet to the southeast corner of said Lot 4; thence South 16 degrees 03 minutes 32 seconds West a distance of 21.87 feet to a point of curvature on the northerly line of 155th Lane N.W., according to the recorded plat of GREY OAKS, said point also being the point of beginning of the property to be described; thence North 88 degrees 41 minutes 13 seconds West along said northerly line of 155th Lane N.W. a distance of 241.30 feet; thence northwesterly continuing along said north line of 155th Lane N.W. a distance of 35.84 feet along a tangential curve concave to the north having a radius of 79.20 feet and a central angle of 25 degrees 55 minutes 45 seconds; thence North 25 degrees 56 minutes 04 seconds East, not tangent to last described curve, a distance of 451.09 feet; thence South 66 degrees 36 minutes 12 seconds East a distance of 252.62 feet; thence North 80 degrees 02 minutes 44 seconds East a distance of 440.33 feet; thence North 20 degrees 23 minutes 06 seconds East a distance of 69.47 feet to a point of curvature on the southerly line of 156th Lane N.W., according to the recorded plat of GREY OAKS; thence southeasterly and southerly along said southerly line of 156th Lane N.W. to the intersection with said northerly line of 155th Lane N.W.; thence southwesterly, westerly, and northwesterly, along said northerly line of 155th Lane N.W. to the point of beginning.

and that this CIC plat fully and accurately depicts all information required by Minnesota Statutes, Section 515B.2-110.

Dated this 28th day of August, 2014.

Charles 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 28th day of August, 2014, by Charles R. Christopherson.

Seth M. Monroe
Seth M. Monroe
Notary Public, Sherburne County, Minnesota
My commission expires January 31, 2019

I, Todd Monagan, 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 second day of September, 2014.

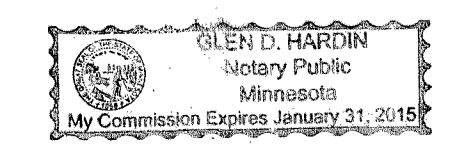
Todd Monagan
_____, Licensed Architect
Minnesota License No. 18074

STATE OF MINNESOTA
COUNTY OF ANOKA

The foregoing instrument was acknowledged before me this 2nd day of September, 2014 by

Todd Monagan, a Licensed Architect

Glen D. Hardin
Glen D. Hardin
Notary Public, Anoka County, Minnesota
My commission expires January 31, 2015



Pursuant to Minnesota Statutes, Chapter 389.09, Subd. 2, this CIC Plat has been reviewed and is approved this 12TH day of September, 2014.

Larry D. Hoium by Charles F. Geyer
Larry D. Hoium, Anoka County Surveyor

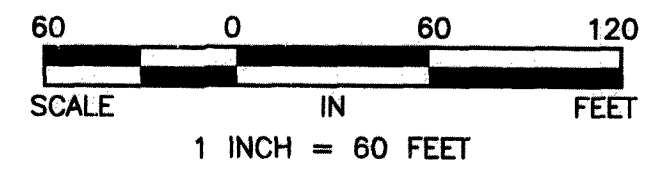
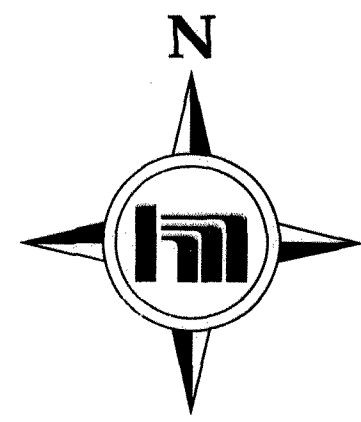
2090128.002
Office of RECORDER/REGISTRAR
OF TITLES
STATE OF MINNESOTA COUNTY OF ANOKA
I hereby certify that the within instrument was filed in
this office for record on the 12 day of
Sept 2014 at 9:42a in Recorder's Office
and was duly recorded in book 11 page 29
Charles F. Geyer
Recorder/Registrar of Titles
By [Signature]
Deputy

\$58.00



COMMON INTEREST COMMUNITY NUMBER 310
GREY OAKS AT ANDOVER ESTATES, A PLANNED COMMUNITY

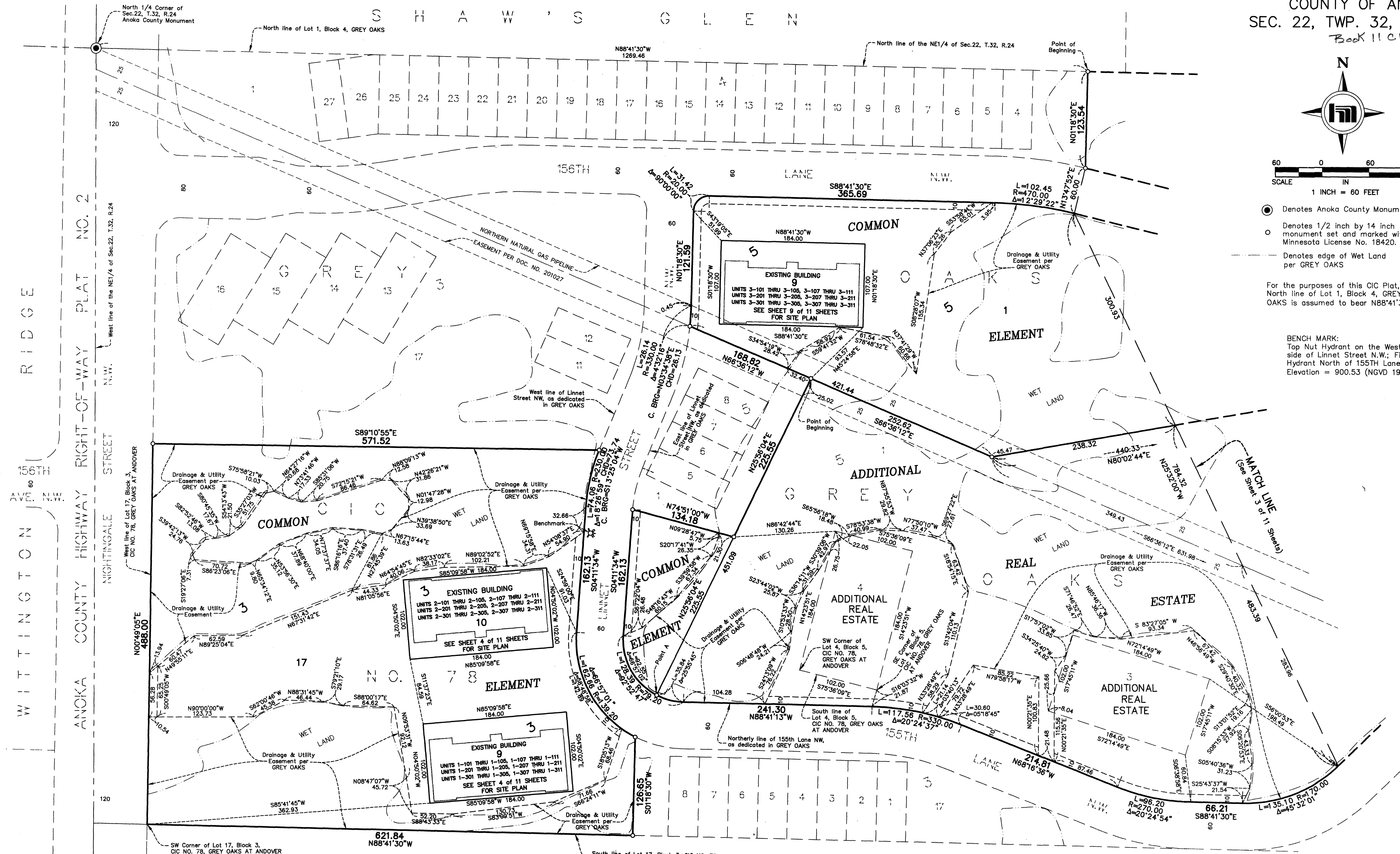
CITY OF ANDOVER
COUNTY OF ANOKA
SEC. 22, TWP. 32, RGE. 24
Book 11 C.I.C. Page 29



- Denotes Anoka County Monument
- Denotes 1/2 inch by 14 inch iron monument set and marked with Minnesota License No. 18420.
- Denotes edge of Wet Land per GREY OAKS

For the purposes of this CIC Plat, the North line of Lot 1, Block 4, GREY OAKS is assumed to bear N88°41'30"W

BENCH MARK:
Top Nut Hydrant on the West side of Linnet Street N.W.; First Hydrant North of 155TH Lane N.W. Elevation = 900.53 (NGVD 1929)

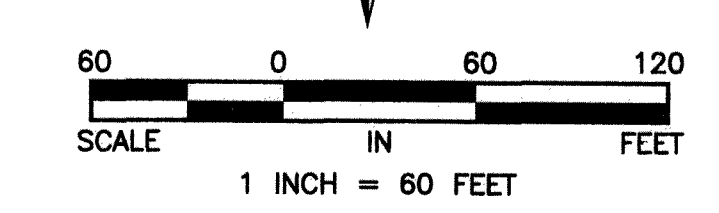
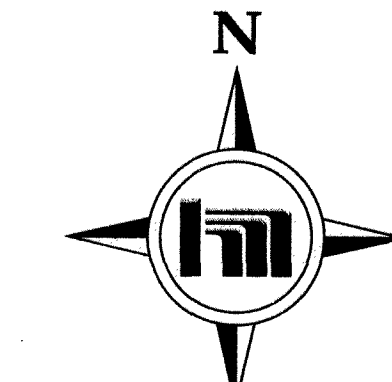
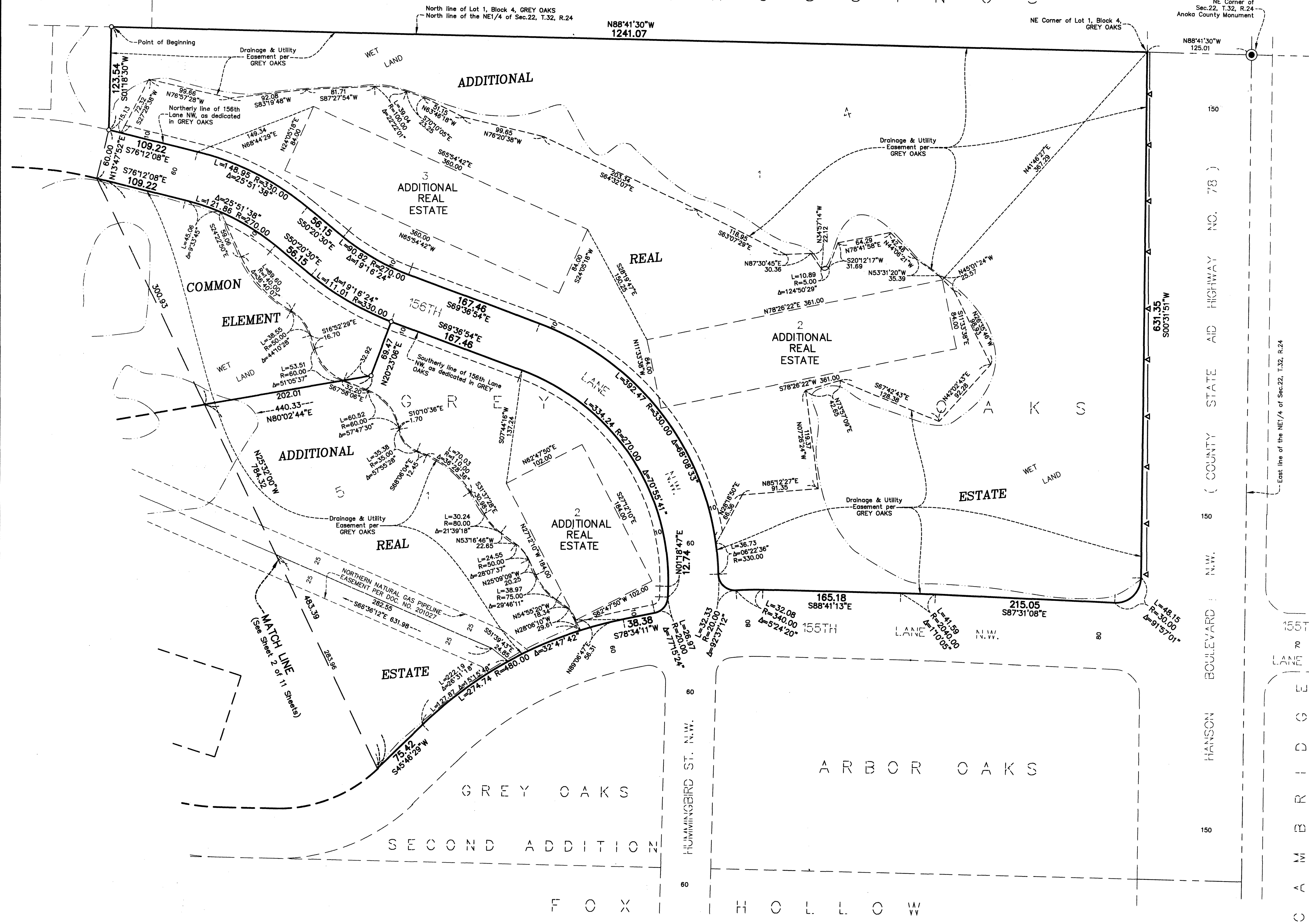


COMMON INTEREST COMMUNITY NUMBER 310
GREY OAKS AT ANDOVER ESTATES, A PLANNED COMMUNITY

C.R. DOC. NO. 2090128.002

CITY OF ANDOVER
COUNTY OF ANOKA
SEC. 22, TWP. 32, RGE. 24
Book 11 C.I.C. Page 29

W O O D L A N D C R O S S I N G S



- Denotes Anoka County Monument
 - Denotes 1/2 inch by 14 inch iron monument set and marked with Minnesota License No. 18420.
 - ▲— Denotes Restricted Access dedicated to the County of Anoka per GREY OAKS
 - - - Denotes edge of Wet Land per GREY OAKS
- For the purposes of this CIC Plat, the North line of Lot 1, Block 4, GREY OAKS is assumed to bear N88°41'30"W

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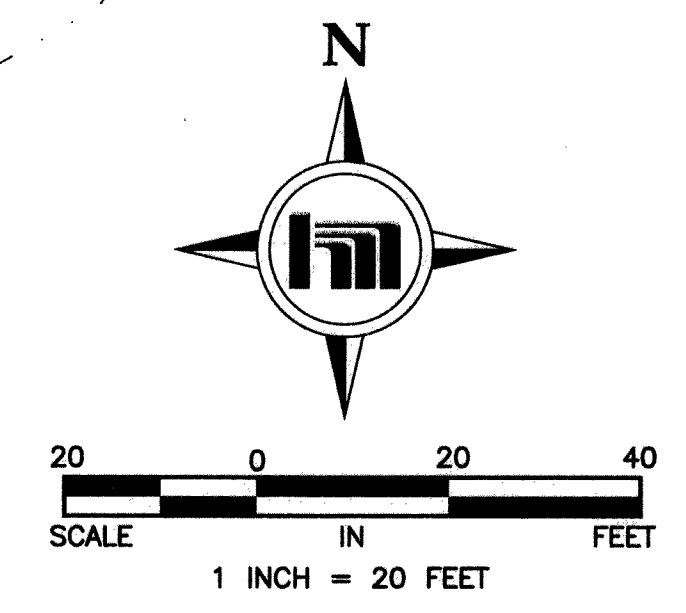
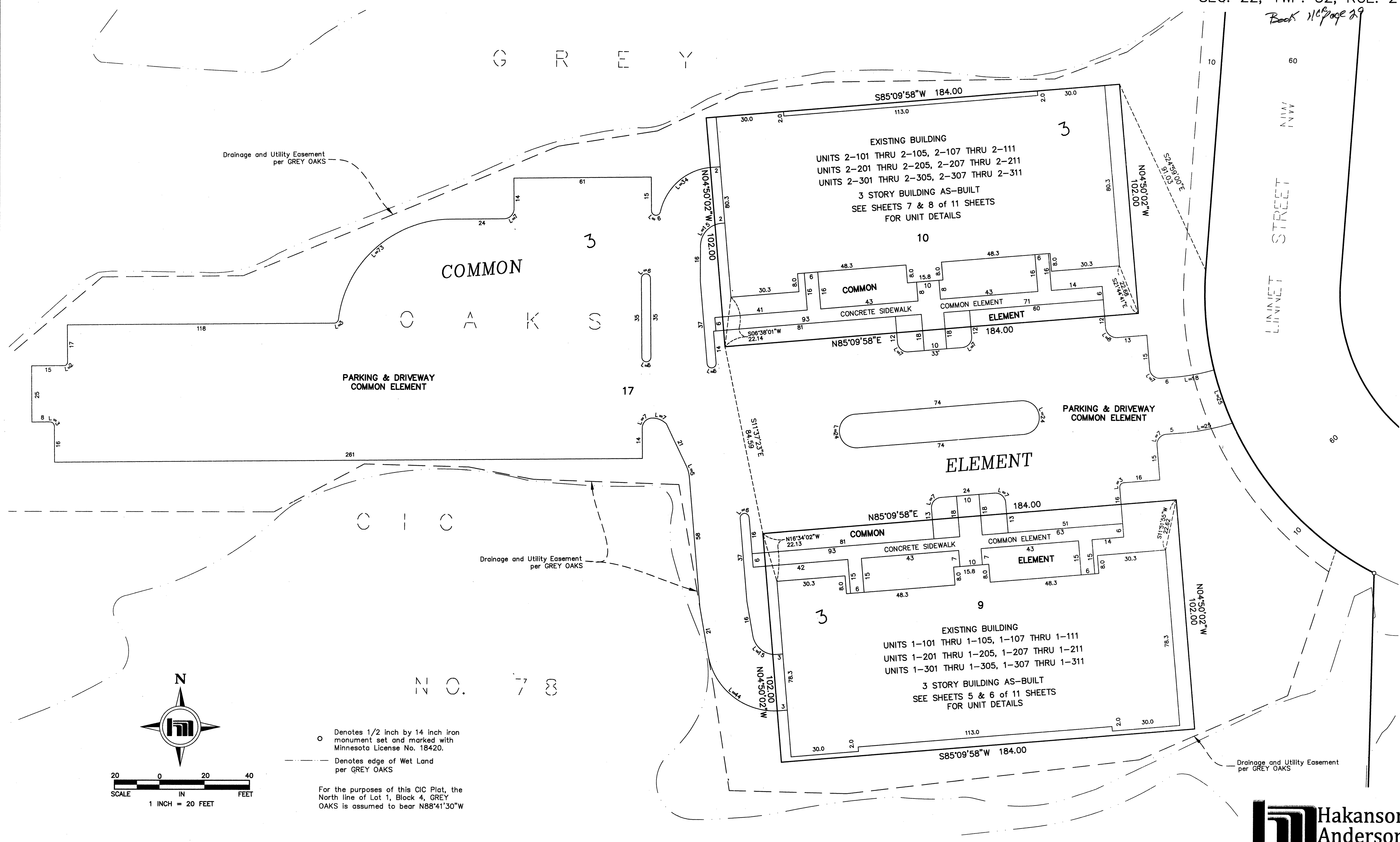


COMMON INTEREST COMMUNITY NUMBER 310
GREY OAKS AT ANDOVER ESTATES, A PLANNED COMMUNITY

SITE PLAN
(AS-BUILT)

CITY OF ANDOVER
COUNTY OF ANOKA
SEC. 22, TWP. 32, RGE. 24

Book 116 page 29



○ Denotes 1/2 inch by 14 inch iron monument set and marked with Minnesota License No. 18420.

--- Denotes edge of Wet Land per GREY OAKS

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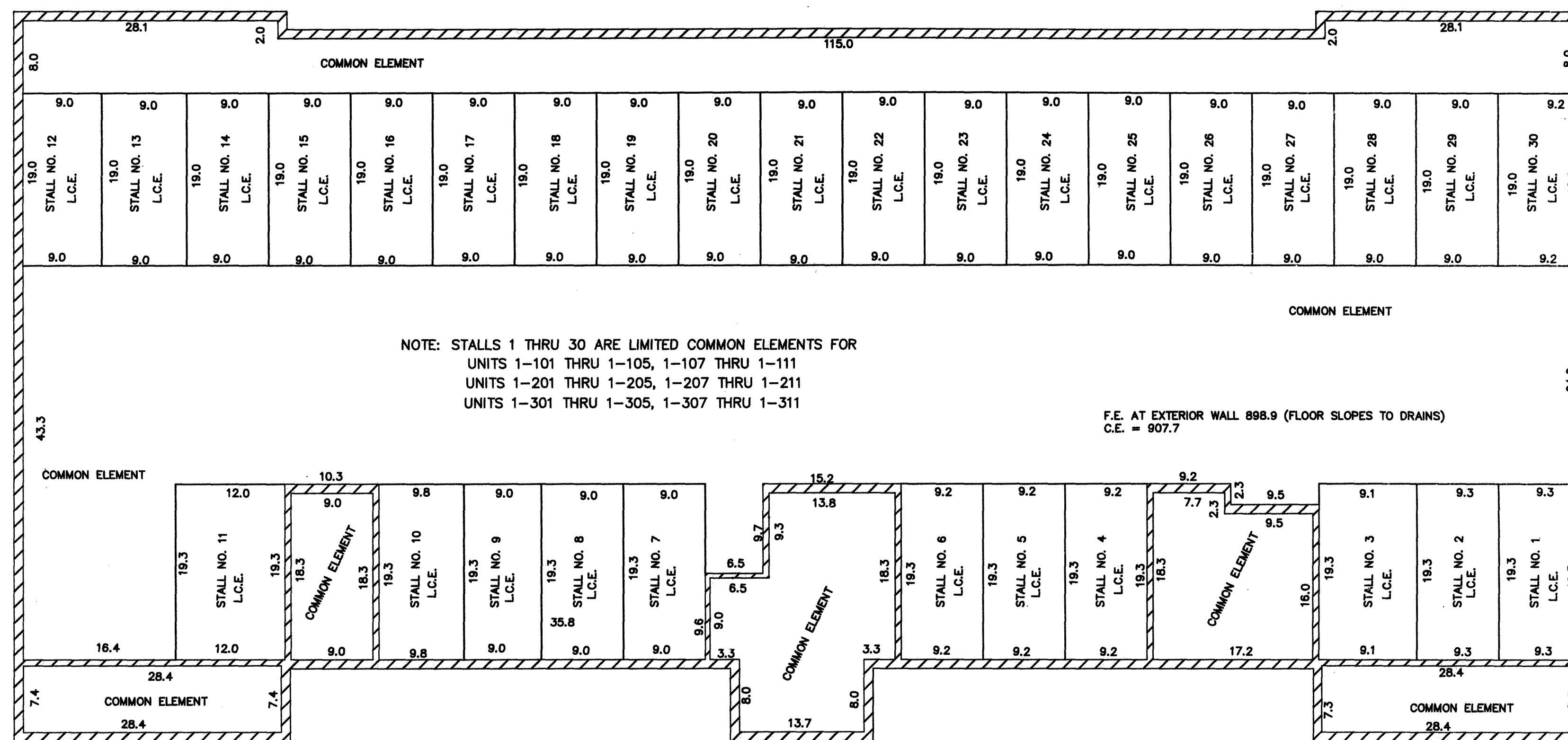
UNIT DETAIL (AS-BUILT)

COMMON INTEREST COMMUNITY NUMBER 310 GREY OAKS AT ANDOVER ESTATES, A PLANNED COMMUNITY

CITY OF ANDOVER
COUNTY OF ANOKA
SEC. 22, TWP. 32, RGE. 24
Book 11 C.I.C Page 29

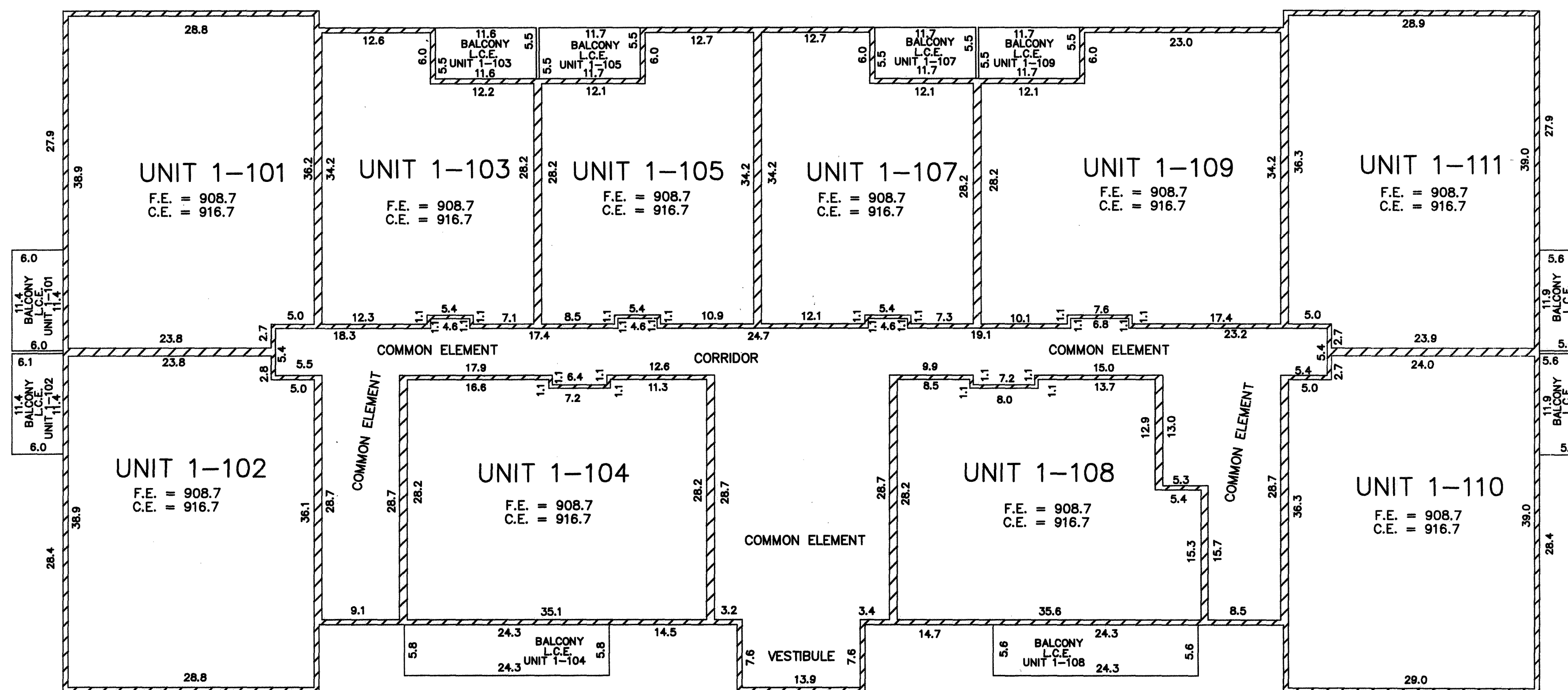
Elevations are referred to a benchmark as noted on the site plan on Sheet 2 of 11 Sheets and are shown in feet and tenths of a foot.

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

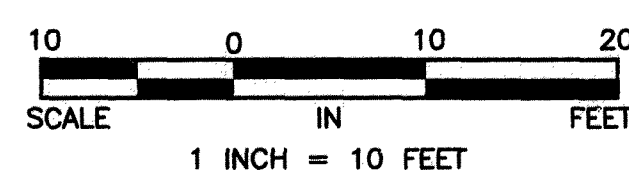
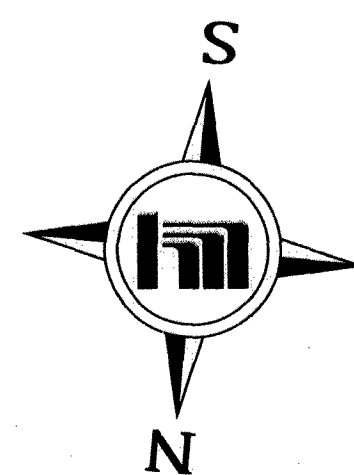


BASEMENT PLAN
AS-BUILT

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



FIRST FLOOR PLAN
AS BUILT



UNIT DETAIL (AS-BUILT)

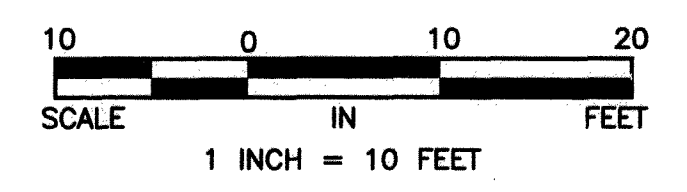
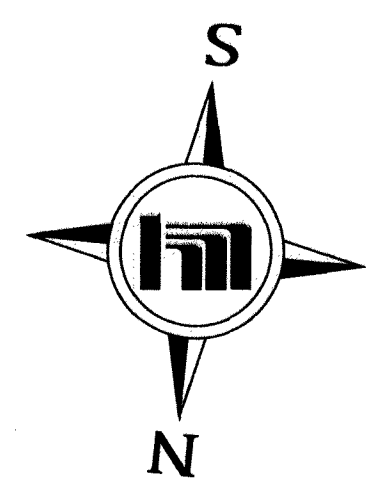
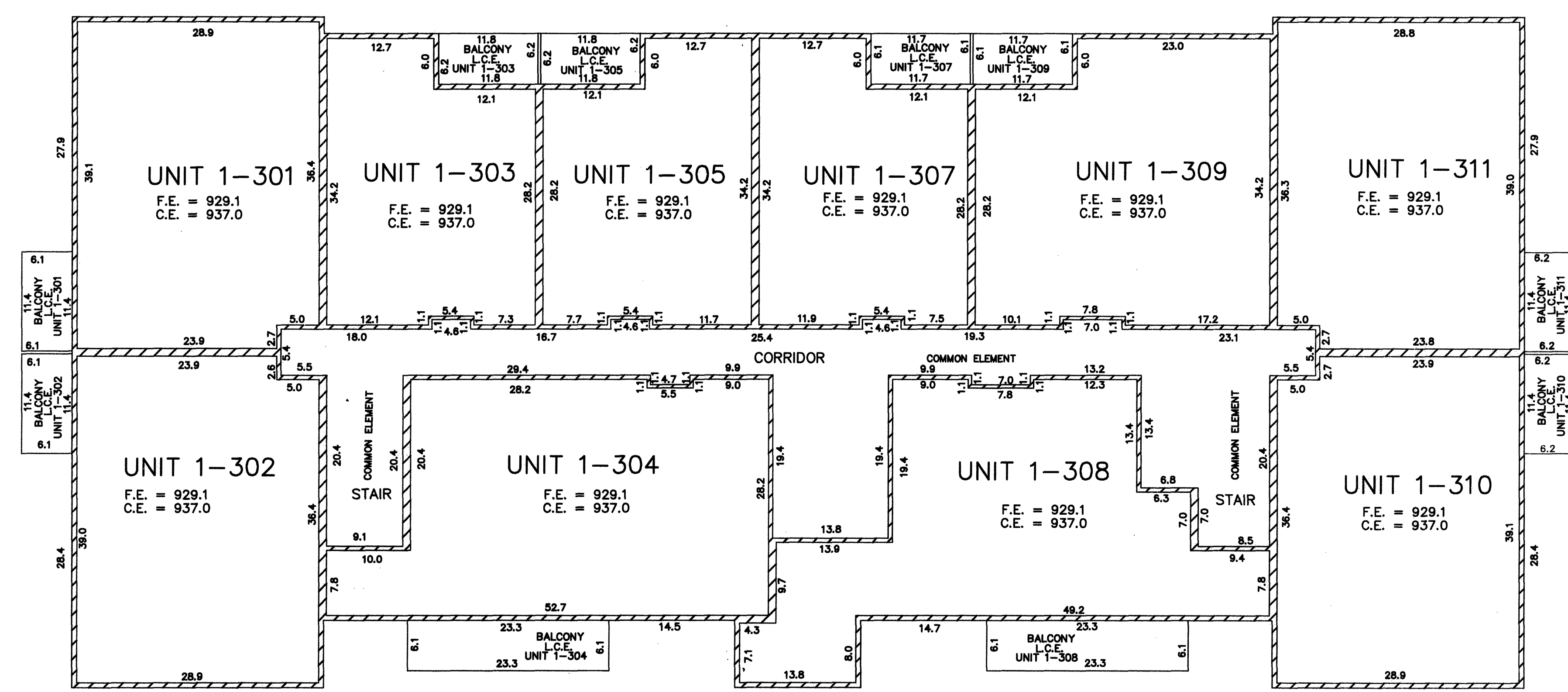
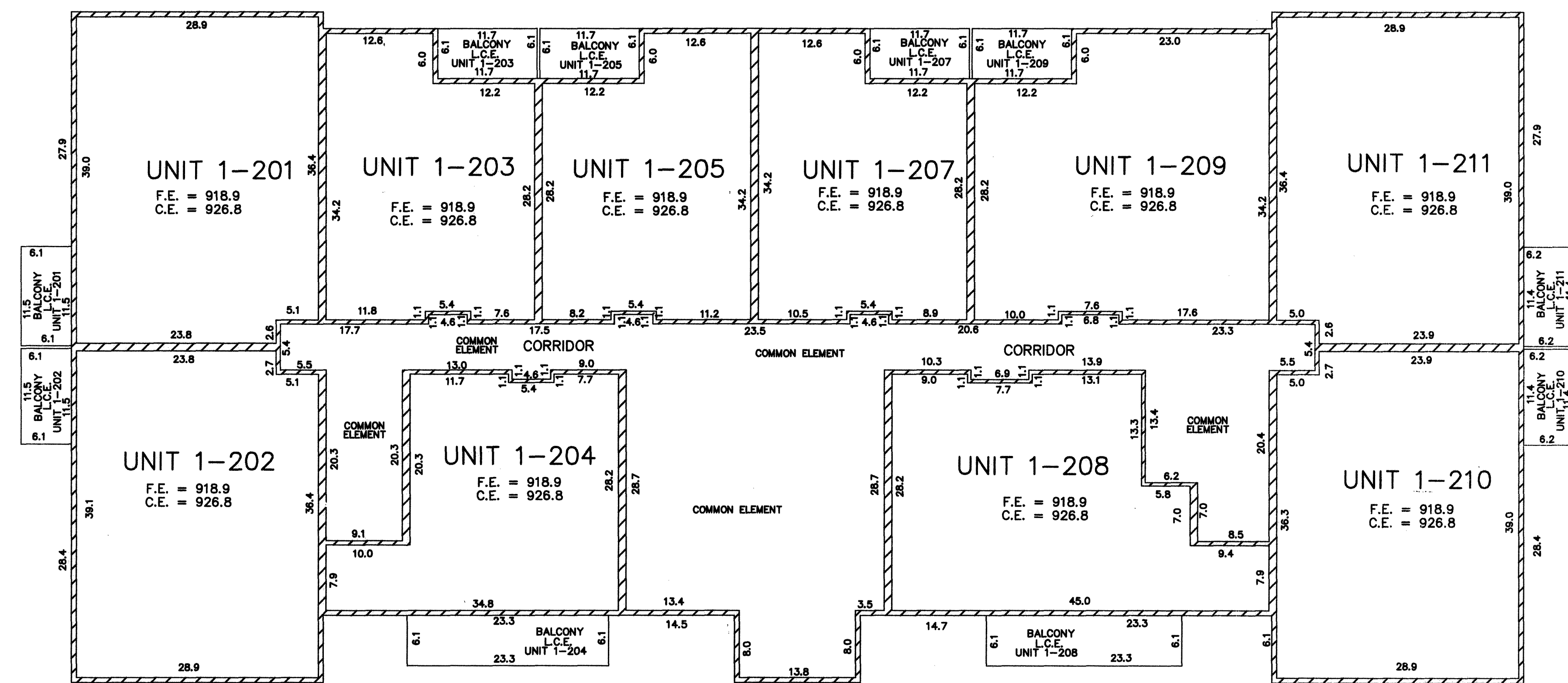
COMMON INTEREST COMMUNITY NUMBER 310 GREY OAKS AT ANDOVER ESTATES, A PLANNED COMMUNITY

CITY OF ANDOVER
COUNTY OF ANOKA
SEC. 22, TWP. 32, RGE. 24
Book 11 C.R. Page 29

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



COMMON INTEREST COMMUNITY NUMBER 310
GREY OAKS AT ANDOVER ESTATES, A PLANNED COMMUNITY

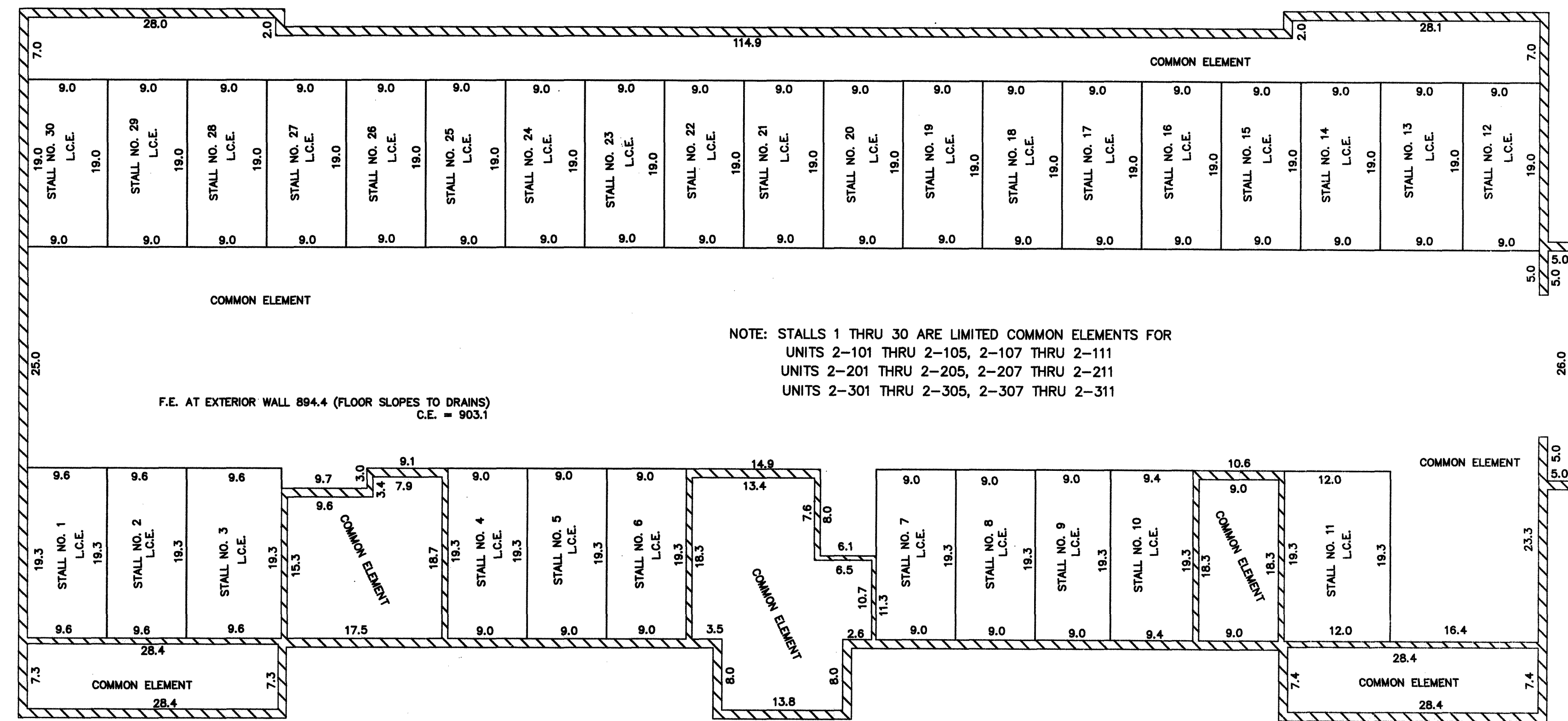
Book 11 C.I.C. Page 29

UNIT DETAIL
(AS-BUILT)

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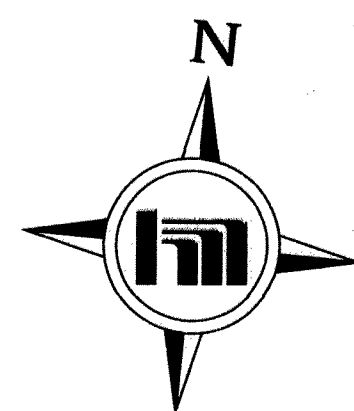
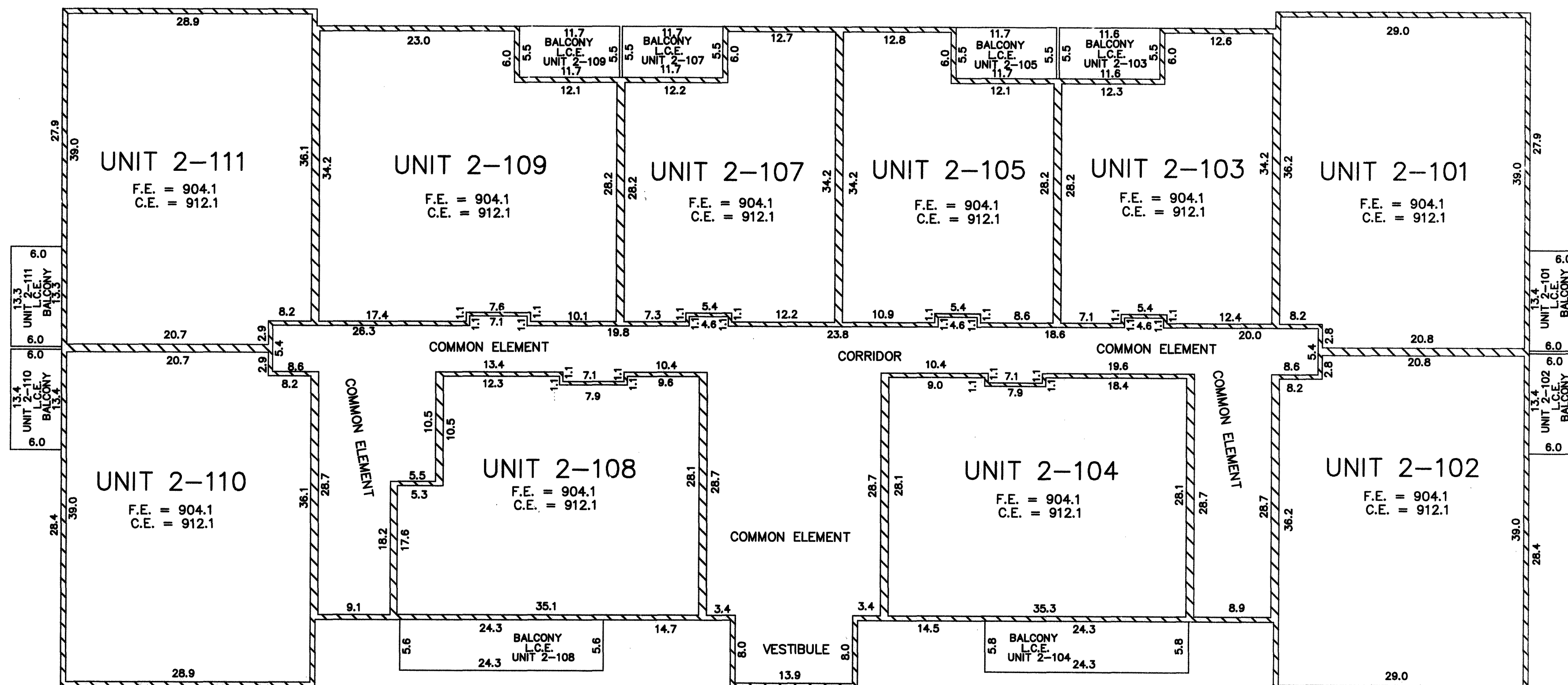
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BASEMENT PLAN
AS-BUILT



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

FIRST FLOOR PLAN
AS BUILT



SCALE
1 INCH = 10 FEET

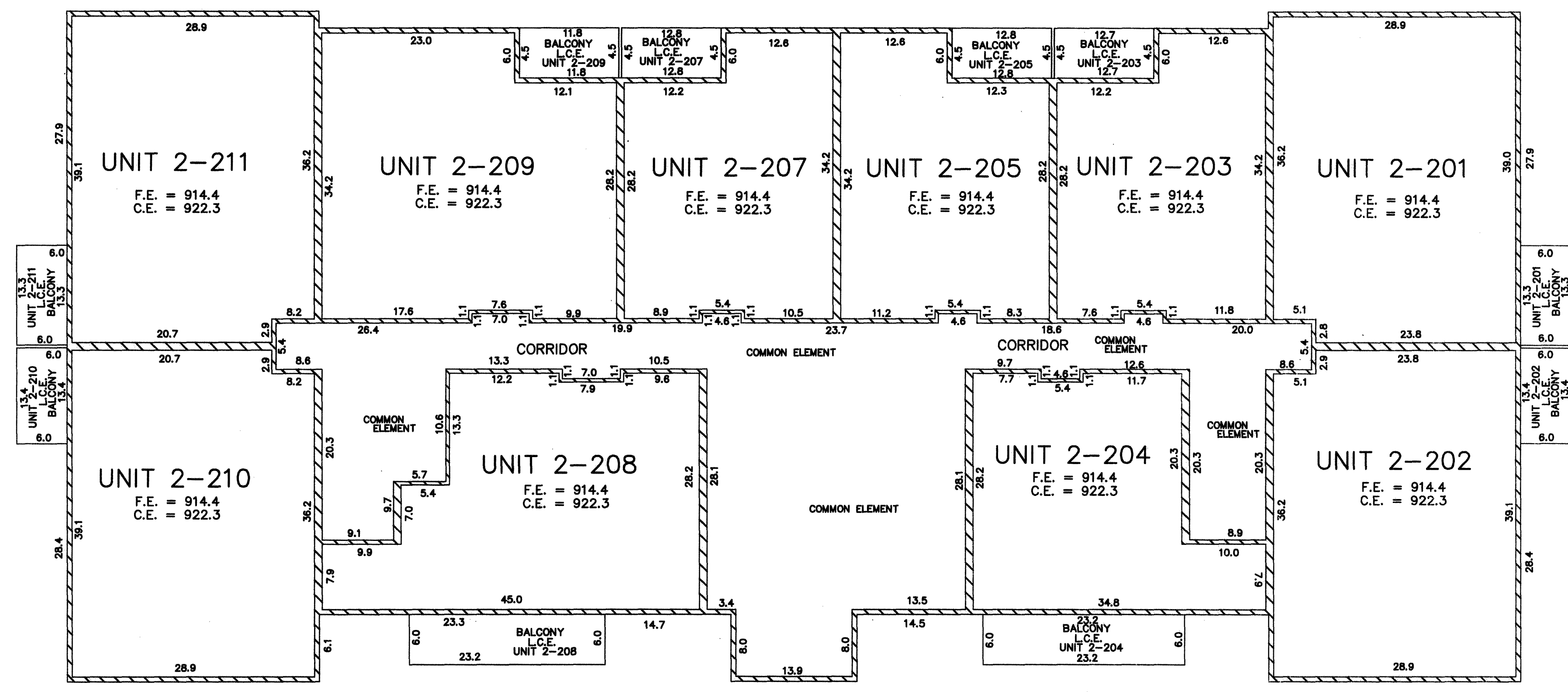
COMMON INTEREST COMMUNITY NUMBER 310
GREY OAKS AT ANDOVER ESTATES, A PLANNED COMMUNITY

CITY OF ANDOVER
COUNTY OF ANOKA
SEC. 22, TWP. 32, RGE. 24
Book 11 C.I.C. Page 29

UNIT DETAIL
(AS-BUILT)

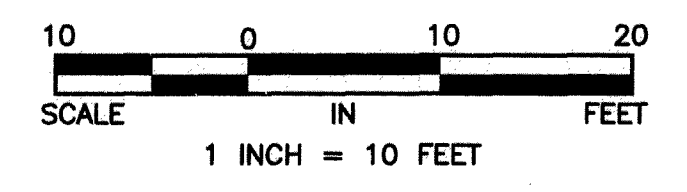
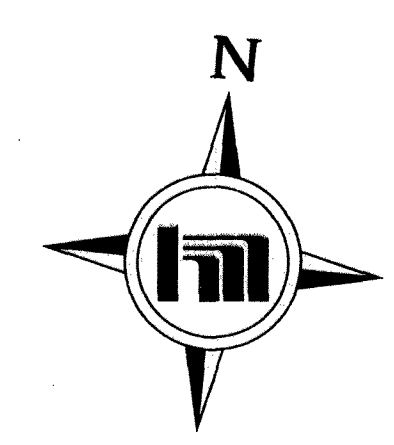
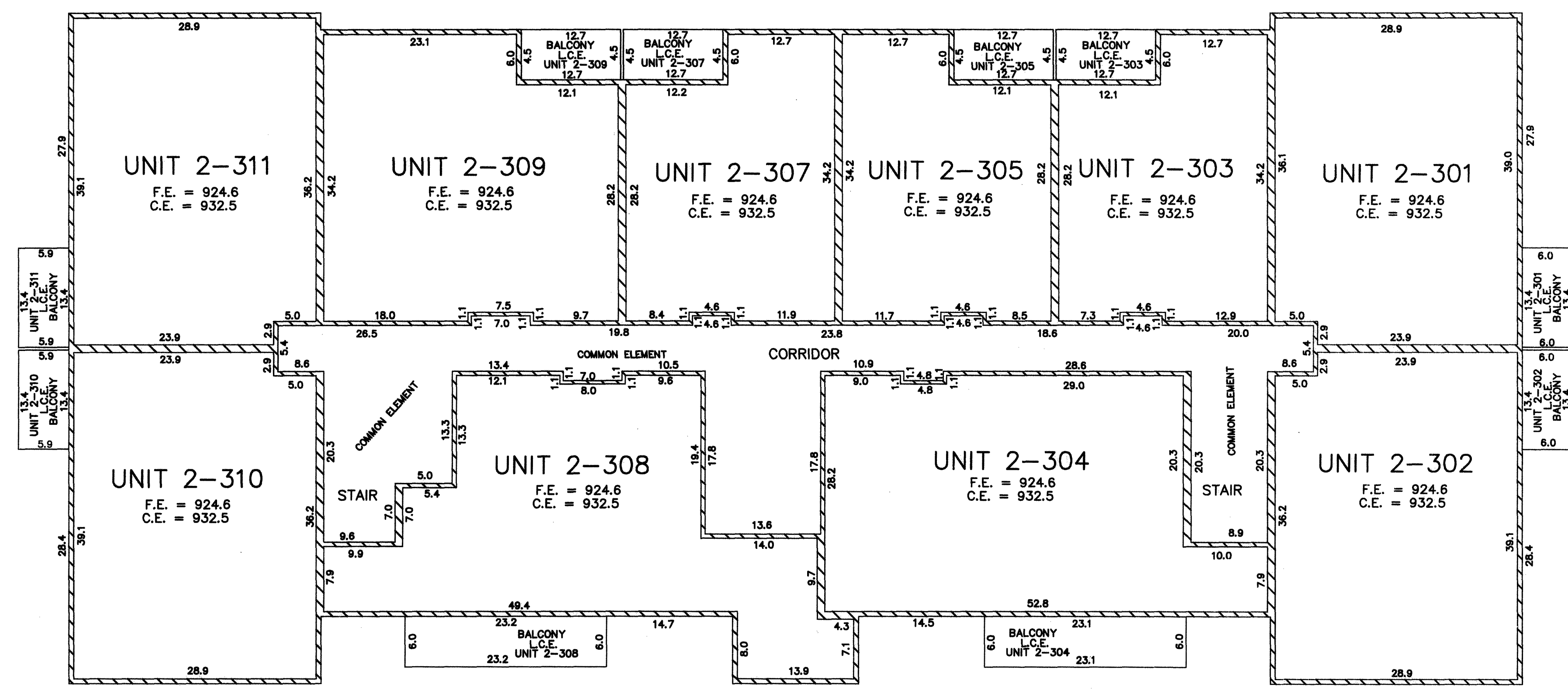
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SECOND FLOOR PLAN
AS-BUILT



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

THIRD FLOOR PLAN
AS-BUILT



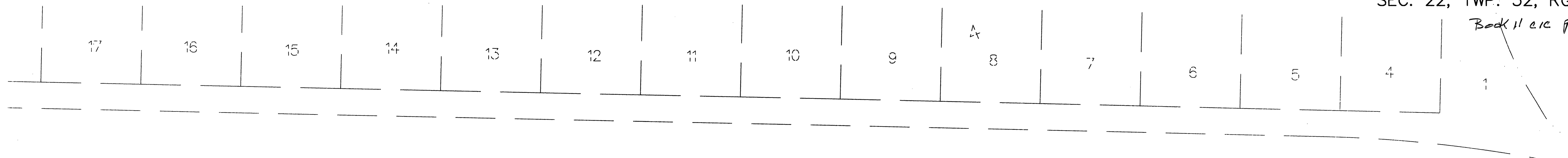
SITE PLAN
(AS-BUILT)

COMMON INTEREST COMMUNITY NUMBER 310
GREY OAKS AT ANDOVER ESTATES, A PLANNED COMMUNITY

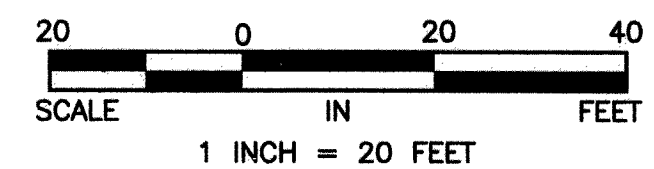
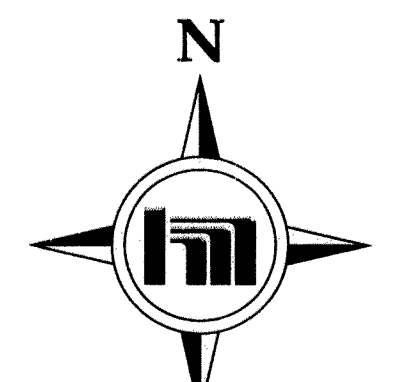
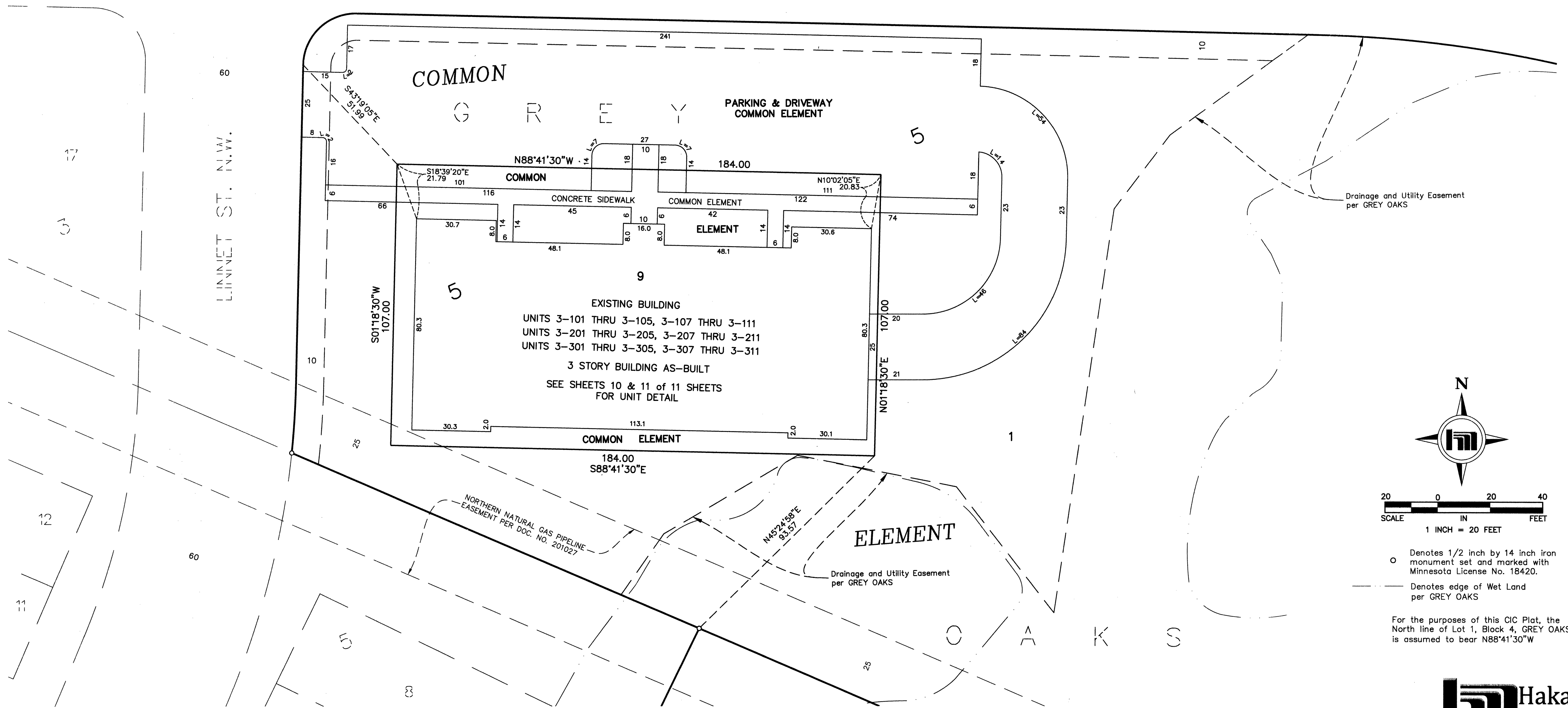
C.R. DOC. NO. 2090128.002

CITY OF ANDOVER
COUNTY OF ANOKA
SEC. 22, TWP. 32, RGE. 24

Book 11 c.r. page 29



60 156TH LANE N.W. 60



- Denotes 1/2 inch by 14 inch iron monument set and marked with Minnesota License No. 18420.
- Denotes edge of Wet Land per GREY OAKS

For the purposes of this CIC Plat, the North line of Lot 1, Block 4, GREY OAKS is assumed to bear N88°41'30"W

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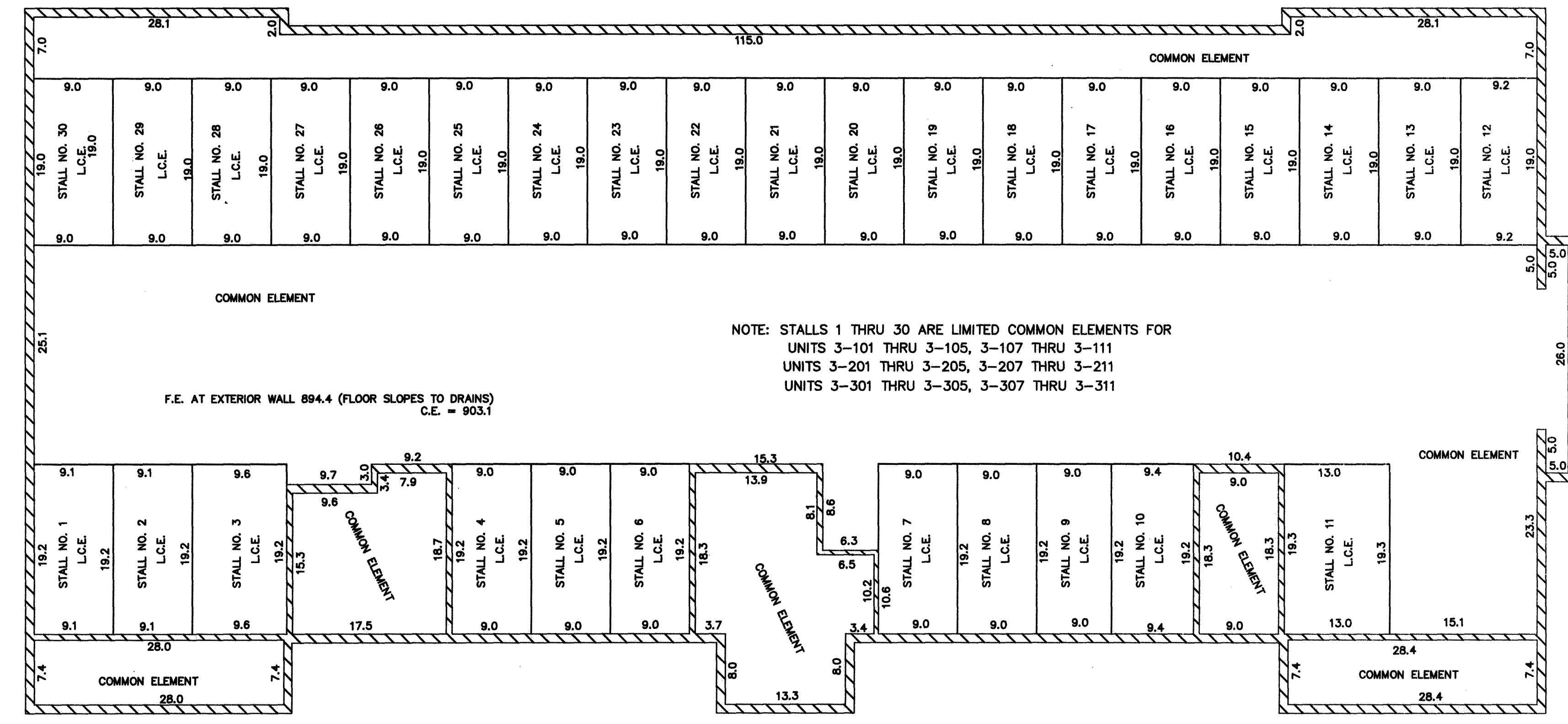
CITY OF ANDOVER
COUNTY OF ANOKA
SEC. 22, TWP. 32, RGE. 24
Book 11 C.I.C. page 29

UNIT DETAIL (AS-BUILT)

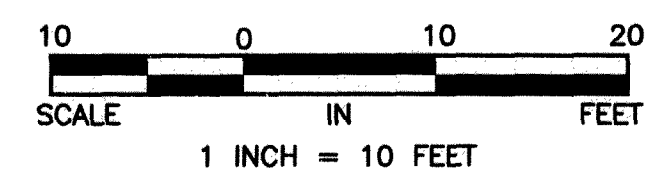
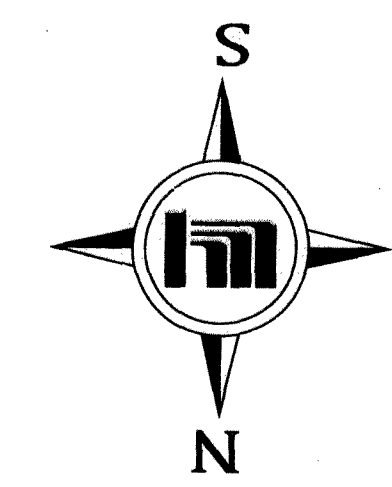
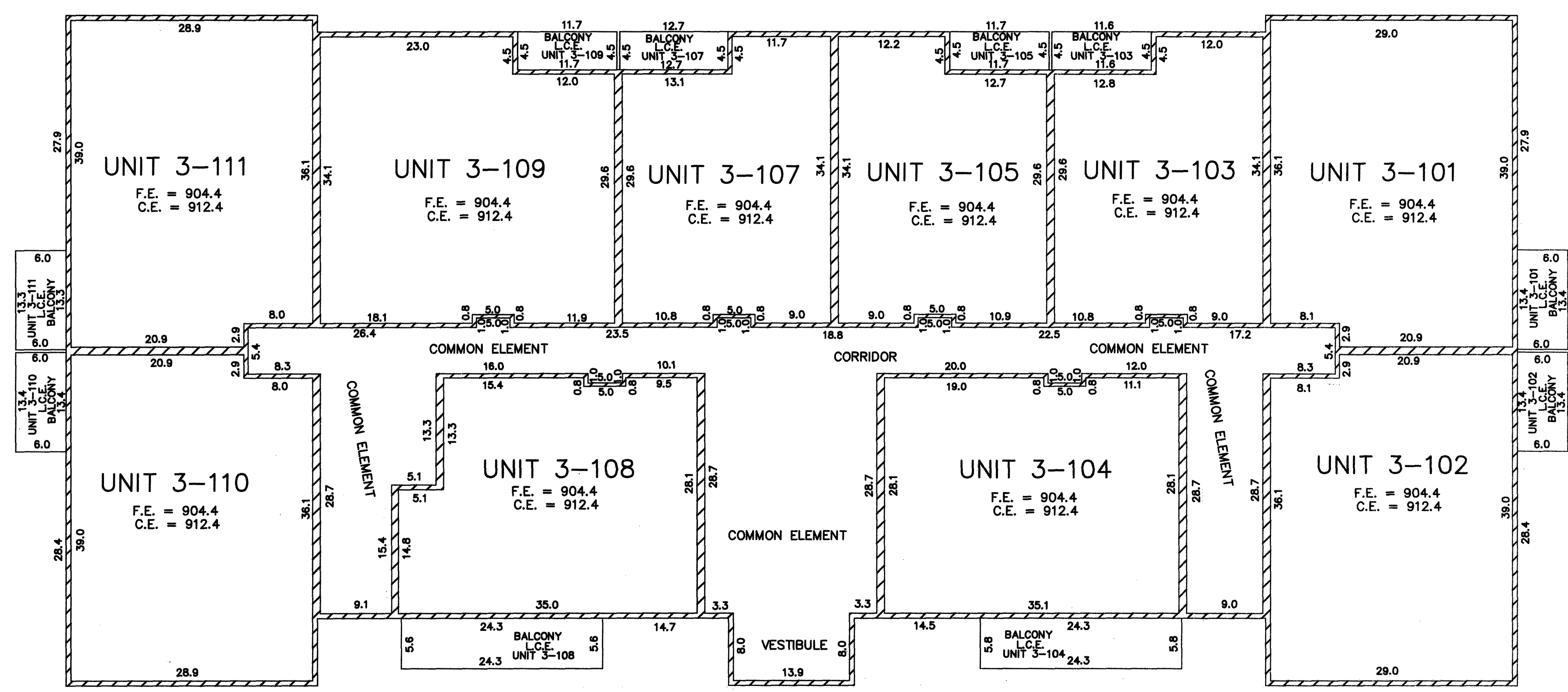
Elevations are referred to a benchmark as noted on the site plan on Sheet 2 of 11 Sheets and are shown in feet and tenths of a foot.

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

BASEMENT PLAN
AS-BUILT



FIRST FLOOR PLAN
AS BUILT



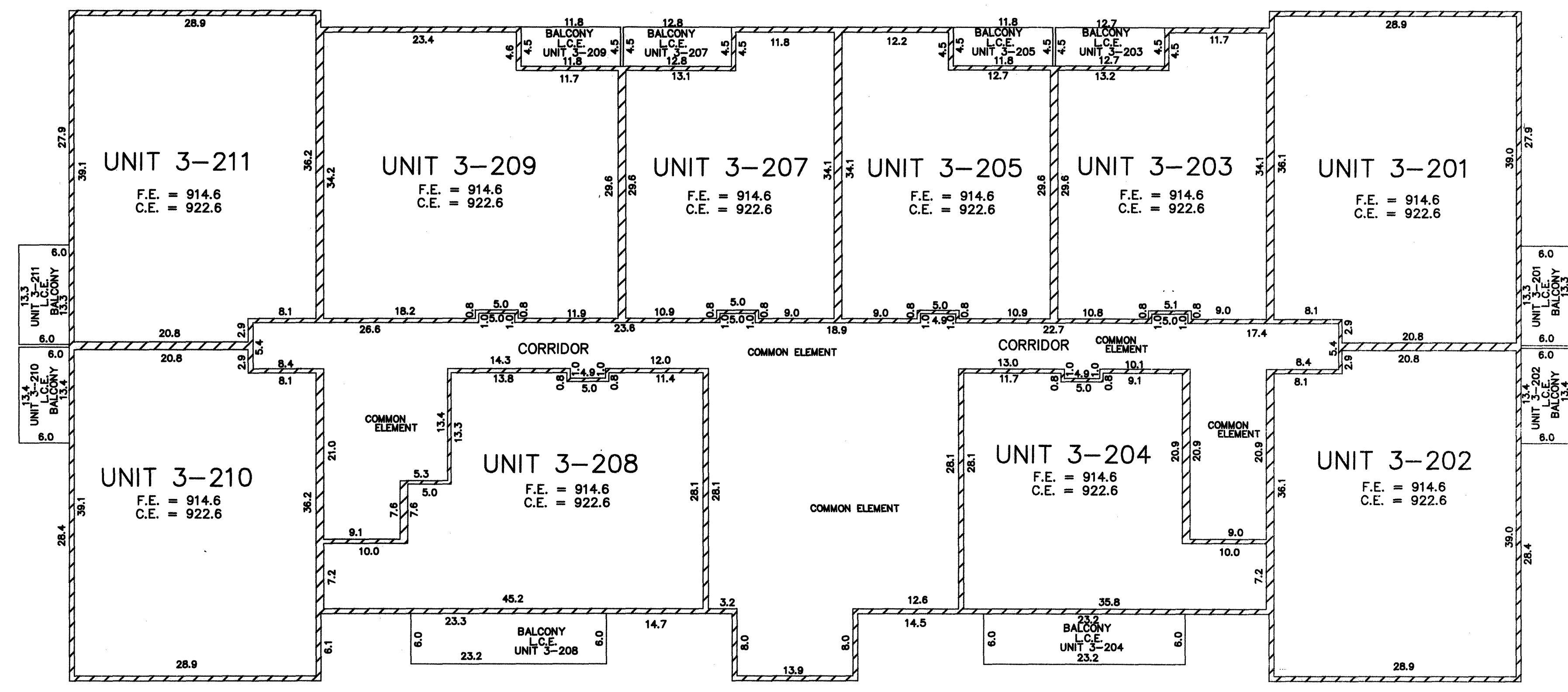
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UNIT DETAIL
(AS-BUILT)

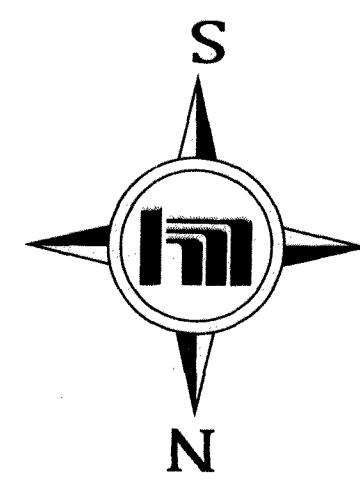
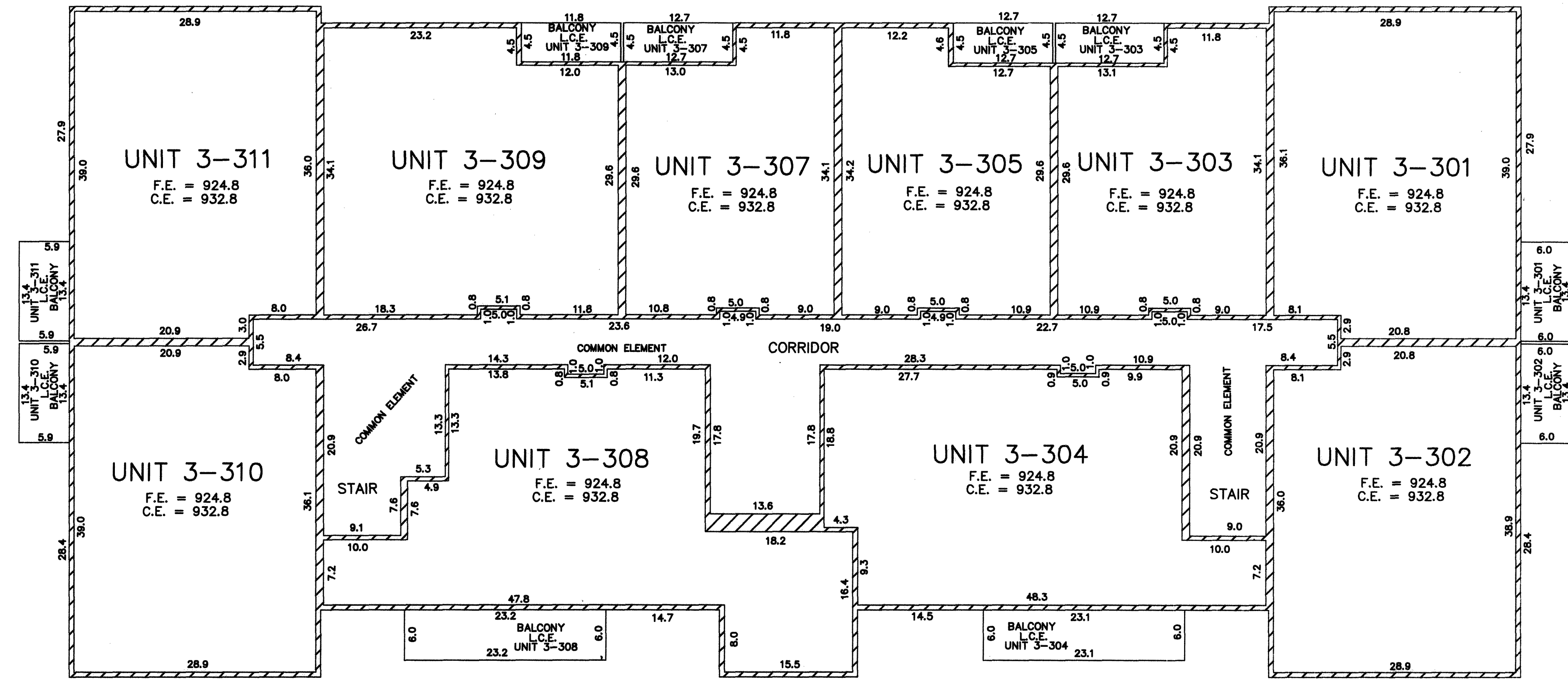
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SECOND FLOOR PLAN
AS-BUILT



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

THIRD FLOOR PLAN
AS-BUILT



SCALE
10 0 10 20
IN FEET
1 INCH = 10 FEET