

COMMON INTEREST COMMUNITY NUMBER 320
A CONDOMINIUM
GARAGE SOLUTION CONDOMINIUMS II
FIFTH SUPPLEMENTAL CIC PLAT

THIS FIFTH SUPPLEMENTAL COMMON INTEREST COMMUNITY PLAT IS PART OF THE
 DECLARATION RECORDED AS DOCUMENT NO. _____
 ON THIS _____ DAY OF _____, 20____.

CITY OF COLUMBUS
 COUNTY OF ANOKA
 SEC. 33, T. 32, R. 22

I, Kyle J. Roddy, do hereby certify that the work was undertaken by, or reviewed and approved by, me for this FIFTH SUPPLEMENTAL CIC PLAT of COMMON INTEREST COMMUNITY NUMBER 320, A CONDOMINIUM, GARAGE SOLUTION CONDOMINIUMS II, being located upon:

That part of Lot 2, Block 1, HUMBER ESTATES, Anoka County, Minnesota, described as follows:

That part of Lot 2, Block 1, HUMBER ESTATES, Anoka County, Minnesota, lying south of the following described line:

Commencing at the southwest corner of said Lot 2, Block 1; thence North 00 degrees 17 minutes 09 seconds East, assumed bearing, along the west line of said Lot 2, Block 1, a distance of 209.68 feet to the point of beginning of the line to be described; thence South 89 degrees 58 minutes 33 seconds East, a distance of 1307.10 feet to the east line of said Lot 2, Block 1 and said line there terminating.

EXCEPTING THEREFROM THE FOLLOWING TWO PARCELS:

1) That part of Lot 2, Block 1, HUMBER ESTATES, Anoka County, Minnesota, described as follows:

Commencing at the southwest corner of said Lot 2, Block 1; thence North 00 degrees 17 minutes 09 seconds East, assumed bearing, along the west line of said Lot 2, Block 1, a distance of 147.68 feet; thence South 89 degrees 58 minutes 33 seconds East, a distance of 45.72 feet; thence North 00 degrees 01 minute 27 seconds East, a distance of 50.00 feet; thence South 89 degrees 58 minutes 33 seconds East, a distance of 210.21 feet to the point of beginning of the parcel to be described; thence continuing South 89 degrees 58 minutes 33 seconds East, a distance of 269.79 feet; thence South 00 degrees 01 minute 27 seconds West, a distance of 50.00 feet; thence North 89 degrees 58 minutes 33 seconds West, a distance of 269.79 feet; thence North 00 degrees 01 minute 27 seconds East to said point of beginning and there terminating.

2) That part of Lot 2, Block 1, HUMBER ESTATES, Anoka County, Minnesota, described as follows:

Commencing at the southwest corner of said Lot 2, Block 1; thence North 00 degrees 17 minutes 09 seconds East, assumed bearing, along the west line of said Lot 2, Block 1, a distance of 101.68 feet; thence South 89 degrees 58 minutes 33 seconds East, a distance of 19.96 feet; thence continuing South 89 degrees 58 minutes 33 seconds East, a distance of 60.00 feet; thence South 00 degrees 01 minute 27 seconds West, a distance of 10.00 feet; thence South 89 degrees 58 minutes 33 seconds East, a distance of 140.23 feet; thence South 00 degrees 01 minute 27 seconds West, a distance of 25.00 feet; thence South 89 degrees 58 minutes 33 seconds East, a distance of 29.54 feet; thence North 00 degrees 01 minute 27 seconds East, a distance of 25.00 feet; thence South 89 degrees 58 minutes 33 seconds East, a distance of 100.44 feet to the point of beginning of the parcel to be described; thence continuing South 89 degrees 58 minutes 53 seconds East, a distance of 149.79 feet; thence North 00 degrees 01 minute 27 seconds East, a distance of 10.00 feet; thence South 89 degrees 58 minutes 33 seconds East, a distance of 60.00 feet; thence South 00 degrees 01 minute 27 seconds West, a distance of 80.00 feet; thence North 89 degrees 58 minutes 33 seconds West, a distance of 60.00 feet; thence North 00 degrees 01 minute 27 seconds East, a distance of 10.00 feet; thence North 89 degrees 58 minutes 33 seconds West, a distance of 149.79 feet; thence North 00 degrees 01 minute 27 seconds East, a distance of 60.00 feet to said point of beginning and there terminating.

And the Additional Real Estate described as follows:

That part of Lot 2, Block 1, HUMBER ESTATES, Anoka County, Minnesota, described as follows:

Commencing at the southwest corner of said Lot 2, Block 1; thence North 00 degrees 17 minutes 09 seconds East, assumed bearing, along the west line of said Lot 2, Block 1, a distance of 147.68 feet; thence South 89 degrees 58 minutes 33 seconds East, a distance of 45.72 feet; thence thence North 00 degrees 01 minute 27 seconds East, a distance of 50.00 feet; thence South 89 degrees 58 minutes 33 seconds East, a distance of 210.21 feet to the point of beginning of the parcel to be described; thence continuing South 89 degrees 58 minutes 33 seconds East, a distance of 269.79 feet; thence South 00 degrees 01 minute 27 seconds West, a distance of 50.00 feet; thence North 89 degrees 58 minutes 33 seconds West, a distance of 269.79 feet; thence North 00 degrees 01 minute 27 seconds East to said point of beginning and there terminating.

AND

That part of Lot 2, Block 1, HUMBER ESTATES, Anoka County, Minnesota, described as follows:

Commencing at the southwest corner of said Lot 2, Block 1; thence North 00 degrees 17 minutes 09 seconds East, assumed bearing, along the west line of said Lot 2, Block 1, a distance of 101.68 feet; thence South 89 degrees 58 minutes 33 seconds East, a distance of 19.96 feet; thence continuing South 89 degrees 58 minutes 33 seconds East, a distance of 60.00 feet; thence South 00 degrees 01 minute 27 seconds West, a distance of 10.00 feet; thence South 89 degrees 58 minutes 33 seconds East, a distance of 140.23 feet; thence South 00 degrees 01 minute 27 seconds West, a distance of 25.00 feet; thence South 89 degrees 58 minutes 33 seconds East, a distance of 29.54 feet; thence North 00 degrees 01 minute 27 seconds East, a distance of 25.00 feet; thence South 89 degrees 58 minutes 33 seconds East, a distance of 100.44 feet to the point of beginning of the parcel to be described; thence continuing South 89 degrees 58 minutes 53 seconds East, a distance of 149.79 feet; thence North 00 degrees 01 minute 27 seconds East, a distance of 10.00 feet; thence South 89 degrees 58 minutes 33 seconds East, a distance of 60.00 feet; thence South 00 degrees 01 minute 27 seconds West, a distance of 80.00 feet; thence North 89 degrees 58 minutes 33 seconds West, a distance of 60.00 feet; thence North 00 degrees 01 minute 27 seconds East, a distance of 10.00 feet; thence North 89 degrees 58 minutes 33 seconds West, a distance of 149.79 feet; thence North 00 degrees 01 minute 27 seconds East, a distance of 60.00 feet to said point of beginning and there terminating.

AND

That part of the South 255.00 feet of the Southeast Quarter of the Southwest Quarter of Section 33, Township 32, Range 22, Anoka County, Minnesota, as measured at right angles to the south line of said Southeast Quarter of the Southwest Quarter, according to the United States government survey thereof, lying easterly of the easterly right-of-way line of ANOKA COUNTY RIGHT-OF-WAY PLAT NO. 17.

And fully and accurately depicts all information required by Minnesota Statutes, Section 515B.2-110(c).

Dated this 17th day of November, 2025.

Kyle J. Roddy
 Kyle J. Roddy, Land Surveyor
 Minnesota License No. 42627

State of Minnesota
 County of Isanti

The foregoing instrument was acknowledged before me this 17th day of November, 2025, by Kyle J. Roddy.

Dean Holm (Signature)

Dean Holm (Print Name)

Notary Public, Shelburne County, Minnesota

My commission expires 1/31/2029

I, ASHLEY CURTIN, pursuant to Minnesota Statutes, Section 515B.2-1101 (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 18th day of NOVEMBER, 2025.

Ashley A. Curtin
ASHLEY A. CURTIN, Licensed Engineer
 Minnesota License No. 58695

State of Minnesota
 County of Washington

The foregoing instrument was acknowledged before me this 18th day of November, 2025, by Ashley Curtin

Annika Frost (Signature)

Annika Frost (Print Name)

Notary Public, Washington County, Minnesota

My commission expires Jan. 31, 2030

COUNTY SURVEYOR

Pursuant to Minnesota Statutes, Section 389.09, Subd. 1, this CIC Plat has been reviewed and approved this 19th day of November, 2025.

By: David M. Ziegler
 David M. Ziegler
 Anoka County Surveyor

COUNTY AUDITOR/TREASURER

Pursuant to Minnesota Statutes, Section 515B.1-116, taxes payable in the year 2025 on the land hereinbefore described have been paid. Also, pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer entered this 19 day of NOVEMBER, 2025.

Pamela J. LeBlanc
 Pamela J. LeBlanc
 Property Tax Administrator

By: [Signature], Deputy

COUNTY RECORDER/REGISTRAR OF TITLES

County of Anoka, State of Minnesota

I hereby certify that this plat of FIFTH SUPPLEMENTAL COMMON INTEREST COMMUNITY NUMBER 320 was filed in the office of the County Recorder/Registrar of Titles for public record on this 19 day of November, 2025, at 9 o'clock PM, and was duly recorded as Document Number 2453628.001.

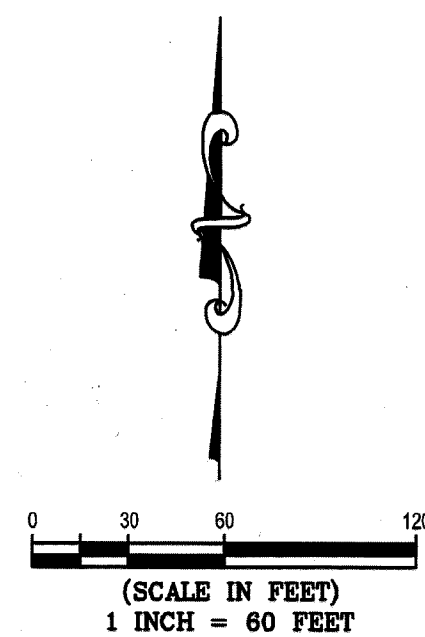
Pamela J. LeBlanc
 Pamela J. LeBlanc
 County Recorder/Registrar of Titles

By: [Signature], Deputy

456.00

COMMON INTEREST COMMUNITY NUMBER 320
A CONDOMINIUM
GARAGE SOLUTION CONDOMINIUMS II
FIFTH SUPPLEMENTAL CIC PLAT

SITE PLAN



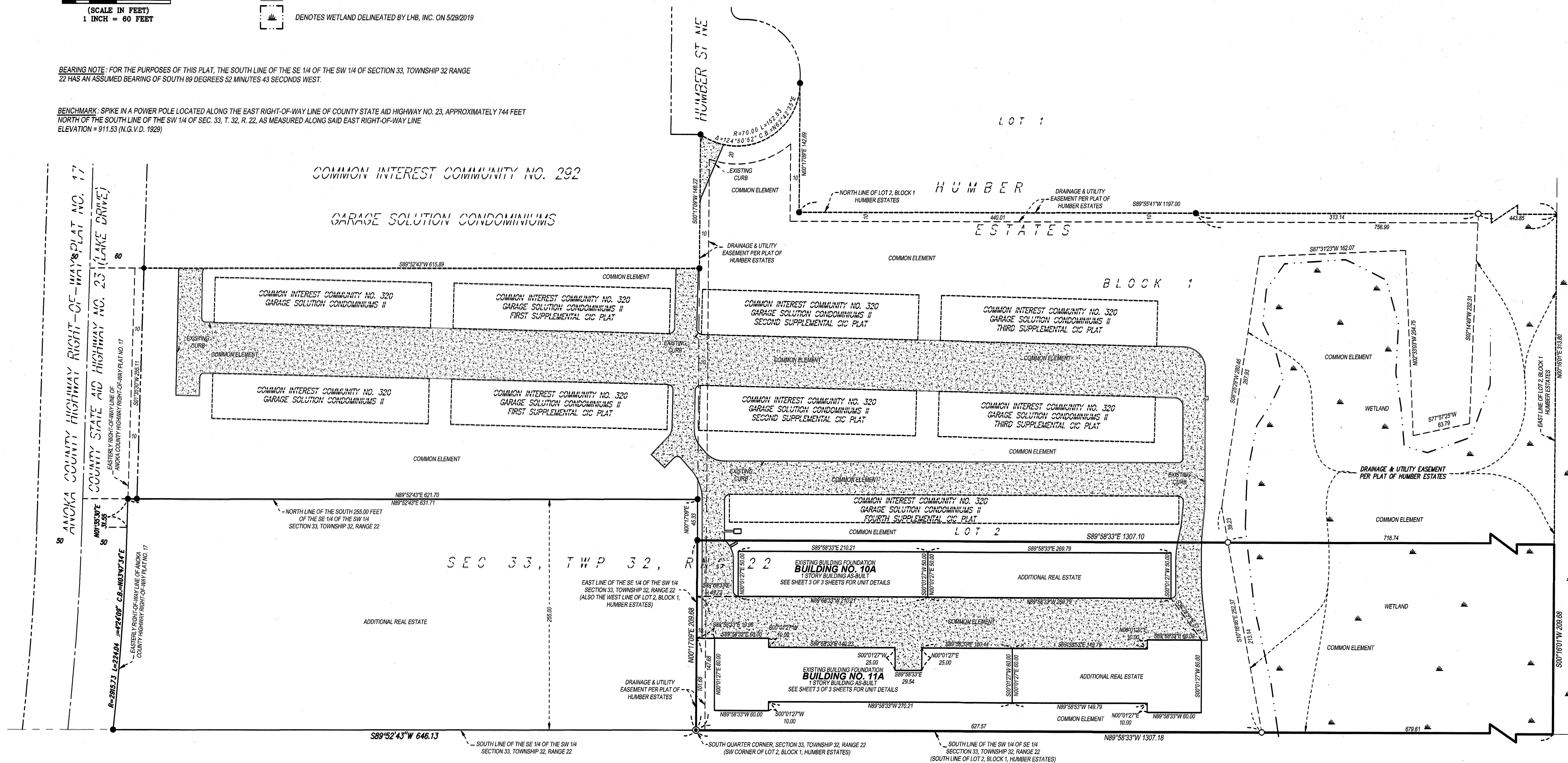
ALL IMPROVEMENTS EXTERIOR TO THE BUILDING ARE
COMMON ELEMENTS UNLESS OTHERWISE SHOWN.

LEGEND

- DENOTES SET 1/2 INCH BY 14 INCH IRON PIPE WITH
CAP MARKED R.L.S. 42627
- DENOTES 1/2 INCH IRON PIPE MONUMENT FOUND.
- ⊙ DENOTES ANOKA COUNTY LAND CORNER MONUMENT.
- ▨ DENOTES AREA OF CONCRETE OR PERMEABLE PAVERS
- ▧ DENOTES WETLAND DELINEATED BY LHB, INC. ON 5/29/2019

BEARING NOTE: FOR THE PURPOSES OF THIS PLAT, THE SOUTH LINE OF THE SE 1/4 OF THE SW 1/4 OF SECTION 33, TOWNSHIP 32 RANGE
22 HAS AN ASSUMED BEARING OF SOUTH 89 DEGREES 52 MINUTES 43 SECONDS WEST.

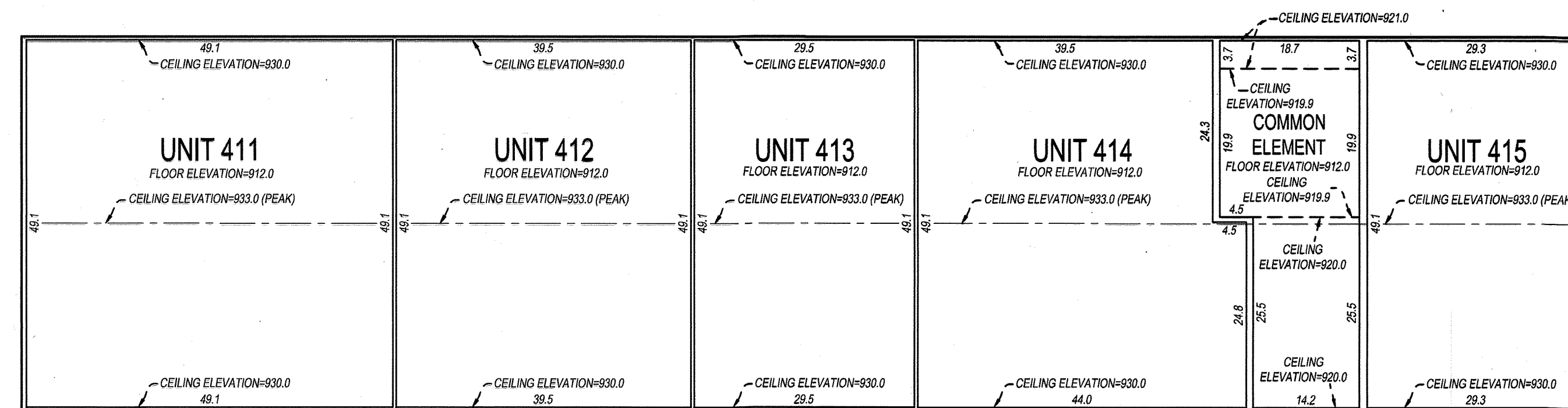
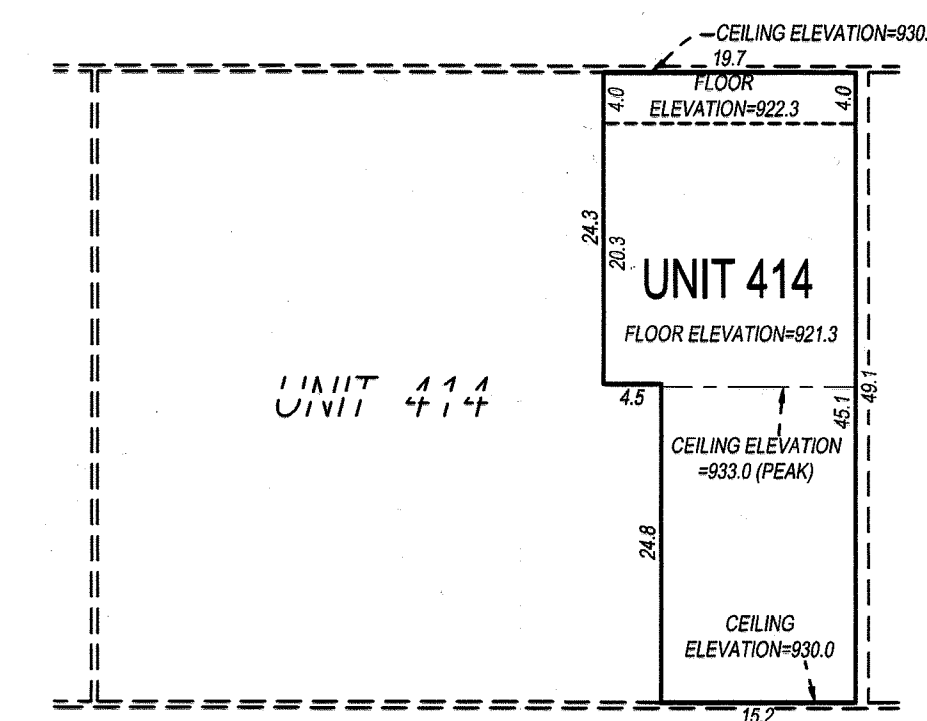
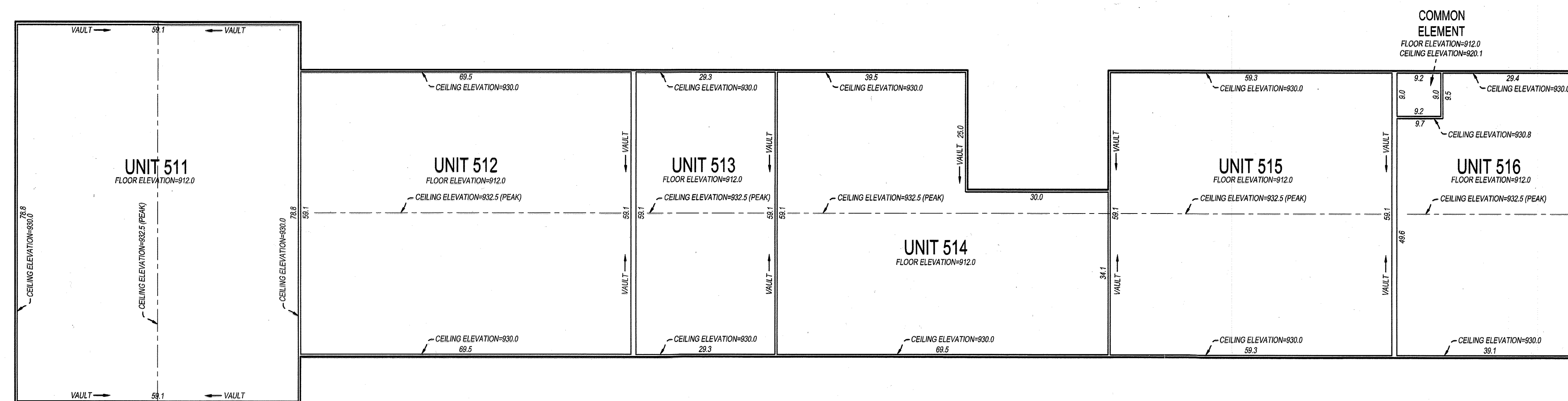
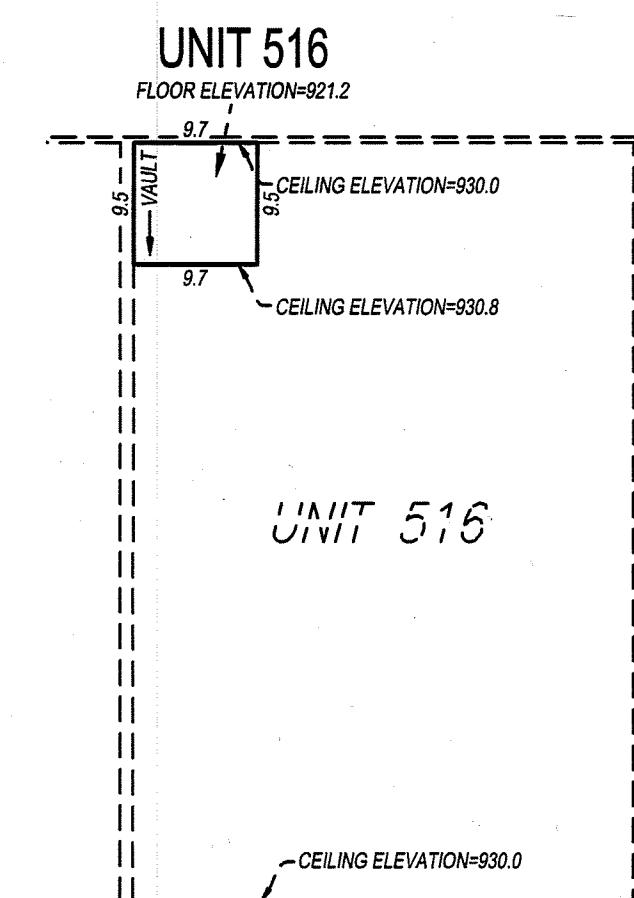
BENCHMARK: SPIKE IN A POWER POLE LOCATED ALONG THE EAST RIGHT-OF-WAY LINE OF COUNTY STATE AID HIGHWAY NO. 23, APPROXIMATELY 744 FEET
NORTH OF THE SOUTH LINE OF THE SW 1/4 OF SEC. 33, T. 32, R. 22, AS MEASURED ALONG SAID EAST RIGHT-OF-WAY LINE
ELEVATION = 911.53 (N.G.V.D. 1929)



UNIT DETAILS

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GARAGE SOLUTION CONDOMINIUMS II
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CITY OF COLUMBUS
COUNTY OF ANOKA
SEC. 33, T. 32, R. 22

FIRST LEVEL FLOOR PLAN - BUILDING 10ASECOND LEVEL - UNIT 414FIRST LEVEL FLOOR PLAN - BUILDING 11ASECOND LEVEL - UNIT 516BUILDING FLOOR PLAN (AS-BUILT)

ELEVATIONS SHOWN ARE REFERENCED TO A BENCHMARK AS NOTED ON SHEET 2 OF 3 SHEETS

ALL UNITS OF MEASURE (DIMENSIONS) ARE SHOWN IN FEET AND TENTHS OF A FOOT.

ALL DIMENSIONS AND ELEVATIONS ARE MEASURED TO THE INTERIOR UNFINISHED SURFACES OF THE PERIMETER WALL, FLOOR, AND CEILING UNLESS OTHERWISE NOTED.