

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

THIS COMMON INTEREST COMMUNITY PLAT IS PART OF THE
DECLARATION RECORDED AS DOCUMENT NO.

289340.001 ON THIS 22nd DAY OF

December 2017

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 CIC PLAT of COMMON INTEREST COMMUNITY NUMBER 320, A CONDOMINIUM, GARAGE SOLUTION CONDOMINIUMS II, being located upon:

That part of the North 255.00 feet of the South 510 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 a line parallel with and 10 feet easterly of the easterly right-of-way line of ANOKA COUNTY RIGHT OF WAY PLAT NO. 17.

EXCEPTING THEREFROM the following described two parcels of land:

- 1) That part of the North 255.00 feet of the South 510 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, described as follows: Commencing at the southeast corner of said Southeast Quarter of the Southwest Quarter; thence North 00 degrees 17 minutes 09 seconds East, assumed bearing, along the east line of said Southeast Quarter of the Southwest Quarter, a distance of 330.93 feet; thence North 88 degrees 43 minutes 39 seconds West, a distance of 34.65 feet to the point of beginning of the parcel to be described; thence continuing North 88 degrees 43 minutes 39 seconds West, a distance of 240.00 feet; thence North 01 degree 16 minutes 21 seconds East, a distance of 50.00 feet; thence South 88 degrees 43 minutes 39 seconds East, a distance of 240.00 feet; thence South 01 degree 16 minutes 21 seconds West, a distance of 50.00 feet to the point of beginning and there terminating.
- 2) That part of the North 255.00 feet of the South 510 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, described as follows: Commencing at the southeast corner of said Southeast Quarter of the Southwest Quarter; thence North 00 degrees 17 minutes 09 seconds East, assumed bearing, along the east line of said Southeast Quarter of the Southwest Quarter, a distance of 436.94 feet; thence North 88 degrees 43 minutes 39 seconds West, a distance of 32.82 feet to the point of beginning of the parcel to be described; thence continuing North 88 degrees 43 minutes 39 seconds West, a distance of 240.00 feet; thence North 01 degree 16 minutes 21 seconds East, a distance of 50.00 feet; thence South 88 degrees 43 minutes 39 seconds East, a distance of 240.00 feet; thence South 01 degree 16 minutes 21 seconds West, a distance of 50.00 feet to the point of beginning and there terminating.

And the Additional Real Estate described as follows:

That part of the Southwest Quarter of the Southeast Quarter of Section 33, Township 32, Range 22 described as follows: Beginning at the southeast corner of said Southwest Quarter of the Southeast Quarter; thence westerly along the south line of said Southwest Quarter of the Southeast Quarter, a distance of 1307.18 feet to the southwest corner of said Southwest Quarter of the Southeast Quarter; thence northerly along the west line of said Southwest Quarter of the Southeast Quarter to a point 750 feet southerly from the northwest corner of said Southwest Quarter of the Southeast Quarter; thence easterly and parallel to the north line of said Southwest Quarter of the Southeast Quarter, a distance of 739.38 feet; thence northerly and parallel to the west line of said Southwest Quarter of the Southeast Quarter, a distance of 325 feet; thence easterly and parallel to the north line of said Southwest Quarter of the Southeast Quarter, a distance of 567.52 feet to the east line of said Southwest Quarter of the Southeast Quarter; thence southerly along said east line to the point of beginning.

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

That part of the North 255.00 feet of the South 510 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, described as follows: Commencing at the southeast corner of said Southeast Quarter of the Southwest Quarter; thence North 00 degrees 17 minutes 09 seconds East, assumed bearing, along the east line of said Southeast Quarter of the Southwest Quarter, a distance of 330.93 feet; thence North 88 degrees 43 minutes 39 seconds West, a distance of 34.65 feet to the point of beginning of the parcel to be described; thence continuing North 88 degrees 43 minutes 39 seconds West, a distance of 240.00 feet; thence North 01 degree 16 minutes 21 seconds East, a distance of 50.00 feet; thence South 88 degrees 43 minutes 39 seconds East, a distance of 240.00 feet; thence South 01 degree 16 minutes 21 seconds West, a distance of 50.00 feet to the point of beginning and there terminating.

AND

That part of the North 255.00 feet of the South 510 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, described as follows: Commencing at the southeast corner of said Southeast Quarter of the Southwest Quarter; thence North 00 degrees 17 minutes 09 seconds East, assumed bearing, along the east line of said Southeast Quarter of the Southwest Quarter, a distance of 436.94 feet; thence North 88 degrees 43 minutes 39 seconds West, a distance of 32.82 feet to the point of beginning of the parcel to be described; thence continuing North 88 degrees 43 minutes 39 seconds West, a distance of 240.00 feet; thence North 01 degree 16 minutes 21 seconds East, a distance of 50.00 feet; thence South 88 degrees 43 minutes 39 seconds East, a distance of 240.00 feet; thence South 01 degree 16 minutes 21 seconds West, a distance of 50.00 feet to the point of beginning and there terminating.

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

Dated this 22nd day of December, 2017.

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

State of Minnesota
County of ISANTI

The foregoing instrument was acknowledged before me this 22nd day of DECEMBER, 2017, by Kyle J. Roddy.

Ernest C Overby
Notary Public, ISANTI County, Minnesota
My commission expires 1/31/21

I, JOHN DIERAUEK, 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 21st day of DECEMBER, 2017.

John Dierauer
Minnesota License No. 14426
Licensed Engineer

State of Minnesota
County of Wright

The foregoing instrument was acknowledged before me this 21st day of December, 2017, by John Dierauer

Jeanne M. Brose
Notary Public, Wright County, Minnesota
My commission expires 4/31/19

COUNTY SURVEYOR

Pursuant to Minnesota Statutes, Section 389.09, Subd. 2, this CIC Plat has been reviewed and approved this 22nd day of DECEMBER, 2017.

Larry D. Holium
Anoka County Surveyor

COUNTY AUDITOR/TREASURER

Pursuant to Minnesota Statutes, Section 515B.1-116, taxes payable in the year 2017 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 22nd day of December, 2017.

Jonell M Sawyer
Property Tax Administrator
By: M. Klemm Deputy

COUNTY RECORDER/REGISTRAR OF TITLES

County of Anoka, State of Minnesota

I hereby certify that this plat of COMMON INTEREST COMMUNITY NUMBER 320 was filed in the office of the County Recorder/Registrar of Titles for public record on this 22nd day of December, 2017, at 11:00 o'clock A.M. and was duly recorded as Document Number 289340.001.

Jonell M Sawyer
County Recorder/Registrar of Titles
By: M. Klemm Deputy

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GARAGE SOLUTION CONDOMINIUMS II
COMMON INTEREST COMMUNITY PLAT

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

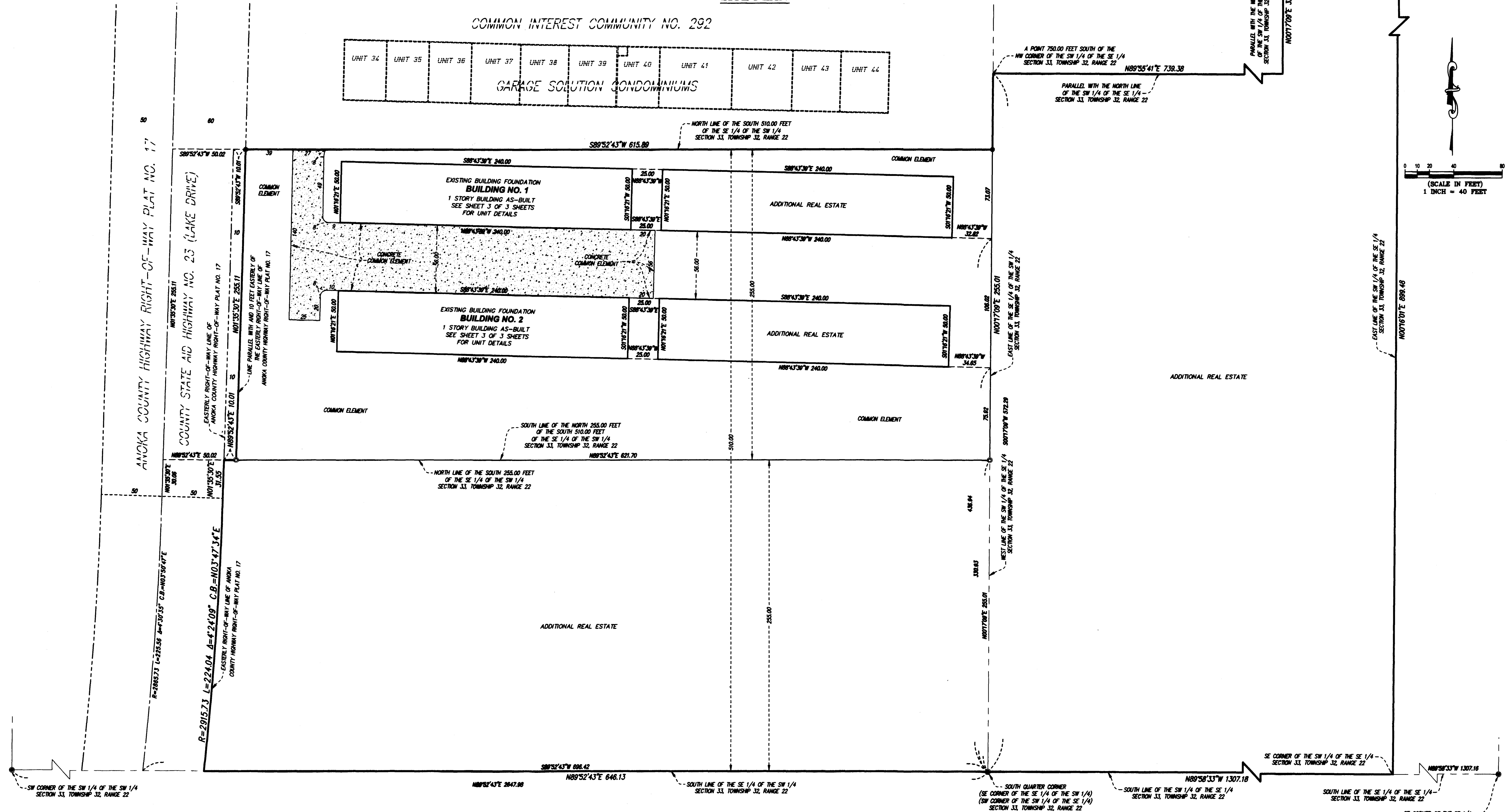
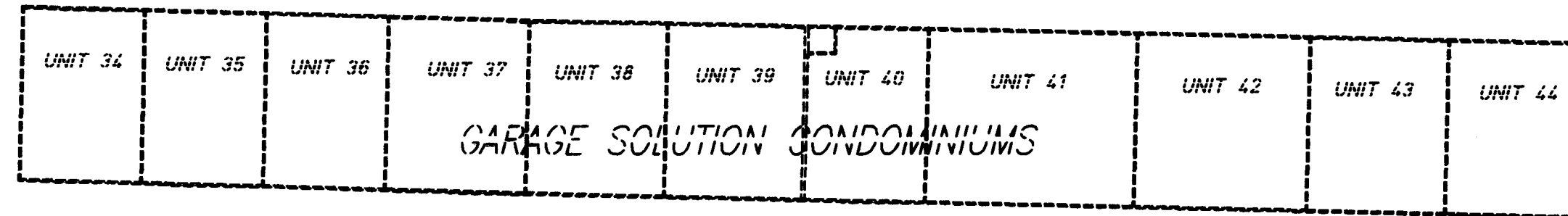
ALL IMPROVEMENTS EXTERIOR TO THE BUILDING
ARE COMMON ELEMENTS UNLESS OTHERWISE SHOWN.

LEGEND

- DENOTES SET 1/2 INCH BY 1/4 INCH IRON PIPE WITH CAP MARKED R.L.S. 42627
- DENOTES 1/2 INCH IRON PIPE MONUMENT FOUND.
- DENOTES ANOKA COUNTY LAND CORNER MONUMENT.

SITE PLAN

COMMON INTEREST COMMUNITY NO. 292



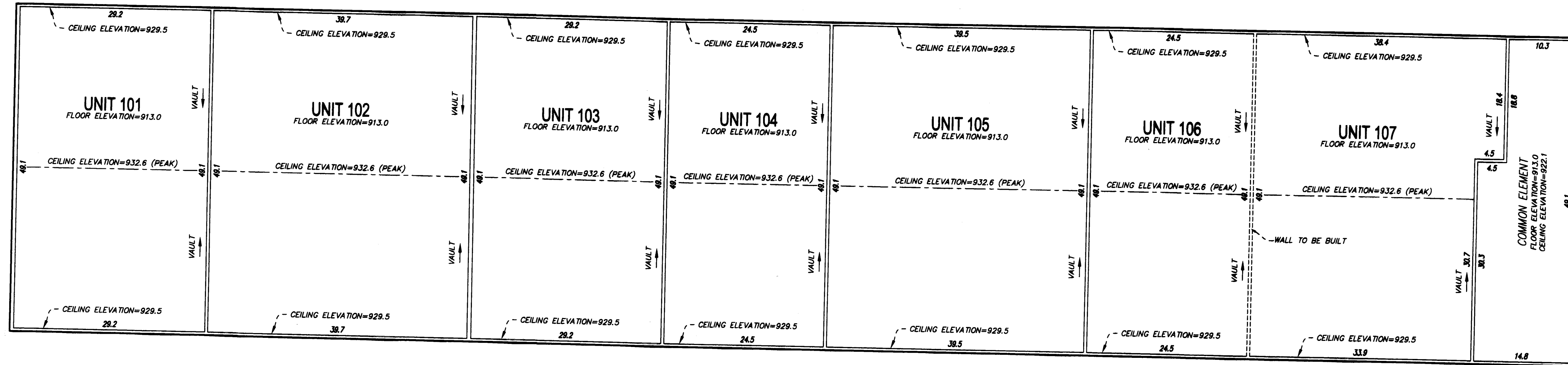
BEARING NOTE: FOR THE PURPOSES OF THIS PLAT, THE SOUTH LINE OF THE SE 1/4 OF THE SW 1/4 OF SECTION 33, TOWNSHIP 32 RANGE 22 HAS AN ASSUMED BEARING OF NORTH 89 DEGREES 52 MINUTES 43 SECONDS EAST.

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)

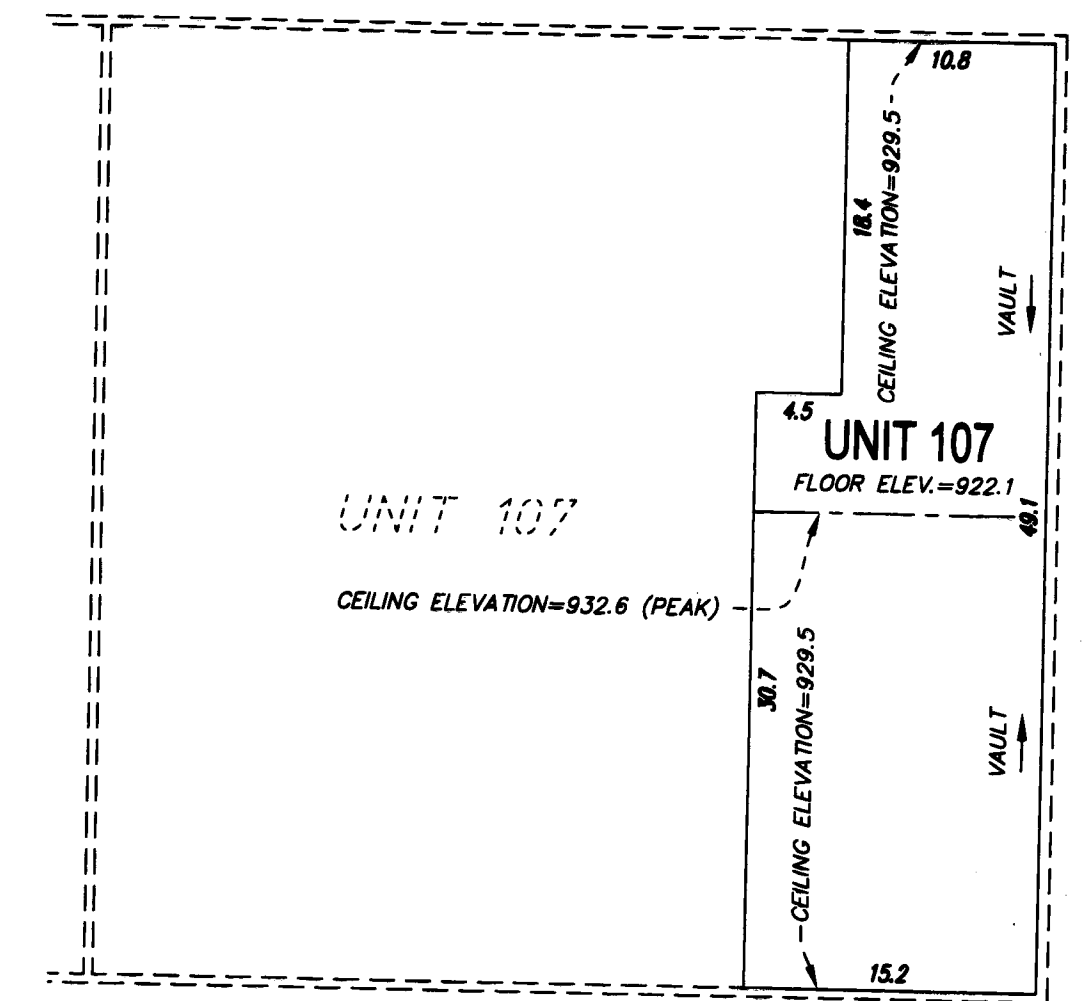


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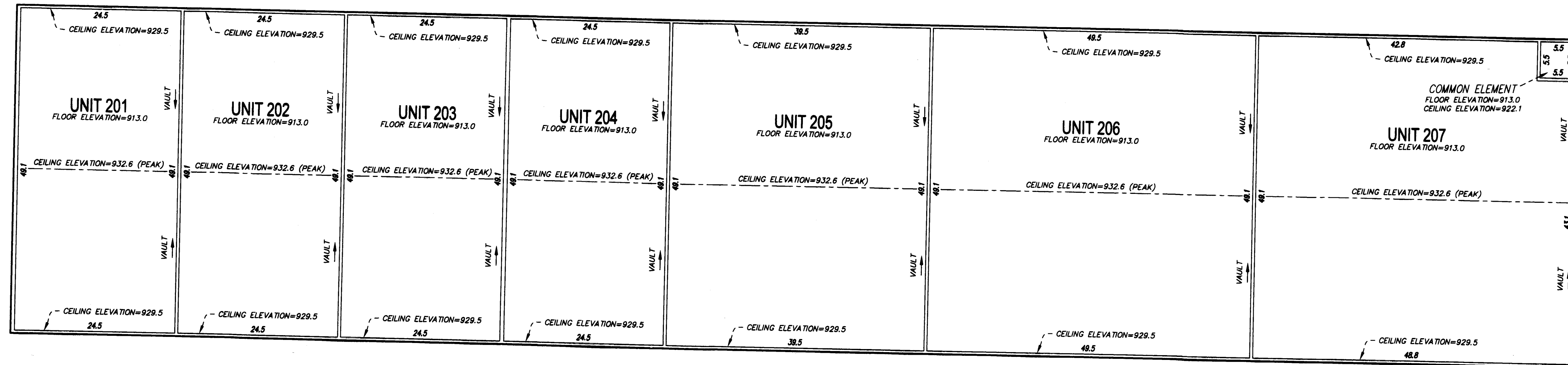
FIRST LEVEL FLOOR PLAN - BUILDING NO. 1



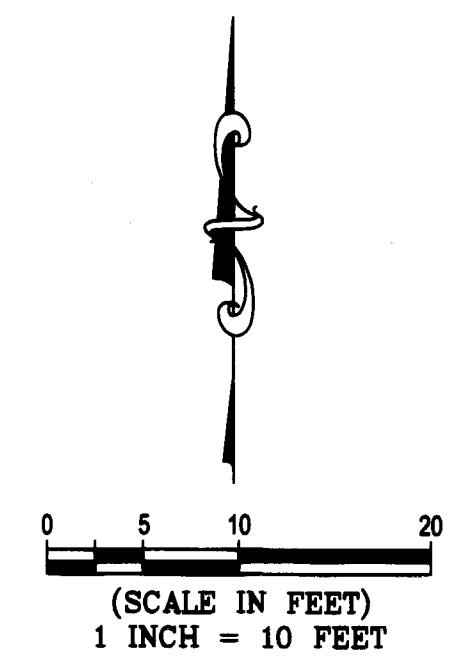
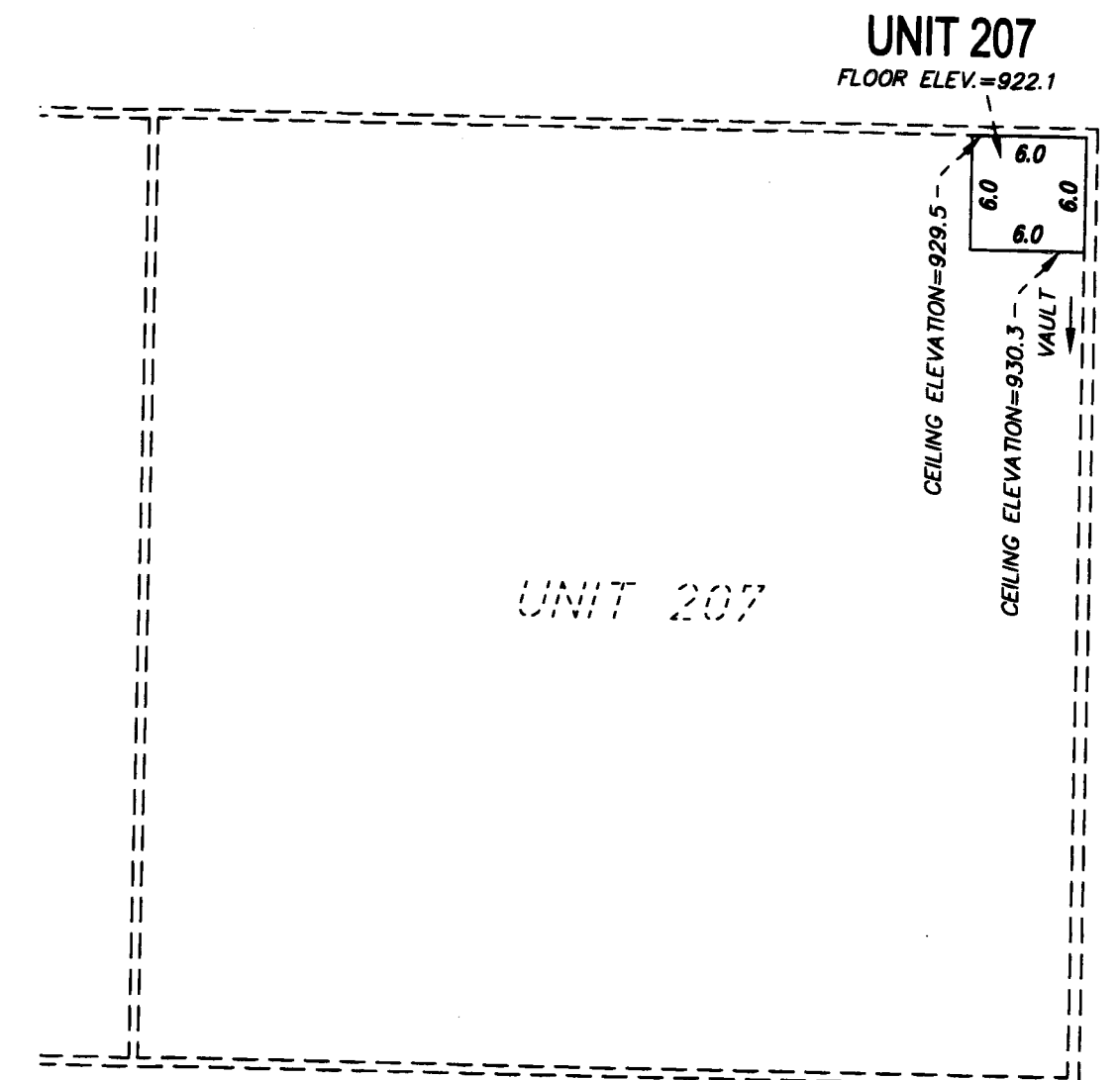
SECOND LEVEL - UNIT 107



FIRST LEVEL FLOOR PLAN - BUILDING NO. 2



SECOND LEVEL - UNIT 207



BUILDING 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.