

COMMON INTEREST COMMUNITY NUMBER 345 A CONDOMINIUM COMMUNITY FRIDLEY FLEX CONDOMINIUMS CIC PLAT

This CIC PLAT is part of the Declaration recorded as Document No. 621506.002 on this 21st day of November, 2024.

CITY OF FRIDLEY
COUNTY OF ANOKA
SEC. 23, TWP.30, RNG.24

I, Jonathan L. Faraci, do hereby certify that the work was undertaken by, or reviewed and approved by, me for this CIC Plat of Common Interest Community No. 345, a condominium community, FRIDLEY FLEX CONDOMINIUMS, being located upon:

Lots Twenty-eight (28), to Thirty (30), inclusive, Block nine (9), HAMILTON'S ADDITION TO MECHANICSVILLE.

That part of the West Half of the vacated alley in Block 9 lying between the easterly extensions of the south line of Lot 28 and the north line of Lot 30, Block 9, "HAMILTON'S ADDITION TO MECHANICSVILLE," Anoka County, Minnesota. That part of the East Half of vacated Dayton Ave. (now known as 6th Street) lying between the westerly extensions of the south line of Lot 28 and the north line of Lot 30, Block 9, "HAMILTON'S ADDITION TO MECHANICSVILLE," Anoka County, Minnesota.

That part of the South Half of vacated 3rd Street (now known as 55th Avenue Northeast) lying Easterly of the Northerly Extension of the centerline of Dayton Avenue (now known as 6th street Northeast) and lying Westerly of the centerline of the alley in Block 9, HAMILTON'S ADDITION TO MECHANICSVILLE.

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

Dated this 11 day of October, 2024

Jonathan L. Faraci
Jonathan L. Faraci, Land Surveyor
Minnesota License Number 16464

STATE OF Minnesota
COUNTY OF Dakota

The foregoing instrument was acknowledged before me on 11 day of October, 2024, by Jonathan L. Faraci.

Signature *Chae Keng Thao*
Printed Chae Keng Thao
Notary Public, Dakota County, Minnesota
My Commission expires 01/31/2025

I, Jonathan L. Faraci, 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 11 day of October, 2024

Jonathan L. Faraci
Jonathan L. Faraci, Licensed Engineer
Minnesota License Number 16464

STATE OF Minnesota
COUNTY OF Dakota

The foregoing instrument was acknowledged before me on 11 day of October, 2024, by Jonathan L. Faraci.

Signature *Chae Keng Thao*
Printed Chae Keng Thao
Notary Public, Dakota County, Minnesota
My Commission expires 01/31/2025

COUNTY SURVEYOR

Pursuant to Minnesota Statutes, Chapter 389.09, Subd. 1, this CIC Plat has been reviewed and approved this 16th day of October, 2024.

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

COUNTY AUDITOR/TREASURE

Pursuant to Minnesota Statutes, Section 515B.1-116, taxes payable in the year 2024 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 21st day of November, 2024.

By: *Pamela J. LeBlanc*
Pamela J. LeBlanc
Property Tax Administrator

By: *Deborah A. Wolf*, Deputy

COUNTY RECORDER/REGISTRAR OF TITLES, COUNTY OF ANOKA, STATE OF MINNESOTA

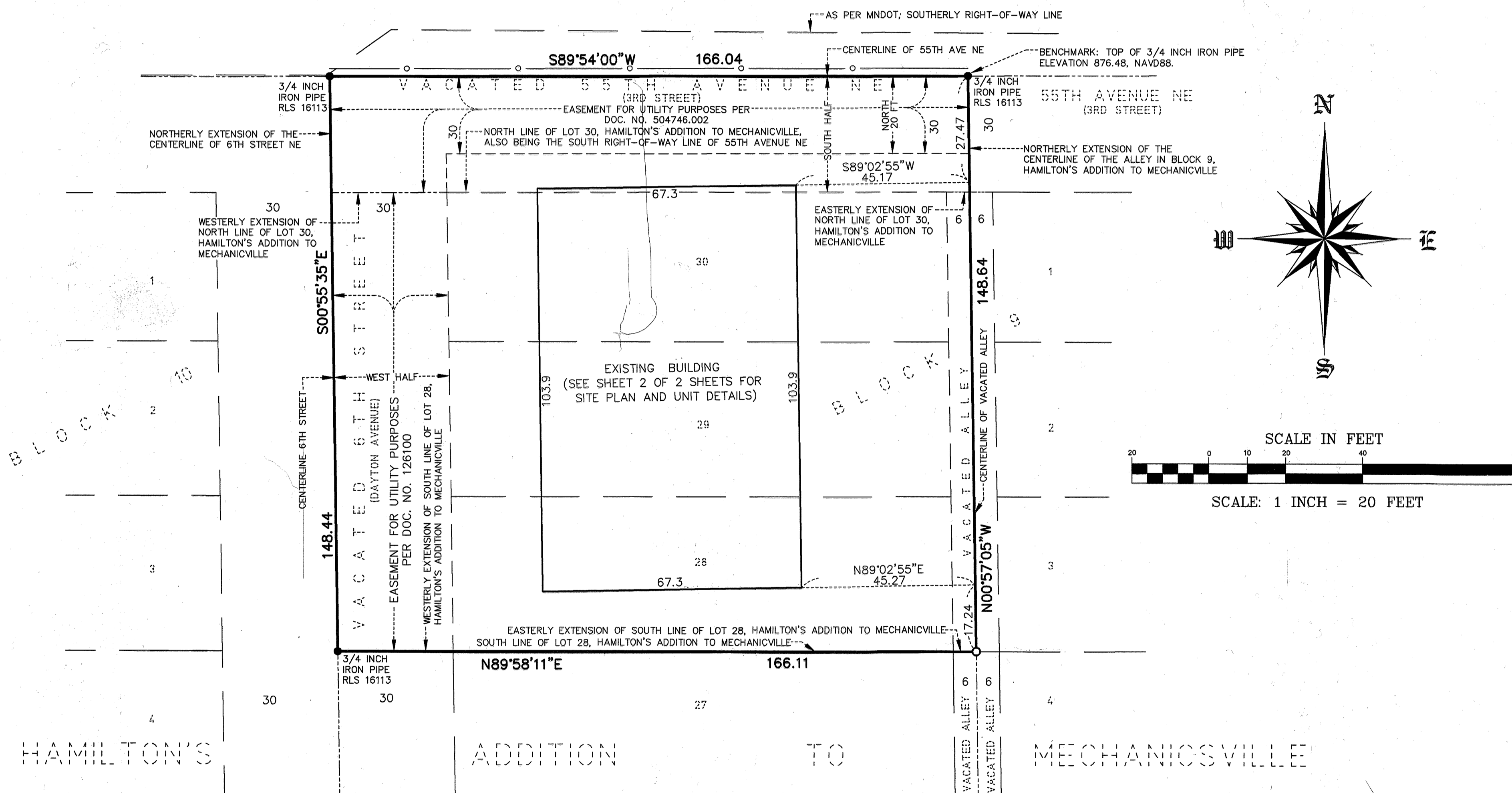
I hereby certify that this plat of COMMON INTEREST COMMUNITY NO. 345 was filed in the office of the County Recorder/Registrar of Titles for public record on this 21st day of November, 2024, at 3:19 o'clock P.M. and was duly recorded as Document Number 621506.002.

Pamela J. LeBlanc
County Recorder/Registrar of Titles

By: *Deborah A. Wolf*, Deputy

\$96.00

I N T E R S T A T E H W Y N O . 6 9 4



LEGEND
○ DENOTES 14 INCH BY 5/8 INCH REBAR MONUMENT SET AND CAPPED RLS 16464.
● DENOTES IRON MONUMENT FOUND SIZE, TYPE, & RLS AS NOTED.
—○— DENOTES RIGHT OF ACCESS CONTROL PER DOCUMENT NO.'S 14337.0 AND 119460.0

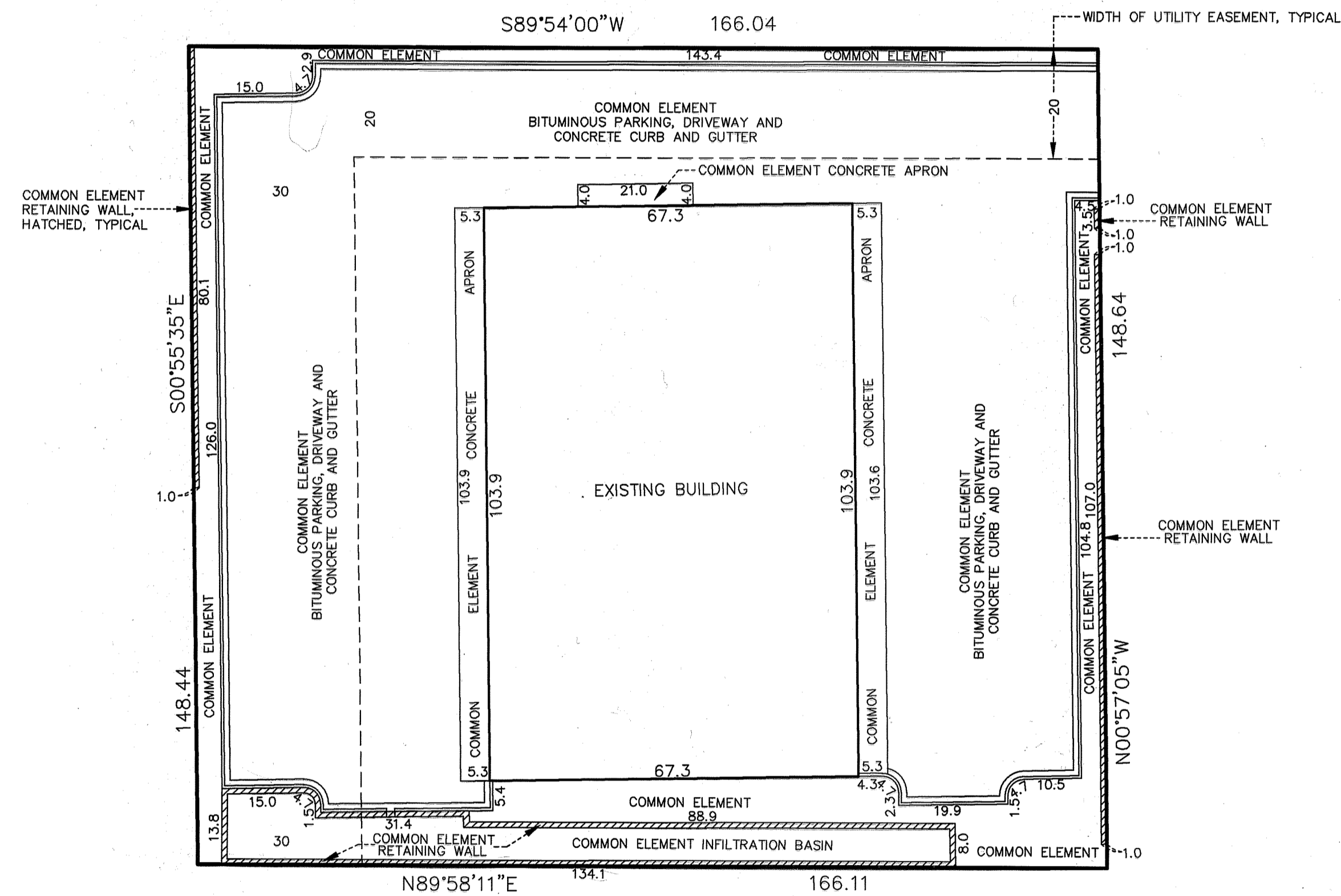
BASIS OF BEARINGS:
THE SOUTH LINE OF LOT 28, BLOCK 9, HAMILTON'S ADDITION TO MECHANICSVILLE, HAS AN ASSUMED BEARING OF N89°58'11\"E.

LAKE & LAND SURVEYING, INC.
1200 CENTRE POINTE CURVE, SUITE 375
SAINT PAUL, MINNESOTA 55120
PHONE: 651-776-6211

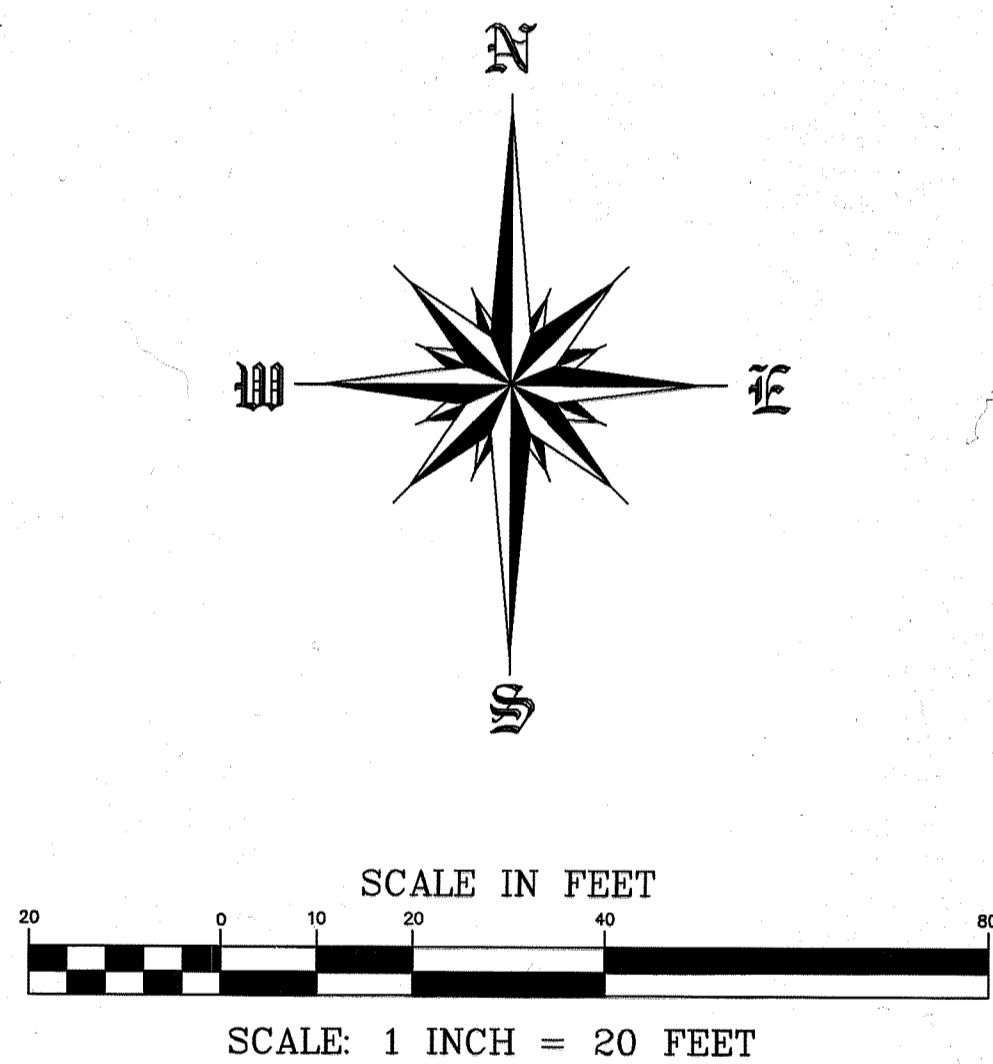
COMMON INTEREST COMMUNITY NUMBER 345 A CONDOMINIUM COMMUNITY FRIDLEY FLEX CONDOMINIUMS CIC PLAT

This CIC PLAT is part of the Declaration recorded as Document No. 621506.002 on this 31st day of November, 2021

CITY OF FRIDLEY
COUNTY OF ANOKA
SEC. 23, TWP.30, RNG.24



*SITE PLAN
(AS-BUILT)*



103.9		67.3		103.9	
CEILING SLOPE	32.4	CEILING SLOPE	32.4	CEILING SLOPE	32.4
C.H.=892.2	24.7	C.H.=900.3	24.7	C.H.=892.2	24.7
UNIT 1	F.E.=876.3	UNIT 5	F.E.=876.3		
32.4	C.H.=900.3	32.4	C.H.=900.3		
CEILING SLOPE	32.4	CEILING SLOPE	32.4	CEILING SLOPE	32.4
C.H.=892.2	24.7	C.H.=900.3	24.7	C.H.=892.2	24.7
UNIT 2	F.E.=876.3	UNIT 6	F.E.=876.3		
32.4	C.H.=900.3	32.4	C.H.=900.3		
CEILING SLOPE	32.4	CEILING SLOPE	32.4	CEILING SLOPE	32.4
C.H.=892.2	24.7	C.H.=900.3	24.7	C.H.=892.2	24.7
UNIT 3	F.E.=876.3	UNIT 7	F.E.=876.3		
32.4	C.H.=900.3	32.4	C.H.=900.3		
CEILING SLOPE	32.4	CEILING SLOPE	32.4	CEILING SLOPE	32.4
C.H.=892.2	24.7	C.H.=900.3	24.7	C.H.=892.2	24.7
UNIT 4	F.E.=876.3	UNIT 8	F.E.=876.3		
32.4	C.H.=900.3	32.4	C.H.=900.3		
CEILING SLOPE	32.4	CEILING SLOPE	32.4	CEILING SLOPE	32.4
C.H.=892.2	24.7	C.H.=900.3	24.7	C.H.=892.2	24.7
67.3		67.3		67.3	

C.H. DENOTES CEILING HEIGHT ELEVATION
F.E. DENOTES FLOOR ELEVATION

FOR THE PURPOSES OF THIS CIC PLAT THE SOUTH LINE OF LOT 28, BLOCK 9, HAMILTON'S ADDITION TO MECHANICSVILLE, HAS AN ASSUMED BEARING OF N89°58'11\"/>

ELEVATIONS BASED ON MINNESOTA DEPARTMENT OF TRANSPORTATION'S BENCHMARK Name: 0205 U, VERTICAL DATUM 832.27, NAVD88.

BENCHMARK: TOP IRON PIPE
ELEVATION = 876.48
(LOCATION AS SHOWN ON SHEET 1 OF 2 SHEETS)

UNIT INTERIOR DIMENSIONS SHOWN ARE TO UNFINISHED SURFACE OF WALLS, FLOOR AND CEILING.

*UNIT DETAILS
(AS-BUILT)*

LAKE & LAND SURVEYING, INC.
1200 CENTRE POINTE CURVE, SUITE 375
SAINT PAUL, MINNESOTA 55120
PHONE: 651-776-6211