

# CONDOMINIUM NUMBER 53 APRIL RIDGE, A CONDOMINIUM

## FIRST SUPPLEMENTAL CONDOMINIUM PLAT

### SITE PLAN

C. R. DECLARATION  
DOC. NO. 886631

The undersigned, being first duly sworn under oath, certifies and deposes that this first supplemental of CONDOMINIUM NUMBER 53, APRIL RIDGE, A CONDOMINIUM being located upon

That part of Lot 1, Block 1, APRIL RIDGE, according to the plat thereof on file and of record in the office of the County Recorder in and for Anoka County, Minnesota, which lies east of the following described line:

Beginning at a point on the south line of said Lot 1, distant 232.10 feet east of the southwest corner thereof; thence north at right angles 211.00 feet to the north line of said Lot 1 and said line there terminating.

And the additional real estate described as follows:

Lots 1, 2, and 3, Block 1, and Lots 1, 2, 3, and 4, Block 2, APRIL RIDGE 2ND ADDITION, according to the plat thereof on file and of record in the office of the County Recorder in and for Anoka County, Minnesota.

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

Dated this 7th day of March, 19 90.

Robert B. Sikich  
Robert B. Sikich, Land Surveyor  
Minnesota Registration No. 14891

STATE OF MINNESOTA  
COUNTY OF DAKOTA ss.

The foregoing instrument was acknowledged before me this 7th day of March, 19 90, by Robert B. Sikich, a Registered Professional Land Surveyor.

Katherine A. Dols  
KATHERINE A. DOLS  
NOTARY PUBLIC - MINNESOTA  
HENNEPIN COUNTY  
My Commission Expires Apr. 25, 1991

Notary Public, Hennepin County, Minnesota  
My Commission Expires 4-25-91

I, Timothy Whitten, a Registered Professional Architect for the State of Minnesota pursuant to Minnesota Statutes, Section 515 A. 2-101 (b), do hereby certify that all structural components and mechanical systems serving more than one unit of all buildings containing or comprising any units here by created, are substantially completed consistent with this First Supplemental Condominium Plat, CONDOMINIUM NUMBER 53, APRIL RIDGE, A CONDOMINIUM.

Dated this 8th day of March, 19 90.

Timothy Whitten  
Registered Professional Architect  
Minnesota Registration No. 16267

STATE OF MINNESOTA  
COUNTY OF HENNEPIN ss.

The foregoing instrument was acknowledged before me this 8th day of March, 19 90, by Timothy Whitten, a Registered Professional Architect.

Katherine A. Dols  
KATHERINE A. DOLS  
NOTARY PUBLIC - MINNESOTA  
HENNEPIN COUNTY  
My Commission Expires Apr. 25, 1991

Notary Public, Hennepin County, Minnesota  
My Commission Expires 4-25-91

Checked and approved this 14th day of MARCH, 19 90.

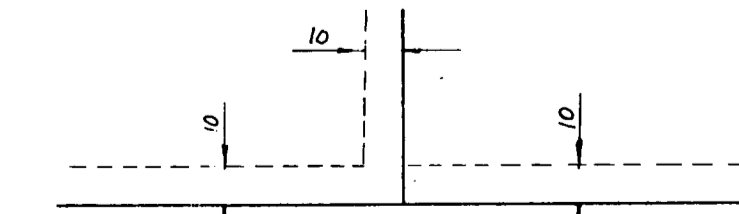
MERLYN D. ANDERSON  
Anoka County Surveyor  
by Larry D. How deputy

"NO DELINQUENT TAXES  
AND TRANSFER ENTRIES"

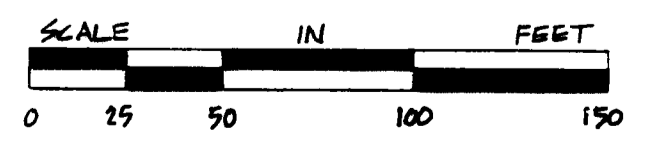
March 24 1990  
Charles A. Schmitt  
Auditor, Anoka County  
by Donella Schmitt Deputy

I HEREBY CERTIFY THAT THE TAXES  
PAYABLE IN THE YEAR 1990 ON THE  
LANDS DESCRIBED WITHIN ARE PAID  
Donella Schmitt  
Anoka County Treasurer

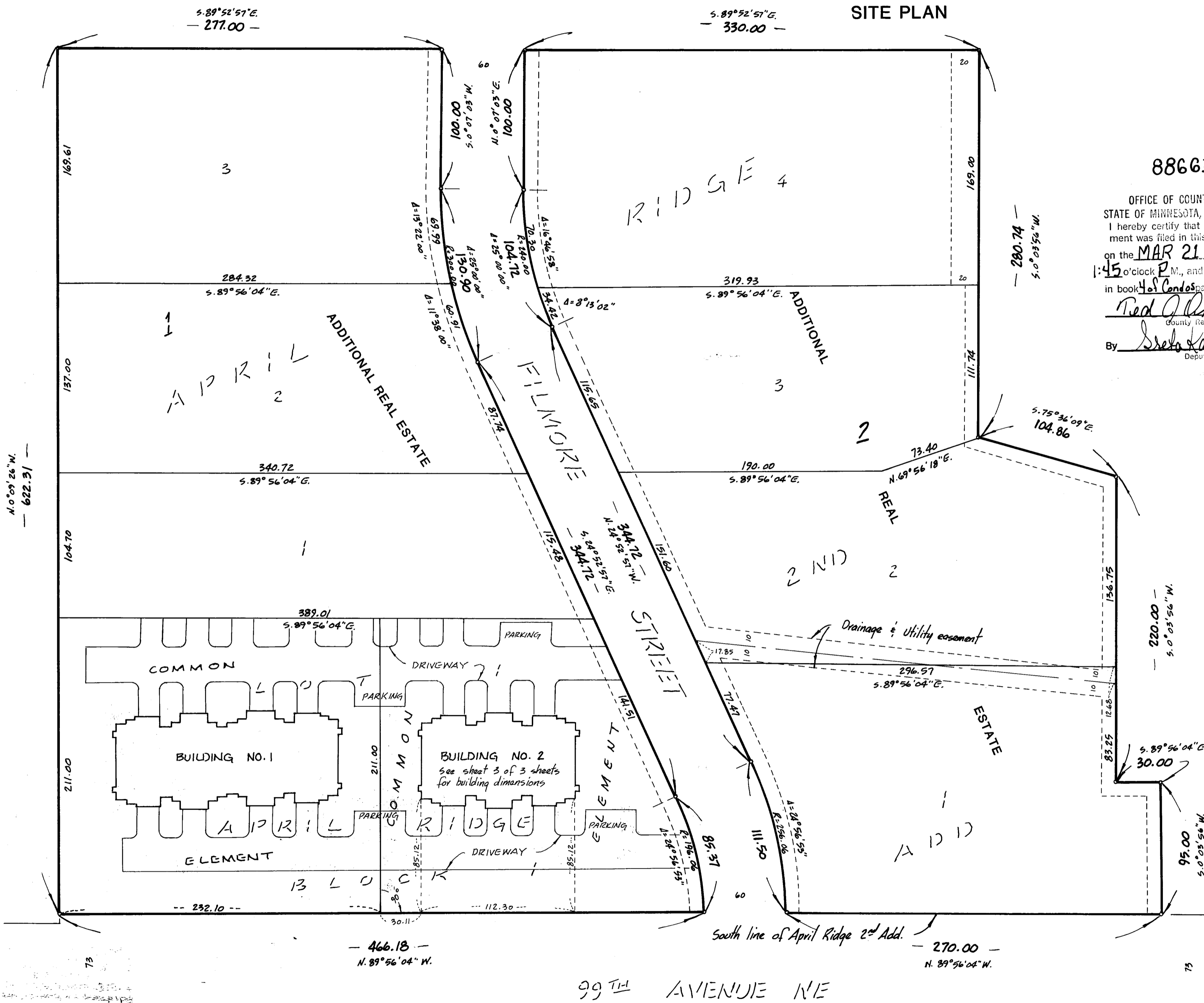
DRAINAGE AND UTILITY  
EASEMENTS ARE SHOWN THUS:



being 10 feet in width, unless otherwise indicated and adjoining lot lines, and 10 feet in width and adjoining street lines unless otherwise indicated on the plat.



SCALE: 1 INCH = 50 FEET



BENCH MARK  
Top of hydrant North of 99th Ave. at  
Buchanan St.  
Elevation = 906.51 feet (N.G.V.D. 1929)

o Denotes 1/2 inch by 14 inches iron pipe set and marked with R.L.S. number 14891, unless otherwise noted  
For purposes of this plat the south line of the plat of April Ridge 2nd Addition is assumed to bear N.89°56'04"W.

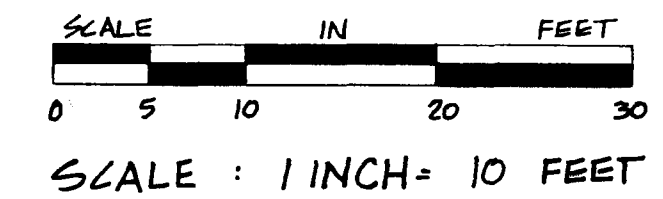
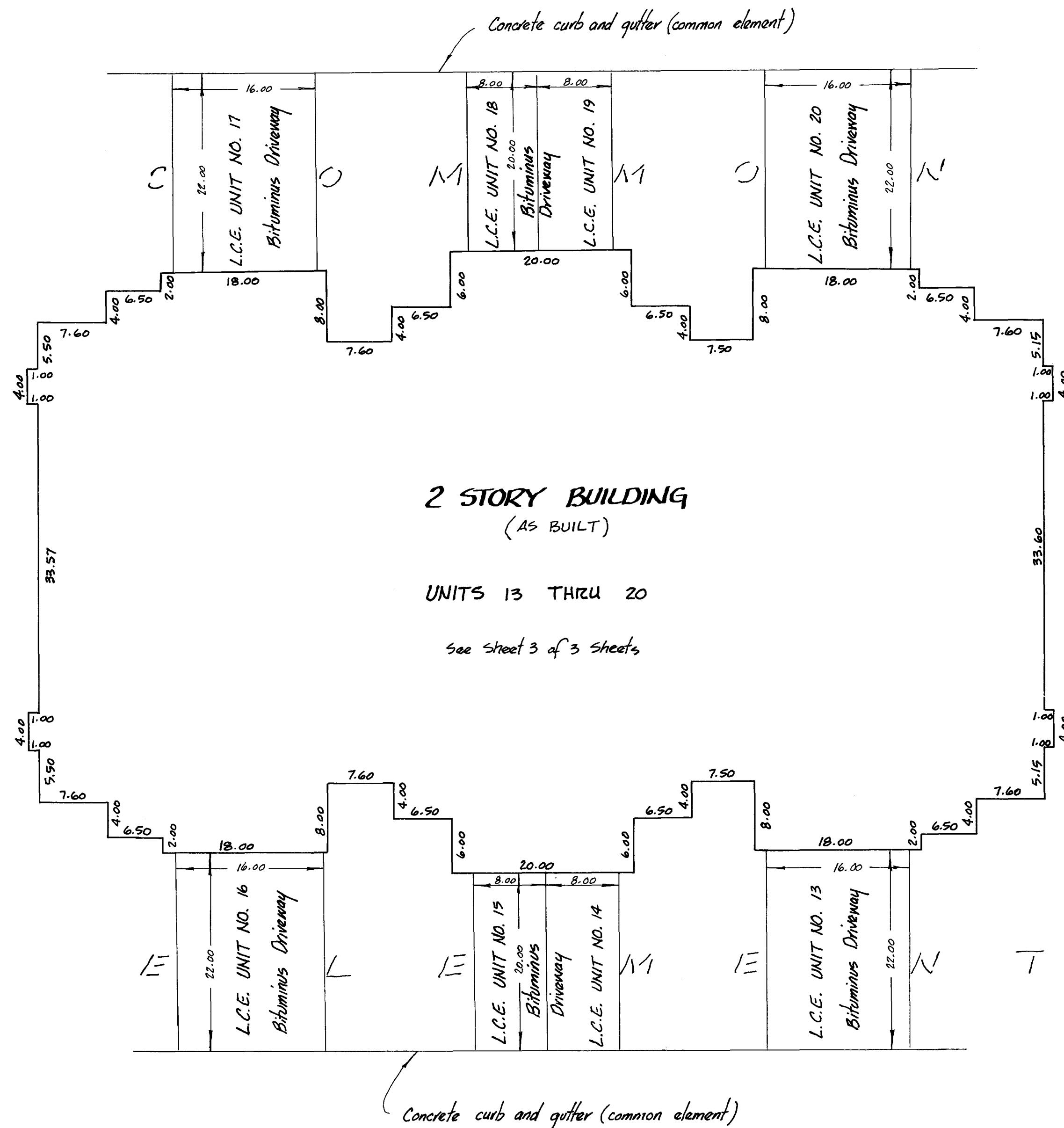


# CONDOMINIUM NUMBER 53

APRIL RIDGE, A CONDOMINIUM

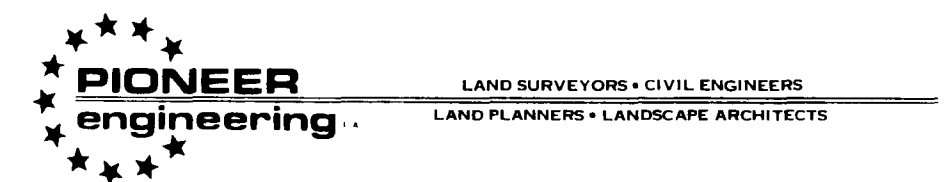
FIRST SUPPLEMENTAL CONDOMINIUM PLAT

## BUILDING NO. 2



Blacktop surfaces, curb and gutter are as built

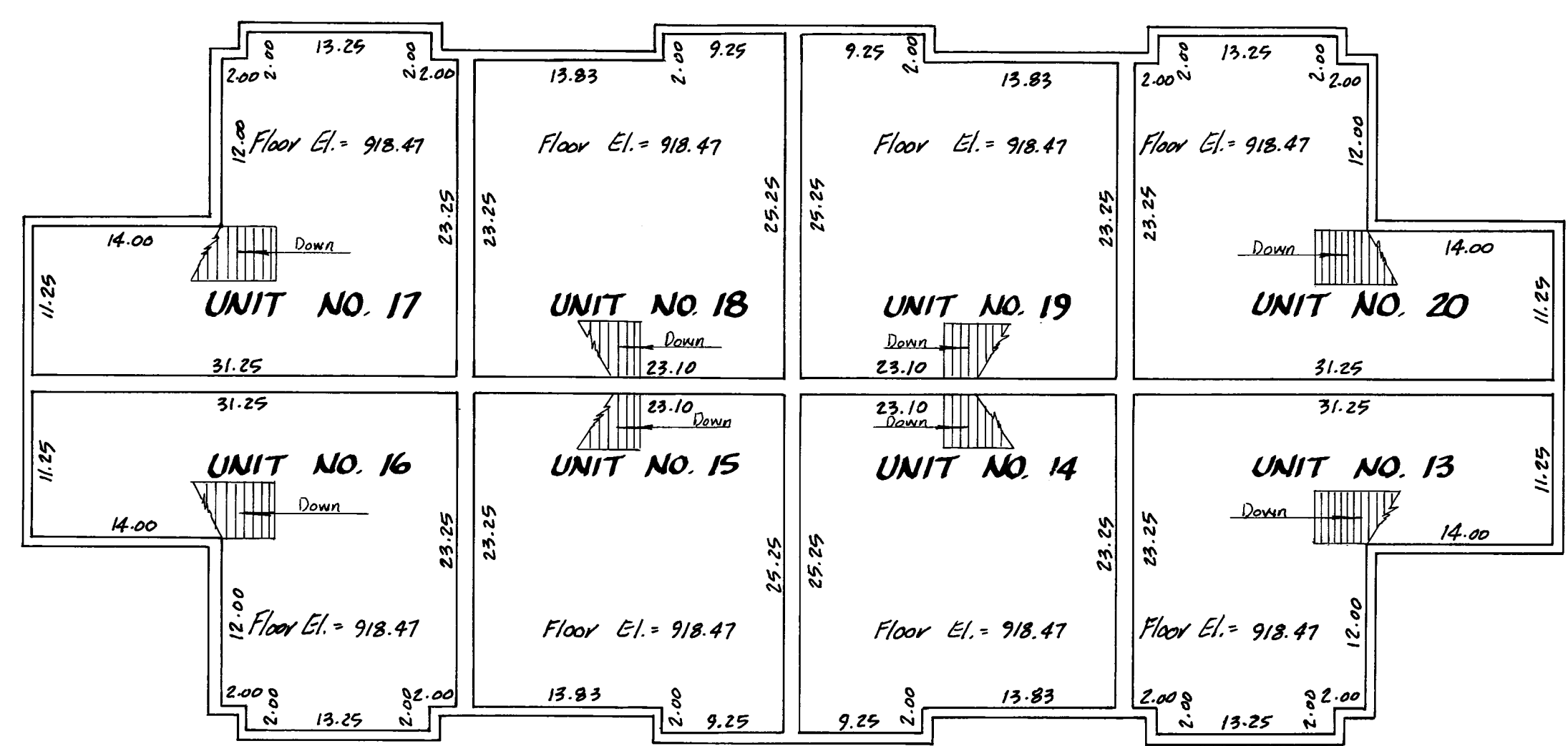
Driveways must be built



# CONDOMINIUM NUMBER 53

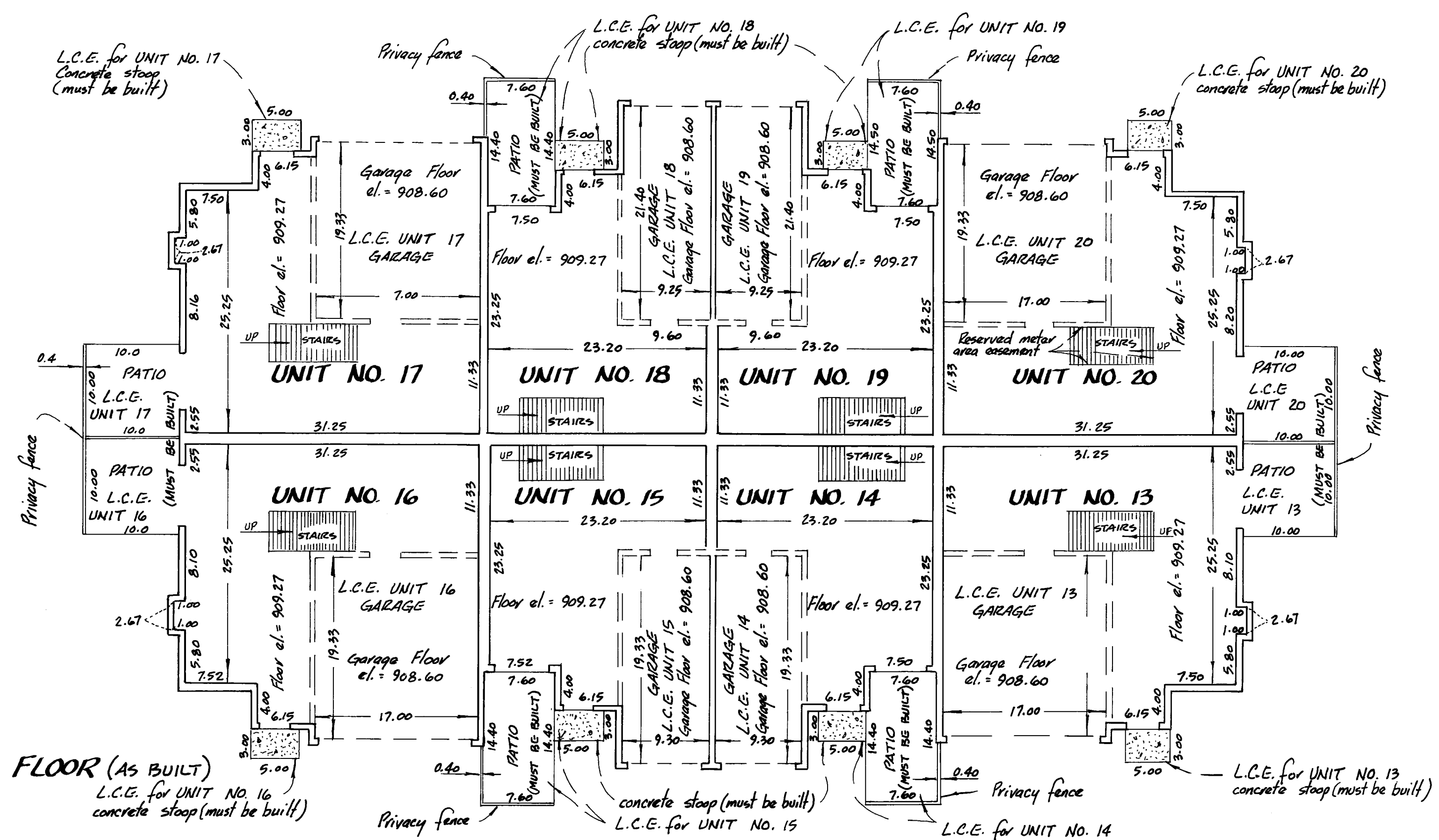
## APRIL RIDGE, A CONDOMINIUM

### FIRST SUPPLEMENTAL CONDOMINIUM PLAT



<b>UNIT NO. 13</b>	UPPER LEVEL : 585.0 sq. ft.	LOWER LEVEL : 571.3 sq. ft.	GARAGE : 328.6 sq. ft.	TOTAL : 1484.9 sq. ft.
<b>UNIT NO. 14</b>	UPPER LEVEL : 555.0 sq. ft.	LOWER LEVEL : 450.15 sq. ft.	GARAGE : 198.0 sq. ft.	TOTAL : 1203.2 sq. ft.
<b>UNIT NO. 15</b>	UPPER LEVEL : 555.0 sq. ft.	LOWER LEVEL : 450.15 sq. ft.	GARAGE : 198.0 sq. ft.	TOTAL : 1203.2 sq. ft.
<b>UNIT NO. 16</b>	UPPER LEVEL : 585.0 sq. ft.	LOWER LEVEL : 571.3 sq. ft.	GARAGE : 328.6 sq. ft.	TOTAL : 1484.9 sq. ft.
<b>UNIT NO. 17</b>	UPPER LEVEL : 585.0 sq. ft.	LOWER LEVEL : 571.3 sq. ft.	GARAGE : 328.6 sq. ft.	TOTAL : 1484.9 sq. ft.
<b>UNIT NO. 18</b>	UPPER LEVEL : 555.0 sq. ft.	LOWER LEVEL : 450.15 sq. ft.	GARAGE : 198.0 sq. ft.	TOTAL : 1203.2 sq. ft.
<b>UNIT NO. 19</b>	UPPER LEVEL : 555.0 sq. ft.	LOWER LEVEL : 450.15 sq. ft.	GARAGE : 198.0 sq. ft.	TOTAL : 1203.2 sq. ft.
<b>UNIT NO. 20</b>	UPPER LEVEL : 585.0 sq. ft.	LOWER LEVEL : 571.3 sq. ft.	GARAGE : 328.6 sq. ft.	TOTAL : 1484.9 sq. ft.

SECOND FLOOR (AS BUILT)



FIRST FLOOR (AS BUILT)

Interior Dimensions shown are measured to inside of sheetrock wall.  
 C.E. Denotes Common Element  
 F.T.C.H Denotes Floor To Ceiling Height  
 L.C.E Denotes Limited Common Element

Elevations are referred to Benchmark as noted on site plan and are shown in feet and hundredths of a foot.

Floor to ceiling height = 8 feet

All privacy fences are Common Element and must be built

An easement on, over and in the void under the stairway of each unit is designated as Reserved Meter Area Easement as shown on Unit No. 20

