

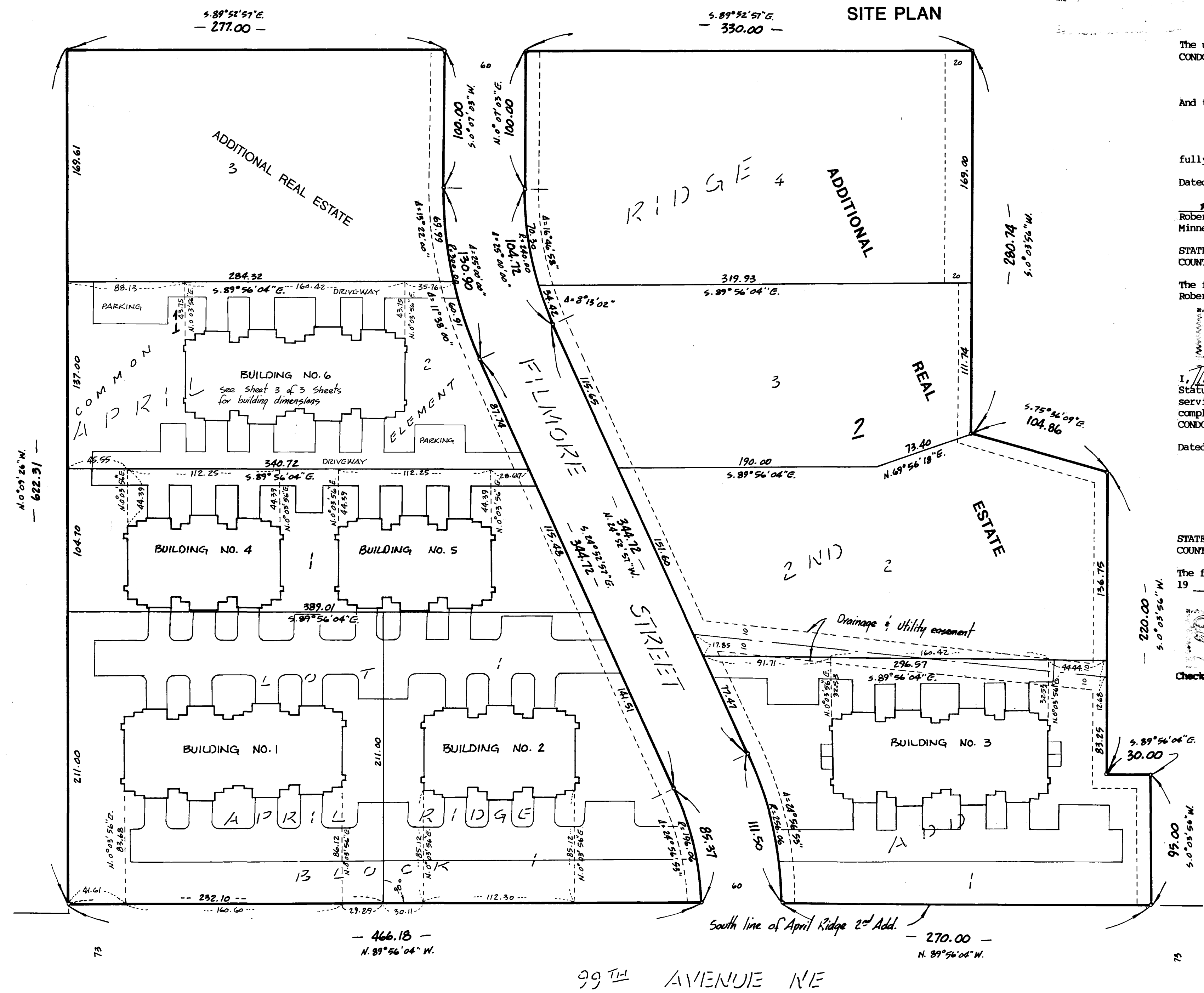
CONDOMINIUM NUMBER 53 APRIL RIDGE, A CONDOMINIUM

FOURTH SUPPLEMENTAL CONDOMINIUM PLAT

SITE PLAN

900409
 OFFICE OF COUNTY RECORDER
 STATE OF MINNESOTA, COUNTY OF ANOKA
 I hereby certify that the within instrument was filed in this office for record on the JUL 17 A.D., 1990 at 2 o'clock P.M., and was duly recorded in book 408 page 22
Robert B. Sikich
 County Recorder
 By Debra Kay Ege

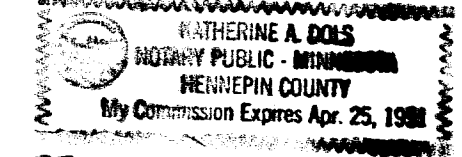
C. R. DECLARATION
 DOC. NO. 900409 Filed JUL 17, 1990



The undersigned, being first duly sworn under oath, certifies and deposes that this Fourth Supplemental of CONDOMINIUM NUMBER 53, APRIL RIDGE, A CONDOMINIUM being located upon
 Lot 2, Block 1, APRIL RIDGE 2ND ADDITION
 And the additional real estate described as follows:
 Lot 3, Block 1, and Lots 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 16th day of July, 1990.
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 16th day of July, 1990, by Robert B. Sikich, a Registered Professional Land Surveyor.

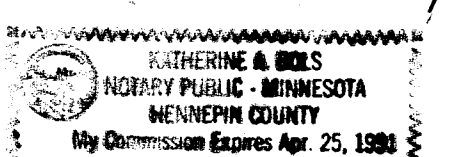


Katherine A. Dols
 Notary Public, Hennepin County, Minnesota
 My Commission Expires 4-25-91

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 Fourth Supplemental Condominium Plat, CONDOMINIUM NUMBER 53, APRIL RIDGE, A CONDOMINIUM.

Dated this, 16th day of July, 1990.
Timothy Whitten
 Timothy Whitten, Registered Professional Architect
 Minnesota Registration No. 16367

STATE OF MINNESOTA
 COUNTY OF HENNEPIN ss.
 The foregoing instrument was acknowledged before me this 16th day of July, 1990. By Timothy Whitten, a Registered Professional Architect.

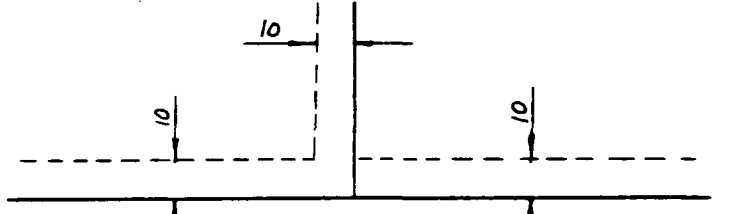


Katherine A. Dols
 Notary Public, Hennepin County, Minnesota
 My Commission Expires 4-25-91

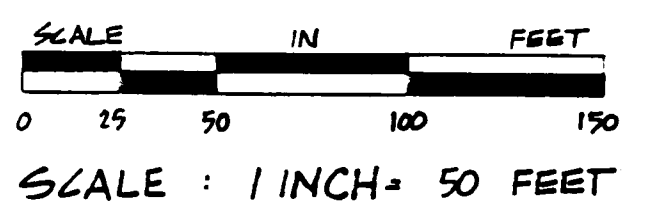
Checked and approved this 17th day of JULY, 1990.
MERVIN D. ANDERSON
 Anoka County Surveyor
 by Larry D. Abner deputy

"NO DELINQUENT TAXES AND TRANSFER ENTLRED"
July 17, 1990
Charles R. Lafleur
 Auditor, Anoka County
 BY Donell M. Sawyer Deputy

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.



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

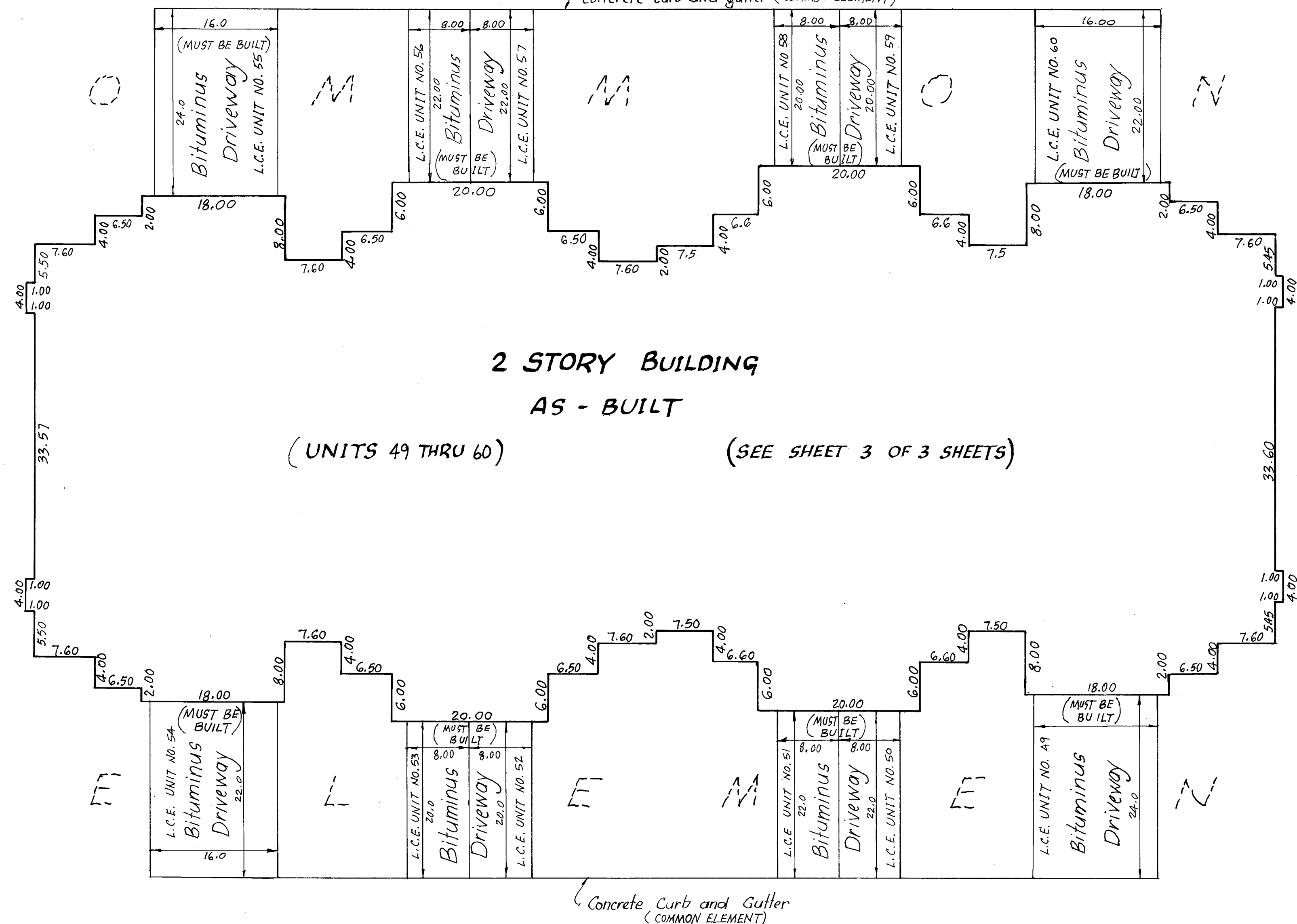
• Denotes 1/2 inch by 14 inches iron pipe set and marked with R.L.S. number 14891, unless otherwise noted
 For purposes of this plat the south line of the plat of April Ridge 2nd Addition is assumed to bear N.89°56'04" W.

CONDOMINIUM NUMBER 53

APRIL RIDGE, A CONDOMINIUM FOURTH SUPPLEMENTAL CONDOMINIUM PLAT

BUILDING NO. 6

f Concrete curb and gutter (COMMON ELEMENT)



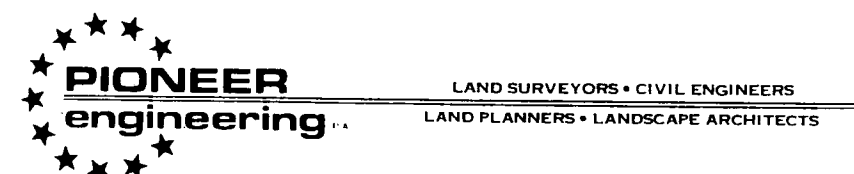
1 inch = 10 feet



SCALE IN FEET

Blacktop Surfaces and curb and gutter are as built

Driveways must be built

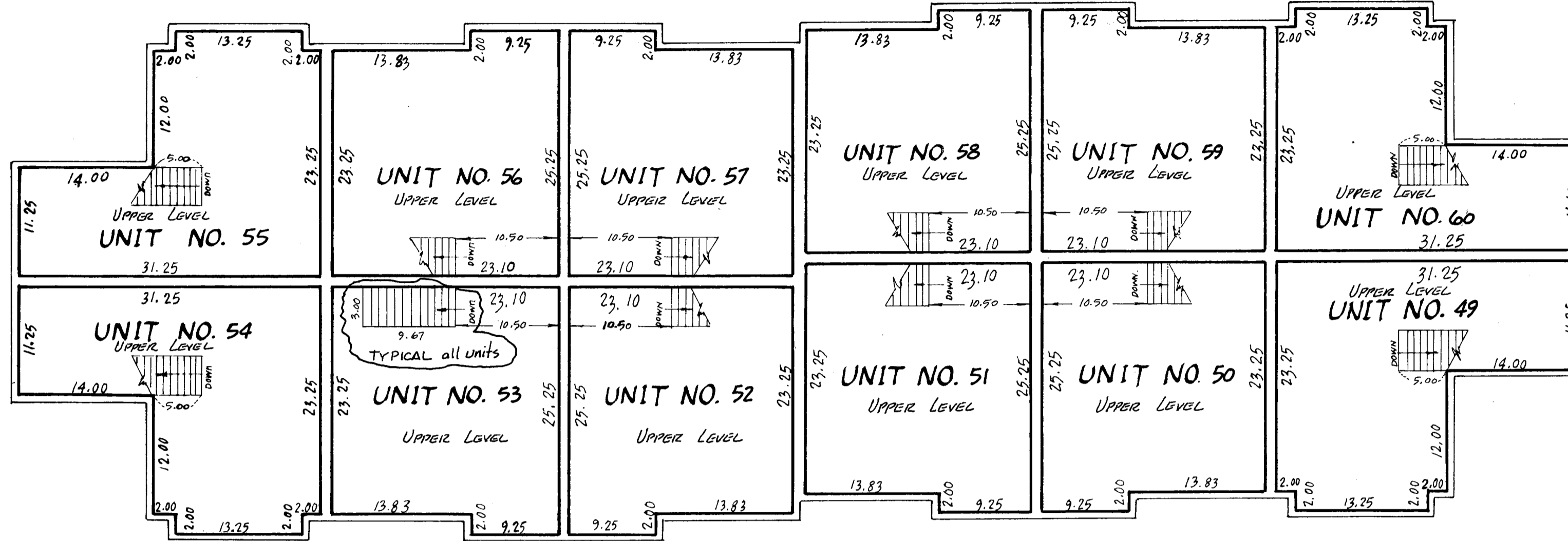


SITE PLAN DETAIL

CONDOMINIUM NUMBER 53

APRIL RIDGE, A CONDOMINIUM FOURTH SUPPLEMENTAL CONDOMINIUM PLAT

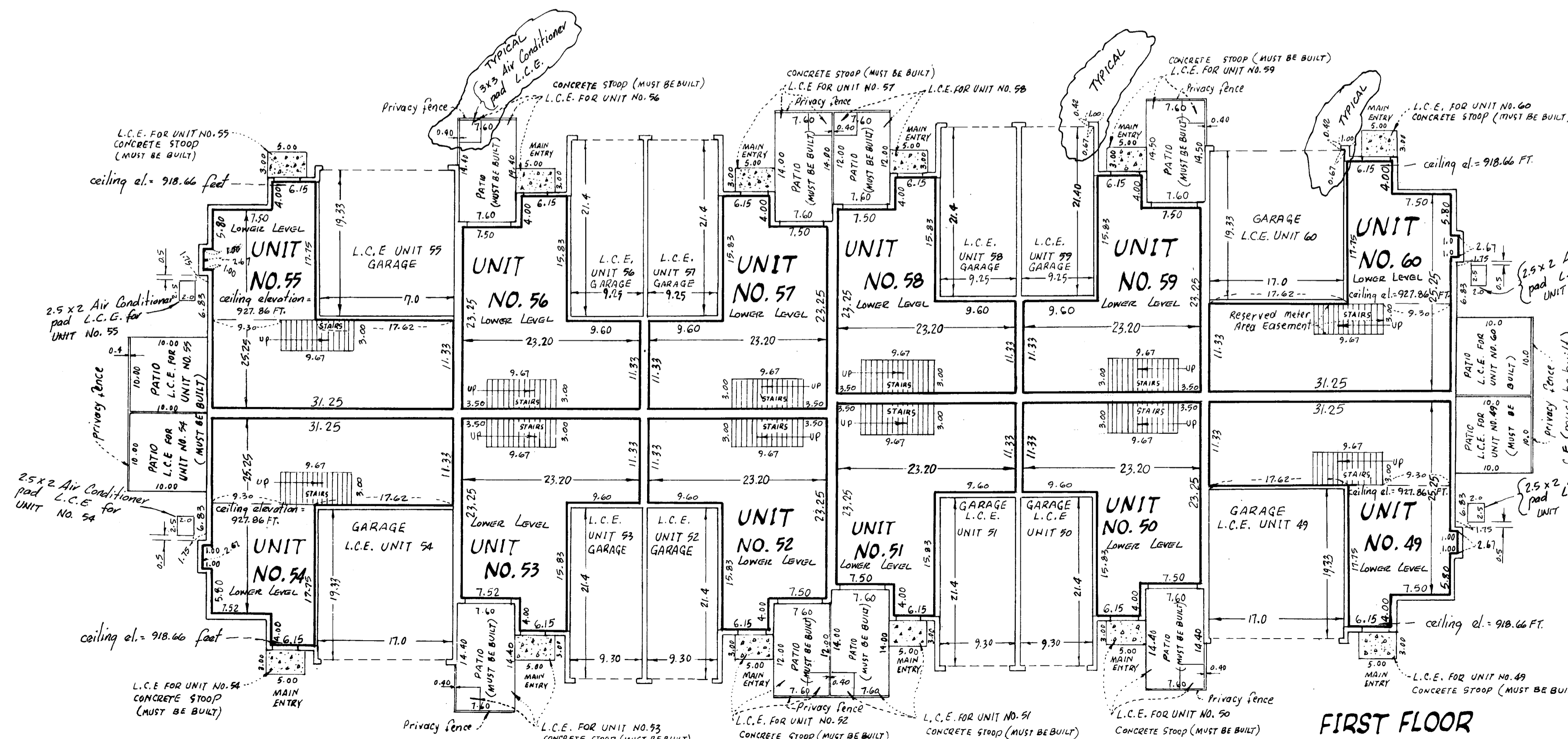
BUILDING NO. 6



| | |
|--------------------|------------------------------|
| UNIT NO. 49 | UPPER LEVEL : 585.0 sq. ft. |
| | LOWER LEVEL : 571.3 sq. ft. |
| | GARAGE : 328.6 sq. ft. |
| | TOTAL : 1484.9 sq. ft. |
| UNIT NO. 50 | UPPER LEVEL : 555.58 sq. ft. |
| | LOWER LEVEL : 450.73 sq. ft. |
| | GARAGE : 198.00 sq. ft. |
| | TOTAL : 1204.31 sq. ft. |
| UNIT NO. 51 | UPPER LEVEL : 555.58 sq. ft. |
| | LOWER LEVEL : 450.73 sq. ft. |
| | GARAGE : 198.00 sq. ft. |
| | TOTAL : 1204.31 sq. ft. |
| UNIT NO. 52 | UPPER LEVEL : 555.58 sq. ft. |
| | LOWER LEVEL : 450.73 sq. ft. |
| | GARAGE : 198.00 sq. ft. |
| | TOTAL : 1204.31 sq. ft. |
| UNIT NO. 53 | UPPER LEVEL : 555.58 sq. ft. |
| | LOWER LEVEL : 450.73 sq. ft. |
| | GARAGE : 198.00 sq. ft. |
| | TOTAL : 1204.31 sq. ft. |
| UNIT NO. 54 | UPPER LEVEL : 585.0 sq. ft. |
| | LOWER LEVEL : 571.3 sq. ft. |
| | GARAGE : 328.6 sq. ft. |
| | TOTAL : 1484.9 sq. ft. |

| | |
|--------------------|------------------------------|
| UNIT NO. 55 | UPPER LEVEL : 585.0 sq. ft. |
| | LOWER LEVEL : 571.3 sq. ft. |
| | GARAGE : 328.6 sq. ft. |
| | TOTAL : 1484.9 sq. ft. |
| UNIT NO. 56 | UPPER LEVEL : 555.58 sq. ft. |
| | LOWER LEVEL : 450.73 sq. ft. |
| | GARAGE : 198.00 sq. ft. |
| | TOTAL : 1204.31 sq. ft. |
| UNIT NO. 57 | UPPER LEVEL : 555.58 sq. ft. |
| | LOWER LEVEL : 450.73 sq. ft. |
| | GARAGE : 198.00 sq. ft. |
| | TOTAL : 1204.31 sq. ft. |
| UNIT NO. 58 | UPPER LEVEL : 555.58 sq. ft. |
| | LOWER LEVEL : 450.73 sq. ft. |
| | GARAGE : 198.00 sq. ft. |
| | TOTAL : 1204.31 sq. ft. |
| UNIT NO. 59 | UPPER LEVEL : 555.58 sq. ft. |
| | LOWER LEVEL : 450.73 sq. ft. |
| | GARAGE : 198.00 sq. ft. |
| | TOTAL : 1204.31 sq. ft. |
| UNIT NO. 60 | UPPER LEVEL : 585.0 sq. ft. |
| | LOWER LEVEL : 571.3 sq. ft. |
| | GARAGE : 328.6 sq. ft. |
| | TOTAL : 1484.9 sq. ft. |

SECOND FLOOR



Interior Dimensions shown are measured to inside of sheetrock wall.

C.E. Denotes Common Element

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.

- All second story unit floor elevations = 919.86 feet
- All second story unit ceiling elevations = 927.86 feet
- All first story unit floor elevations = 910.66 feet
- All first story unit ceiling elevations vary from 918.66 feet to 927.86 feet in units 49, 54, 55 and 60.
- All first story unit ceiling elevations in other units = 918.66 feet
- Garage floor elevation = 909.97 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. 60.

FIRST FLOOR

