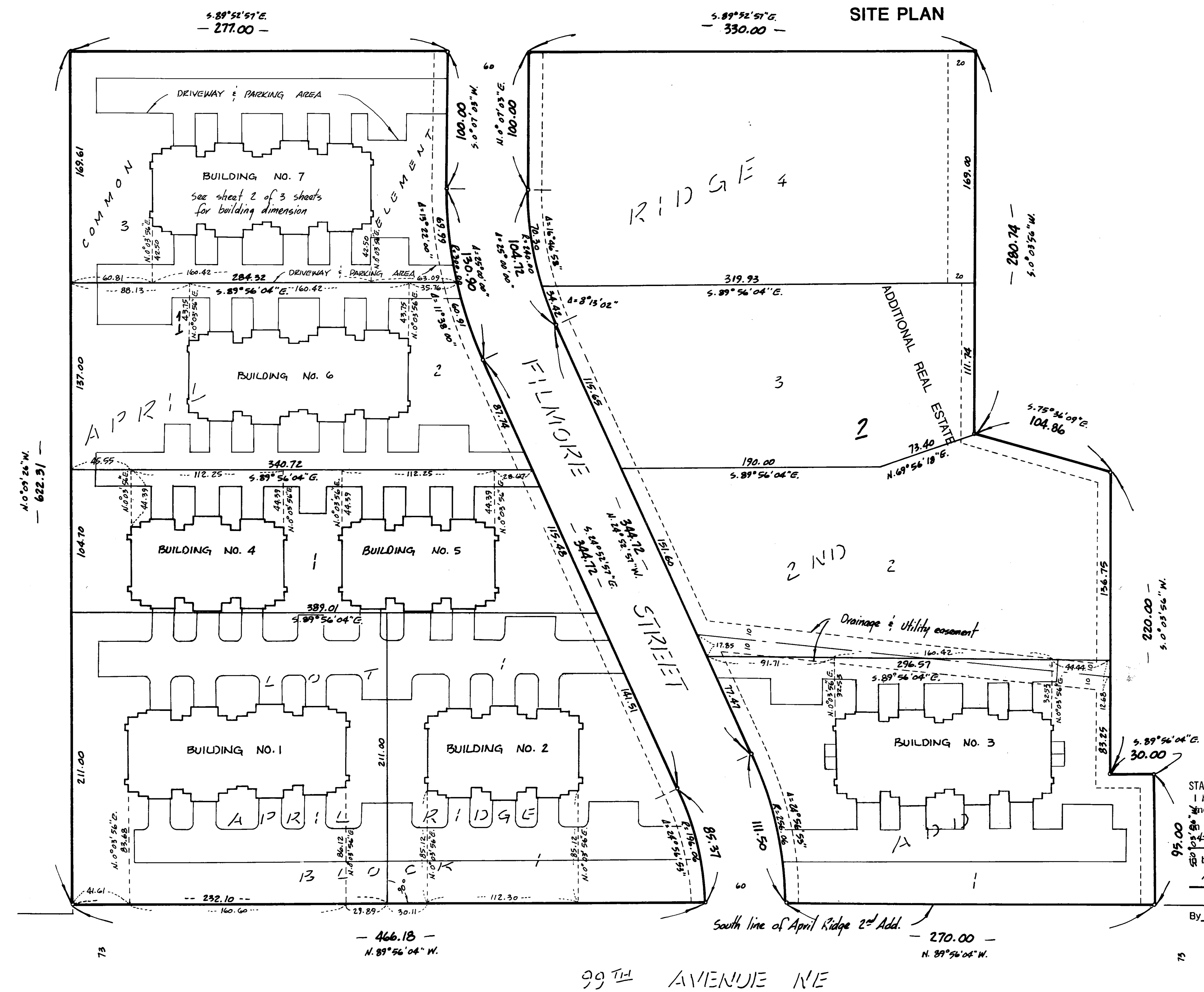


CONDOMINIUM NUMBER 53 APRIL RIDGE, A CONDOMINIUM FIFTH SUPPLEMENTAL CONDOMINIUM PLAT

This Fifth Supplemental Condominium Plat is part of the Fifth Amended Declaration recorded as Document No. 905030 on the 23 day AUG 1990.

SITE PLAN



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

Lot 3, Block 1, APRIL RIDGE 2ND ADDITION
And the additional real estate described as follows:

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 515A. 2-110, as amended.

Dated this 19th 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 19th day of July 1990, by Robert B. Sikich, a Registered Professional Land Surveyor.

Josephine A. Sierz
JOSEPHINE A. SIERTZ
NOTARY PUBLIC - MINNESOTA
DAKOTA COUNTY
My Commission Expires Feb. 10, 1991

Josephine A. Sierz
Notary Public, Dakota County, Minnesota
My Commission Expires Feb. 10, 1991

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

Dated this 19th day of July, 1990.

Timothy Whitten
Timothy Whitten, Registered Professional Architect
Minnesota Registration No. 16307

STATE OF MINNESOTA
COUNTY OF HENNEPIN ss.

The foregoing instrument was acknowledged before me this 19th day of July 1990. By Timothy Whitten, a Registered Professional Architect.

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

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

Checked and approved this 23rd day of August, 1990.

Merlyn D. Anderson by Larry D. Blom
Merlyn D. Anderson, Anoka County Surveyor by Larry D. Blom, Deputy

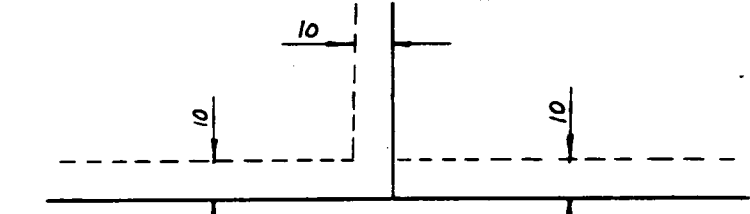
905030

OFFICE OF COUNTY RECORDER
STATE OF MINNESOTA, COUNTY OF ANOKA
I hereby certify that the within instrument was filed in this office for record

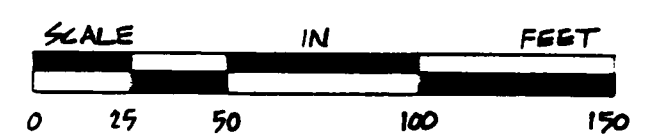
on the AUG 23 A.D., 1990 at 4:30 clock P.M., and was duly recorded in book 5 of Condos page 4

Red O. Ordahl
Red O. Ordahl, County Recorder
By Debra Kay Ege
Debra Kay Ege, 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.



PIONEER engineering
LAND SURVEYORS • CIVIL ENGINEERS
LAND PLANNERS • LANDSCAPE ARCHITECTS

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

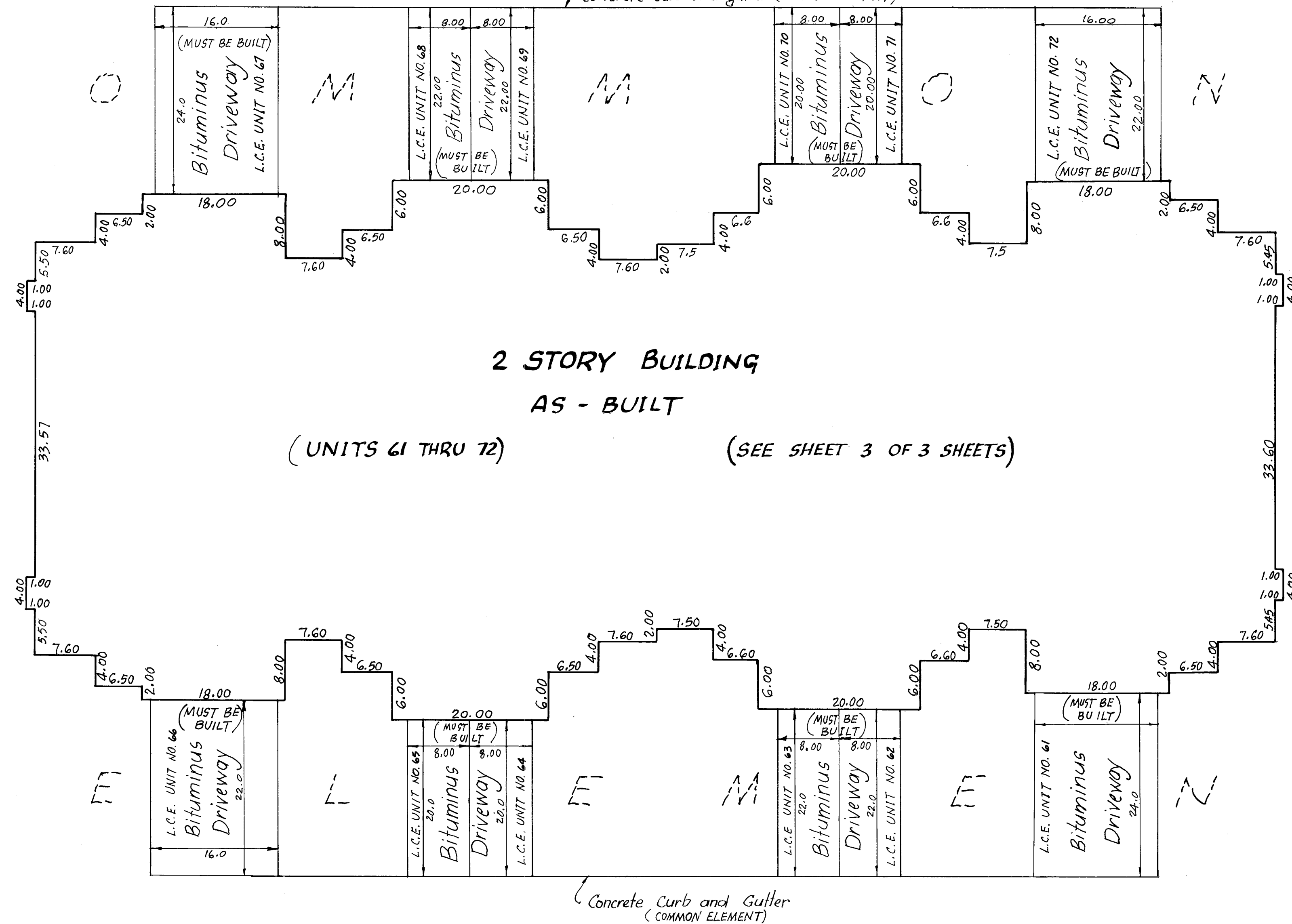
• Denotes 1/2 inch by 1/4 inch iron pipe set and marked with R.L.S. number 14891, unless otherwise noted
For purposes of this plat the south line of the plot of April Ridge 2nd Addition is assumed to bear N.89°56'04" W.

CONDOMINIUM NUMBER 53

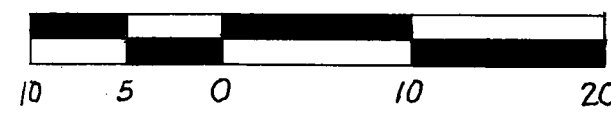
APRIL RIDGE, A CONDOMINIUM
FIFTH SUPPLEMENTAL CONDOMINIUM PLAT

BUILDING NO. 7

f Concrete curb and gutter (COMMON ELEMENT)



Scale : 1 inch = 10 feet

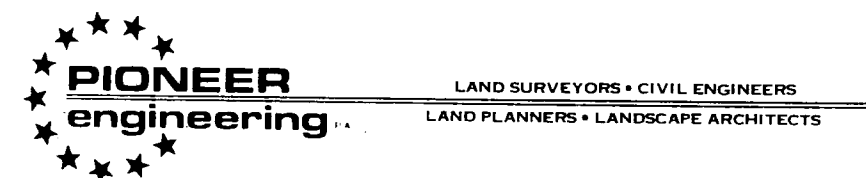


SCALE IN FEET

Blacktop surfaces and curb and gutter are as built

Driveways must be built

f Concrete Curb and Gutter (COMMON ELEMENT)

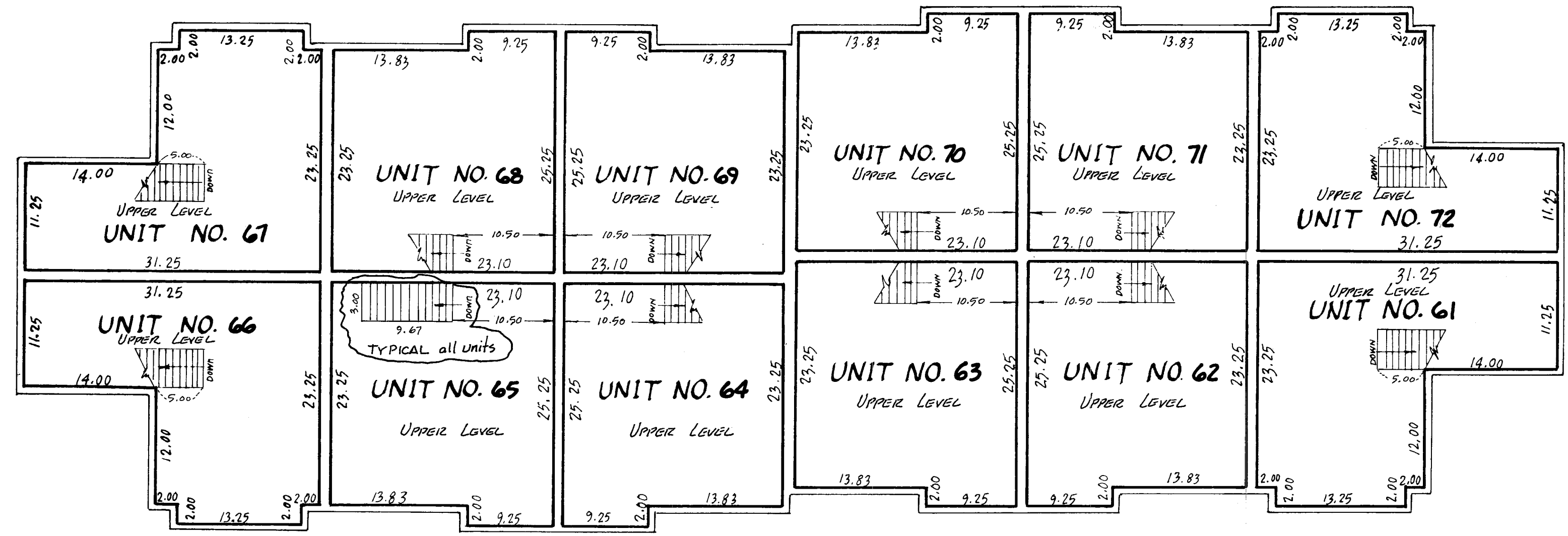


SITE PLAN DETAIL

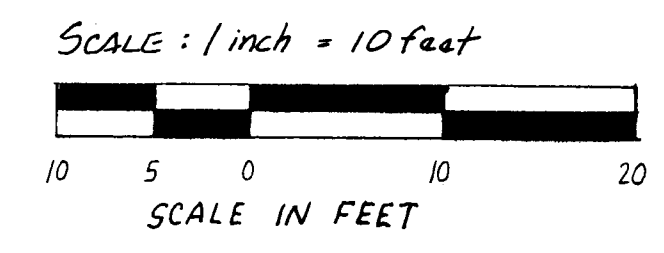
CONDOMINIUM NUMBER 53

APRIL RIDGE, A CONDOMINIUM FIFTH SUPPLEMENTAL CONDOMINIUM PLAT

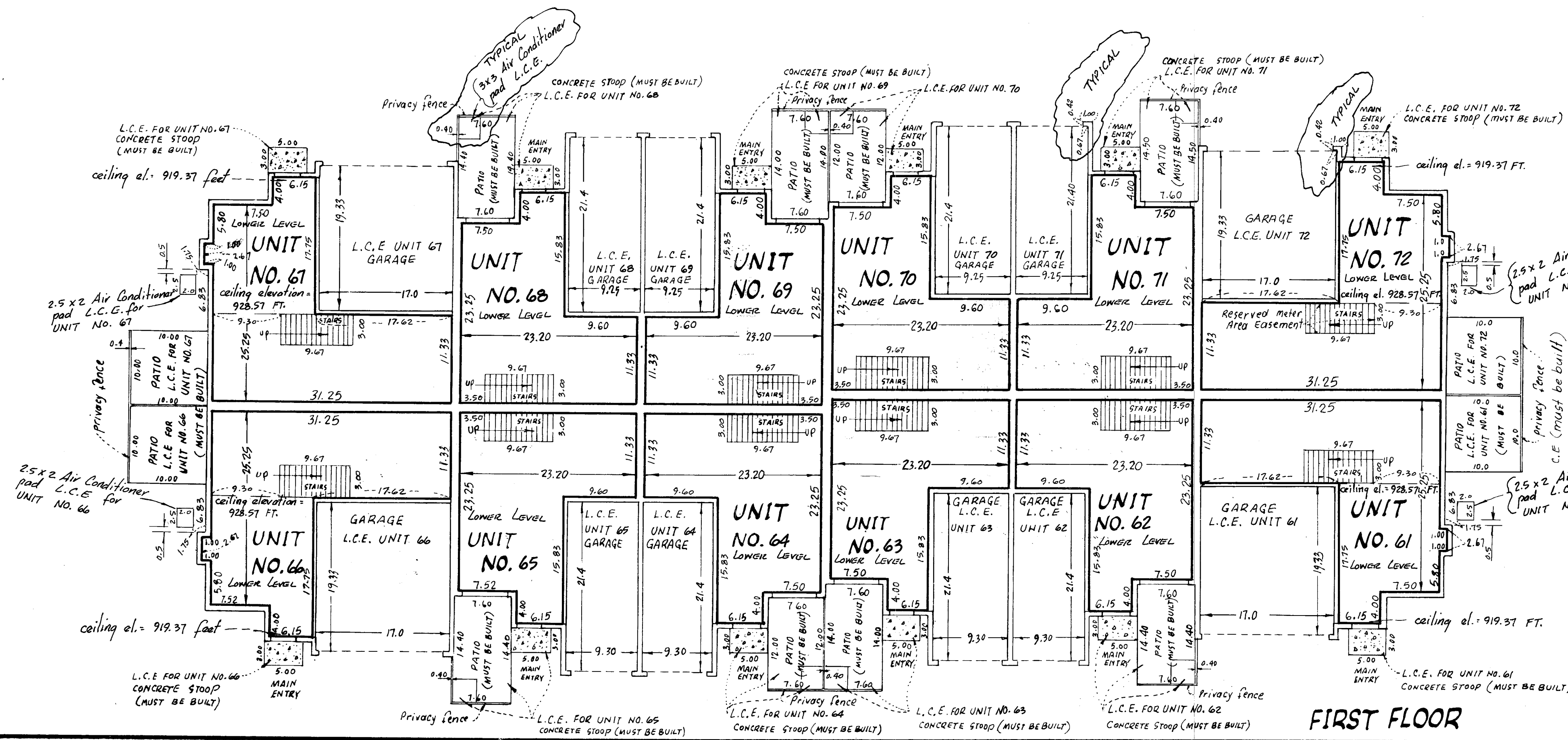
BUILDING NO. 7



UNIT NO. 61 UPPER LEVEL : 585.0 sq. ft. LOWER LEVEL : 571.3 sq. ft. GARAGE : 328.6 sq. ft. TOTAL : 1484.9 sq. ft.	UNIT NO. 67 UPPER LEVEL : 585.0 sq. ft. LOWER LEVEL : 571.3 sq. ft. GARAGE : 328.6 sq. ft. TOTAL : 1484.9 sq. ft.
UNIT NO. 62 UPPER LEVEL : 555.58 sq. ft. LOWER LEVEL : 450.73 sq. ft. GARAGE : 198.00 sq. ft. TOTAL : 1204.31 sq. ft.	UNIT NO. 68 UPPER LEVEL : 555.58 sq. ft. LOWER LEVEL : 450.73 sq. ft. GARAGE : 198.00 sq. ft. TOTAL : 1204.31 sq. ft.
UNIT NO. 63 UPPER LEVEL : 555.58 sq. ft. LOWER LEVEL : 450.73 sq. ft. GARAGE : 198.00 sq. ft. TOTAL : 1204.31 sq. ft.	UNIT NO. 69 UPPER LEVEL : 555.58 sq. ft. LOWER LEVEL : 450.73 sq. ft. GARAGE : 198.00 sq. ft. TOTAL : 1204.31 sq. ft.
UNIT NO. 64 UPPER LEVEL : 555.58 sq. ft. LOWER LEVEL : 450.73 sq. ft. GARAGE : 198.00 sq. ft. TOTAL : 1204.31 sq. ft.	UNIT NO. 70 UPPER LEVEL : 555.58 sq. ft. LOWER LEVEL : 450.73 sq. ft. GARAGE : 198.00 sq. ft. TOTAL : 1204.31 sq. ft.
UNIT NO. 65 UPPER LEVEL : 555.58 sq. ft. LOWER LEVEL : 450.73 sq. ft. GARAGE : 198.00 sq. ft. TOTAL : 1204.31 sq. ft.	UNIT NO. 71 UPPER LEVEL : 555.58 sq. ft. LOWER LEVEL : 450.73 sq. ft. GARAGE : 198.00 sq. ft. TOTAL : 1204.31 sq. ft.
UNIT NO. 66 UPPER LEVEL : 585.0 sq. ft. LOWER LEVEL : 571.3 sq. ft. GARAGE : 328.6 sq. ft. TOTAL : 1484.9 sq. ft.	UNIT NO. 72 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 = 920.57 feet
All second story unit ceiling elevations = 928.57 feet
All first story unit floor elevations = 911.37 feet
All first story unit ceiling elevations vary from 919.37 feet to 928.57 feet in units 61, 66, 67 and 72.
All first story unit ceiling elevations in other units = 919.37 feet
Garage floor elevation = 910.70 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. 72

