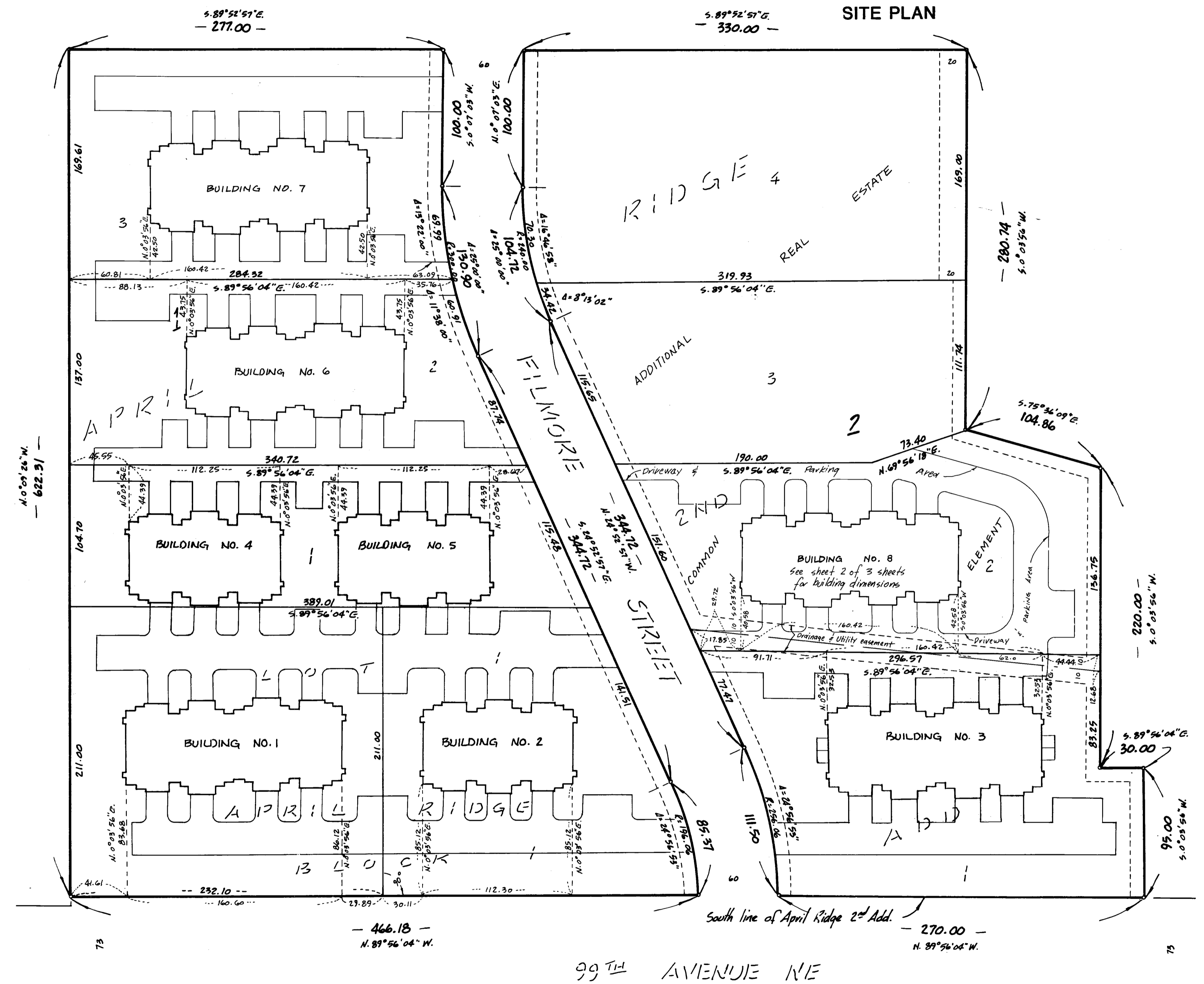


CONDOMINIUM NUMBER 53 APRIL RIDGE, A CONDOMINIUM SIXTH SUPPLEMENTAL CONDOMINIUM PLAT

This Sixth Supplemental Condominium Plat is part of the Sixth Amended Declaration recorded as Document No. 916251 on the 3rd day DEC, 1990.



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

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

Lots 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 14th day of November, 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 14th day of November, 19 90, by Robert B. Sikich, a Registered Professional Land Surveyor.

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

Josephine A. Stertz
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 Sixth Supplemental Condominium Plat, CONDOMINIUM NUMBER 53, APRIL RIDGE, A CONDOMINIUM.

Dated this 19th day of November, 19 90.

Timothy Whitten
Timothy Whitten, Registered Professional Architect
Minnesota Registration No. 116367

STATE OF MINNESOTA
COUNTY OF HENNEPIN ss.

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

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

Katherine A. Dole
Notary Public, Hennepin County, Minnesota
My Commission Expires Apr. 25, 1991

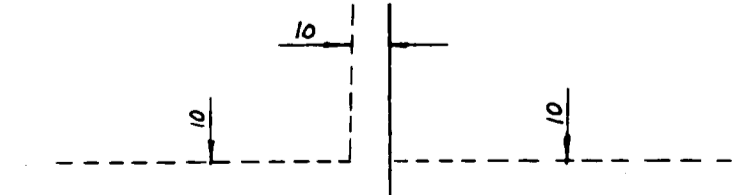
Checked and approved this 3rd day of DECEMBER, 19 90.

Meryl D. Anderson by Larry D. Blain
Meryl D. Anderson
Anoka County Surveyor
Larry D. Blain
deputy

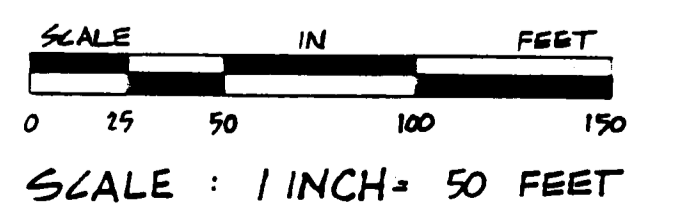
916251
OFFICE OF COUNTY RECORDER
STATE OF MINNESOTA COUNTY OF ANOKA
I hereby certify that the within instrument was filed in this office for record on the DEC 3 AD, 1990 at 4:30 o'clock P.M., and was duly recorded in book 5 of Condominium page 8
Fred J. Omdahl
County Recorder
By Debra Kay Ege

"NO DELINQUENT TAXES AND TRANSFER ENLITLED"
December 3rd 1990
Charles R. Kopp
Auditor, Anoka County
BY 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 MARK
Top of hydrant North of 99th Ave. at Buchanan St.
Elevation = 906.51 feet (N.G.V.D. 1929)

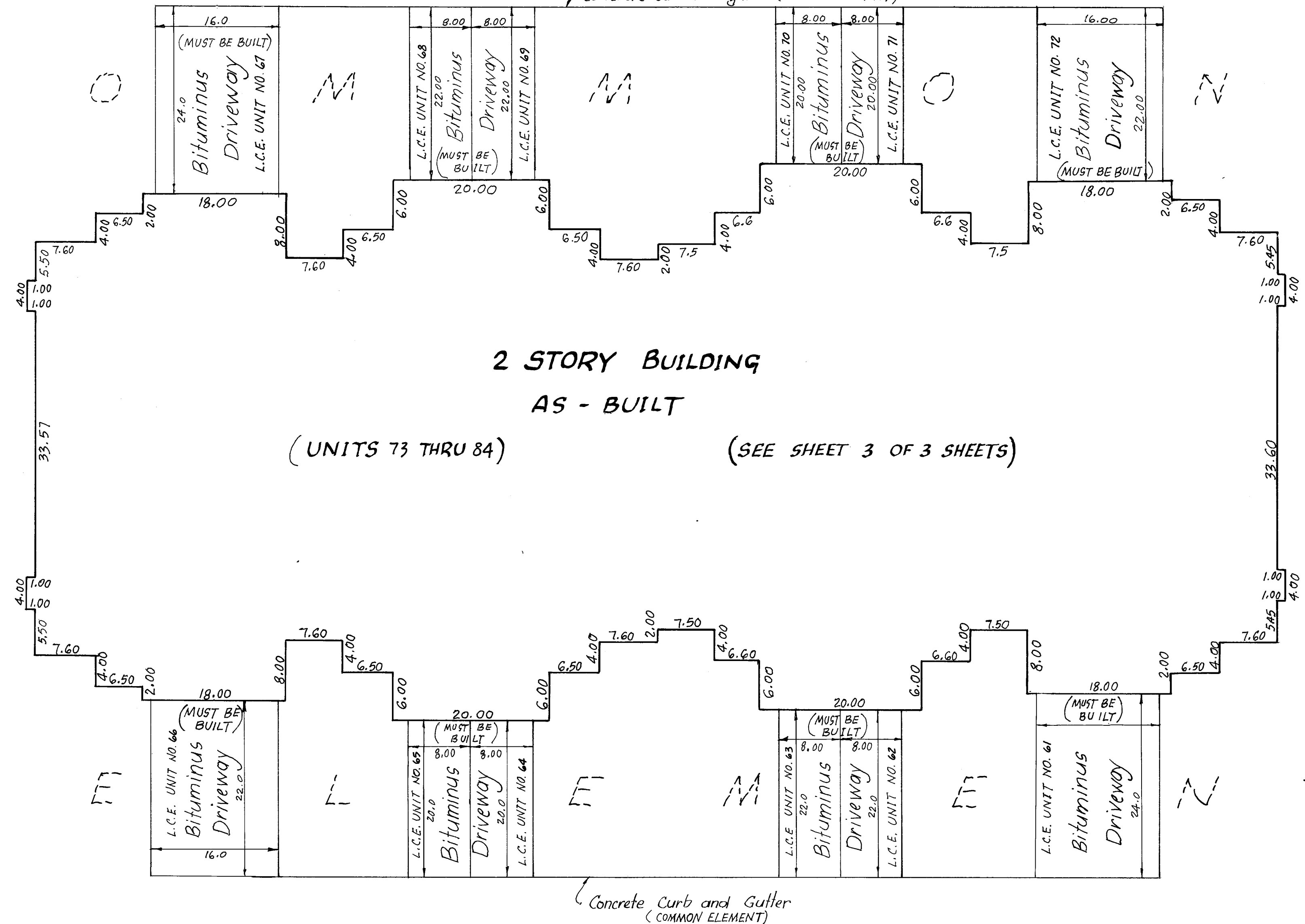
• Denotes 1/2 inch by 14 inches iron pipe set and marked with L.L.S. number 14891, unless otherwise noted
For purposes of this plat the south line of the plat of April Ridge 2nd Addition is assumed to bear N.89°56'04"W.

CONDOMINIUM NUMBER 53

APRIL RIDGE, A CONDOMINIUM
SIXTH SUPPLEMENTAL CONDOMINIUM PLAT

BUILDING NO. 8

Concrete curb and gutter (COMMON ELEMENT)

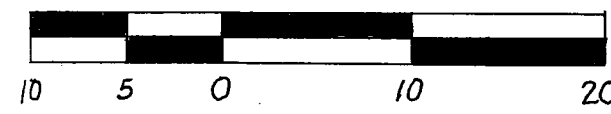


2 STORY BUILDING
AS - BUILT

(UNITS 73 THRU 84)

(SEE SHEET 3 OF 3 SHEETS)

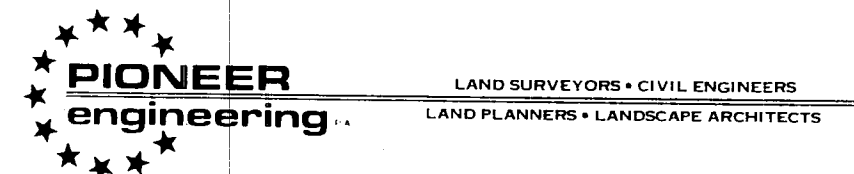
Scale : 1 inch = 10 feet



SCALE IN FEET

Blacktop surfaces and curb and gutter are as built

Driveways must be built

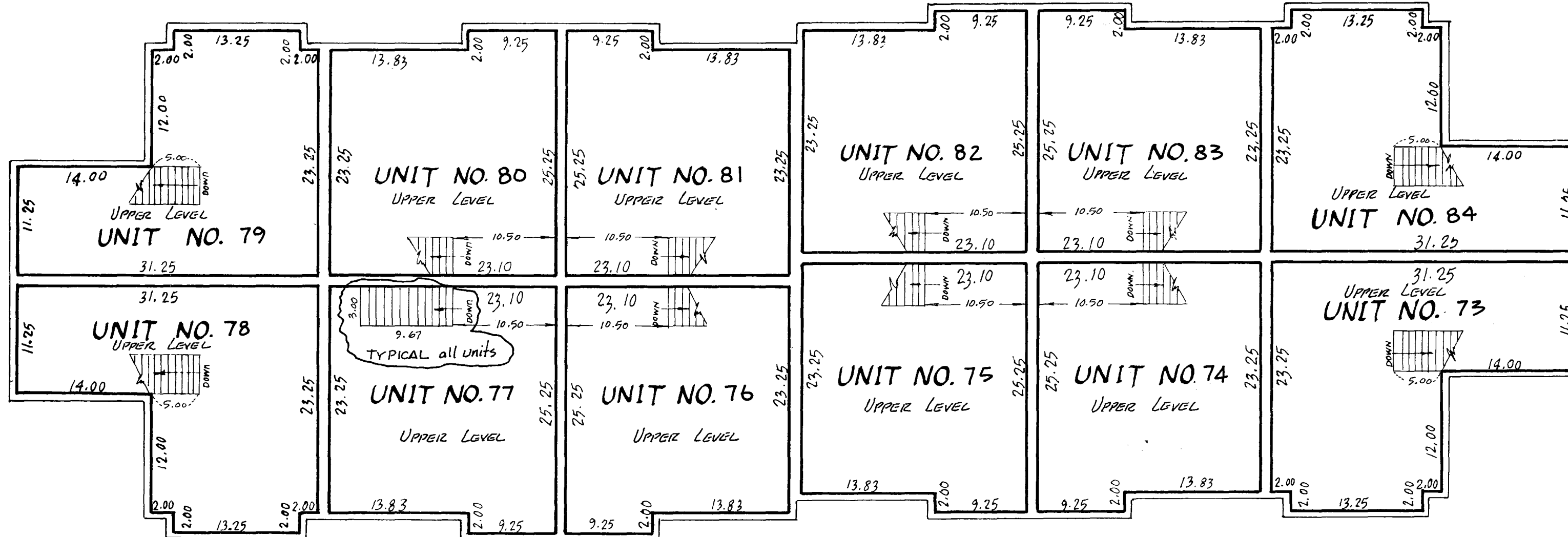


SITE PLAN DETAIL

CONDOMINIUM NUMBER 53

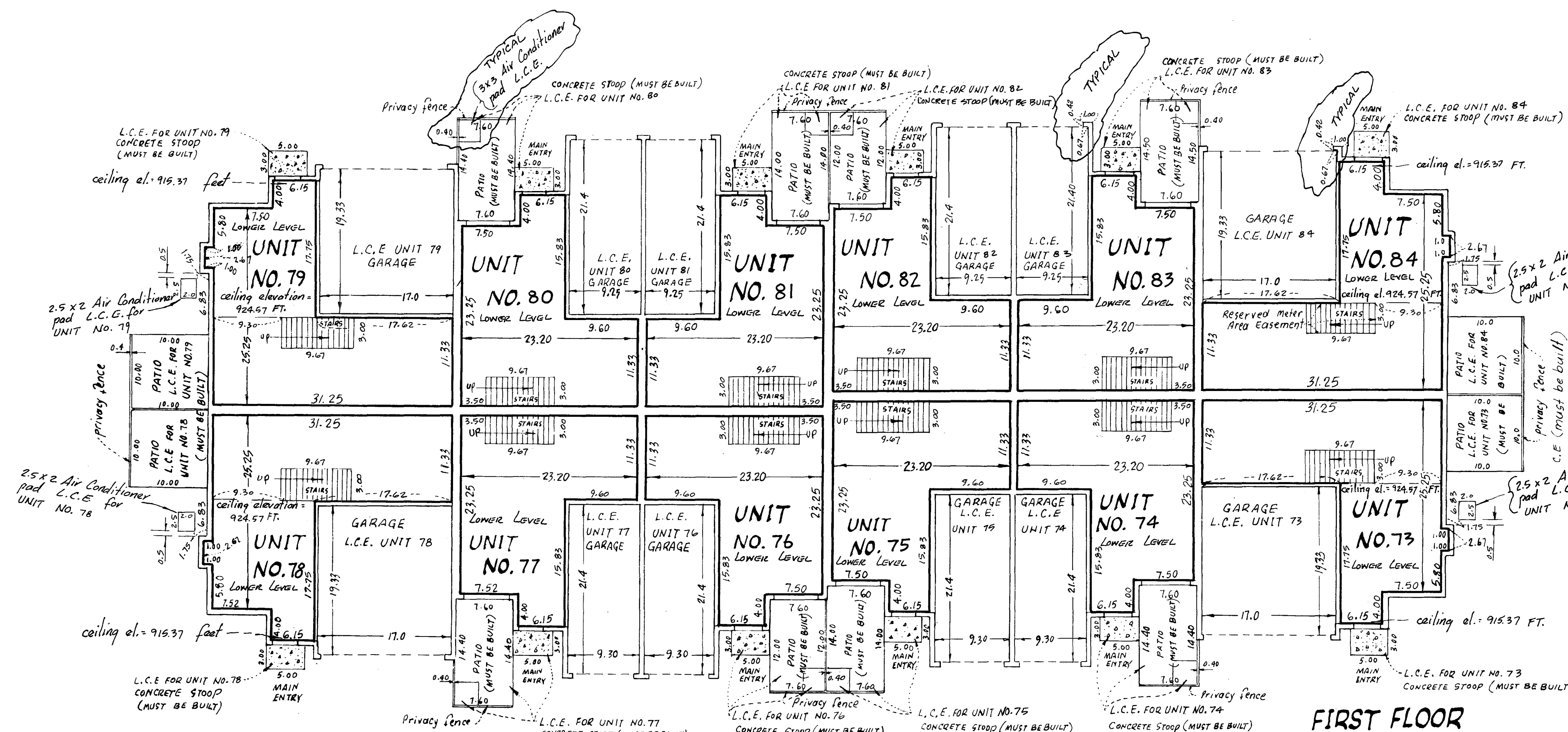
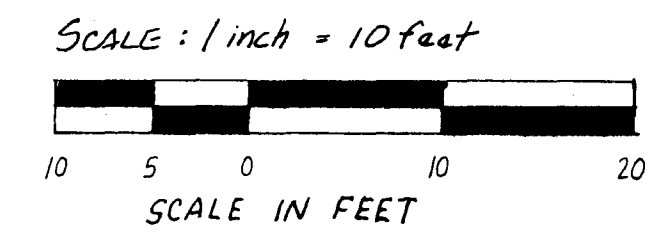
APRIL RIDGE, A CONDOMINIUM SIXTH SUPPLEMENTAL CONDOMINIUM PLAT

BUILDING NO. 8



SECOND FLOOR

UNIT NO.	UPPER LEVEL	LOWER LEVEL	GARAGE	TOTAL
UNIT NO. 73	585.0 sq. ft.	571.3 sq. ft.	328.6 sq. ft.	1484.9 sq. ft.
UNIT NO. 74	555.58 sq. ft.	450.73 sq. ft.	198.00 sq. ft.	1204.31 sq. ft.
UNIT NO. 75	555.58 sq. ft.	450.73 sq. ft.	198.00 sq. ft.	1204.31 sq. ft.
UNIT NO. 76	555.58 sq. ft.	450.73 sq. ft.	198.00 sq. ft.	1204.31 sq. ft.
UNIT NO. 77	555.58 sq. ft.	450.73 sq. ft.	198.00 sq. ft.	1204.31 sq. ft.
UNIT NO. 78	585.0 sq. ft.	571.3 sq. ft.	328.6 sq. ft.	1484.9 sq. ft.
UNIT NO. 79	585.0 sq. ft.	571.3 sq. ft.	328.6 sq. ft.	1484.9 sq. ft.
UNIT NO. 80	555.58 sq. ft.	450.73 sq. ft.	198.00 sq. ft.	1204.31 sq. ft.
UNIT NO. 81	555.58 sq. ft.	450.73 sq. ft.	198.00 sq. ft.	1204.31 sq. ft.
UNIT NO. 82	555.58 sq. ft.	450.73 sq. ft.	198.00 sq. ft.	1204.31 sq. ft.
UNIT NO. 83	555.58 sq. ft.	450.73 sq. ft.	198.00 sq. ft.	1204.31 sq. ft.
UNIT NO. 84	585.0 sq. ft.	571.3 sq. ft.	328.6 sq. ft.	1484.9 sq. ft.



FIRST 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 = 916.57 feet
 All second story unit ceiling elevations = 924.57 feet
 All first story unit floor elevations = 907.37 feet
 All first story unit ceiling elevations vary from 915.37 feet to 924.57 feet in units 73, 78, 79 and 84.
 All first story unit ceiling elevations in other units = 915.37 feet
 Garage floor elevation = 906.67 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. 84.

