

CONDOMINIUM NUMBER 53 APRIL RIDGE, A CONDOMINIUM

SEVENTH SUPPLEMENTAL CONDOMINIUM PLAT

This Seventh Supplemental Condominium Plat is part of the Seventh Amended Declaration recorded as Document No. 923196 on the 13 day FEB., 1991.

SITE PLAN

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

Lot 3, Block 2, APRIL RIDGE 2ND ADDITION

And the additional real estate described as follows:

Lot 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 12th day of November, 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 12th day of November, 1990 by Robert B. Sikich, a Registered Professional Land Surveyor.

Katherine A. Dols
KATHERINE A. DOLS
NOTARY PUBLIC - MINNESOTA
HENNEPIN COUNTY
My Commission Expires April 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 Seventh Supplemental Condominium Plat, CONDOMINIUM NUMBER 53, APRIL RIDGE, A CONDOMINIUM.

Dated this 13th day of November, 1990.

Timothy Whitten
Timothy Whitten, Registered Professional Architect
Minnesota Registration No. 16267

STATE OF MINNESOTA
COUNTY OF HENNEPIN ss.

The foregoing instrument was acknowledged before me this 13th day of November, 1990 by Timothy Whitten, a Registered Professional Architect.

Katherine A. Dols
KATHERINE A. DOLS
NOTARY PUBLIC - MINNESOTA
HENNEPIN COUNTY
My Commission Expires April 25, 1991
Notary Public, Hennepin County, Minnesota
My Commission Expires 4-25-91

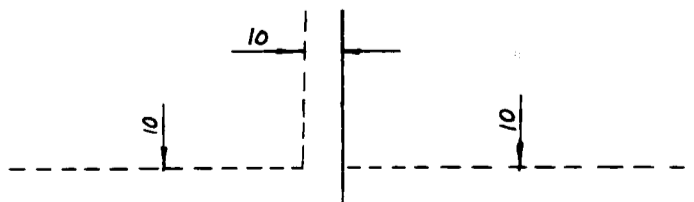
Checked and approved this 13th day of FEBRUARY, 1991.

MERLYN D. ANDERSON
Anoka County Surveyor
by Garry D. Shaw deputy

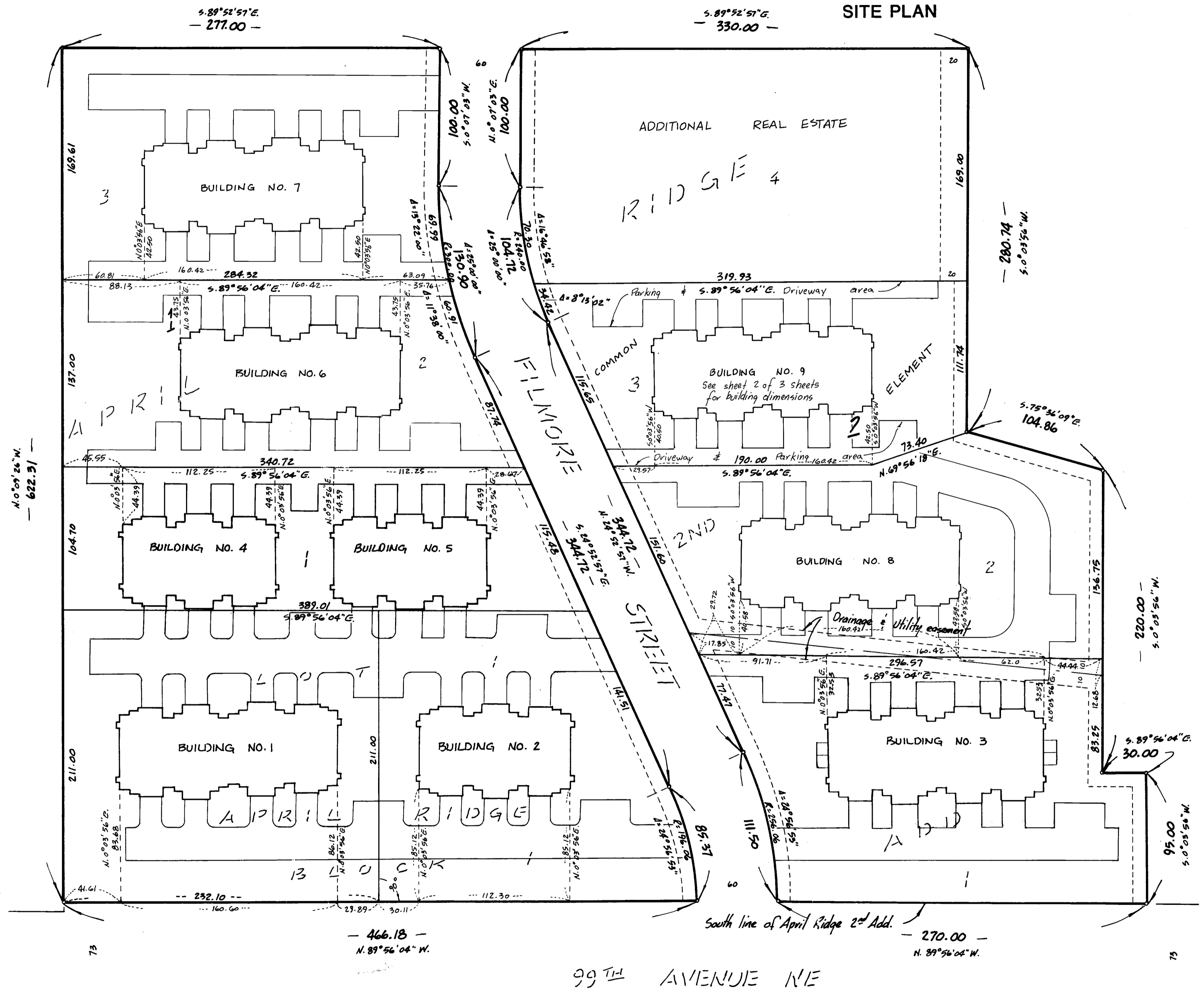
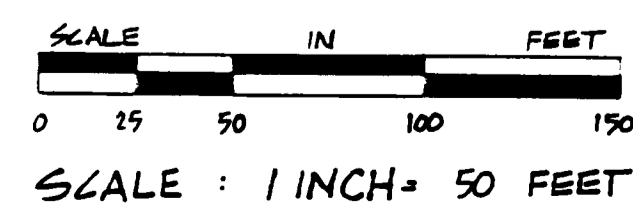
923196
OFFICE OF COUNTY RECORDER
STATE OF MINNESOTA, COUNTY OF ANOKA
I hereby certify that the within instrument was filed in this office for record on the FEB 13 A.D., 1991
11:30 o'clock A.M., and was duly recorded in book 5 of Condespage 9

Donald C. Briley
Auditor, Anoka County
By Jonell M. Sawyer Deputy
Ted J. Wendall
County Recorder
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.



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.

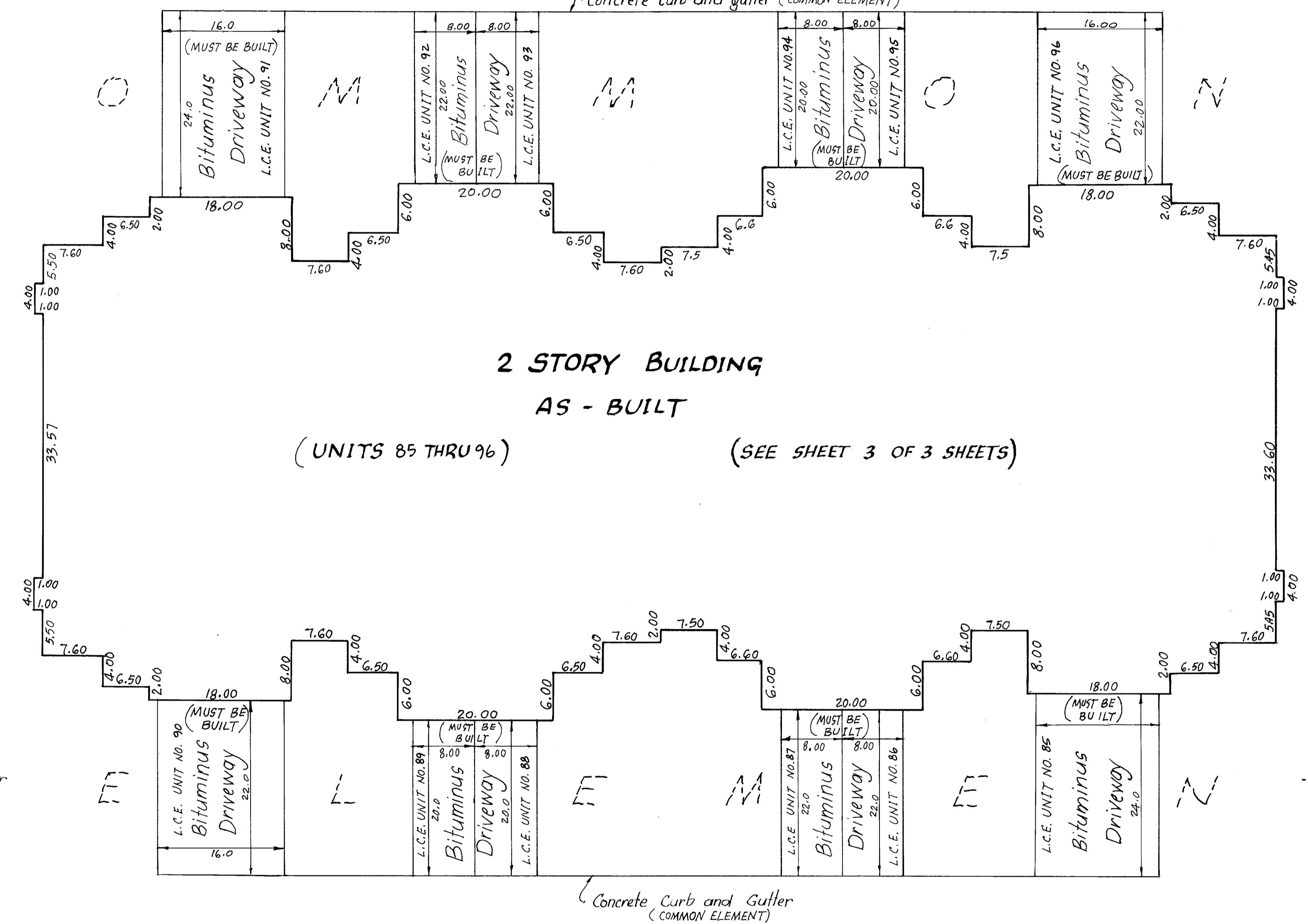


CONDOMINIUM NUMBER 53

APRIL RIDGE, A CONDOMINIUM SEVENTH SUPPLEMENTAL CONDOMINIUM PLAT

BUILDING NO. 9

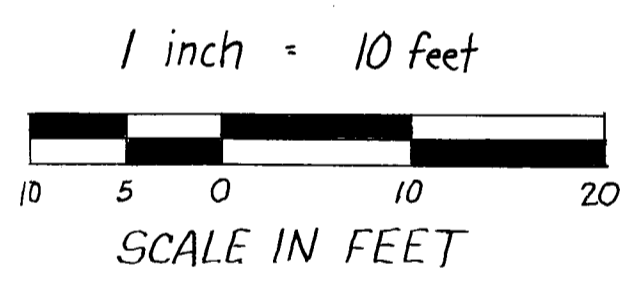
Concrete curb and gutter (COMMON ELEMENT)



2 STORY BUILDING
AS - BUILT

(UNITS 85 THRU 96)

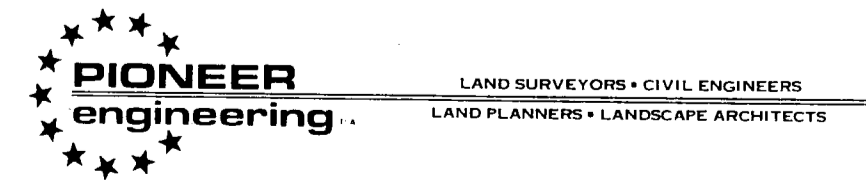
(SEE SHEET 3 OF 3 SHEETS)



Blacktop Surfaces and curb and gutter are as built

Driveways must be built

Concrete Curb and Gutter (COMMON ELEMENT)

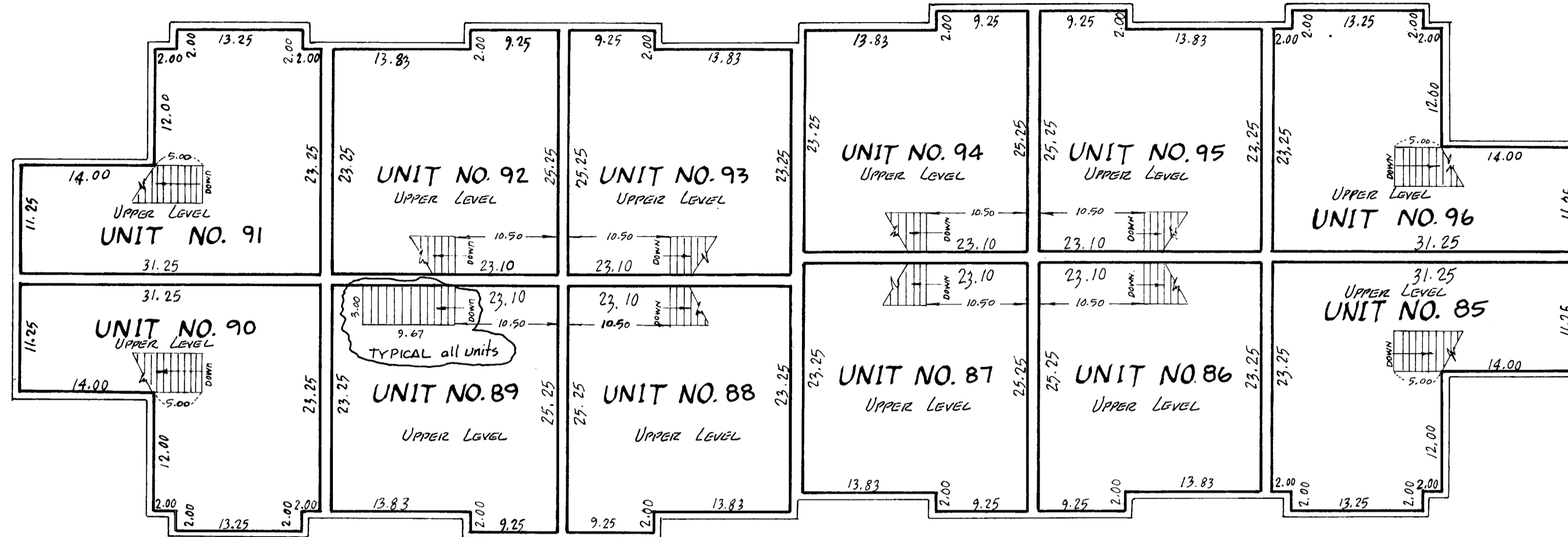


SITE PLAN DETAIL

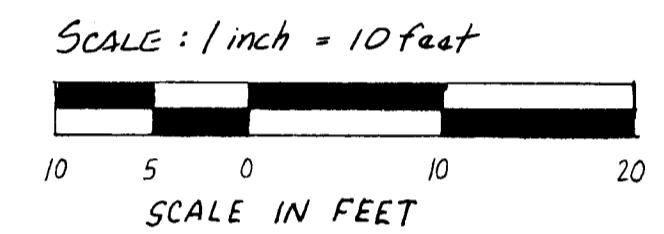
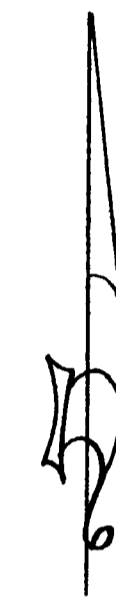
CONDOMINIUM NUMBER 53

APRIL RIDGE, A CONDOMINIUM SEVENTH SUPPLEMENTAL CONDOMINIUM PLAT

BUILDING NO. 9



UNIT NO.	UPPER LEVEL	LOWER LEVEL	GARAGE	TOTAL
UNIT NO. 85	585.0 sq. ft.	571.3 sq. ft.	328.6 sq. ft.	1484.9 sq. ft.
UNIT NO. 86	555.58 sq. ft.	450.73 sq. ft.	198.00 sq. ft.	1204.31 sq. ft.
UNIT NO. 87	555.58 sq. ft.	450.73 sq. ft.	198.00 sq. ft.	1204.31 sq. ft.
UNIT NO. 88	555.58 sq. ft.	450.73 sq. ft.	198.00 sq. ft.	1204.31 sq. ft.
UNIT NO. 89	555.58 sq. ft.	450.73 sq. ft.	198.00 sq. ft.	1204.31 sq. ft.
UNIT NO. 90	585.0 sq. ft.	571.3 sq. ft.	328.6 sq. ft.	1484.9 sq. ft.
UNIT NO. 91	585.0 sq. ft.	571.3 sq. ft.	328.6 sq. ft.	1484.9 sq. ft.
UNIT NO. 92	555.58 sq. ft.	450.73 sq. ft.	198.00 sq. ft.	1204.31 sq. ft.
UNIT NO. 93	555.58 sq. ft.	450.73 sq. ft.	198.00 sq. ft.	1204.31 sq. ft.
UNIT NO. 94	555.58 sq. ft.	450.73 sq. ft.	198.00 sq. ft.	1204.31 sq. ft.
UNIT NO. 95	555.58 sq. ft.	450.73 sq. ft.	198.00 sq. ft.	1204.31 sq. ft.
UNIT NO. 96	585.0 sq. ft.	571.3 sq. ft.	328.6 sq. ft.	1484.9 sq. ft.



SECOND FLOOR

Interior Dimensions shown are measured to inside of sheetrock wall.
C.E. Denotes Common Element

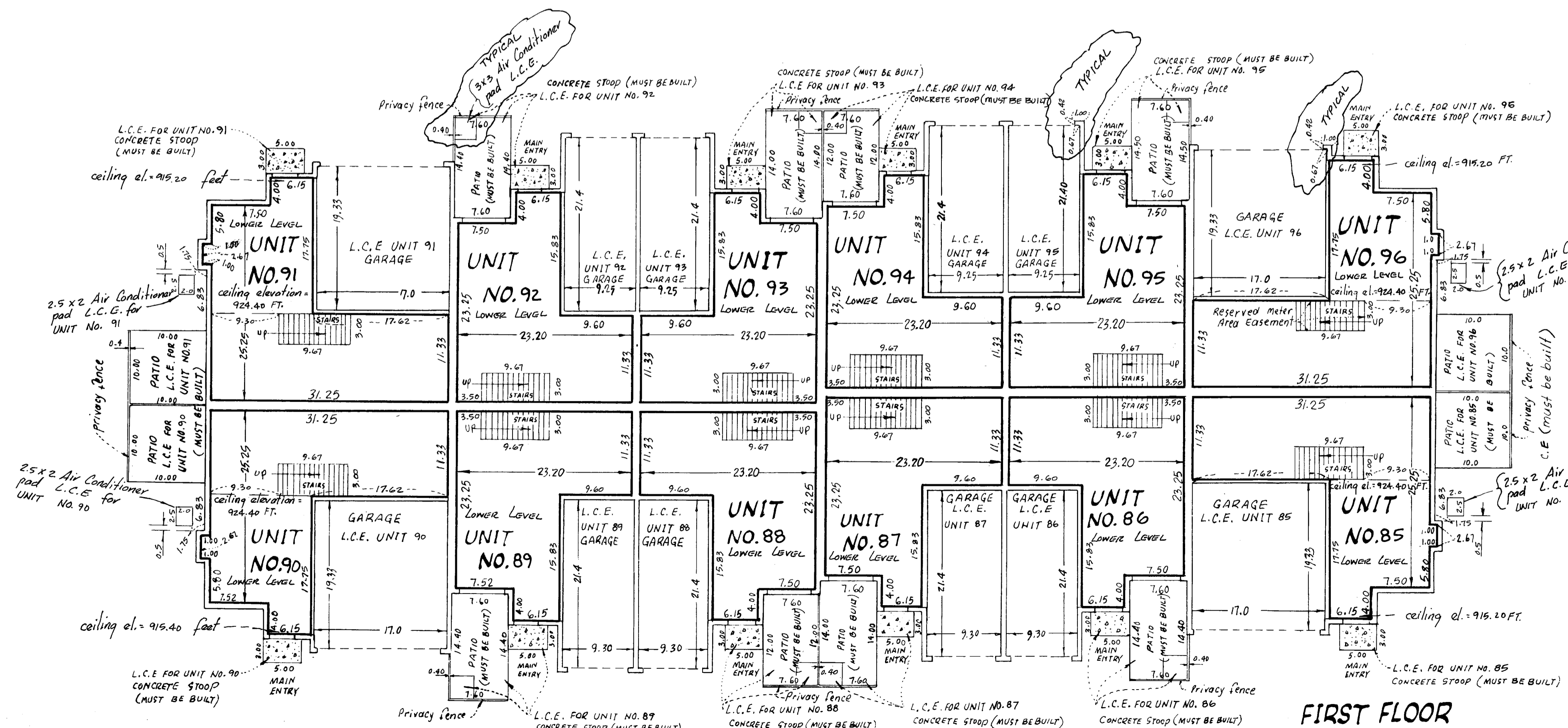
L.C.E. Denotes Limited Common Element

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 = 916.40 feet
 All second story unit ceiling elevations = 924.40 feet
 All first story unit floor elevations = 907.20 feet
 All first story unit ceiling elevations vary from 915.20 feet to 924.40 feet in units 85, 90, 91 and 96.
 All first story unit ceiling elevations in other units = 915.20 feet
 Garage floor elevation = 906.50 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. 96.



FIRST FLOOR

