

I Robert B. Sikich being first duly sworn under oath certifies and disposes that this Condominium Plat of CONDOMINIUM NUMBER 54, SHENANDOAH VILLAS 2ND ADDITION, A CONDOMINIUM being located upon

Lot 1, Block 1, SHENANDOAH VILLAS 2ND ADDITION and the Additional Real Estate described as follows:

Lots 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, and 12, Block 1, SHENANDOAH VILLAS 2ND ADDITION

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

Dated this 6th day of June, 1990.

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

STATE OF MINNESOTA, COUNTY OF DAKOTA ss.

The foregoing instrument was acknowledged before me this 6th day of June, 1990, by Robert B. Sikich, a Registered Professional Land Surveyor

Katherine A. Dole, 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 Condominium Plat, CONDOMINIUM NUMBER 54, SHENANDOAH VILLAS 2ND ADDITION, A CONDOMINIUM.

Dated this 6th day of June, 1990.

Timothy Whitten, Registered Professional Architect, Minnesota Registration No. 10367

STATE OF MINNESOTA, COUNTY OF HENNEPIN ss.

The foregoing instrument was acknowledged before me this 6th day of June, 1990, by Timothy Whitten, a Registered Professional Architect

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

Checked and approved this 7th day of JUNE, 1990.

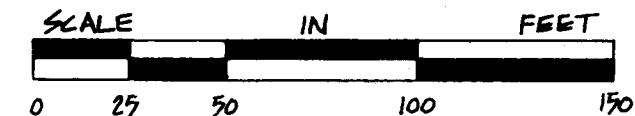
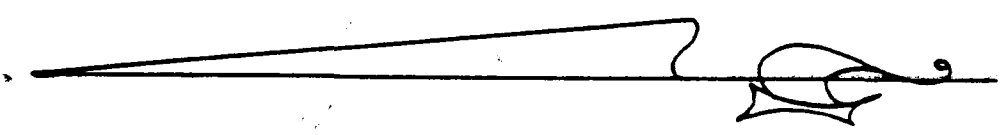
MERLYN D. ANDERSON, Anoka County Surveyor, by Larry [Signature] deputy

311.04

# CONDOMINIUM NUMBER 54 SHENANDOAH VILLAS 2ND ADDITION, A CONDOMINIUM

## SITE PLAN

This Condominium plat is part of the Declaration filed as Document number 895863 on the 8 day of June, 1990.



SCALE: 1 INCH = 50 FEET

• ~ Denotes found monument

The West line of Block 1, Shenandoah Villas 2nd Addition has an assumed bearing of N. 1° 01' 30" E.

### BENCH MARK

Top out of hydrant on the east side of Round Lake Blvd. 150 feet South of 131st Lane NW. Elevation = 876.13 feet N.G.V.D. 1929.

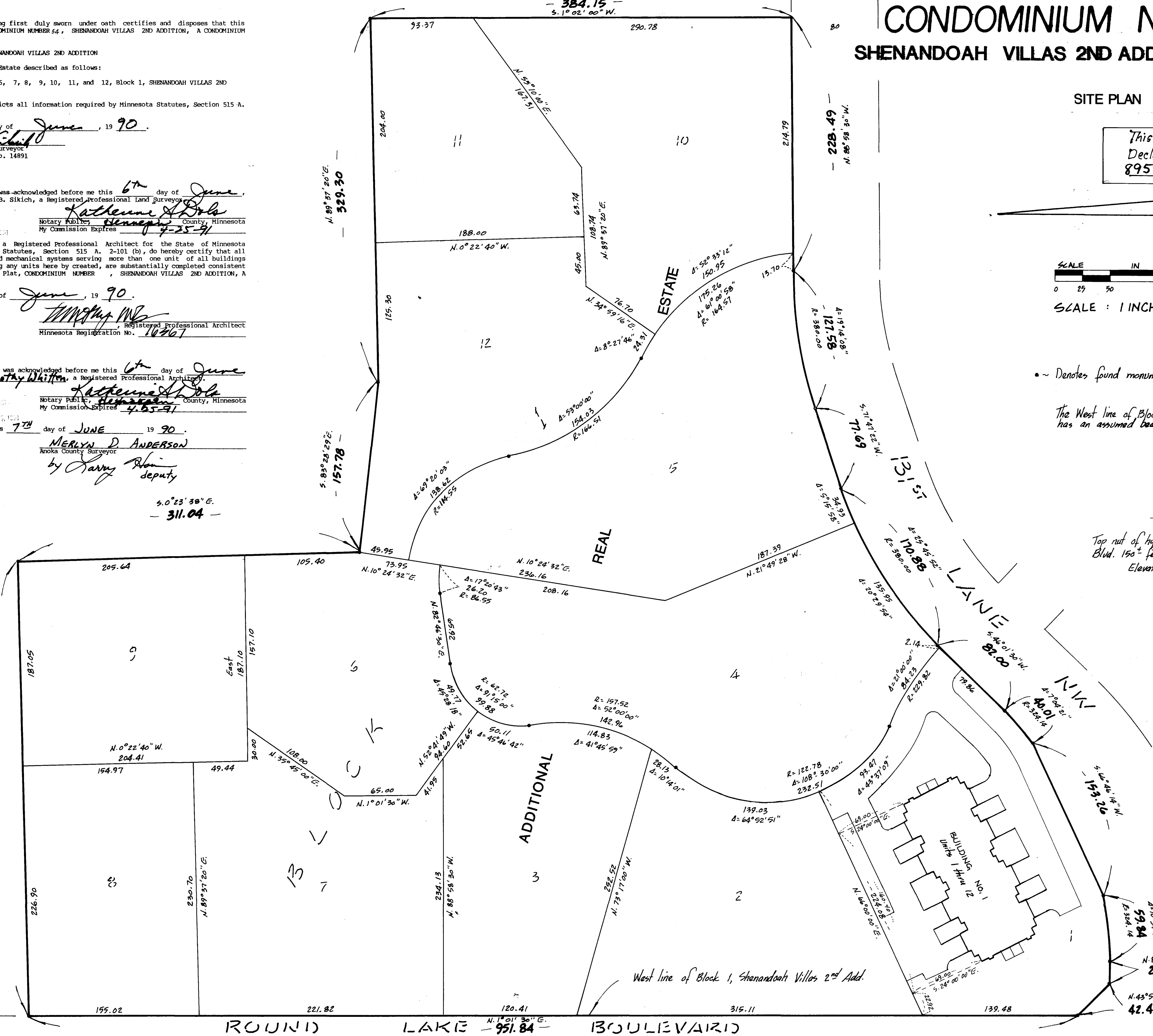
"NO DELINQUENT TAXES AND TRANSFER ENTL'D"

June 8th 1990  
Charles A. Swanson, Auditor, Anoka County, by Pamela Schultz, Deputy

895863

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 8th day of June, 1990 A.D., 19:03 o'clock P.M., and was duly recorded in book 4 of Condo's page 20.

Red J. Omdahl, County Recorder, by Ad Swanson, Deputy

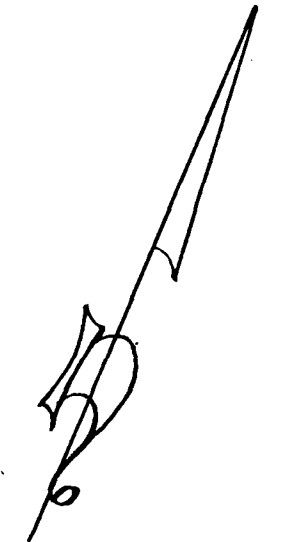
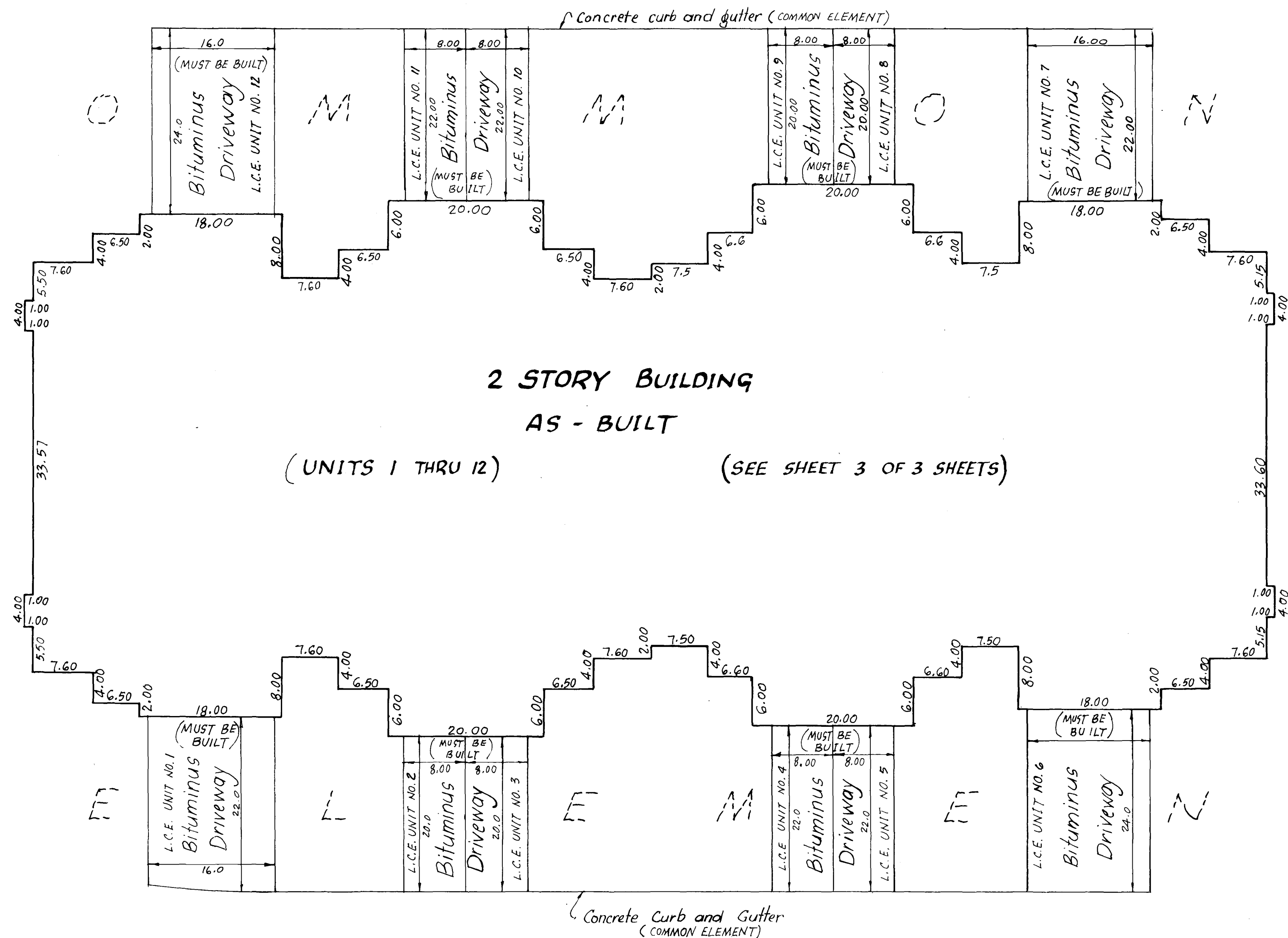


PIONEER engineering LAND SURVEYORS & CIVIL ENGINEERS LAND PLANNERS & LANDSCAPE ARCHITECTS

# CONDOMINIUM NUMBER 54

## SHENANDOAH VILLAS 2ND ADDITION, A CONDOMINIUM

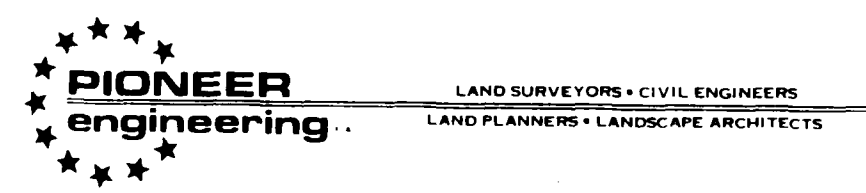
BUILDING 1



1 inch = 10 feet  
 SCALE IN FEET

Blacktop Surfaces and curb and gutter are as built

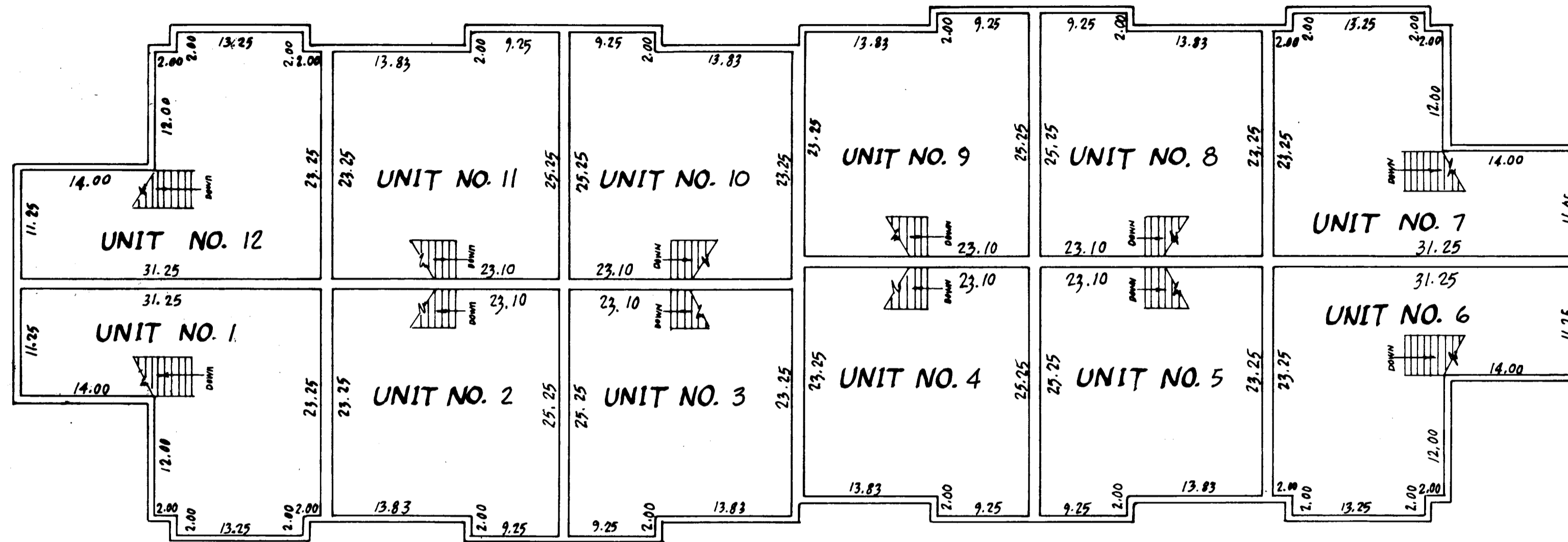
Driveways must be built



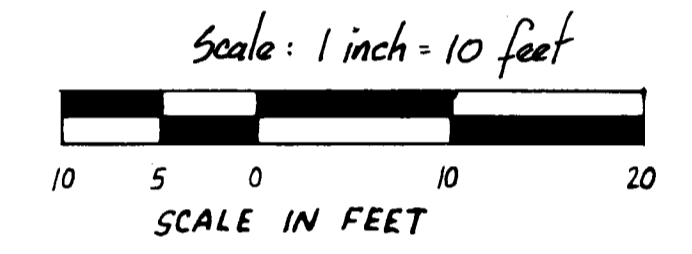
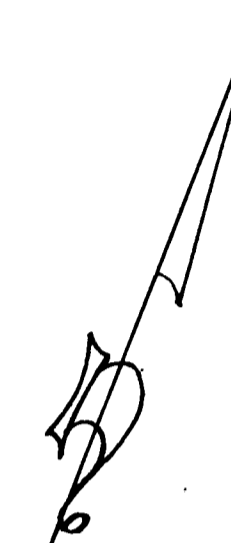
# CONDOMINIUM NUMBER 54

## SHENANDOAH VILLAS 2ND ADDITION, A CONDOMINIUM

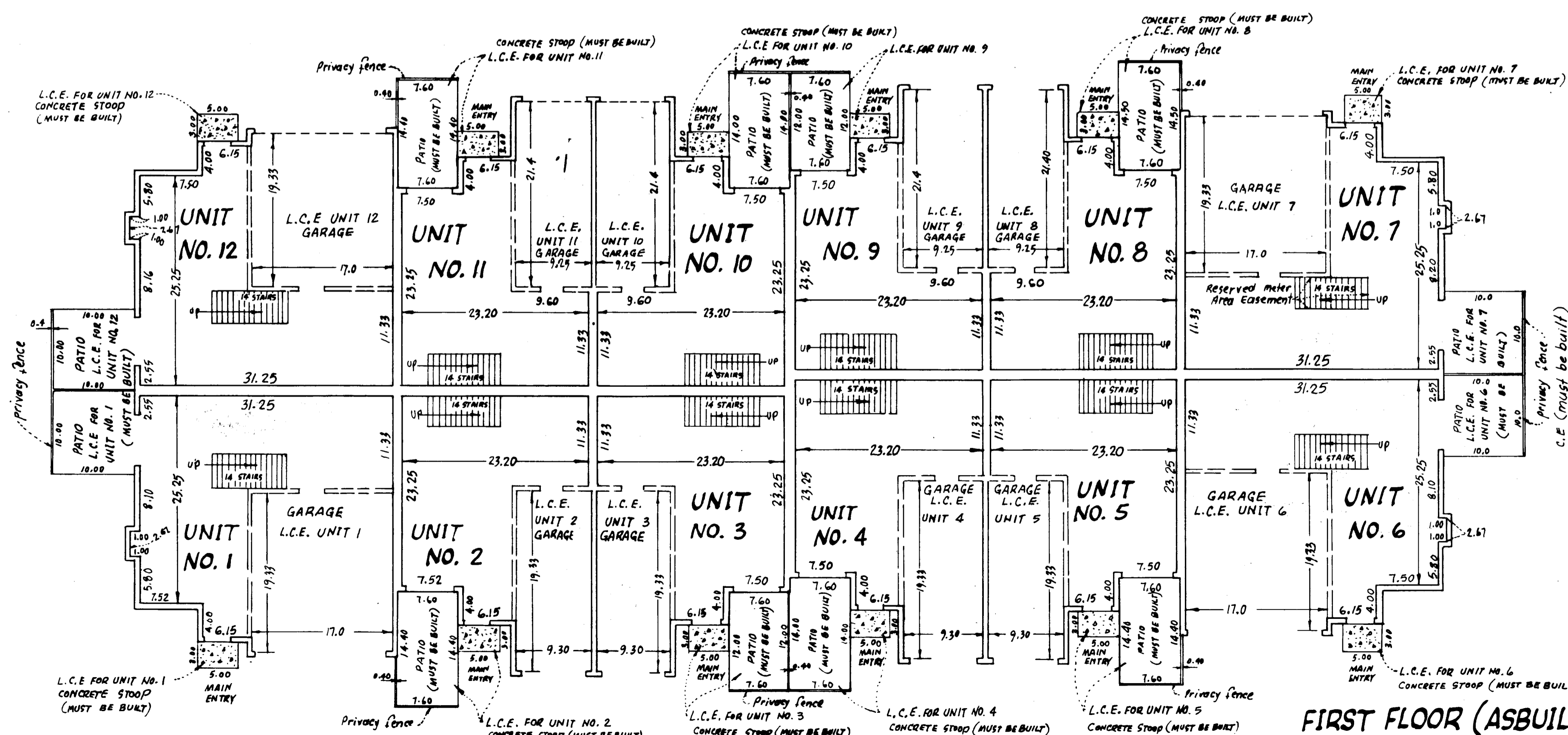
BUILDING 1



UNIT NO.	UPPER LEVEL	LOWER LEVEL	GARAGE	TOTAL
UNIT NO. 1	585.0 sq. ft.	571.3 sq. ft.	328.6 sq. ft.	1484.9 sq. ft.
UNIT NO. 2	585.0 sq. ft.	450.15 sq. ft.	198.0 sq. ft.	1203.2 sq. ft.
UNIT NO. 3	555.0 sq. ft.	450.15 sq. ft.	198.0 sq. ft.	1203.2 sq. ft.
UNIT NO. 4	555.0 sq. ft.	450.15 sq. ft.	198.0 sq. ft.	1203.2 sq. ft.
UNIT NO. 5	555.0 sq. ft.	450.15 sq. ft.	198.0 sq. ft.	1203.2 sq. ft.
UNIT NO. 6	585.0 sq. ft.	571.3 sq. ft.	328.6 sq. ft.	1484.9 sq. ft.
UNIT NO. 7	585.0 sq. ft.	571.3 sq. ft.	328.6 sq. ft.	1484.9 sq. ft.
UNIT NO. 8	555.0 sq. ft.	450.15 sq. ft.	198.0 sq. ft.	1203.2 sq. ft.
UNIT NO. 9	555.0 sq. ft.	450.15 sq. ft.	198.0 sq. ft.	1203.2 sq. ft.
UNIT NO. 10	555.0 sq. ft.	450.15 sq. ft.	198.0 sq. ft.	1203.2 sq. ft.
UNIT NO. 11	555.0 sq. ft.	450.15 sq. ft.	198.0 sq. ft.	1203.2 sq. ft.
UNIT NO. 12	585.0 sq. ft.	571.3 sq. ft.	328.6 sq. ft.	1484.9 sq. ft.



### SECOND FLOOR (ASBUILT)



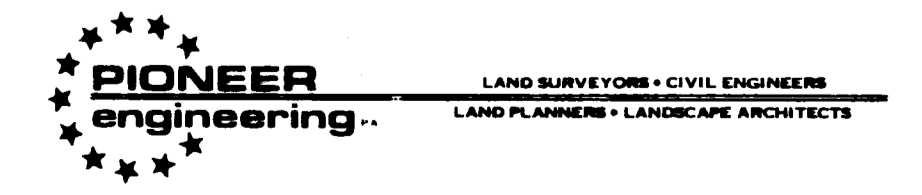
Interior Dimensions shown are measured to inside of sheetrock wall.  
 C.E. Denotes Common Element  
 F.T.C.H Denotes Floor To Ceiling Height  
 L.C.E Denotes Limited Common Element

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

Second story floor elevation = 885.67 feet  
 Second story ceiling elevation = 893.67 feet  
 First story floor elevation = 876.47 feet  
 First story ceiling elevation varies from 884.47 feet to 893.67 feet in units 1, 6, 7 and 12.  
 First story ceiling elevation in other units = 884.47 feet  
 Garage floor elevation = 875.80 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. 7.



### FIRST FLOOR (ASBUILT)