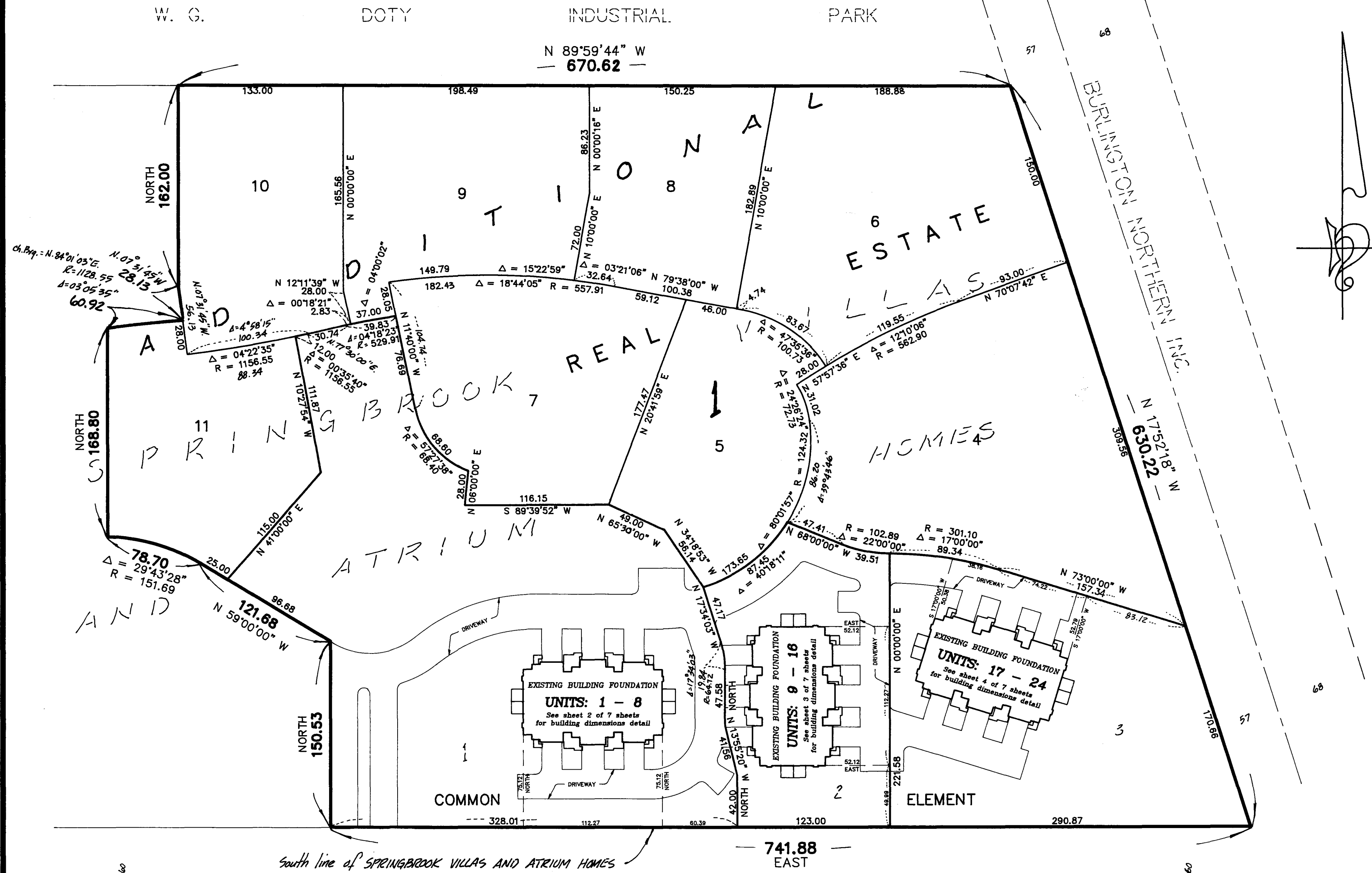


# CONDOMINIUM NUMBER 56

## SPRINGBROOK VILLAS, A CONDOMINIUM

This Condominium plat is part of the Declaration recorded as Document No. 1016465 on the 7<sup>th</sup> day of JANUARY, 1993.

### SITE PLAN



I Robert B. Sikich being first duly sworn under oath certify and disposes that this Condominium Plat of CONDOMINIUM NUMBER 56, SPRINGBROOK VILLAS, A CONDOMINIUM being located upon

Lots 1, 2 and 3, Block 1, SPRINGBROOK VILLAS AND ATRIUM HOMES, Anoka County, Minnesota, according to the recorded plat thereof.

and the additional real estate described as follows:

Lots 4, 5, 6, 7, 8, 9, 10 and 11, Block 1, said SPRINGBROOK VILLAS AND ATRIUM HOMES.

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

Dated this 6<sup>th</sup> day of January, 19 93.

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

STATE OF MINNESOTA  
COUNTY OF ANOKA ss.

The foregoing instrument was acknowledged before me this 6<sup>th</sup> day of January 19 93, by Robert B. Sikich, a Registered Professional Land Surveyor.

Brenda L. Nagel  
NOTARY PUBLIC - MINNESOTA  
RAMSEY COUNTY  
My Commission Expires 4/30/98

Brenda L. Nagel  
Notary Public, Ramsey County, Minnesota  
My Commission Expires April 30, 1998

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 56, SPRINGBROOK VILLAS, A CONDOMINIUM.

Dated this 6<sup>th</sup> day of January, 19 93.

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 6<sup>th</sup> day of January 19 93, by Timothy Whitten, a Registered Professional Architect.

Katherine A. Dols  
NOTARY PUBLIC - MINNESOTA  
HENNEPIN COUNTY  
My Comm. Exp. May 29, 1997

Katherine A. Dols  
Notary Public, Hennepin County, Minnesota  
My Commission Expires May 29, 1997

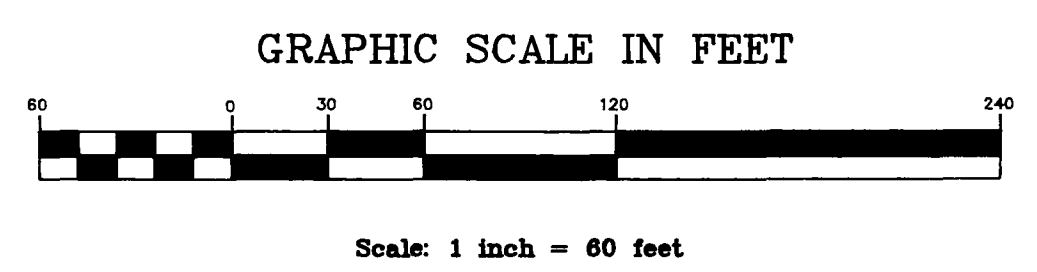
Checked and approved this 7<sup>th</sup> day of Jan 19 93.  
Mark D. Ouel  
Anoka County Surveyor

I HEREBY CERTIFY THAT THE CURRENT AND DELINQUENT TAXES ON THE LANDS DESCRIBED WITHIN ARE PAID AND THE TRANSFER IS  
ENTERED Jan 7 1993  
Edward M. Treska  
PROPERTY TAX ADMINISTRATOR  
BY S. Carver  
DEPUTY PROPERTY TAX ADMINISTRATOR

For the purposes of this plat, the south line of the plat of SPRINGBROOK VILLAS AND ATRIUM HOMES has an assumed bearing of East.

§ COUNTY ROAD NO. 132 §

REVISED AUDITORS SUBDIVISION NO. 103  
SPRINGBROOK COVE 2ND ADDITION  
NORTH ST.



**BENCH MARK**  
Top nut of hydrant on the north side of 85TH Avenue Northwest approximately 300 feet west of Norway Street Northwest  
Elevation = 871.17 N.G.V.D. 1929

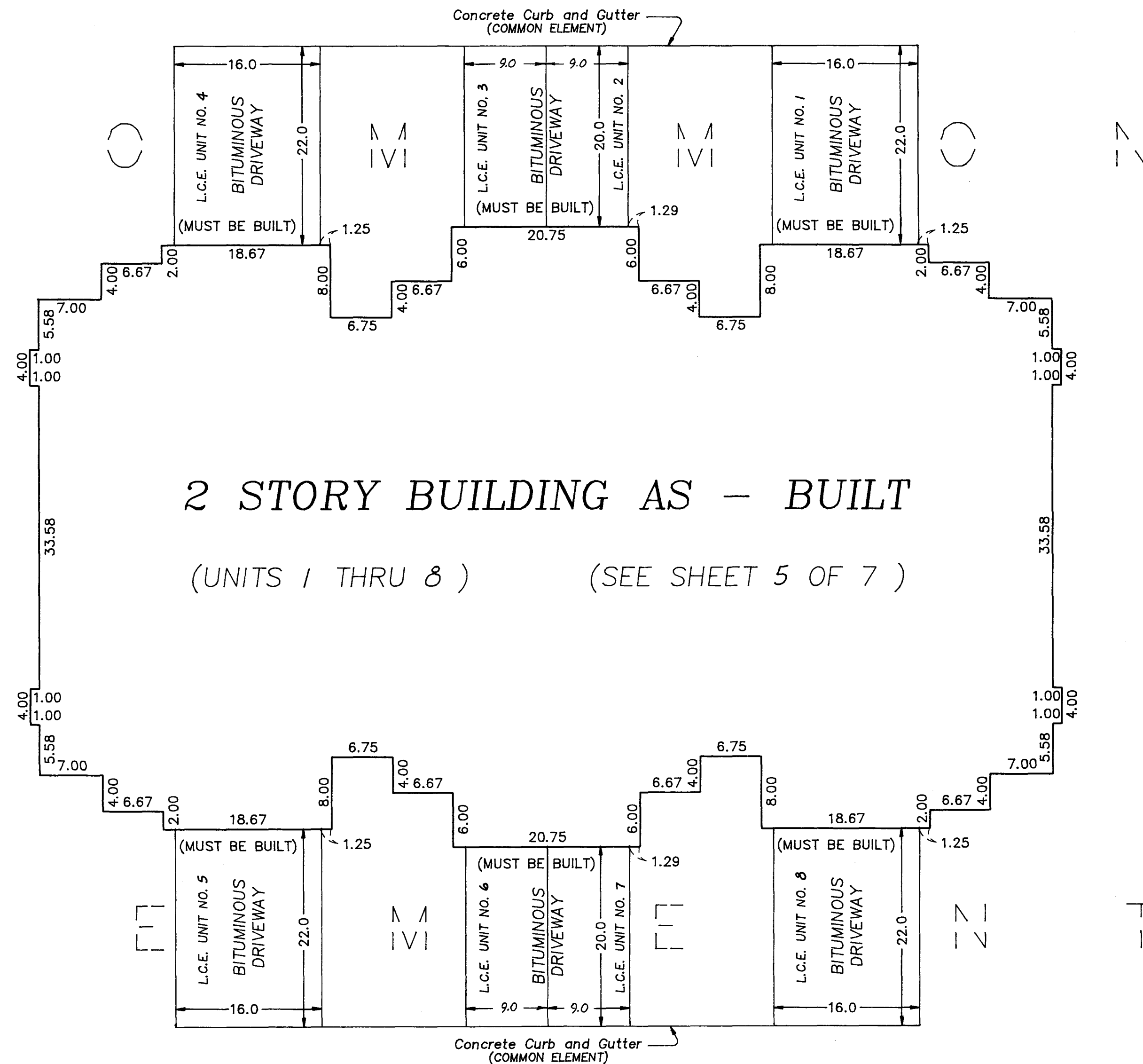
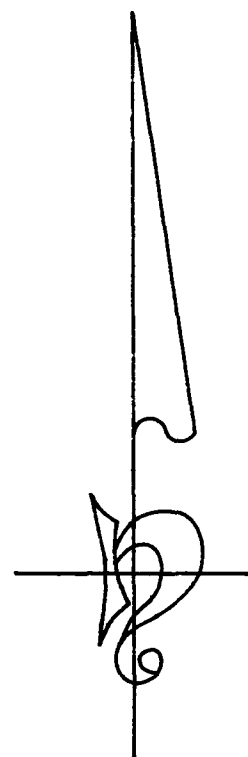
**PIONEER engineering**  
LAND SURVEYORS - CIVIL ENGINEERS  
LAND PLANNERS - LANDSCAPE ARCHITECTS

1016465  
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 JAN 7 A.D. 19 93 at 10:50 o'clock A.M., and was duly recorded in book of Condo page 1  
Red J. Rosdahl  
County Recorder  
By Brenda Kay Ege  
Deputy  
2422 Enterprise Drive  
Mendota Heights, MN 55120  
(612) 681-1914 FAX: 681-9488  
625 Highway 10 N.E.  
Blaine, MN 55434  
(612) 783-1880 FAX: 783-1883

# CONDOMINIUM NUMBER 56

## SPRINGBROOK VILLAS, A CONDOMINIUM

BUILDING NO. 1



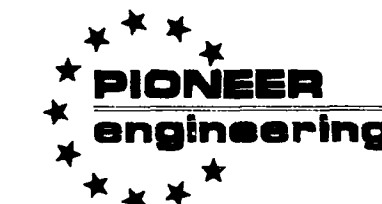
2 STORY BUILDING AS - BUILT

(UNITS 1 THRU 8) (SEE SHEET 5 OF 7)

GRAPHIC SCALE



Scale: 1 inch = 10 feet



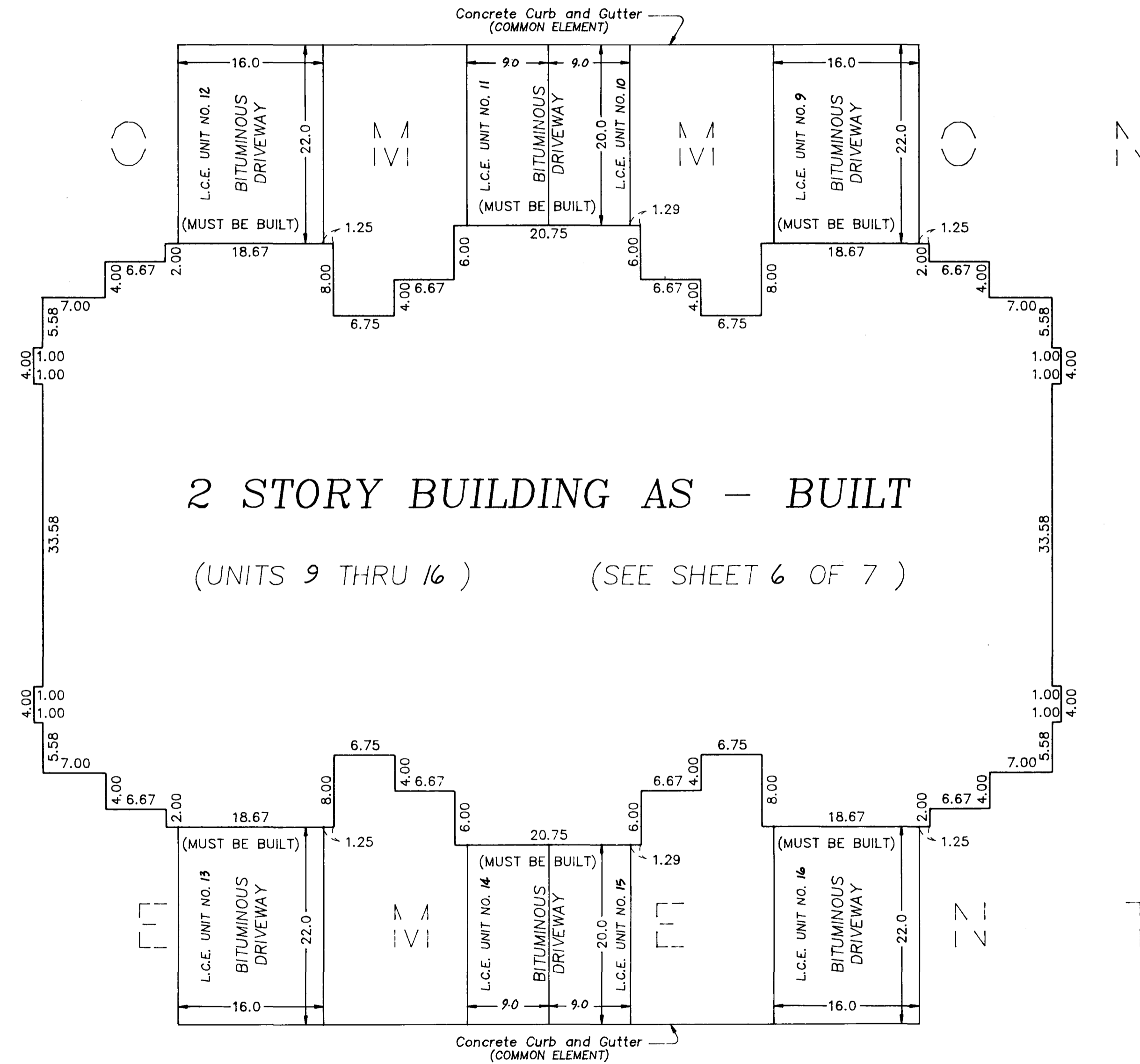
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# CONDOMINIUM NUMBER 56

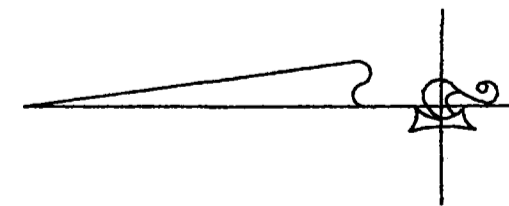
## SPRINGBROOK VILLAS, A CONDOMINIUM

BUILDING NO. 2



2 STORY BUILDING AS - BUILT

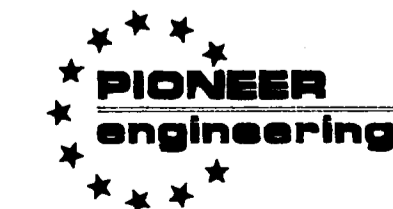
(UNITS 9 THRU 16) (SEE SHEET 6 OF 7)



GRAPHIC SCALE



Scale: 1 inch = 10 feet



LAND SURVEYORS • CIVIL ENGINEERS  
LAND PLANNERS • LANDSCAPE ARCHITECTS

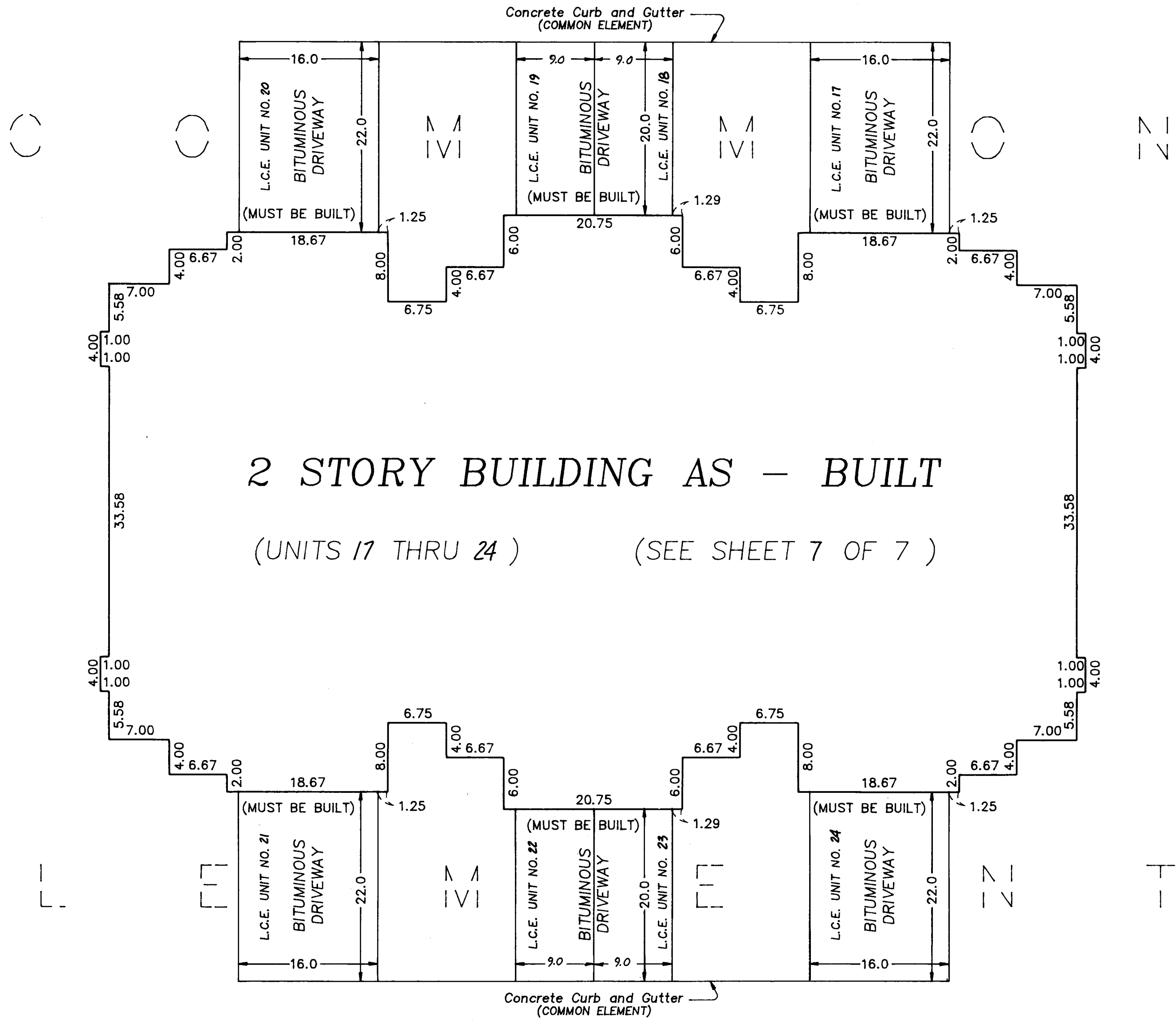
2422 Enterprise Drive  
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625 Highway 10 N.E.  
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# CONDOMINIUM NUMBER 56

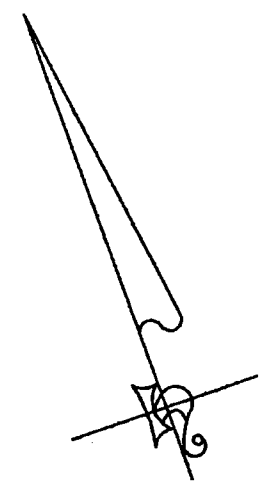
## SPRINGBROOK VILLAS, A CONDOMINIUM

BUILDING NO. 3



2 STORY BUILDING AS - BUILT

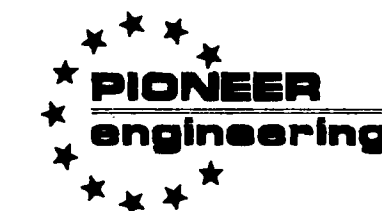
(UNITS 17 THRU 24) (SEE SHEET 7 OF 7)



GRAPHIC SCALE



Scale: 1 inch = 10 feet



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LAND PLANNERS • LANDSCAPE ARCHITECTS

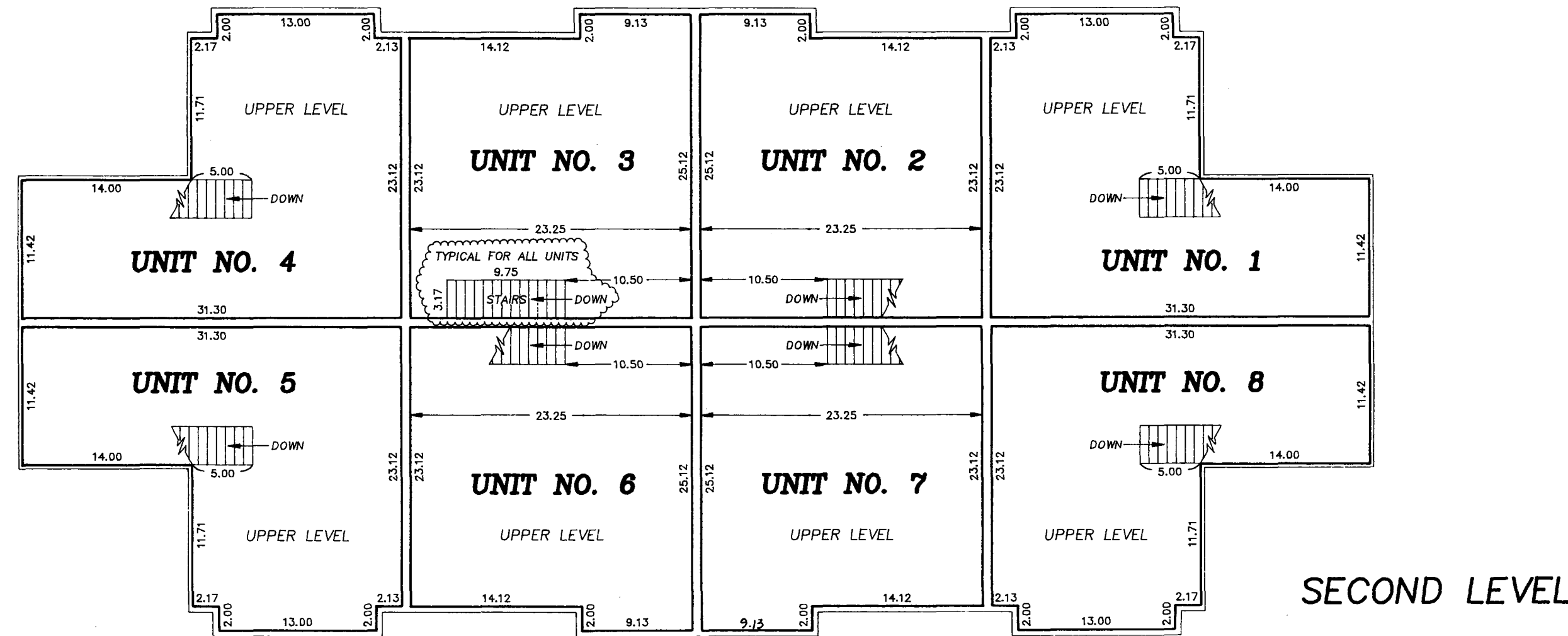
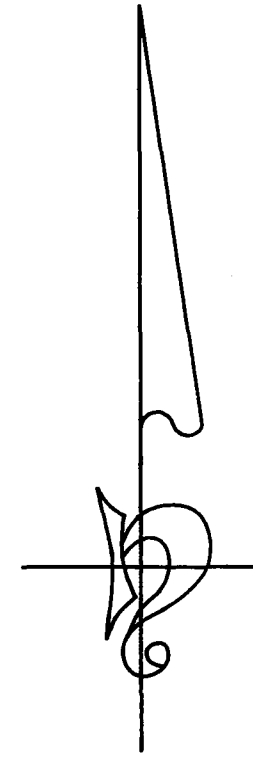
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625 Highway 10 N.E.  
Blaine, MN 55434  
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# CONDOMINIUM NUMBER 56

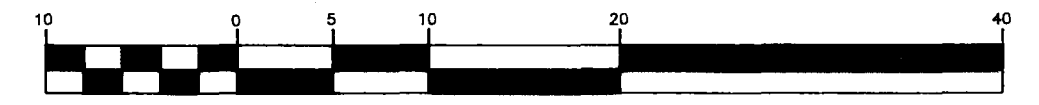
## SPRINGBROOK VILLAS, A CONDOMINIUM

### BUILDING NO. 1



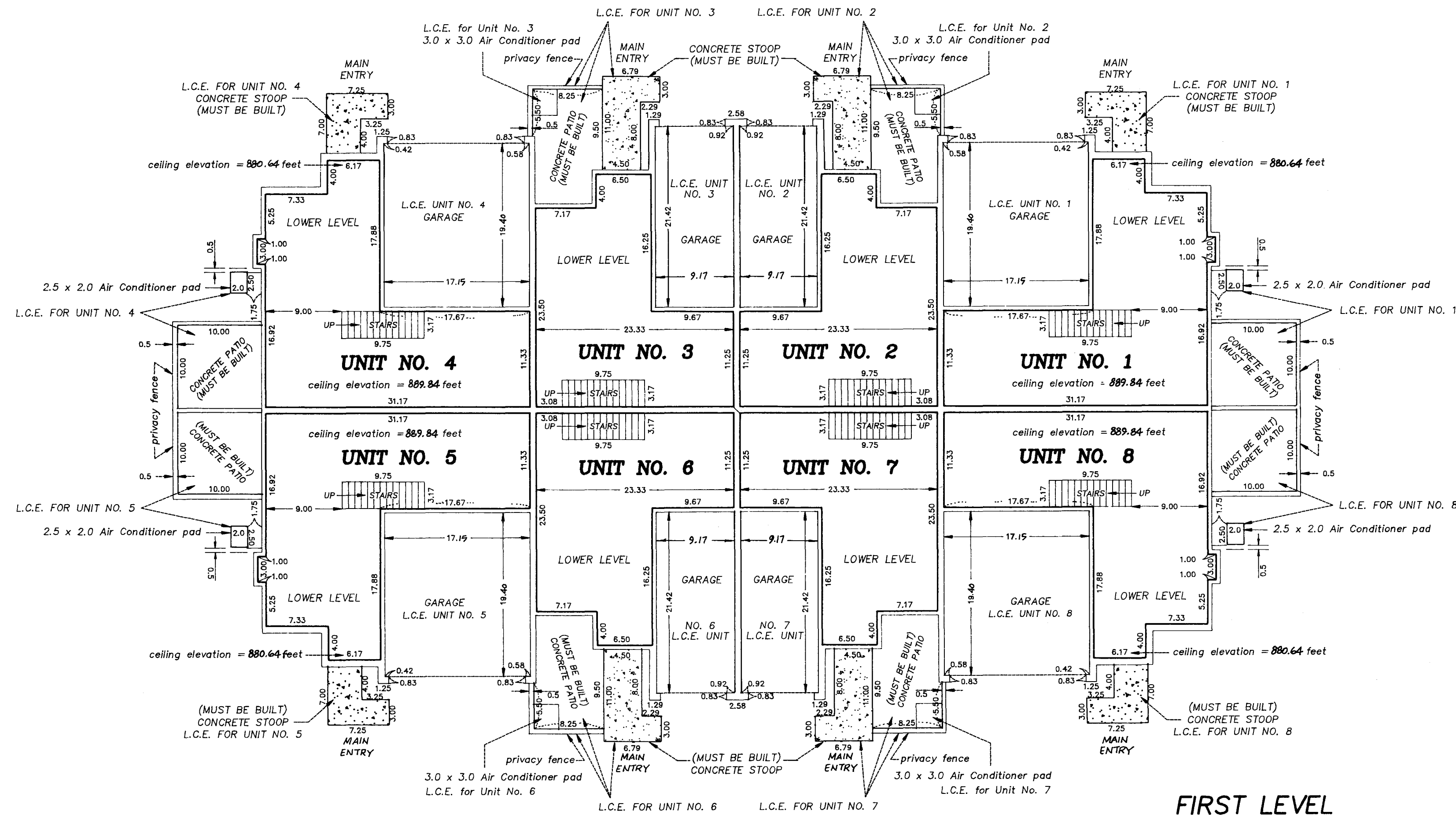
<b>UNIT NO. 1</b> UPPER LEVEL = 585.7 sq. ft. LOWER LEVEL = 567.1 sq. ft. GARAGE = 332.8 sq. ft. TOTAL = 1485.6 sq. ft.	<b>UNIT NO. 5</b> UPPER LEVEL = 585.7 sq. ft. LOWER LEVEL = 567.1 sq. ft. GARAGE = 332.8 sq. ft. TOTAL = 1485.6 sq. ft.
<b>UNIT NO. 2</b> UPPER LEVEL = 555.9 sq. ft. LOWER LEVEL = 455.9 sq. ft. GARAGE = 196.4 sq. ft. TOTAL = 1208.2 sq. ft.	<b>UNIT NO. 6</b> UPPER LEVEL = 555.9 sq. ft. LOWER LEVEL = 455.9 sq. ft. GARAGE = 196.4 sq. ft. TOTAL = 1208.2 sq. ft.
<b>UNIT NO. 3</b> UPPER LEVEL = 555.9 sq. ft. LOWER LEVEL = 455.9 sq. ft. GARAGE = 196.4 sq. ft. TOTAL = 1208.2 sq. ft.	<b>UNIT NO. 7</b> UPPER LEVEL = 555.9 sq. ft. LOWER LEVEL = 455.9 sq. ft. GARAGE = 196.4 sq. ft. TOTAL = 1208.2 sq. ft.
<b>UNIT NO. 4</b> UPPER LEVEL = 585.7 sq. ft. LOWER LEVEL = 567.1 sq. ft. GARAGE = 332.8 sq. ft. TOTAL = 1485.6 sq. ft.	<b>UNIT NO. 8</b> UPPER LEVEL = 585.7 sq. ft. LOWER LEVEL = 567.1 sq. ft. GARAGE = 332.8 sq. ft. TOTAL = 1485.6 sq. ft.

GRAPHIC SCALE IN FEET



Scale: 1 inch = 10 feet

SECOND LEVEL



Interior Dimensions shown are measured from inside face to inside face of sheetrock wall.

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.

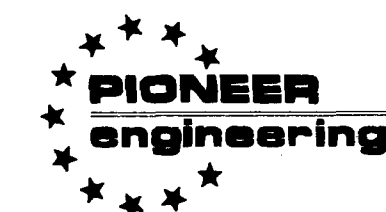
All second level unit floor elevations = 881.84 feet.  
All second level unit ceiling elevations = 889.84 feet.

All first level unit floor elevations = 872.64 feet.  
All first level unit ceiling elevations vary from 880.64 feet to 889.84 feet in units 1, 4, 5 and 8.  
All first level unit ceiling elevations in other units = 880.64 feet.

Garage floor elevation = 871.97 feet.

All privacy fences are Common Element and must be built

FIRST LEVEL



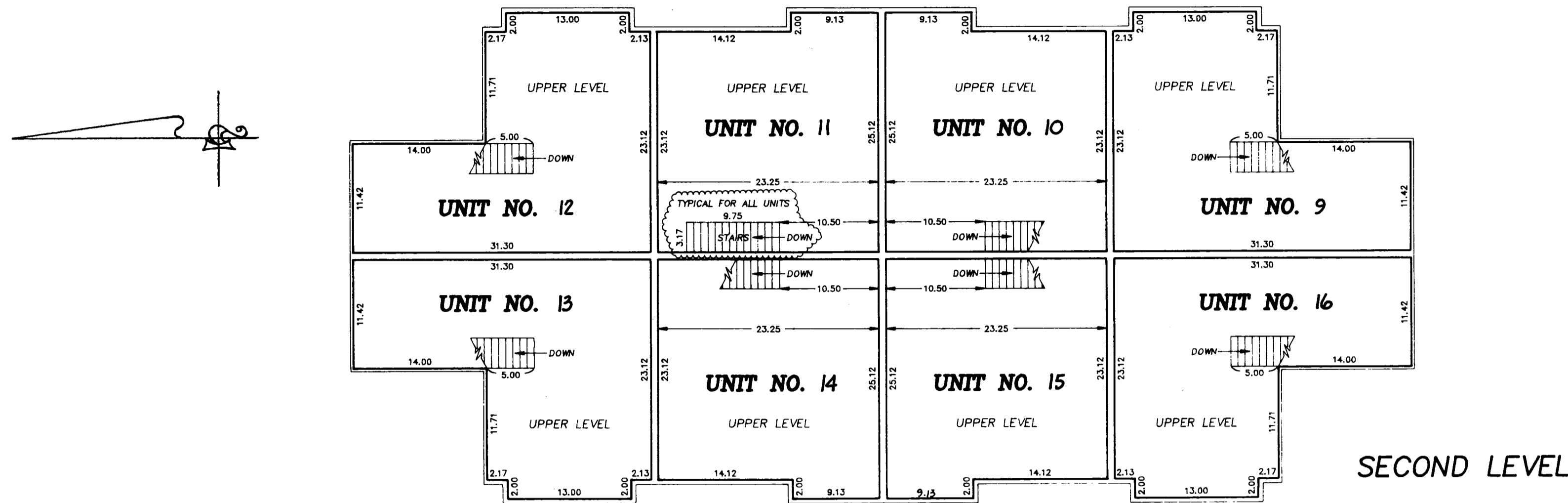
LAND SURVEYORS • CIVIL ENGINEERS  
LAND PLANNERS • LANDSCAPE ARCHITECTS

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# CONDOMINIUM NUMBER 56

## SPRINGBROOK VILLAS, A CONDOMINIUM

### BUILDING NO. 2



**UNIT NO. 9**  
 UPPER LEVEL = 585.7 sq. ft.  
 LOWER LEVEL = 567.1 sq. ft.  
 GARAGE = 332.8 sq. ft.  
 TOTAL = 1485.6 sq. ft.

**UNIT NO. 13**  
 UPPER LEVEL = 585.7 sq. ft.  
 LOWER LEVEL = 567.1 sq. ft.  
 GARAGE = 332.8 sq. ft.  
 TOTAL = 1485.6 sq. ft.

**UNIT NO. 10**  
 UPPER LEVEL = 555.9 sq. ft.  
 LOWER LEVEL = 455.9 sq. ft.  
 GARAGE = 196.4 sq. ft.  
 TOTAL = 1208.2 sq. ft.

**UNIT NO. 14**  
 UPPER LEVEL = 555.9 sq. ft.  
 LOWER LEVEL = 455.9 sq. ft.  
 GARAGE = 196.4 sq. ft.  
 TOTAL = 1208.2 sq. ft.

**UNIT NO. 11**  
 UPPER LEVEL = 555.9 sq. ft.  
 LOWER LEVEL = 455.9 sq. ft.  
 GARAGE = 196.4 sq. ft.  
 TOTAL = 1208.2 sq. ft.

**UNIT NO. 15**  
 UPPER LEVEL = 555.9 sq. ft.  
 LOWER LEVEL = 455.9 sq. ft.  
 GARAGE = 196.4 sq. ft.  
 TOTAL = 1208.2 sq. ft.

**UNIT NO. 12**  
 UPPER LEVEL = 585.7 sq. ft.  
 LOWER LEVEL = 567.1 sq. ft.  
 GARAGE = 332.8 sq. ft.  
 TOTAL = 1485.6 sq. ft.

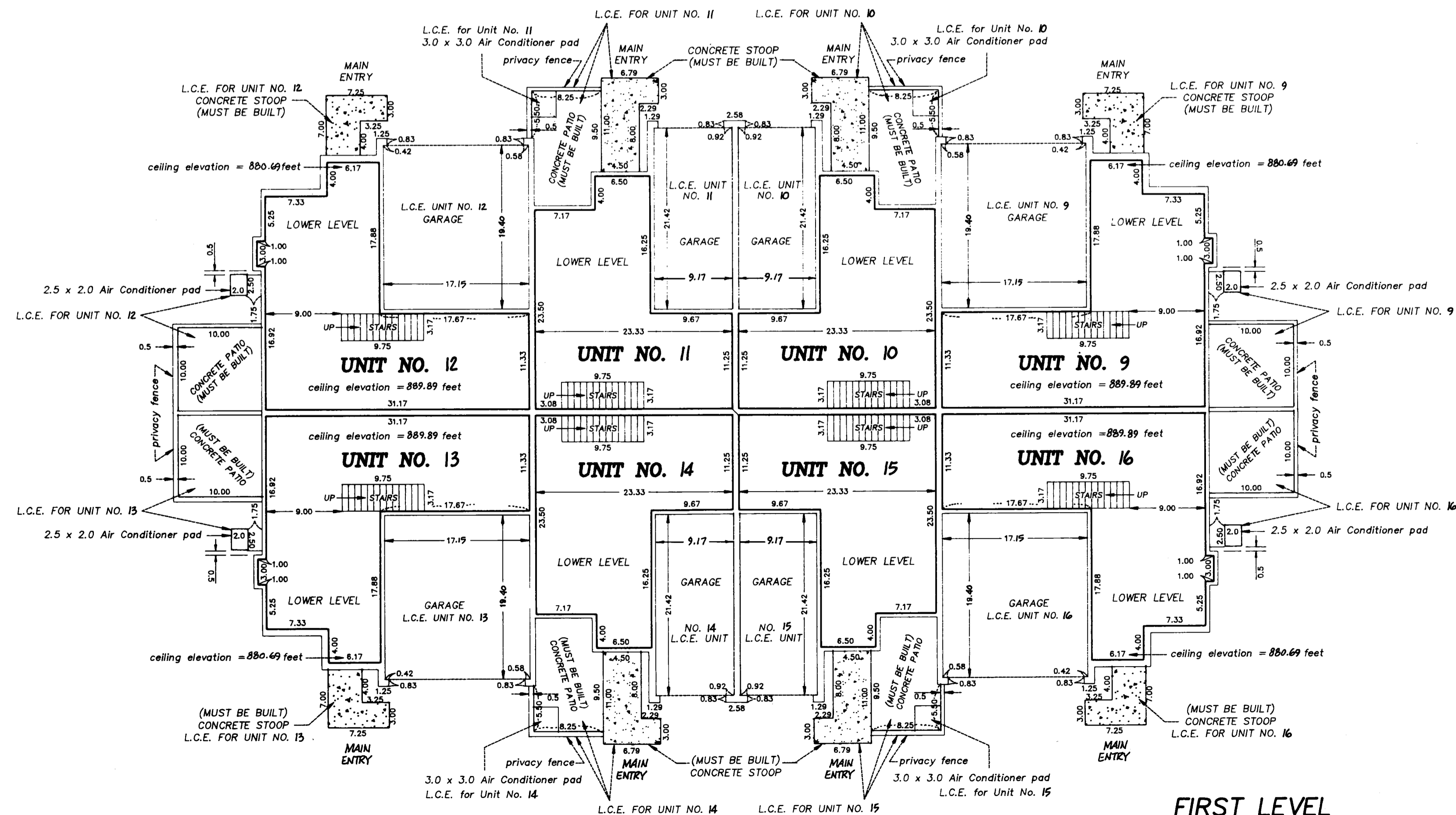
**UNIT NO. 16**  
 UPPER LEVEL = 585.7 sq. ft.  
 LOWER LEVEL = 567.1 sq. ft.  
 GARAGE = 332.8 sq. ft.  
 TOTAL = 1485.6 sq. ft.

GRAPHIC SCALE IN FEET



Scale: 1 inch = 10 feet

SECOND LEVEL



Interior Dimensions shown are measured from inside face to inside face of sheetrock wall.

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.

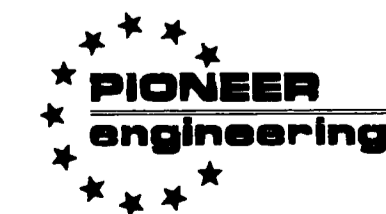
All second level unit floor elevations = 881.89 feet  
All second level unit ceiling elevations = 889.89 feet.

All first level unit floor elevations = 872.69 feet  
All first level unit ceiling elevations vary from 880.69 feet to 889.89 feet in units 9, 12, 13 and 16.  
All first level unit ceiling elevations in other units = 880.69 feet.

Garage floor elevation = 872.02 feet.

All privacy fences are Common Element and must be built

FIRST LEVEL



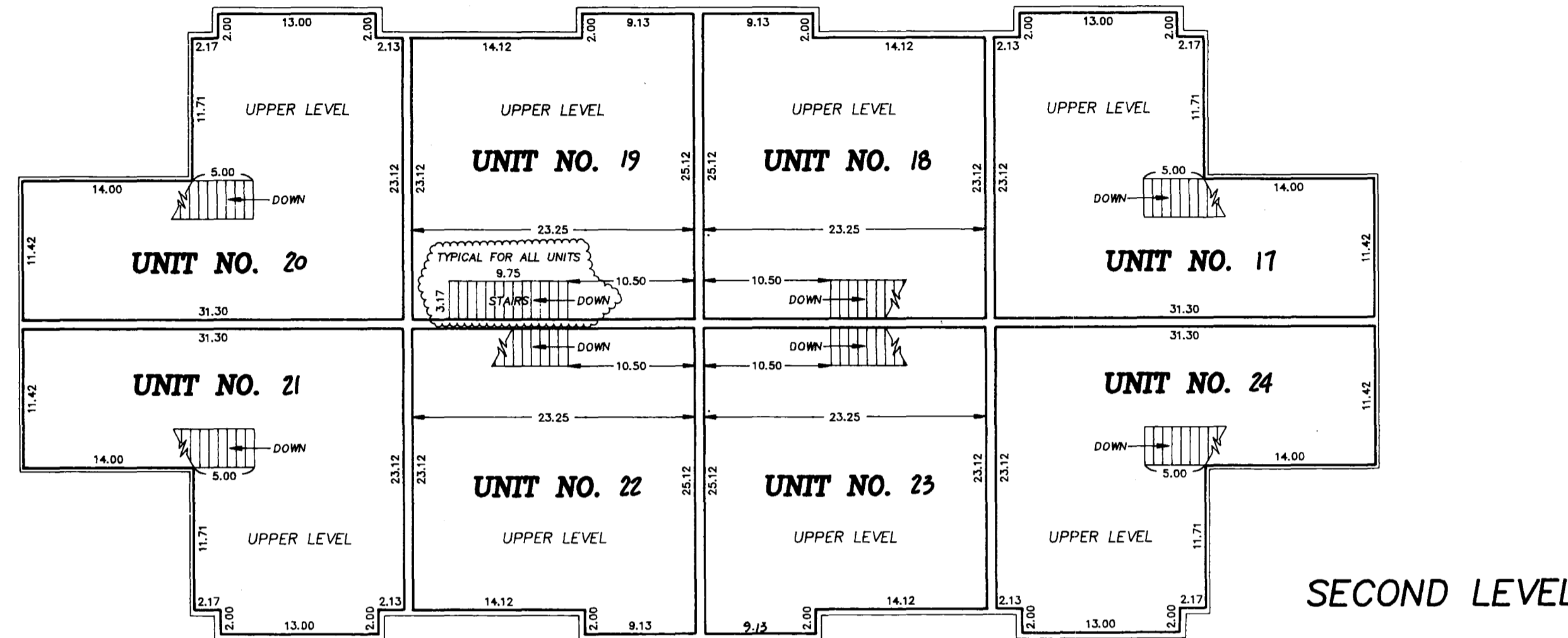
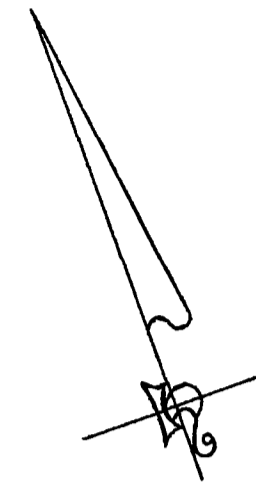
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# CONDOMINIUM NUMBER 56

## SPRINGBROOK VILLAS, A CONDOMINIUM

### BUILDING NO. 3



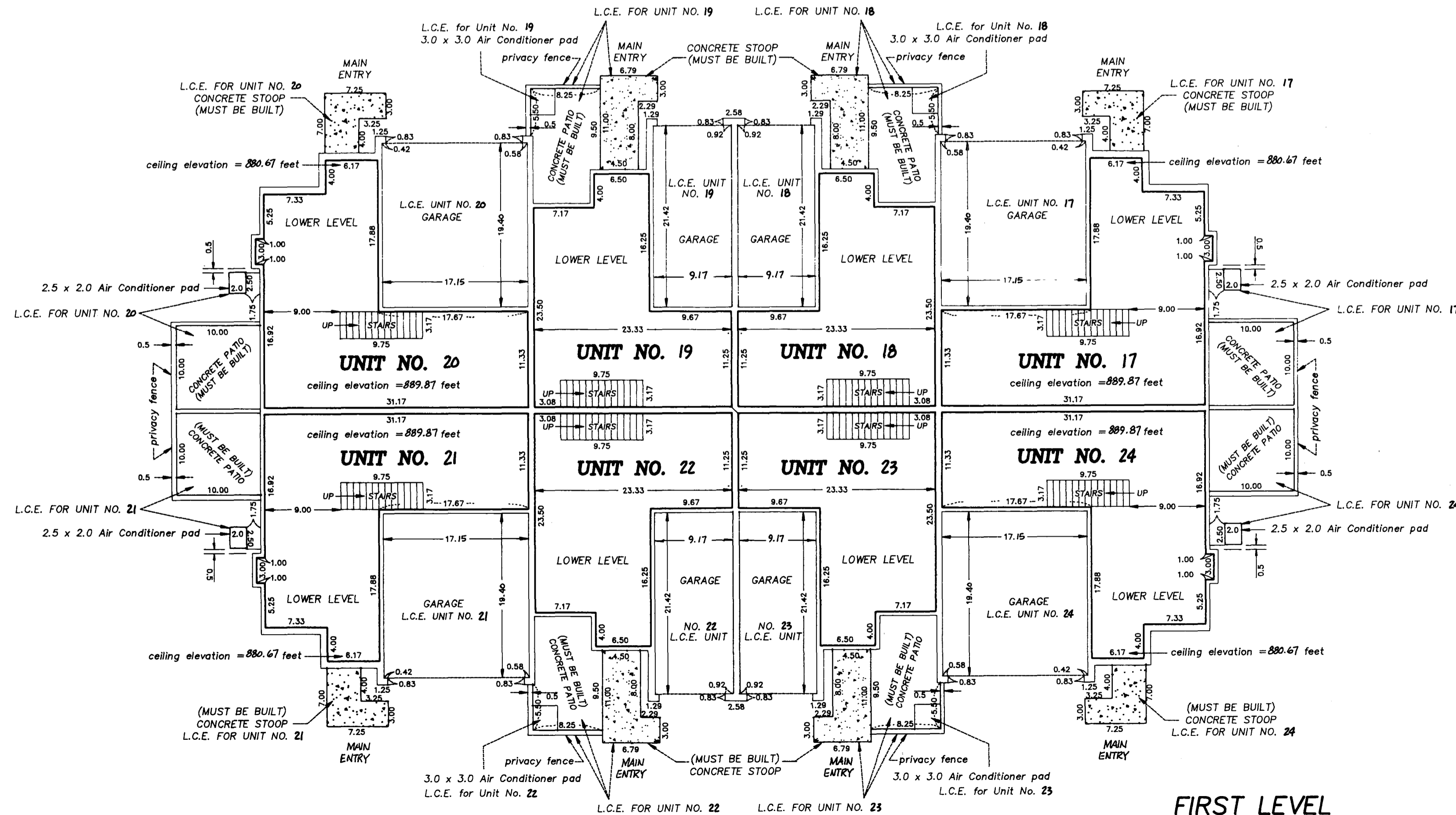
<b>UNIT NO. 17</b> UPPER LEVEL = 585.7 sq. ft. LOWER LEVEL = 567.1 sq. ft. GARAGE = 332.8 sq. ft. TOTAL = 1485.6 sq. ft.	<b>UNIT NO. 21</b> UPPER LEVEL = 585.7 sq. ft. LOWER LEVEL = 567.1 sq. ft. GARAGE = 332.8 sq. ft. TOTAL = 1485.6 sq. ft.
<b>UNIT NO. 18</b> UPPER LEVEL = 555.9 sq. ft. LOWER LEVEL = 455.9 sq. ft. GARAGE = 196.4 sq. ft. TOTAL = 1208.2 sq. ft.	<b>UNIT NO. 22</b> UPPER LEVEL = 555.9 sq. ft. LOWER LEVEL = 455.9 sq. ft. GARAGE = 196.4 sq. ft. TOTAL = 1208.2 sq. ft.
<b>UNIT NO. 19</b> UPPER LEVEL = 555.9 sq. ft. LOWER LEVEL = 455.9 sq. ft. GARAGE = 196.4 sq. ft. TOTAL = 1208.2 sq. ft.	<b>UNIT NO. 23</b> UPPER LEVEL = 555.9 sq. ft. LOWER LEVEL = 455.9 sq. ft. GARAGE = 196.4 sq. ft. TOTAL = 1208.2 sq. ft.
<b>UNIT NO. 20</b> UPPER LEVEL = 585.7 sq. ft. LOWER LEVEL = 567.1 sq. ft. GARAGE = 332.8 sq. ft. TOTAL = 1485.6 sq. ft.	<b>UNIT NO. 24</b> UPPER LEVEL = 585.7 sq. ft. LOWER LEVEL = 567.1 sq. ft. GARAGE = 332.8 sq. ft. TOTAL = 1485.6 sq. ft.

GRAPHIC SCALE IN FEET



Scale: 1 inch = 10 feet

SECOND LEVEL



FIRST LEVEL

Interior Dimensions shown are measured from inside face to inside face of sheetrock wall.

L.C.E. Denotes Limited Common Element

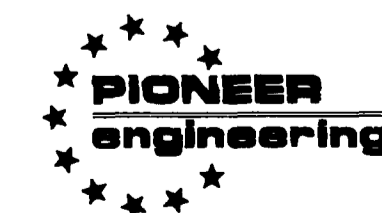
Elevations are referred to Benchmark as noted on site plan and are shown in feet and hundredths of a foot.

All second level unit floor elevations = 881.87 feet.  
All second level unit ceiling elevations = 889.87 feet.

All first level unit floor elevations = 872.67 feet.  
All first level unit ceiling elevations vary from 880.67 feet to 889.87 feet in units 17, 20, 21 and 24.  
All first level unit ceiling elevations in other units = 880.67 feet.

Garage floor elevation = 872.00 feet.

All privacy fences are Common Element and must be built



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