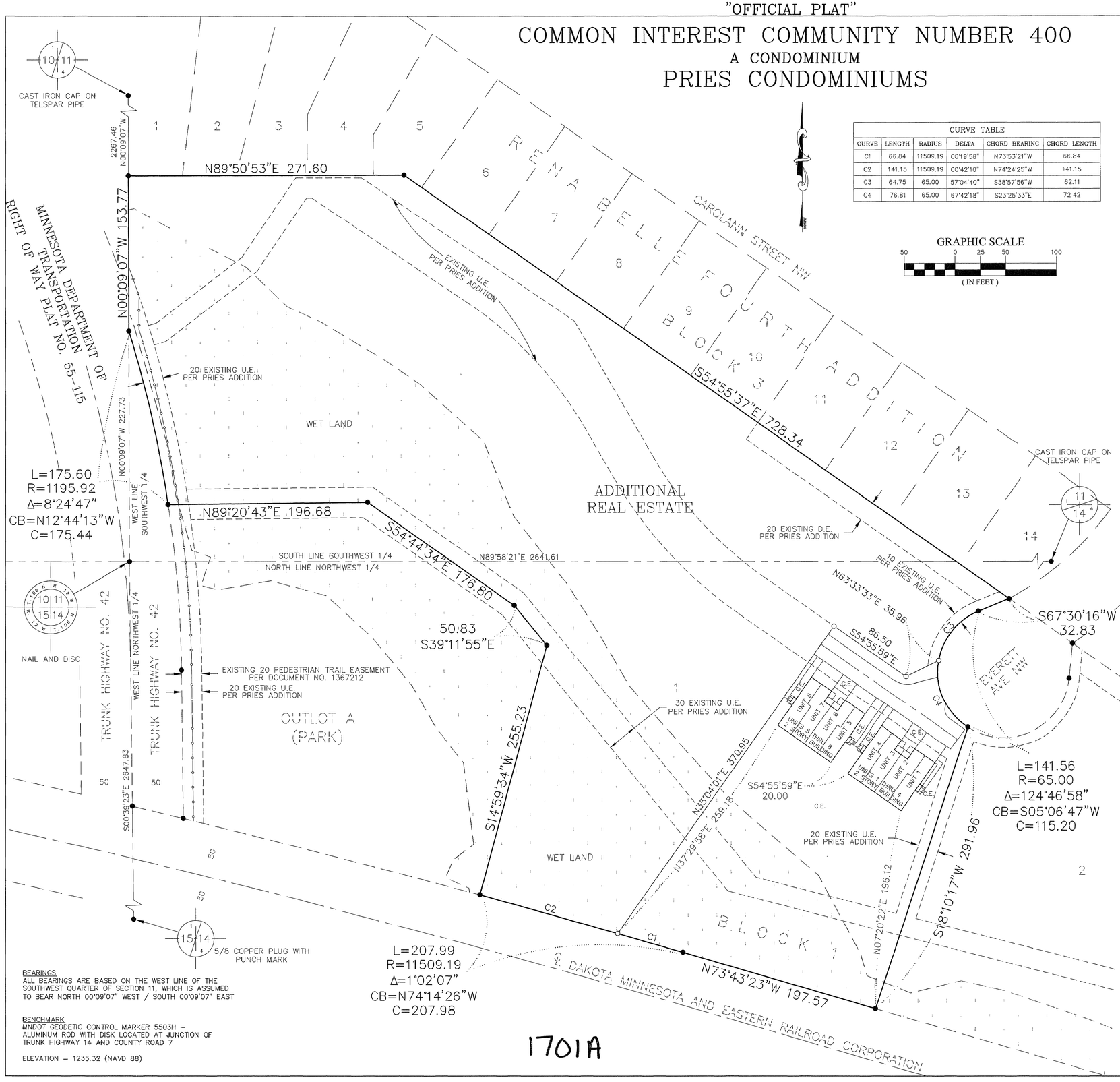
"OFFICIAL PLAT"

COMMON INTEREST COMMUNITY NUMBER 400
A CONDOMINIUM
PRIES CONDOMINIUMS



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	66.84	11509.19	00°19'58"	N73°53'21"W	66.84
C2	141.15	11509.19	00°42'10"	N74°24'25"W	141.15
C3	64.75	65.00	57°04'40"	S38°57'56"W	62.11
C4	76.81	65.00	67°42'18"	S23°25'33"E	72 42

GRAPHIC SCALE

50 0 25 50 100

(IN FEET)

BEARINGS
ALL BEARINGS ARE BASED ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 11, WHICH IS ASSUMED TO BEAR NORTH 00°09'07" WEST / SOUTH 00°09'07" EAST

BENCHMARK
MNDOT GEODETIC CONTROL MARKER 5503H – ALUMINUM ROD WITH DISK LOCATED AT JUNCTION OF TRUNK HIGHWAY 14 AND COUNTY ROAD 7

ELEVATION = 1235.32 (NAVD 88)

1701A

PROPERTY RECORDS AND LICENSING
Pursuant to Minnesota Statutes, Section 515B.1–116(e) and Section 272.12, taxes payable in the year 2026 on real estate herein described, have been paid; there are no delinquent taxes and transfer entered, on this 18 day of August, 2026

Mary Blair-Hoeft
Director of Property Records & Licensing

Deputy

STATE OF MINNESOTA
COUNTY OF OLMSTED

This Common Interest Community Plat is part of the Declaration recorded as

DOCUMENT NUMBER A1651004

on this 18 day of August, of 2026

Mary Blair-Hoeft
Director of Property Records & Licensing

Deputy

SURVEYOR'S CERTIFICATE
I, Geoffrey G Griffin, do hereby certify that the work was undertaken by or reviewed and approved by me for this Common Interest Community Plat of COMMON INTEREST COMMUNITY NUMBER 400, PRIES CONDOMINIUMS, a condominium, being located upon:

That part of Lot 1, Block 1, PRIES ADDITION, according to the recorded plat thereof on file at the office of the County Recorder, Olmsted County, Minnesota, described as follows:
Beginning at the southeast corner of said Lot 1; thence on an assumed bearing of North 73°43'23" West, along the southwesterly line of said Lot 1, a distance of 197.57 feet; thence northwesterly 66.84 feet along said southwesterly line of Lot 1 and along a tangential curve, concave to the southwest, said curve has a radius of 11509.19 feet, a central angle of 00°19'58", and the chord of said curve bears North 73°53'21" West 66.84 feet; thence North 35°04'01" East 370.95 feet; thence South 54°55'59" East 86.50 feet; thence North 63°33'33" East 35.96 feet to an easterly line of said Lot 1, which is also the westerly right of way of Everett Ave NW; thence southeasterly 76.81 feet along said easterly line of Lot 1 and along a non–tangential curve, concave to the northeast, said curve has a radius of 65.00 feet, a central angle of 67°42'18" and the chord of said curve bears South 23°25'33" East 72.42 feet to a corner of said Lot 1; thence South 18°10'17" West, along the east line of said Lot 1, a distance of 291.96 feet to the point of beginning, containing 1.61 acres, more or less.

And the additional real estate that may be subsequently added:
Lot 1, Block 1, PRIES ADDITION, according to the recorded plat thereof on file at the office of the County Recorder, Olmsted County, Minnesota, EXCEPT that part described as follows:
Beginning at the southeast corner of said Lot 1; thence on an assumed bearing of North 73°43'23" West, along the southwesterly line of said Lot 1, a distance of 197.57 feet; thence northwesterly 66.84 feet along said southwesterly line of Lot 1 and along a tangential curve, concave to the southwest, said curve has a radius of 11509.19 feet, a central angle of 00°19'58", and the chord of said curve bears North 73°53'21" West 66.84 feet; thence North 35°04'01" East 370.95 feet; thence South 54°55'59" East 86.50 feet; thence North 63°33'33" East 35.96 feet to an easterly line of said Lot 1, which is also the westerly right of way of Everett Ave NW; thence southeasterly 76.81 feet along said easterly line of Lot 1 and along a non–tangential curve, concave to the northeast, said curve has a radius of 65.00 feet, a central angle of 67°42'18" and the chord of said curve bears South 23°25'33" East 72.42 feet to a corner of said Lot 1; thence South 18°10'17" West, along the east line of said Lot 1, a distance of 291.96 feet to the point of beginning, containing 1.61 acres, more or less.

and fully and accurately depicts all information required by Minnesota Statutes, Section 515B.2–1101.

Dated this 13 day of July, 2026

Geoffrey G. Griffin, Land Surveyor
Minnesota License Number 21940

STATE OF MINNESOTA
COUNTY OF Olmsted

The foregoing instrument was acknowledged before me this 13 day of July, 2026 by Geoffrey G. Griffin, A Licensed Land Surveyor, Minnesota License No. 21940.

Andrew Buck
Notary Public, Olmsted County, Minnesota
My Commission Expires 01/31/2028

Andrew Buck
Printed Name

ENGINEER'S CERTIFICATE
I, Geoffrey G. Griffin, pursuant to Minnesota Statutes, Section 515B.2–101(c), do hereby certify that the structural components of the structures containing the units and the mechanical systems serving more than one unit, are substantially completed.

Dated this 13 day of July, 2026

Geoffrey G. Griffin, Licensed Professional Engineer
Minnesota License Number 21940

STATE OF MINNESOTA
COUNTY OF Olmsted

The foregoing instrument was acknowledged before me this 13 day of July, 2026 by Geoffrey G. Griffin, A Licensed Professional Engineer, Minnesota License No. 21940.

Andrew Buck
Notary Public, Olmsted County, Minnesota
My Commission Expires 01/31/2028

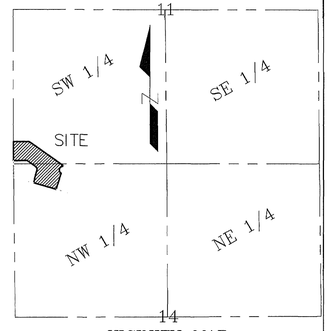
Andrew Buck
Printed Name

COUNTY SURVEYOR'S APPROVAL
Pursuant to Minnesota Statutes, Section 389.09, and Olmsted County Board Resolution No. 17–04, this CIC Plat has been reviewed and is approved this 21 day of July, 2026

Ervin C. Adamec
Olmsted County Surveyor

LEGEND

- ○ 1/2 INCH IRON PIPE WITH PLASTIC CAP STAMPED LS 21940 SET
- ● FOUND MONUMENTS ARE 1/2 INCH IRON PIPES UNLESS OTHERWISE NOTED
- □ SPIKE SET
- D.E. DRAINAGE EASEMENT
- U.E. UTILITY EASEMENT
- C.E. COMMON ELEMENT
- L.C.E. LIMITED COMMON ELEMENT
- EASEMENT LINE
- UNDERLYING PLAT LINE
- SECTION LINE
- CENTERLINE
- CONTROLLED ACCESS
- WET LANDS, BASED ON OLMSTED COUNTY LGU PROJECT NO.: SWCD 11–20
- DENOTES BITUMINOUS OR CONCRETE SURFACING (MUST BE BUILT)



VICINITY MAP
SECTION 11 & 14 T. 106 N., R. 12 W.
(NOT TO SCALE)

FILE NO: 21–016 FP–CIC

G-Cubed ENGINEERING SURVEYING PLANNING
14070 Hwy 52 S.E.
Chatfield, MN 55923
Ph. 507-867-4666
Fax 507-867-4665
www.gcg.to

"OFFICIAL PLAT"

COMMON INTEREST COMMUNITY NUMBER 400

A CONDOMINIUM

PRIES CONDOMINIUMS

NORTH

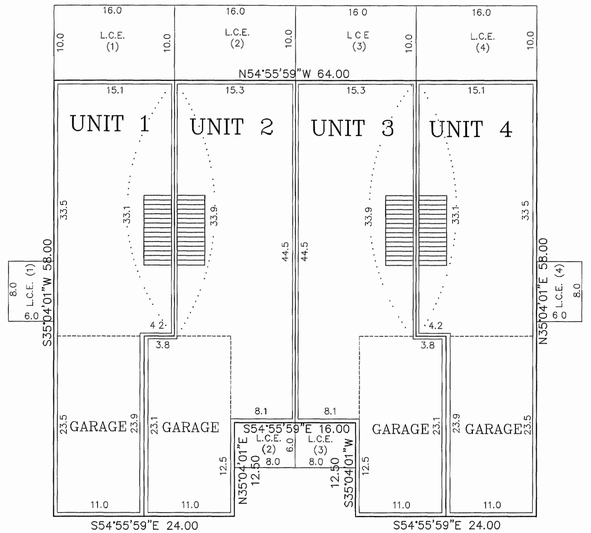
GRAPHIC SCALE

10 0 5 10 20

LEGEND

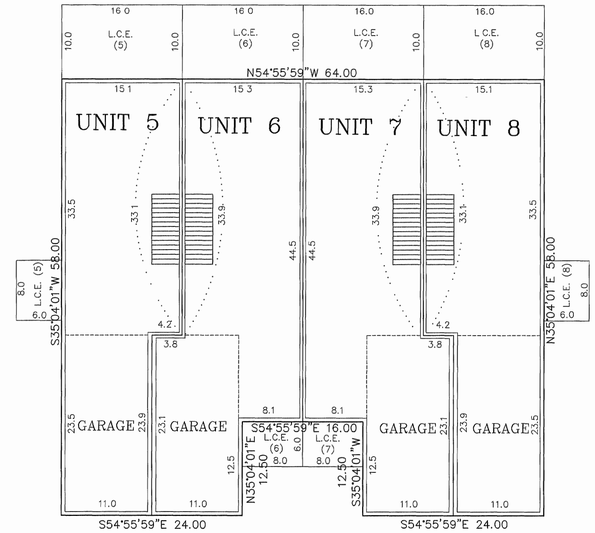
L.C.E.	DENOTES LIMITED COMMON ELEMENTS
C.E.	DENOTES COMMON ELEMENTS
	DENOTES BITUMINOUS OR CONCRETE SURFACING (MUST BE BUILT)

UNITS 1 thru 4
FIRST FLOOR PLAN ELEVATION = 1253.5
FIRST FLOOR CEILING ELEVATION = 1261.6



FIRST FLOOR PLAN & BUILDING DIMENSIONS

UNITS 5 thru 8
FIRST FLOOR PLAN ELEVATION = 1255.2
FIRST FLOOR CEILING ELEVATION = 1263.3



FIRST FLOOR PLAN & BUILDING DIMENSIONS

NOTES:

DIMENSIONS AND ELEVATIONS ARE SHOWN IN FEET AND TENTHS OF A FOOT

L.C.E. (UNIT #) DENOTES LIMITED COMMON ELEMENT AND THE RESPECTIVE UNIT

C.E. DENOTES COMMON ELEMENT

ALL INSIDE DIMENSIONS MEASURED TO FINISHED SURFACES

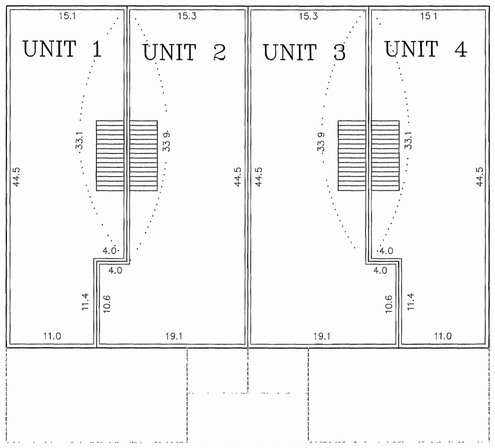
TOTAL COMMON AREA INSIDE BUILDING = 0 SQ FT.

BEARINGS
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BENCHMARK
MNDOT GEODETIC CONTROL MARKER 5503H – ALUMINUM ROD WITH DISK LOCATED AT JUNCTION OF TRUNK HIGHWAY 14 AND COUNTY ROAD 7

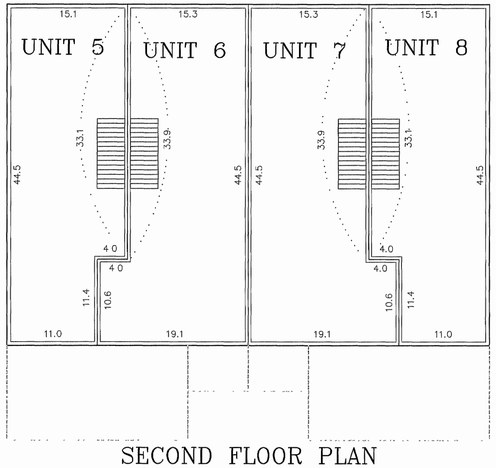
ELEVATION = 1235.32 (NAVD 88)

UNITS 1 thru 4
SECOND FLOOR PLAN ELEVATION = 1263.2
SECOND FLOOR CEILING ELEVATION = 1271.3



SECOND FLOOR PLAN

UNITS 5 thru 8
SECOND FLOOR PLAN ELEVATION = 1264.9
SECOND FLOOR CEILING ELEVATION = 1273.0



SECOND FLOOR PLAN

FILE NO.: 21–016 FP–CIC

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