McGHIE & BETTS, INC.
CONSULTING ENGINEERS
1648 - 3RD AVENUE S. E.
ROCHESTER, MINNESOTA 55901

K. M. McGHIE, P.E.
PRESIDENT
DOUGLAS N. BETTS, P.E.
VICE PRESIDENT
RICHARD J. HAASE, P.E.
SECRETARY
CONRAD G. FOSSUM
TREASURER

OFFICE PHONE:
507-289-3919

CERTIFICATE

FLOOR PLANS

THE UNDERSIGNED BEING FIRST DULY SWORN UNDER OATH CERTIFIES AND DEPOSES THAT THE ATTACHED PLAN SHEETS DATED MARCH 18, 1974, REVISED MAY 1, 1974, OF WEST-MINSTER SQUARE CONSISTING OF 31 PAGES NUMBERED CONSECUTIVELY PAGES A-1 THROUGH A-31 REPRESENTS AN ACCURATE COPY OF PORTIONS OF THE PLANS OF THE BUILDING AS FILED WITH AND APPROVED BY THE CITY OF ROCHESTER AND FURTHER THAT THE SAME FULLY AND ACCURATELY DEPICTS THE LAYOUT, LOCATION, APARTMENT NUMBERS AND DIMENSIONS OF THE APARTMENTS AS BUILT.

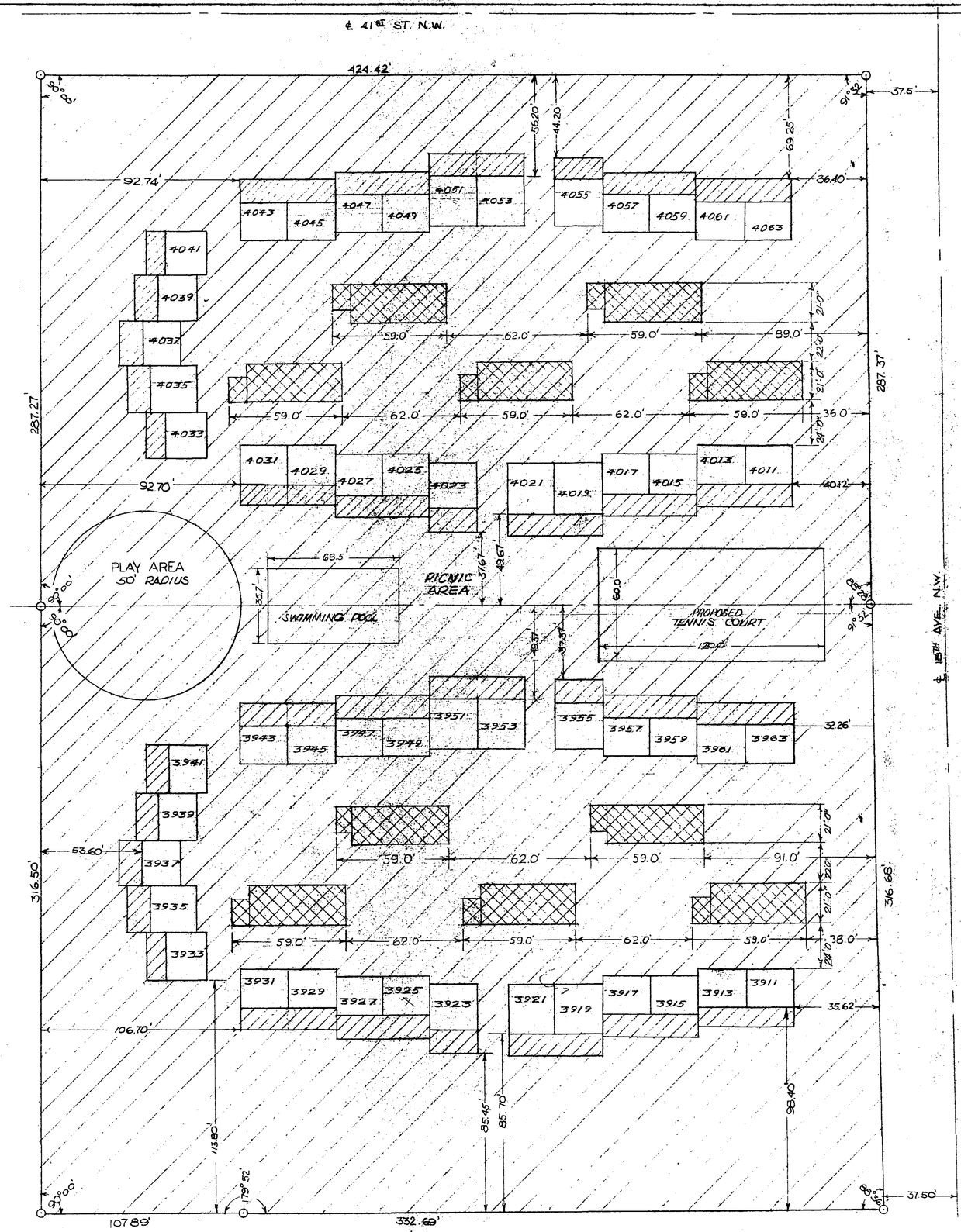
DOUGLAS N. BETTS, P.E.
MINN. REG. NO. 6980

STATE OF MINNESOTA)
COUNTY OF OLMSTED) S.S.

SUBSCRIBED AND SWORN TO BEFORE ME A NOTARY PUBLIC THIS 7 DAY OF May 1974 A.D.

NOTARY PUBLIC, OLMSTED COUNTY, MN

MY COMMISSION EXPIRES HOWARD E. HUNT Notary Public, Olmsted County, Minn. ~~My Commission Expires Dec. 9, 1978~~



WESTMINSTER SQUARE

NOTE:
1. INDIVIDUAL BUILDINGS NOT NAMED.
2. ALL LIMITED COMMON PATIO AREA ARE 12'X 25'.
3. ALL BUILDINGS ARE 2 STORIES AND 1 BASEMENT IN HEIGHT.
4. ELEVATION ON ALL BUILDINGS FROM BASEMENT FOOTING TO UNDERSIDE OF ROOF PEAK ARE:
   2 BEDROOM 29'-10"
   3 BEDROOM 30'-10 3/8"

COMMON AREAS

LIMITED COMMON PATIO AREAS

LIMITED COMMON PARKING AREAS

INDEX

DESCRIPTION	SHEET NO.
PLOT PLAN	1
ADDRESS	
3911 - 3921	2, 3, 4
3923-3931	5, 6, 7
3933-3941	8, 9, 10
3943 - 3953	11, 12, 13
3955-3963	14, 15, 16
4011 - 4021	17, 18, 19
4023 -4031	20, 21, 22
4033 -4041	23, 24, 25
4043-4053	26, 27, 28
4055 -4063	29, 30, 31

9

PROOFED
GRANTOR
GRANTEE
TRACKED
PAID
CHG: ✓

356194

SCALE: 1"=30'-0"

REGISTER OF DEEDS OFFICE
Olmsted County, Minn. } ss.
I hereby certify that the within instrument was filed in this office for record on

MAY 20 1974
at 3:15 o'clock PM
Book 4-3 of Misc. on page 352
Nancy Reinard Register of Deeds
By Deputy

Shew (retain)

CONDOMINIUM DEVELOPMENT
WESTMINSTER SQUARE
41 ST & 18TH AVE. N.W.
ROCHESTER, MINNESOTA

DRAWN BY:

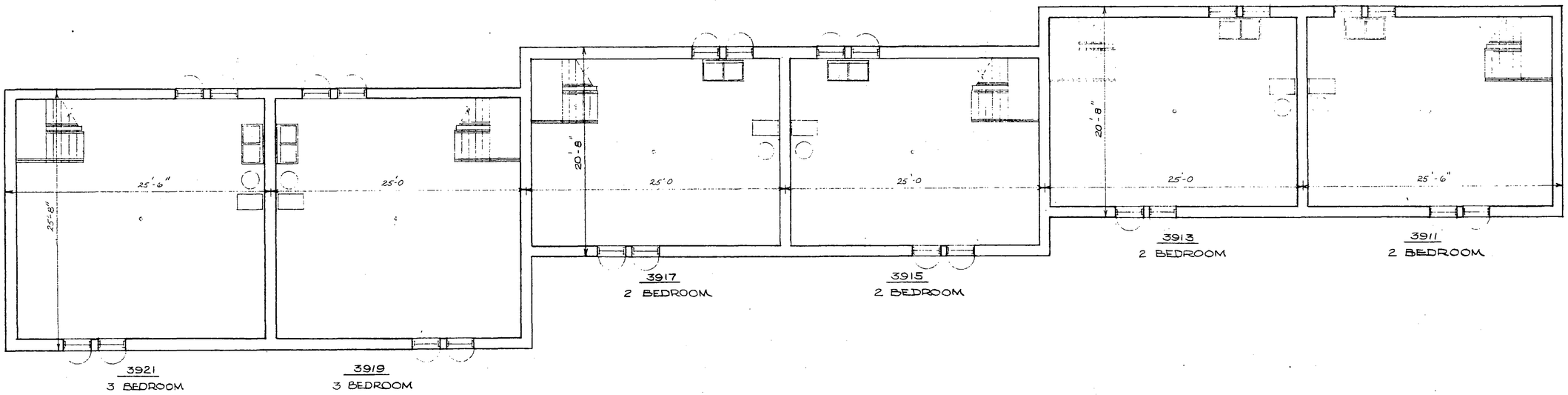
PROJECT NO. 74088

DATE: 3-18-74
REVISED: 5-4-74 M.H.

DRAFTING BY:
ROCHESTER DESIGN SERVICE
1416 VALLEY HIGH DRIVE N.W. 288-4717
ROCHESTER, MINNESOTA

SHEET NUMBER

A-1



BASEMENT PLAN

TOTAL SQUARE FOOTAGE
2 BEDROOM – 1044
3 BEDROOM – 1244

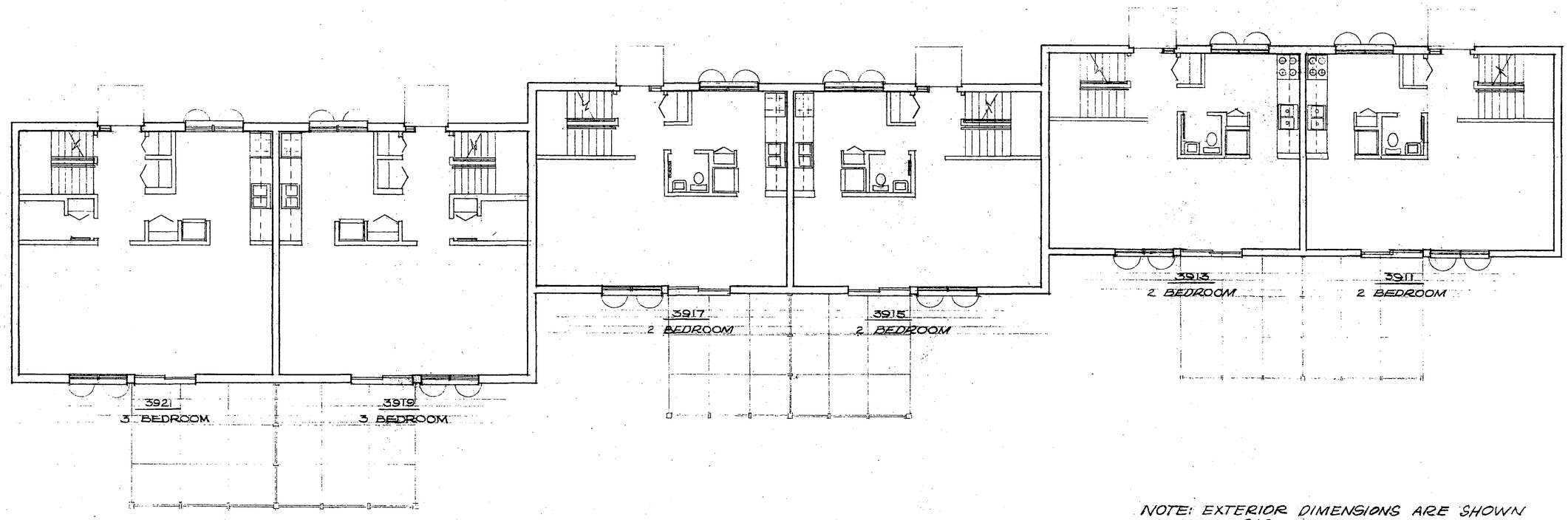
CONDOMINIUM DEVELOPMENT
WESTMINSTER SQUARE
N.W.
ROCHESTER, MINNESOTA

DRAWN BY:
JD
PROJECT NO.
74086
DATE:
3-18-74
REVISED:

DRAFTING BY:
ROCHESTER DESIGN SERVICE
1416 VALLEY HIGH DRIVE N.W. 288-4717
ROCHESTER, MINNESOTA

SHEET NUMBER

A-2.



NOTE: EXTERIOR DIMENSIONS ARE SHOWN ON BASEMENT PLAN.., SHEET A-2

FIRST FLOOR PLAN

CONDOMINIUM DEVELOPMENT
WESTMINSTER SQUARE
41ST ST. & 18TH AVE. N.W.
ROCHESTER, MINNESOTA

DRAWN BY:

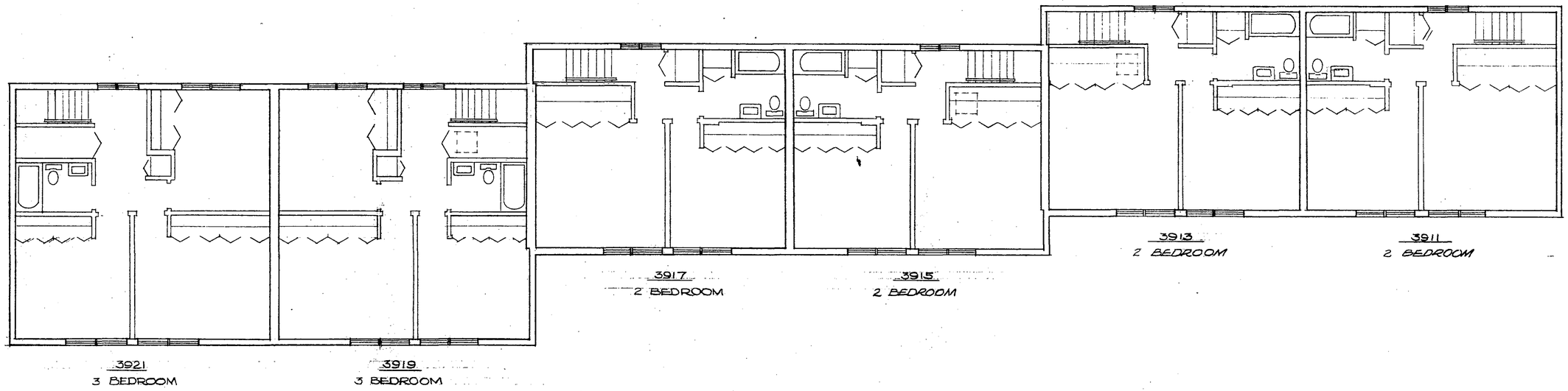
PROJECT NO. 74088

DATE: 3-18-74

DRAFTING BY:
ROCHESTER DESIGN SERVICE
1416 VALLEY HIGH DRIVE N.W. 288-4717
ROCHESTER, MINNESOTA

SHEET NUMBER

A-3



NOTE: EXTERIOR DIMENSIONS ARE SHOWN ON BASEMENT PLAN... SHEET A-2

SECOND FLOOR PLAN

CONDOMINIUM DEVELOPMENT
WESTMINSTER SQUARE
41ST ST. & 18TH AVE. N.W.
ROCHESTER, MINNESOTA

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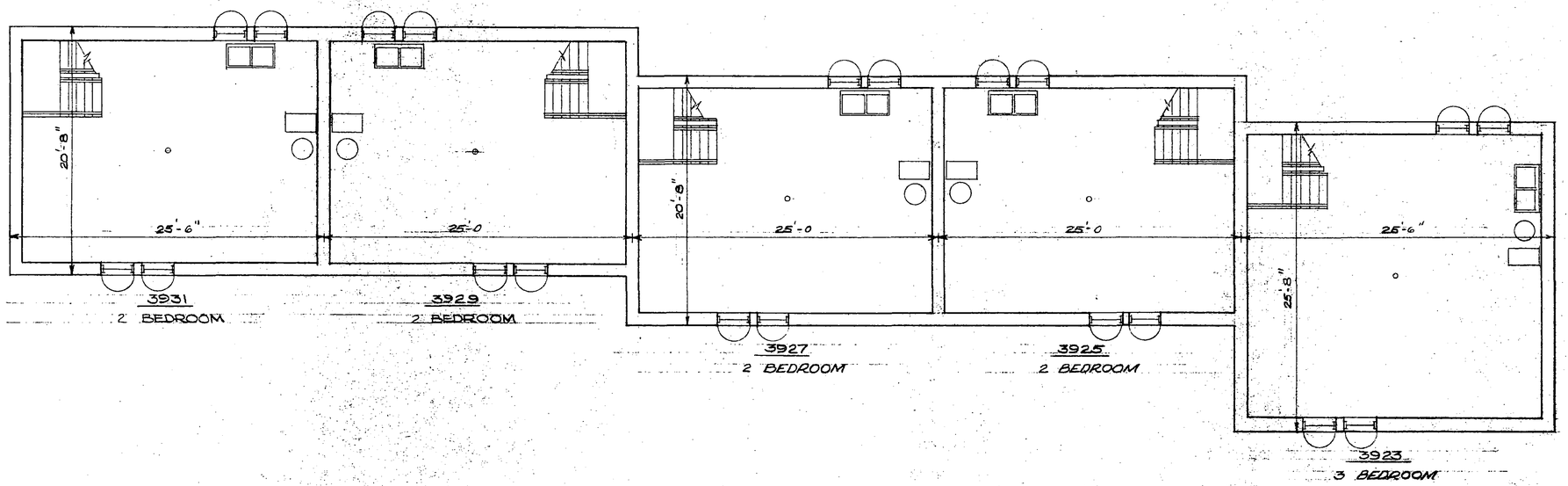
PROJECT NO. 74088

DATE: 3-18-74

DRAFTING BY:
ROCHESTER DESIGN SERVICE
1416 VALLEY HIGH DRIVE N.W. 288-4717
ROCHESTER, MINNESOTA

SHEET NUMBER

A-4



BASEMENT PLAN

TOTAL SQUARE FOOTAGE
2 BEDROOM - 1044
3 BEDROOM - 1294

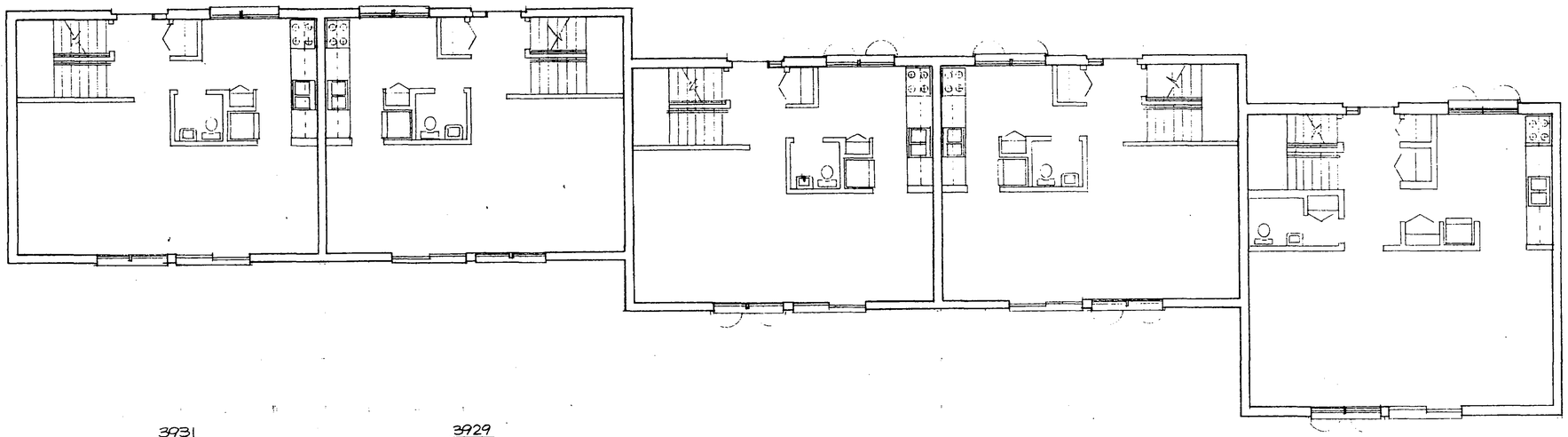
CONDOMINIUM DEVELOPMENT
WESTMINSTER SQUARE
41ST ST & 18TH AVE. N.W.
ROCHESTER, MINNESOTA

DRAWN BY: JD
PROJECT NO. 7408B
DATE: 3-18-74
REVISED: SHEET NO.

DRAFTING BY:
ROCHESTER DESIGN SERVICE
1416 VALLEY HIGH DRIVE N.W. 288-4717
ROCHESTER, MINNESOTA

SHEET NUMBER

A-5



3931
2 BEDROOM

3929
2 BEDROOM

3927
2 BEDROOM

3925
2 BEDROOM

3923
3 BEDROOM

FIRST FLOOR PLAN

NOTE: EXTERIOR DIMENSIONS ARE SHOWN ON BASEMENT PLAN... SHEET A-5

CONDOMINIUM DEVELOPMENT
WESTMINSTER SQUARE
41ST ST & 18TH AVE. N.W.
ROCHESTER, MINNESOTA

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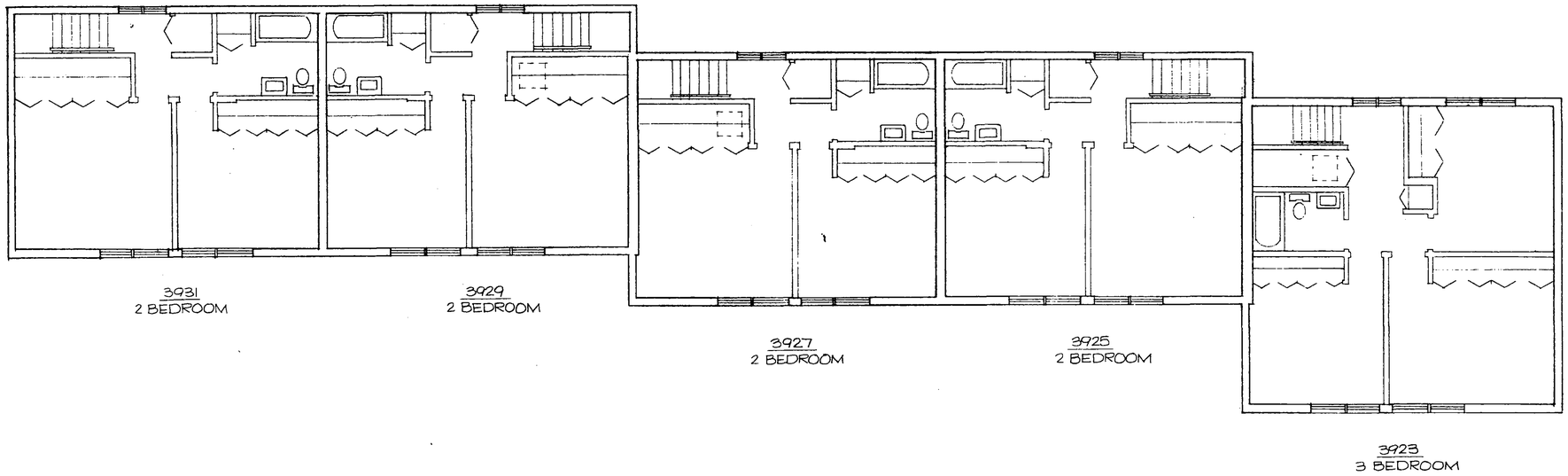
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DATE: 5-18-74

DRAFTING BY:
ROCHESTER DESIGN SERVICE
1416 VALLEY HIGH DRIVE N.W. 288-4717
ROCHESTER, MINNESOTA

SHEET NUMBER

A-6



SECOND FLOOR PLAN

NOTE: EXTERIOR DIMENSIONS ARE SHOWN ON BASEMENT PLAN,, SHEET A-5

CONDOMINIUM DEVELOPMENT
WESTMINSTER SQUARE
41 ST ST & 18 TH AVE. N.W.
ROCHESTER, MINNESOTA

DRAWN BY:
JS

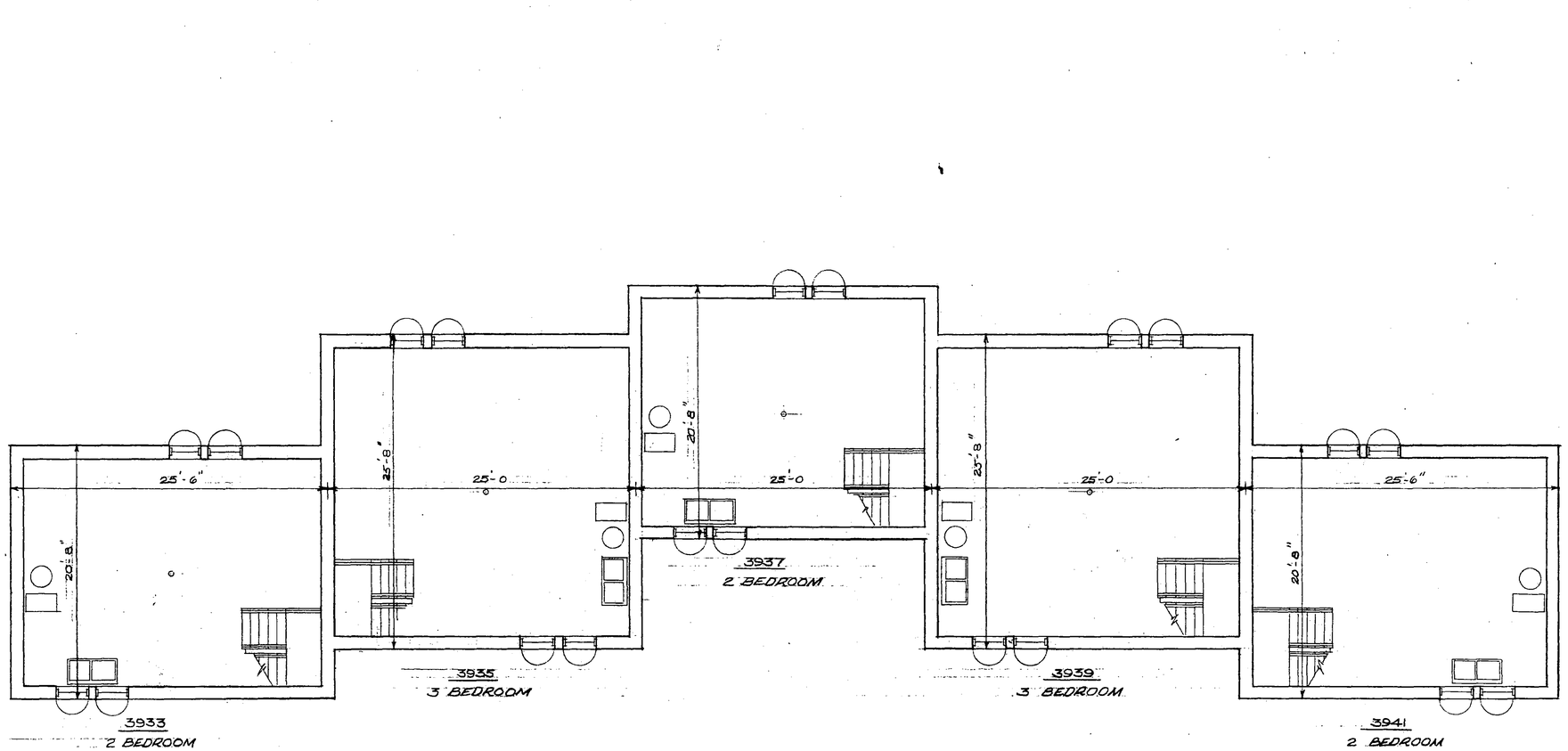
PROJECT NO.
74088

DATE:
3-18-74

DRAFTING BY:
ROCHESTER DESIGN SERVICE
1416 VALLEY HIGH DRIVE N W 288-4717
ROCHESTER, MINNESOTA

SHEET NUMBER

A-7



BASEMENT PLAN

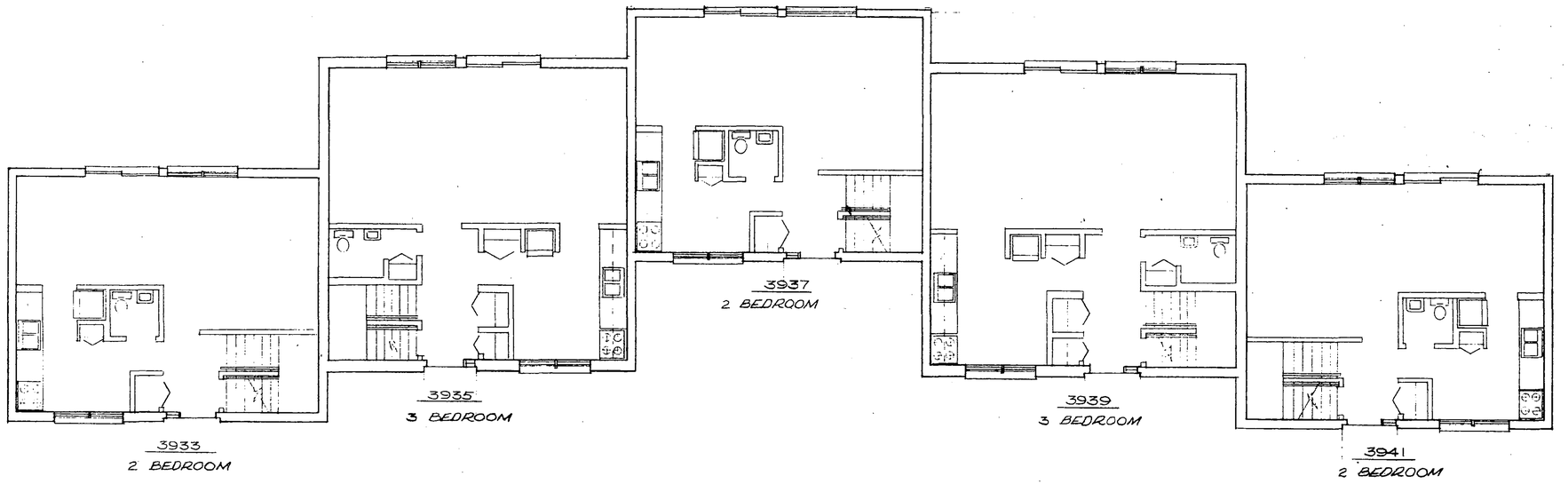
TOTAL SQUARE FOOTAGE
2 BEDROOM – 1044
3 BEDROOM – 1294

CONDOMINIUM DEVELOPMENT
WESTMINSTER SQUARE
4 & 5 1/2 AVE. N.W.
ROCHESTER, MINNESOTA

DRAWN BY:
JD
PROJECT NO.
74088
DATE:
3-18-74
REVISED 3-29-74

DRAFTING BY:
ROCHESTER DESIGN SERVICE
1416 VALLEY RIDGE DRIVE N.W. 288-4717
ROCHESTER, MINNESOTA

SHEET NUMBER:
A-8



NOTE: EXTERIOR DIMENSIONS ARE SHOWN ON BASEMENT PLAN... SHEET A-8

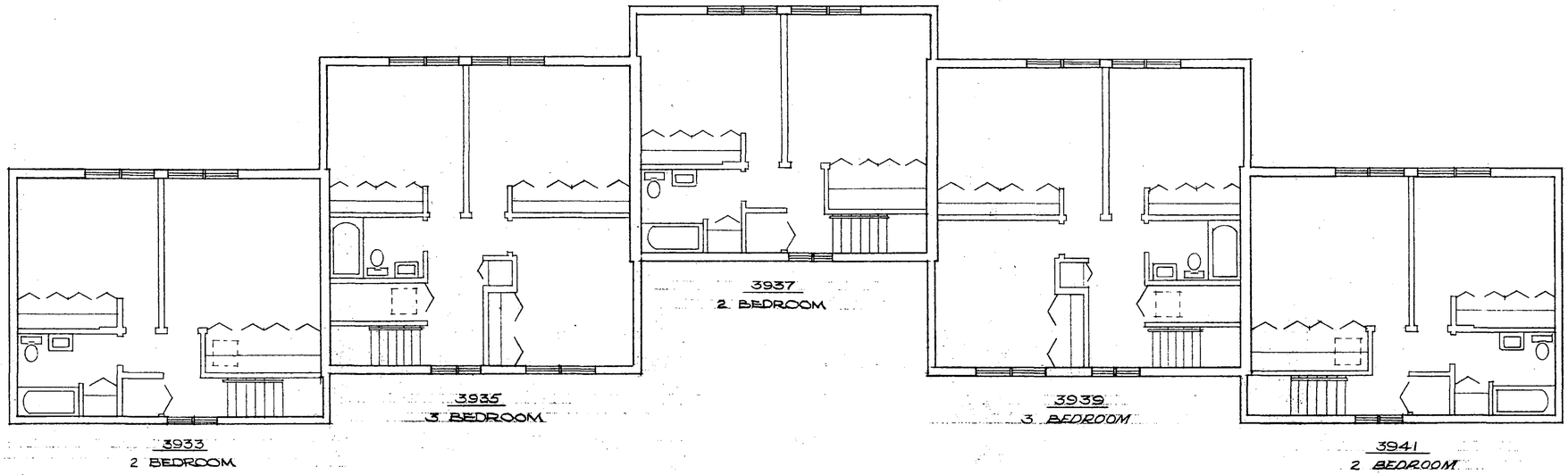
FIRST FLOOR PLAN

CONDOMINIUM DEVELOPMENT
WESTMINSTER SQUARE
41 ST ST & 18 TH AVE. N.W.
ROCHESTER, MINNESOTA

DRAWN BY:
PROJECT NO. 74088
DATE: 3-18-74

DRAFTING BY:
ROCHESTER DESIGN SERVICE
1416 VALLEY HIGH DRIVE N.W. 288-4717
ROCHESTER, MINNESOTA

SHEET NUMBER
A-9



NOTE: EXTERIOR DIMENSIONS ARE SHOWN ON BASEMENT PLAN... SHEET A-8

SECOND FLOOR PLAN

CONDOMINIUM DEVELOPMENT
WESTMINSTER SQUARE
41 ST. ST & 18 TH AVE. N.W.
ROCHESTER, MINNESOTA

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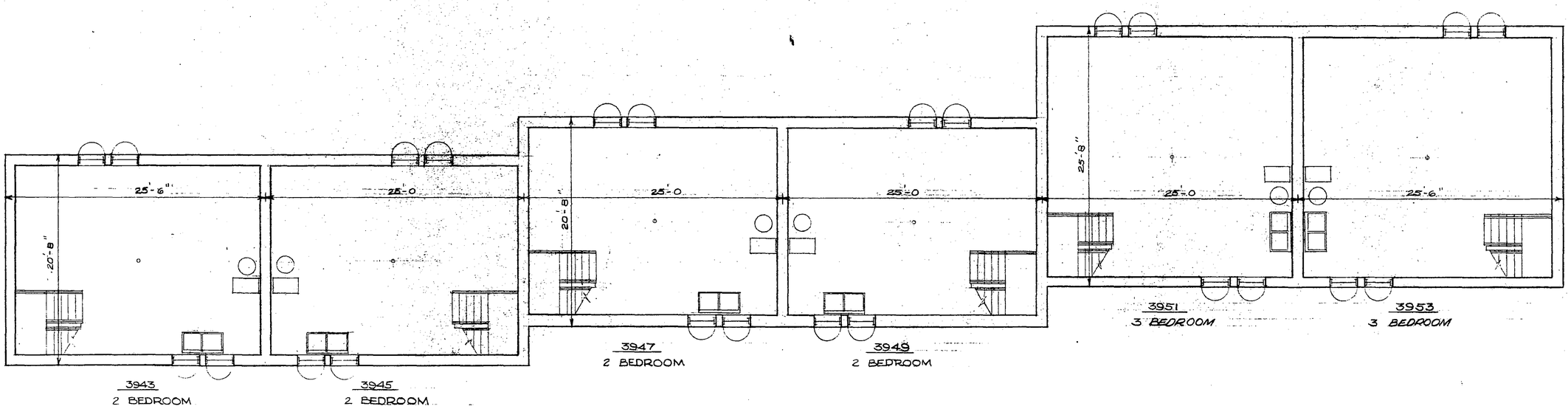
PROJECT NO. 7408B

DATE: 3-18-74

DRAFTING BY:
ROCHESTER DESIGN SERVICE
416 VALLEY HIGH DRIVE N.W. 288-4717
ROCHESTER, MINNESOTA

SHEET NUMBER

A-10



BASEMENT PLAN

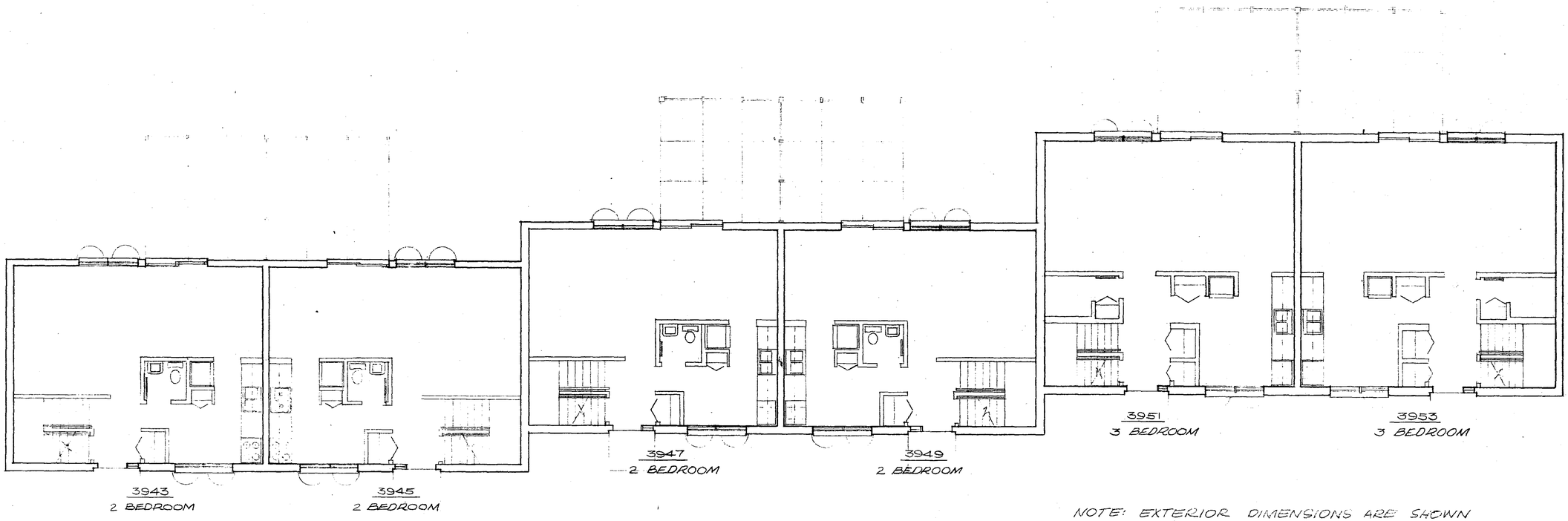
TOTAL SQUARE FOOTAGE
2 BEDROOM - 1044
3 BEDROOM - 1294

CONDOMINIUM DEVELOPMENT
WESTMINSTER SQUARE
41 ST. ST. & 7th AVE. N.W.
ROCHESTER, MINNESOTA

DRAWN BY:
JD
PROJECT NO.
7408
DATE:
3-18-74
REVISED 3-27-74 MH

DRAWING BY:
ROCHESTER DESIGN SERVICE
1416 VALLEY HIGH DRIVE N.W. 288-4717
ROCHESTER, MINNESOTA

SHEET NUMBER
A-11



NOTE: EXTERIOR DIMENSIONS ARE SHOWN ON BASEMENT PLAN...SHEET A-11

FIRST FLOOR PLAN

CONDOMINIUM DEVELOPMENT
WESTMINSTER SQUARE
41ST ST & 18TH AVE. N.W.
ROCHESTER, MINNESOTA

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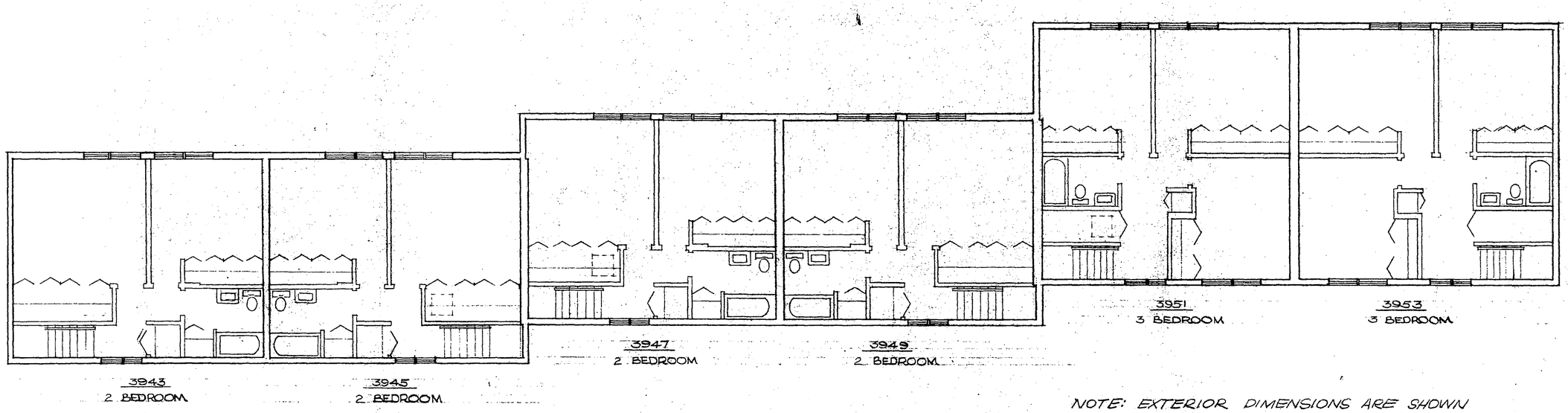
PROJECT NO. 7408B

DATE: 3-18-74

DRAFTING BY:
ROCHESTER DESIGN SERVICE
1416 VALLEY HIGH DRIVE N.W. 288-4717
ROCHESTER, MINNESOTA

SHEET NUMBER

A-12



NOTE: EXTERIOR DIMENSIONS ARE SHOWN ON BASEMENT PLAN... SHEET A-11

SECOND FLOOR PLAN

CONDOMINIUM DEVELOPMENT
WESTMINSTER SQUARE
4TH ST. & 18TH AVE. N.W.
ROCHESTER, MINNESOTA

DRAWN BY
PA

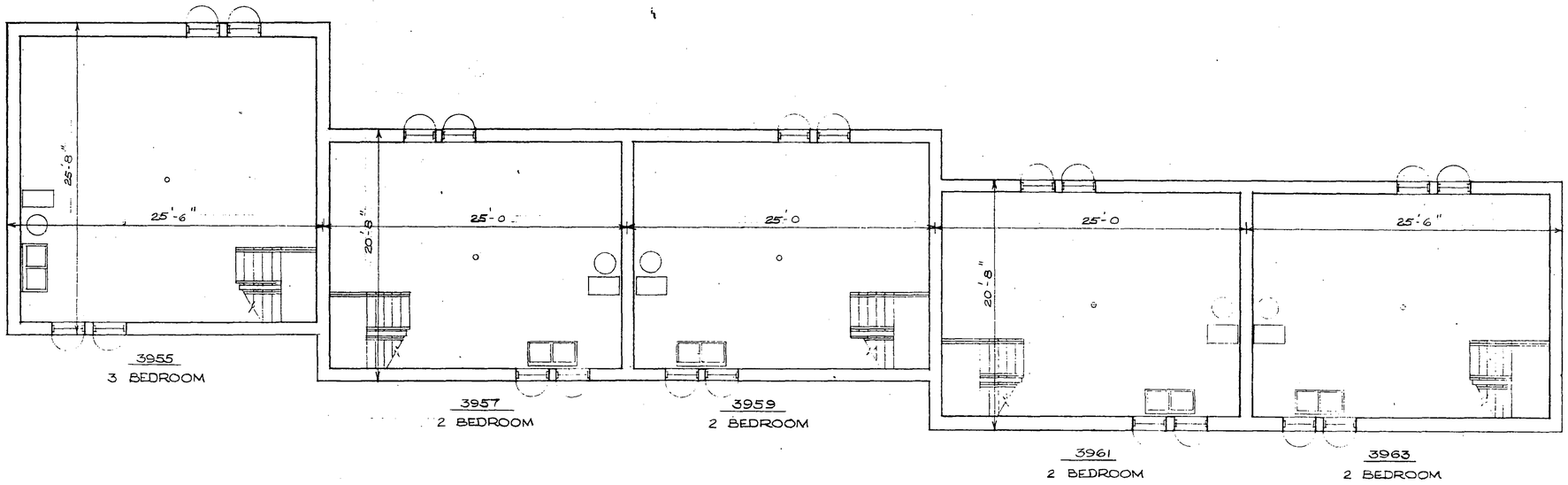
PROJECT NO.
74088

DATE
3-18-74

DRAFTING
ROCHESTER DESIGN SERVICES
1416 VALLEY HIGH DRIVE N.W.
ROCHESTER MINNESOTA

SHEET NO.

A-13



BASEMENT PLAN

TOTAL SQUARE FOOTAGE
2 BEDROOM – 1044
3 BEDROOM – 1294

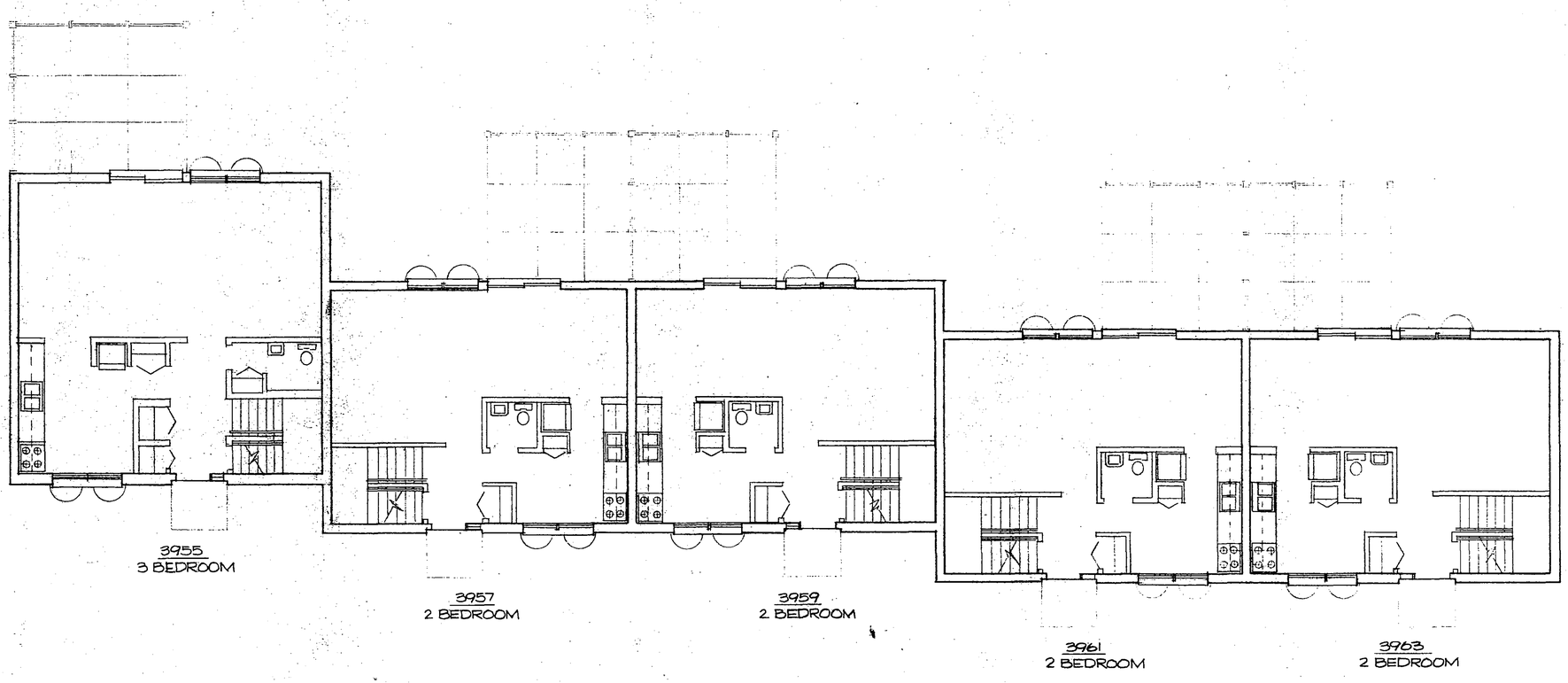
CONDOMINIUM DEVELOPMENT
WESTMINSTER SQUARE

DRAWN BY
APPROVED
DATE
REVISED

DRAFTING BY:
ROCHESTER DESIGN SERVICES
KEY VALLEY HIGH DRIVE N.W.

SHEET NO.

A-14



NOTE: EXTERIOR DIMENSIONS ARE SHOWN ON BASEMENT PLAN.., SHEET A-14

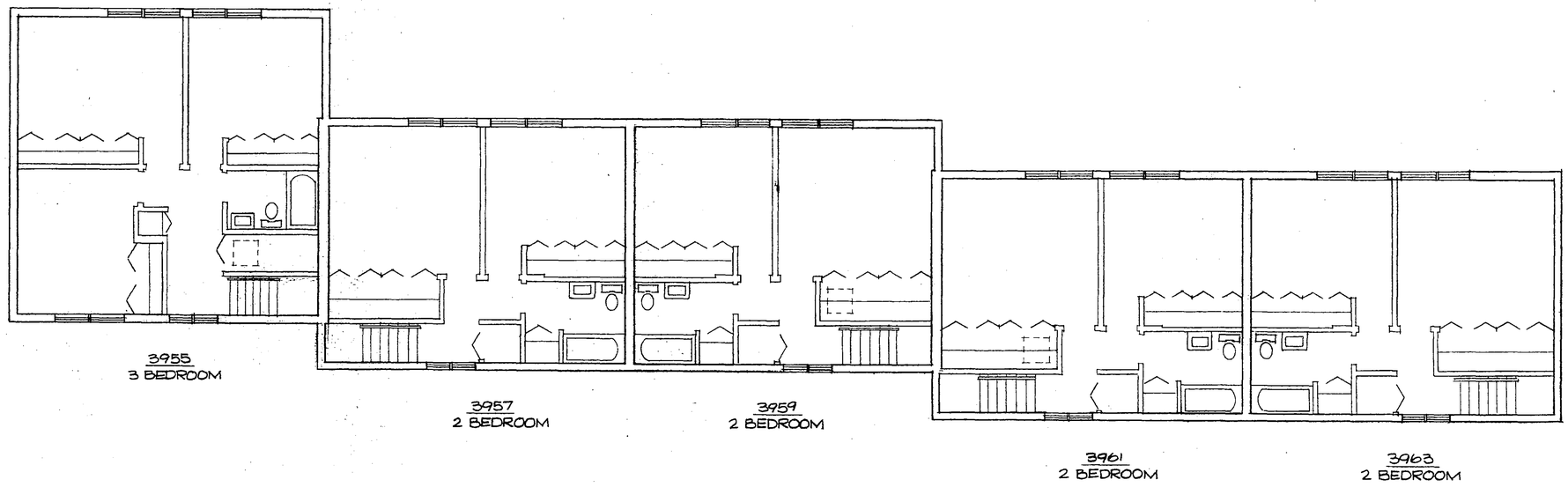
FIRST FLOOR PLAN

CONDOMINIUM DEVELOPMENT
WESTMINSTER SQUARE
N. ST. & 39TH AVE. N.W.
ROCHESTER, MINNESOTA

DRAWN BY:
PROJECT NO. 7408
DATE: 3-18-74

DRAFTING BY:
ROCHESTER DESIGN SERVICE
1616 MAIN HIGH DRIVE N.W. 288-4717
ROCHESTER, MINNESOTA

SHEET NUMBER
A-15



NOTE: EXTERIOR DIMENSIONS ARE SHOWN ON BASEMENT PLAN... SHEET A-14

SECOND FLOOR PLAN

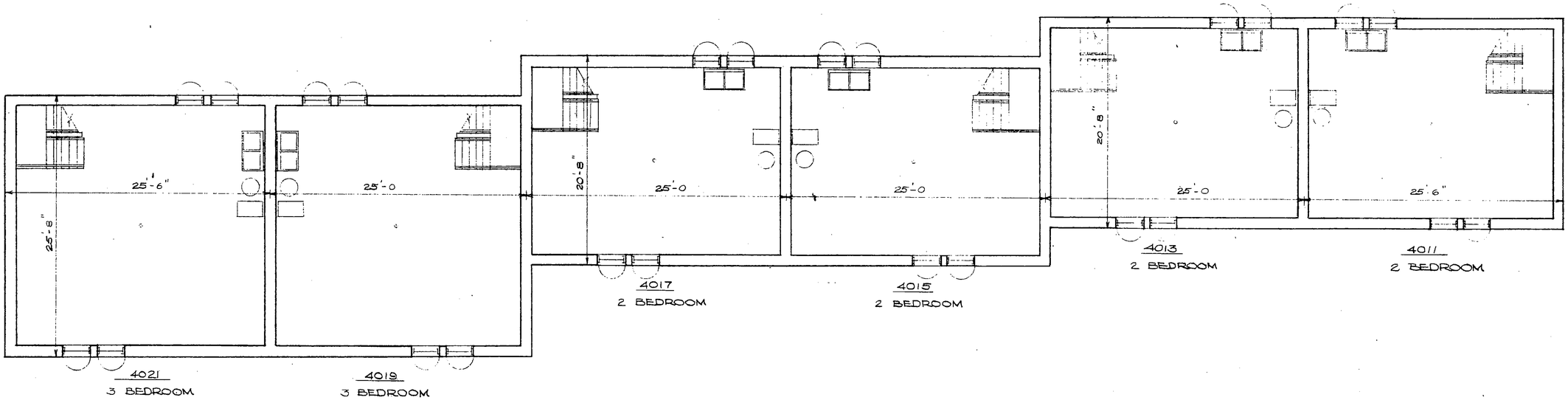
CONDOMINIUM DEVELOPMENT
WESTMINSTER SQUARE
4, 37, 37 1/2 & 39TH AVE. N.W.
ROCHESTER, MINNESOTA

DRAWN BY: JD
PROJECT NO. 74088
DATE: 3-18-74

DRAFTING BY:
ROCHESTER DESIGN SERVICE
1616 HALEY HIGH DRIVE N.W. 288-4717
ROCHESTER MINNESOTA

SHEET NUMBER

A-16



BASEMENT PLAN

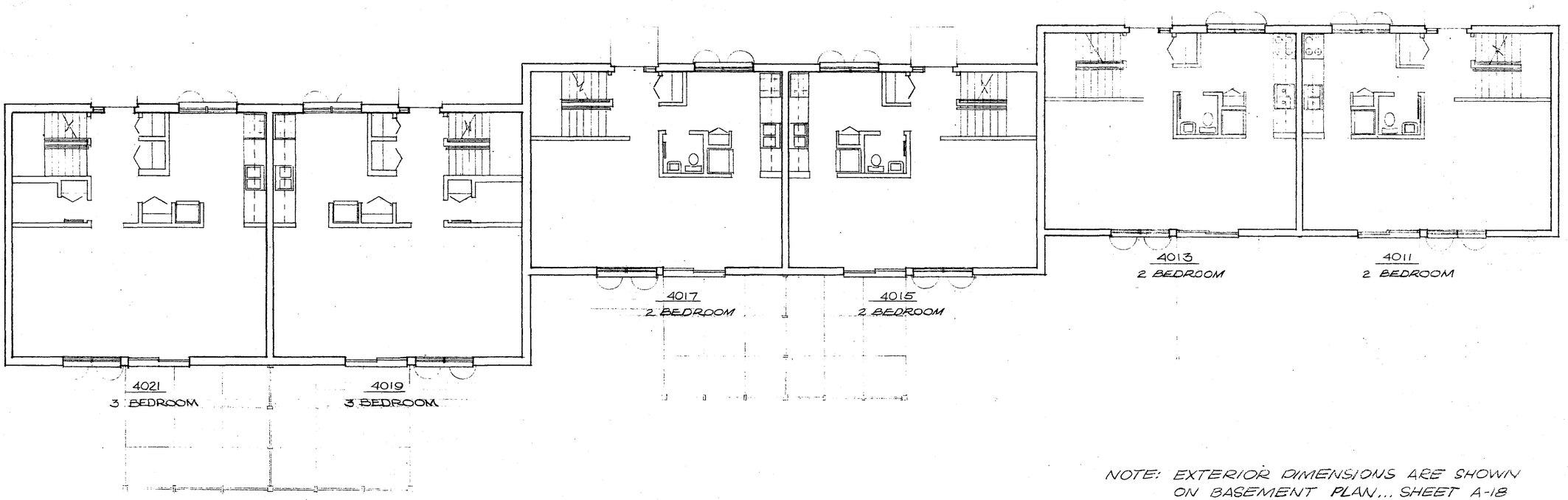
TOTAL SQUARE FOOTAGE
2 BEDROOM — 1044
3 BEDROOM — 1279

CONDOMINIUM DEVELOPMENT
WESTMINSTER SQUARE
41 ST ST. & 18 AVE. N.W.
ROCHESTER, MINNESOTA

DRAWN BY:
PROJECT NO. 74088
DATE: 3-18-74
REVISED: 5-7-74 MS.

MARTINS-HY
ROCHESTER DESIGN SERVICE
1416 VALLEY HIGH DRIVE N.W. 288-4717
ROCHESTER MINNESOTA

SHEET NUMBER
A-17



NOTE: EXTERIOR DIMENSIONS ARE SHOWN ON BASEMENT PLAN... SHEET A-18

FIRST FLOOR PLAN

CONDOMINIUM DEVELOPMENT
WESTMINSTER SQUARE
41 ST ST E / 18 TH AVE. N.W.
ROCHESTER, MINNESOTA

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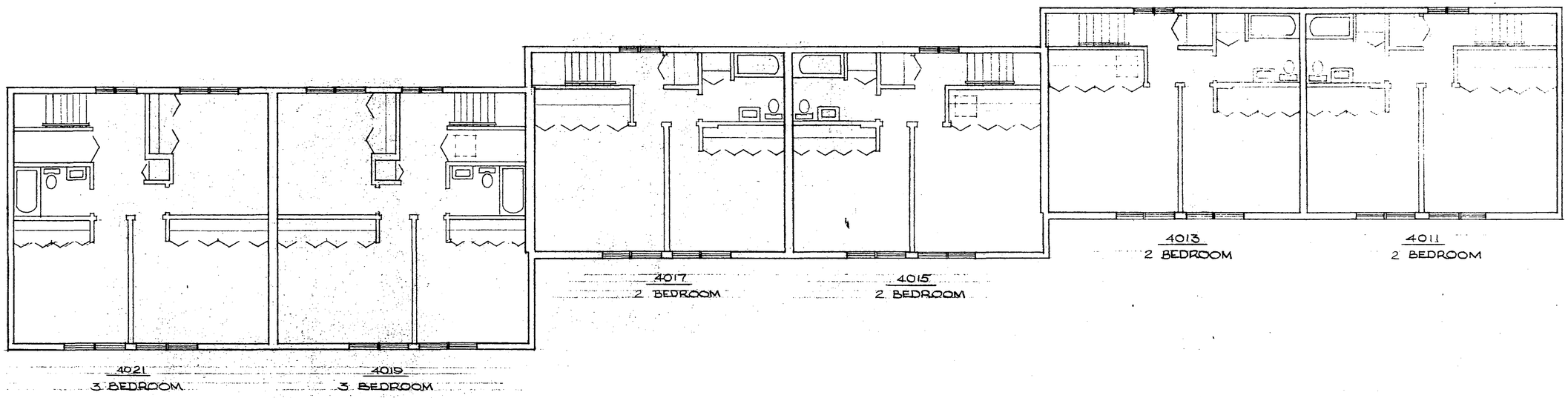
PROJECT NO. 7408B

DATE: 5-18-74

DRAFTING BY:
ROCHESTER DESIGN SERVICE
1416 VALLEY HIGH DRIVE N.W. 288-4717
ROCHESTER, MINNESOTA

SHEET NUMBER

A-18



NOTE: EXTERIOR DIMENSIONS ARE SHOWN ON BASEMENT PLAN... SHEET A-18

SECOND FLOOR PLAN

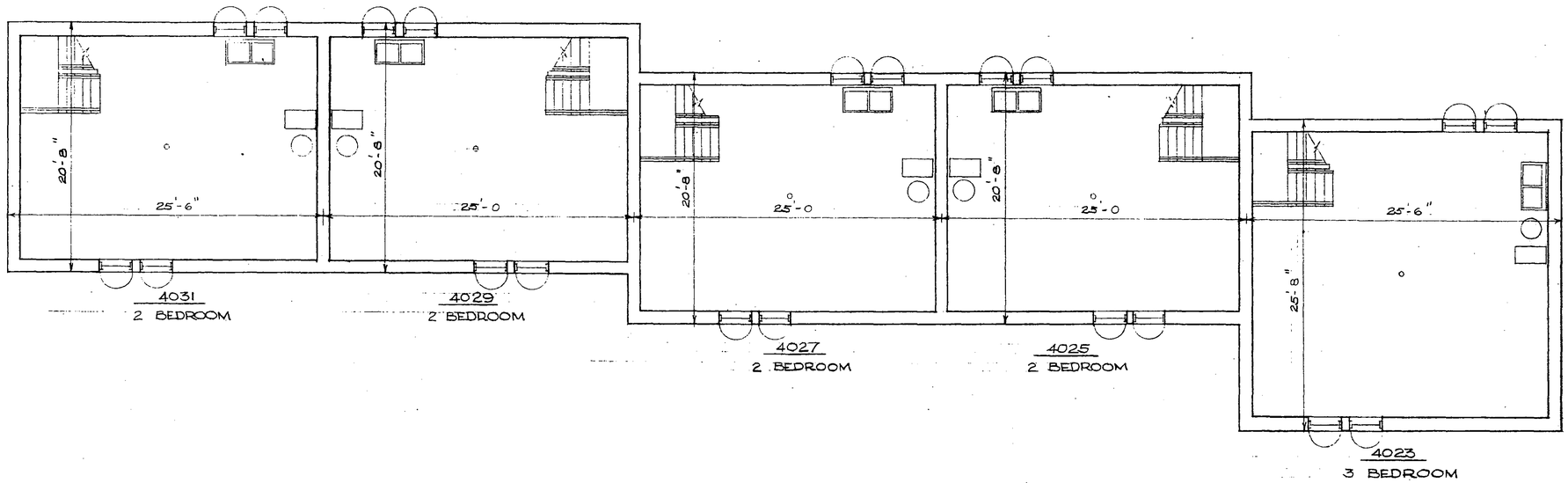
CONDOMINIUM DEVELOPMENT
WESTMINSTER SQUARE
14TH ST & 18TH AVE. N.W.
ROCHESTER, MINNESOTA

DRAWN BY
PROJECT # 74088
DATE 3-18-74

DRAFTING
ROCHESTER DESIGN SERVICE
1416 VALLEY HIGH DRIVE N.W.
ROCHESTER MINNESOTA

SHEET NO.

A-19



BASEMENT PLAN

TOTAL SQUARE FOOTAGE
2 BEDROOM – 1044
3 BEDROOM – 1294

CONDOMINIUM DEVELOPMENT
WESTMINSTER SQUARE
41 ST ST & 18 TH AVE. N.W.
ROCHESTER, MINNESOTA

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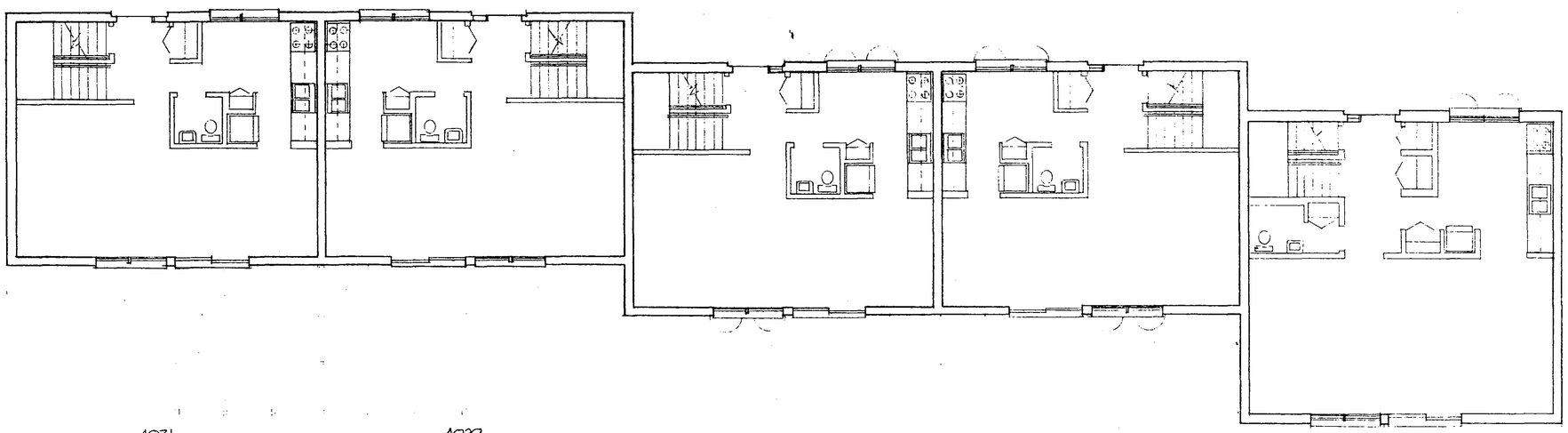
PROJECT NO.
74088

DATE:
3-18-74
REVISED: 5-1-74 ALH

DRAFTING BY:
ROCHESTER DESIGN SERVICE
1416 VALLEY HIGH DRIVE N.W. 288-4717
ROCHESTER, MINNESOTA

SHEET NUMBER

A-20



4031
2 BEDROOM

4029
2 BEDROOM

4027
2 BEDROOM

4025
2 BEDROOM

4023
3 BEDROOM

FIRST FLOOR PLAN

NOTE: EXTERIOR DIMENSIONS ARE SHOWN ON BASEMENT PLAN... SHEET A-20

CONDOMINIUM DEVELOPMENT
WESTMINSTER SQUARE
41ST ST & 18TH AVE. N.W.
ROCHESTER, MINNESOTA

DRAWN BY:

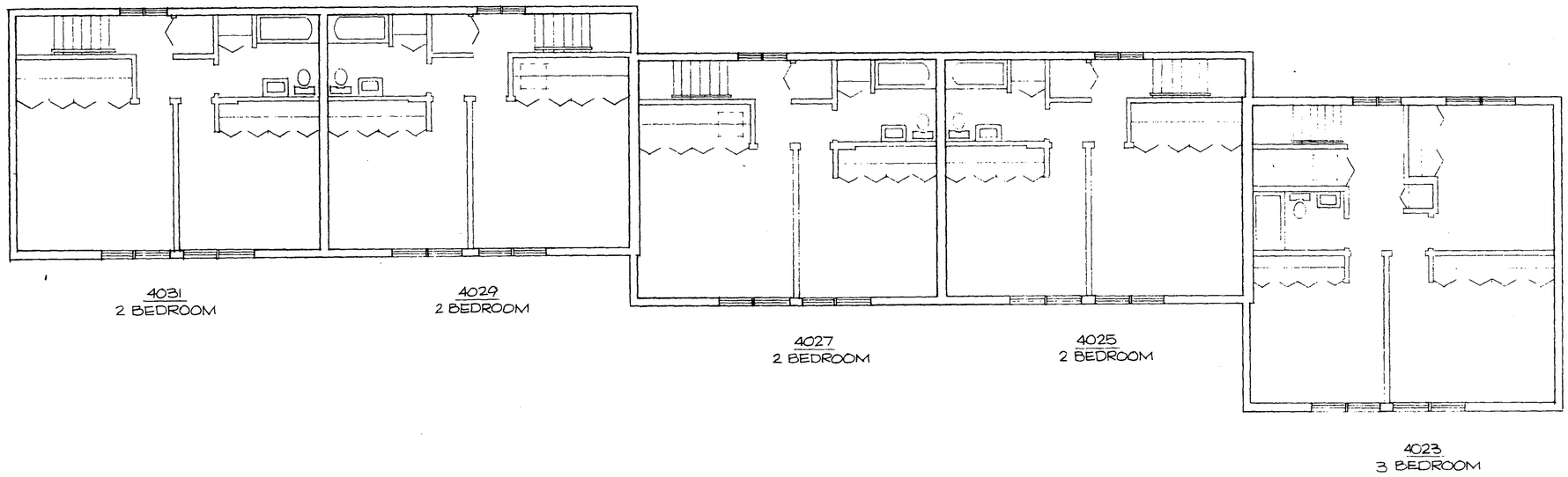
PROJECT NO.
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DATE:
3-18-74

DRAFTING BY:
ROCHESTER DESIGN SERVICE
1416 VALLEY HIGH DRIVE N.W. 288-4717
ROCHESTER, MINNESOTA

SHEET NUMBER

A-21



SECOND FLOOR PLAN

NOTE: EXTERIOR DIMENSIONS ARE SHOWN ON BASEMENT PLAN.., SHEET A-20

CONDOMINIUM DEVELOPMENT
WESTMINSTER SQUARE
41 ST ST & 18 TH AVE. N.W.
ROCHESTER, MINNESOTA

DRAWN BY:

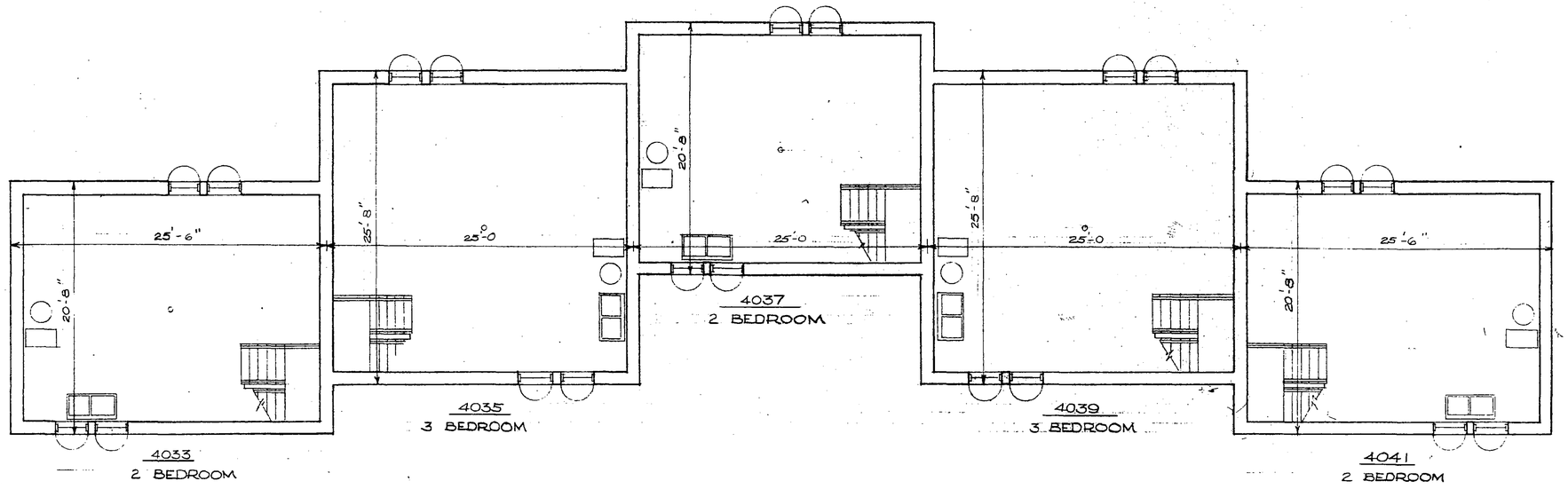
PROJECT NO. 74088

DATE: 5-18-74

DRAFTING BY:
ROCHESTER DESIGN SERVICE
1416 VALLEY HIGH DRIVE N.W. 288-4717
ROCHESTER, MINNESOTA

SHEET NUMBER

A-22



BASEMENT PLAN

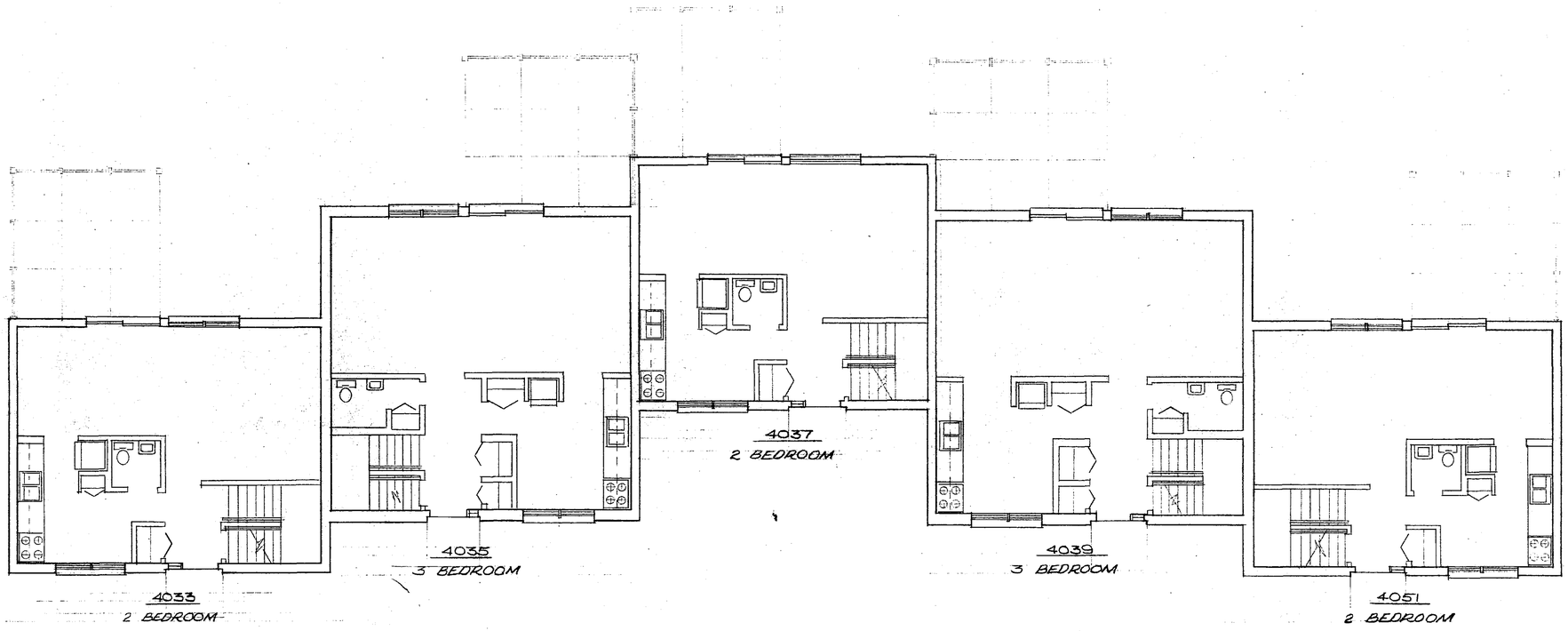
TOTAL SQUARE FOOTAGE
2 BEDROOM – 1044
3 BEDROOM – 1294

CONDOMINIUM DEVELOPMENT
WESTMINSTER SQUARE
41ST ST. & 18TH AVE. N.W.
ROCHESTER, MINNESOTA

DRAWN BY:
PROJECT NO. 74088
DATE: 3-18-74
REVISED: 5-1-74 M.R.

DRAFTING BY:
ROCHESTER DESIGN SERVICE
1416 VALLEY HIGH DRIVE N.W. 288-4717
ROCHESTER, MINNESOTA

SHEET NUMBER
A-23



NOTE: EXTERIOR DIMENSIONS ARE SHOWN ON BASEMENT PLAN.. SHEET A-23

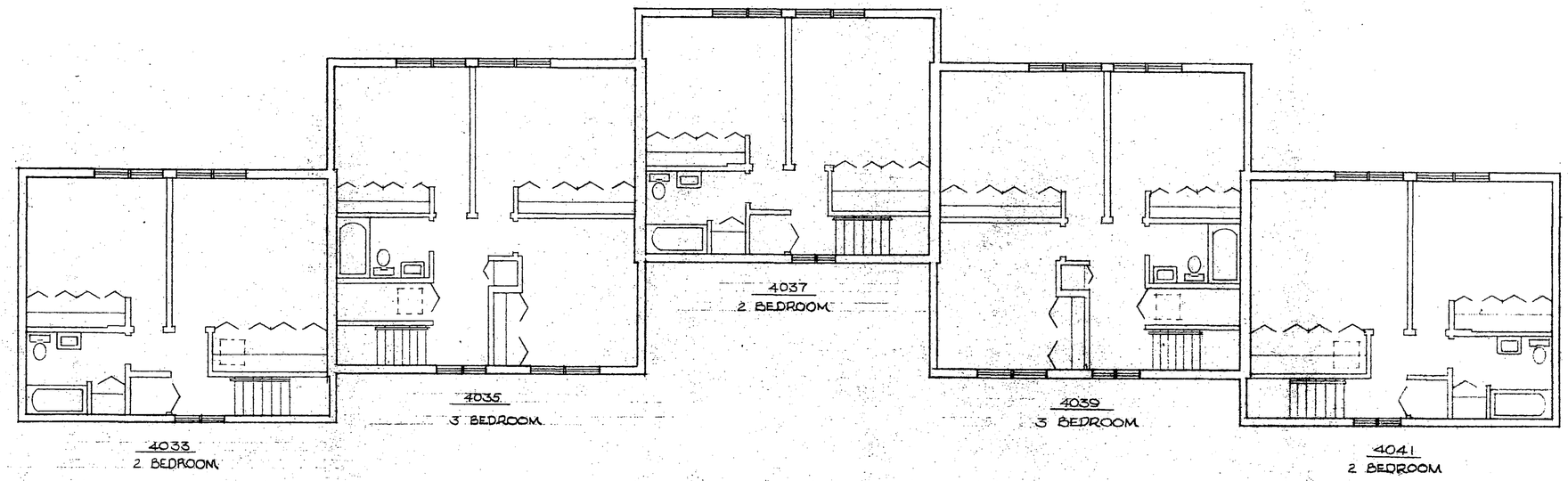
FIRST FLOOR PLAN

CONDOMINIUM DEVELOPMENT
WESTMINSTER SQUARE
4, 5TH ST. & 18TH AVE. N.W.
ROCHESTER, MINNESOTA

DRAWN BY:
PROJECT NO. 7408
DATE: 5-18-74

DRAFTING BY:
ROCHESTER DESIGN SERVICE
1416 VALLEY HIGH DRIVE N.W. 288-4717
ROCHESTER, MINNESOTA

SHEET NUMBER
A-24



NOTE: EXTERIOR DIMENSIONS ARE SHOWN ON BASEMENT PLAN.., SHEET A-23

SECOND FLOOR PLAN

CONDOMINIUM PROJECT
WESTMINISTER SQUARE
20 SE ST. & 18TH AVE. N.W.
ROCHESTER, MINNESOTA

DRAWN BY:

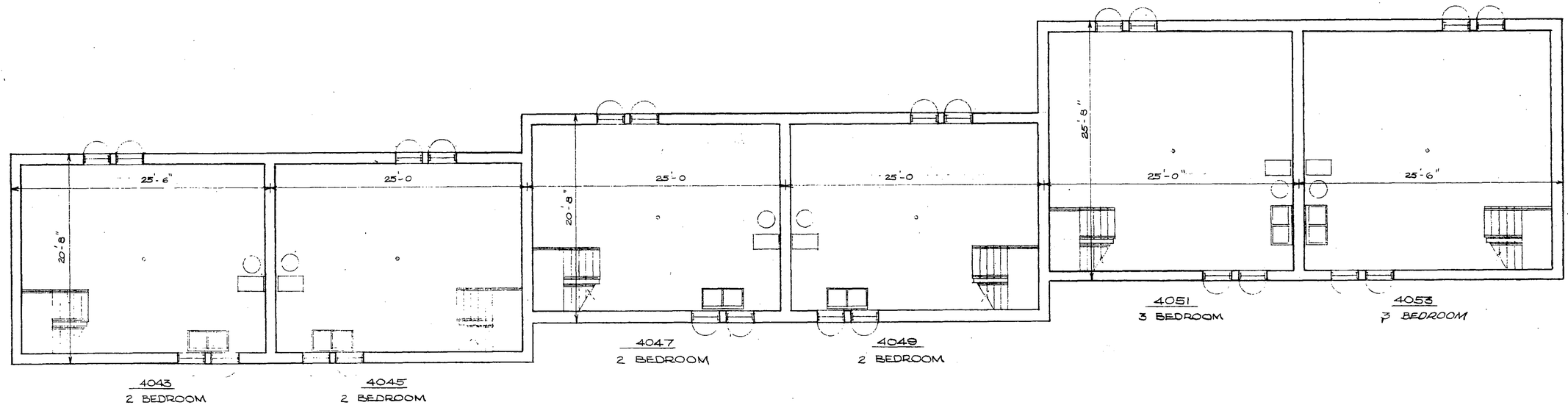
PROJECT # 7408

DATE 3-18-74

DRAFTING
ROCHESTER DESIGN SERVICE
288-4717
BIG VALLEY HIGH DRIVE N.W.
ROCHESTER, MINNESOTA
55901

SHEET NO.

A-25



BASEMENT PLAN

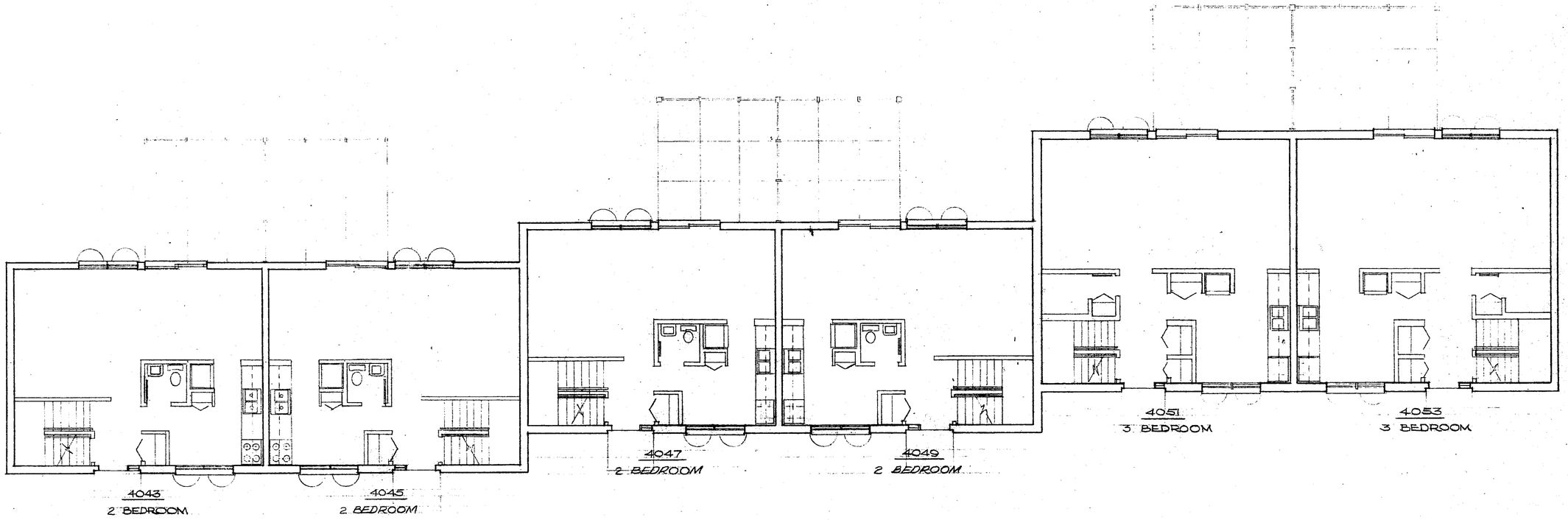
TOTAL SQUARE FOOTAGE
2 BEDROOM – 1044
3 BEDROOM – 1294

CONDOMINIUM DEVELOPMENT
WESTMINSTER SQUARE
41 ST ST. E. & 18 TH AVE. N.W.
ROCHESTER, MINNESOTA

DRAWN BY:
JD
PROJECT NO.
7408
DATE:
5-15-74
REVISED:

DRAFTING BY:
ROCHESTER DESIGN SERVICE
1416 VALLEY HIGH DRIVE N.W. 288-4717
ROCHESTER, MINNESOTA

SHEET NUMBER
A-26



NOTE: EXTERIOR DIMENSIONS ARE SHOWN ON BASEMENT PLAN... SHEET A-26

FIRST FLOOR PLAN

CONDOMINIUM DEVELOPMENT
WESTMINSTER SQUARE
41ST ST. & 18TH AVE. N.W.
ROCHESTER, MINNESOTA

DRAWN BY:

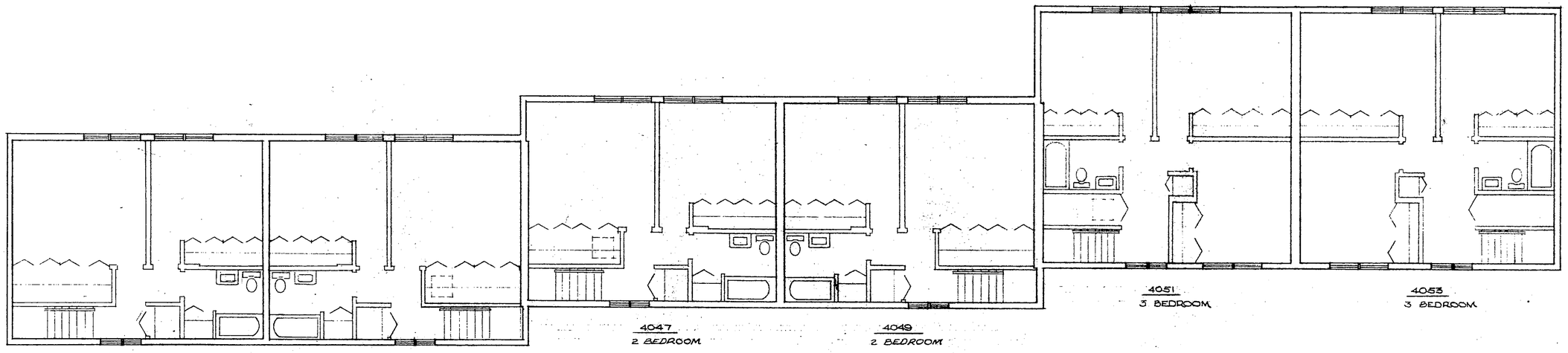
PROJECT NO. 7408B

DATE: 3-18-74

DRAFTING BY:
ROCHESTER DESIGN SERVICE
1416 VALLEY HIGH DRIVE N.W. 288-4717
ROCHESTER, MINNESOTA

SHEET NUMBER

A-27



NOTE: EXTERIOR DIMENSIONS ARE SHOWN ON BASEMENT PLAN ... SHEET A-26

SECOND FLOOR PLAN

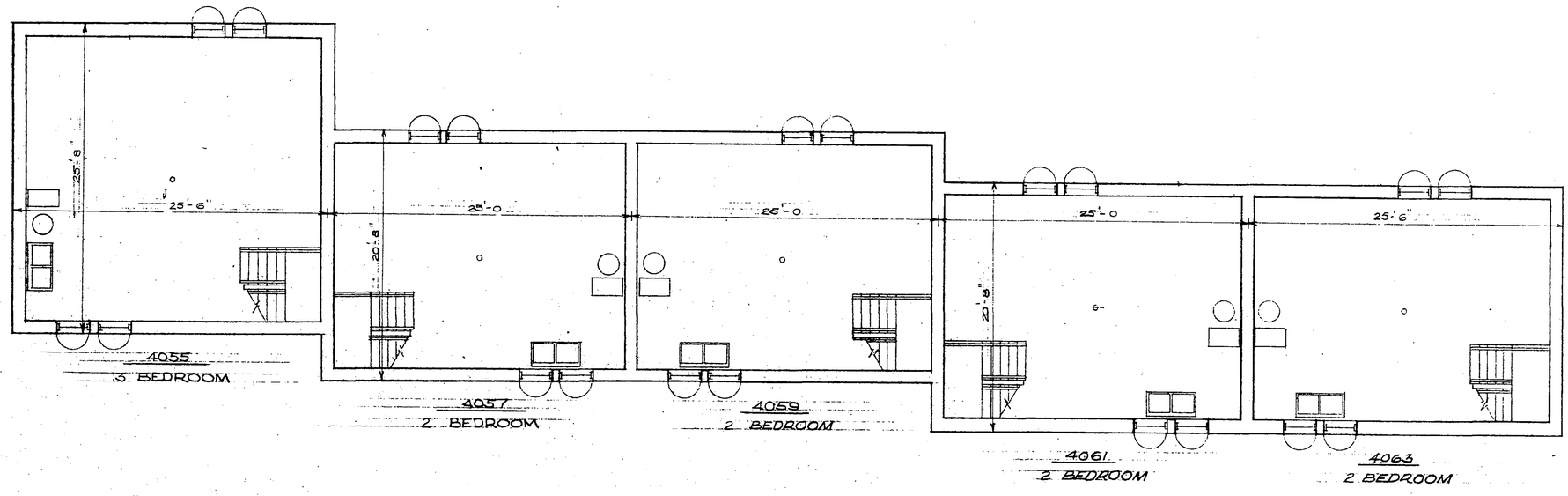
CONDOMINIUM PROJECT
WESTMINSTER SQUARE
416 1ST ST. & 1ST AVE. N.W. ROCHESTER, MINNESOTA

DRAWN BY:
PROJECT # 74088
DATE: 3-15-74

DRAFTING BY:
ROCHESTER DESIGN SERVICE
1416 VALLEY HIGH DRIVE N.W. ROCHESTER, MINN.

SHEET NUMBER

A-28



BASEMENT PLAN

TOTAL SQUARE FOOTAGE
2 BEDROOM — 1044
3 BEDROOM — 1,294

CONDOMINIUM DEVELOPMENT
WESTMINSTER SQUARE
41ST ST & 18TH AVE. N.W.
ROCHESTER, MINNESOTA

DRAWN BY:

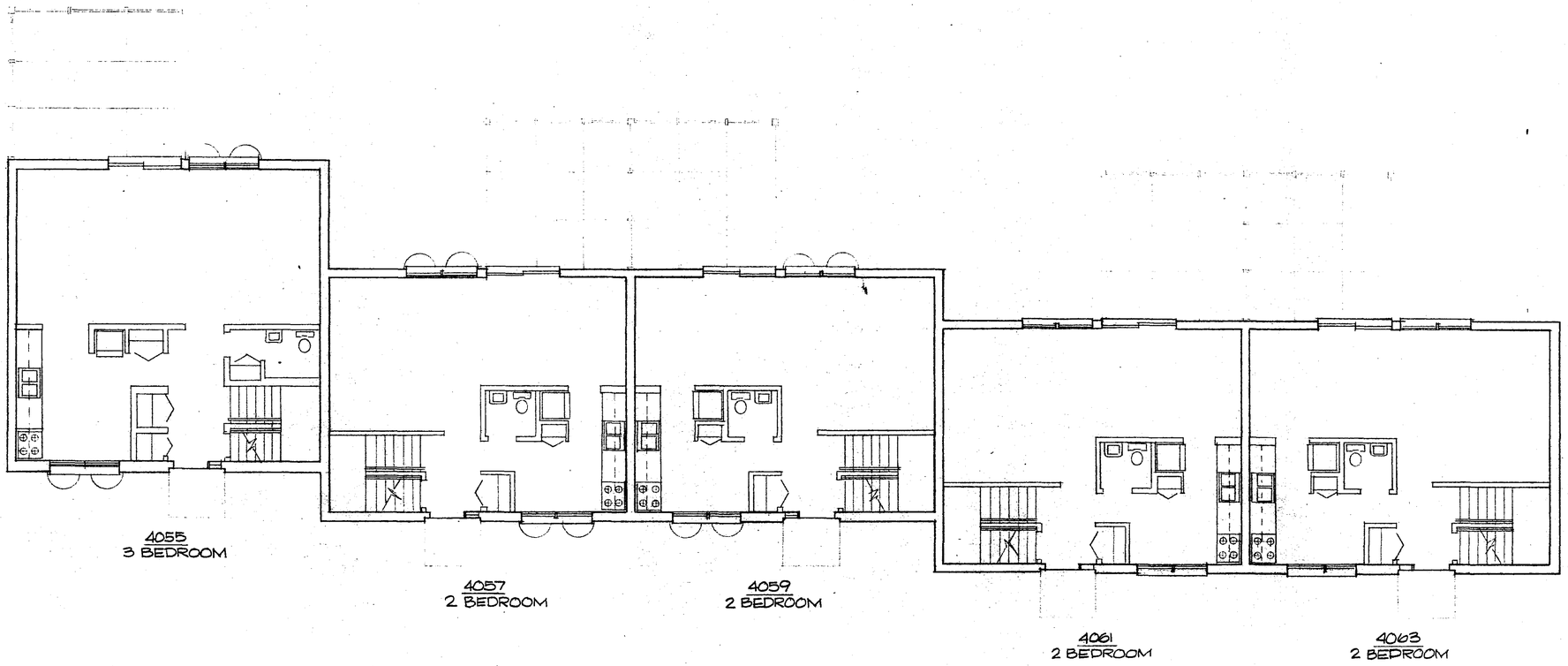
PROJECT NO. 74088

DATE: 3-18-74
REVISED: 5-1-74 M.H.

DRAFTING BY:
ROCHESTER DESIGN SERVICE
1416 VALLEY HIGH DRIVE N.W. 288-4717
ROCHESTER, MINNESOTA

SHEET NUMBER

A-29



NOTE: EXTERIOR DIMENSIONS ARE SHOWN ON BASEMENT PLAN... SHEET A-29

FIRST FLOOR PLAN

CONDOMINIUM DEVELOPMENT
WESTMINSTER SQUARE
41 ST ST & 18 TH AVE. N.W.
ROCHESTER, MINNESOTA

DRAWN BY:

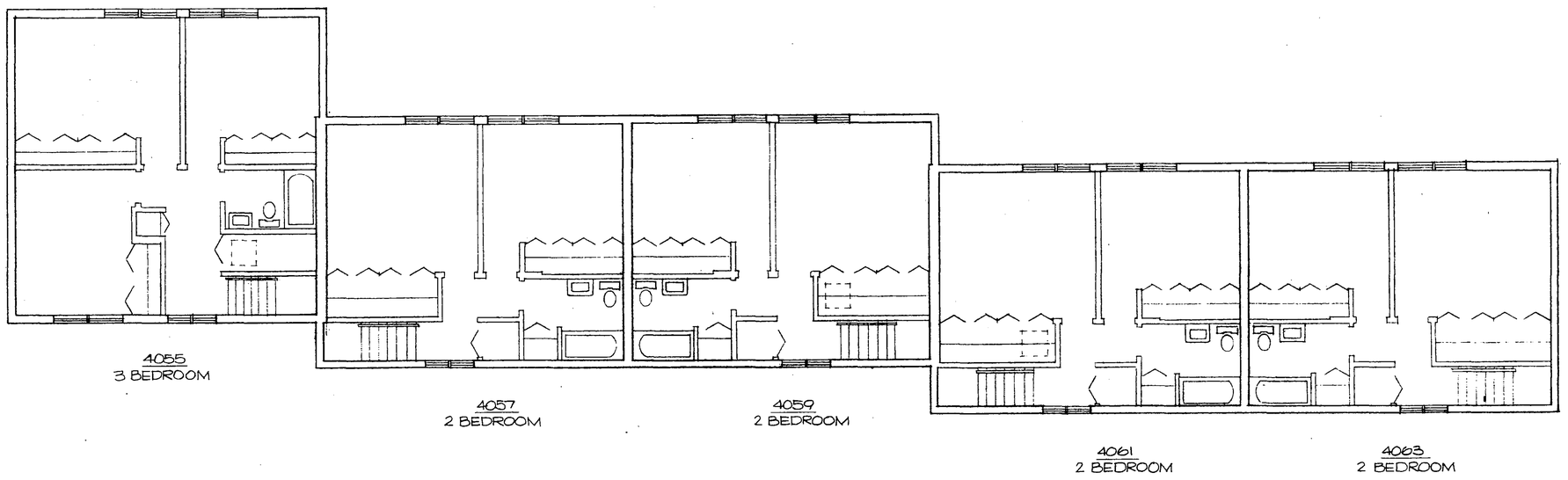
PROJECT NO. 74088

DATE: 3-18-74

DRAFTING BY:
ROCHESTER DESIGN SERVICE
1416 VALLEY HIGH DRIVE N.W. 288-4717
ROCHESTER, MINNESOTA

SHEET NUMBER

A-30



NOTE: EXTERIOR DIMENSIONS ARE SHOWN ON BASEMENT PLAN... SHEET A-29

SECOND FLOOR PLAN

DRAWN BY:
PROJECT NO. 74-08E
DATE: 5-18-74

DRAFTING & DESIGN SERVICE
ROCHESTER, MINNESOTA
288-4717

SHEET A-1

SKELGRAM