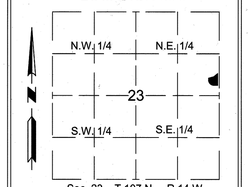
OFFICIAL PLAT

COMMON INTEREST COMMUNITY NUMBER 389

A CONDOMINIUM

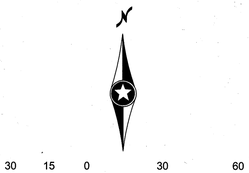
ROADHOUSE MOTOR CONDOS

LOCATION MAP



Sec. 23, T.107 N. R.14 W.

No Scale



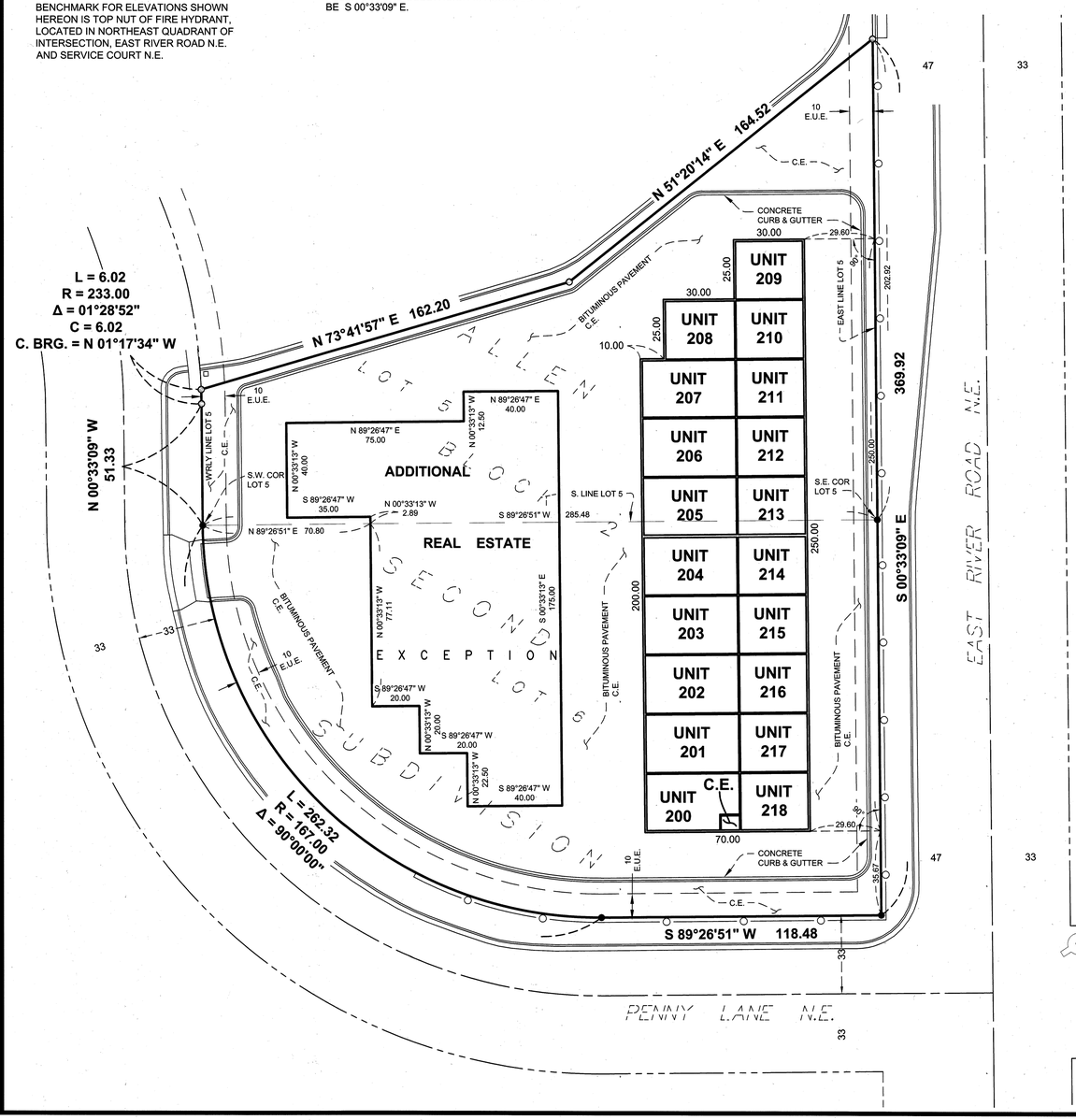
ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE OLMSTED COUNTY COORDINATE SYSTEM NAD 83 (1996 ADJ.) WHEREIN THE EAST LINE OF LOT 6, BLOCK 2, ALLEN SECOND SUBDIVISION IS ASSUMED TO BE S 00°33'09" E.

LEGEND

- ○ DENOTES 3/4 INCH BY 18 INCH IRON PIPE SET AND MARKED BY LICENSE NO. 47034
- ● DENOTES FOUND 5/8-INCH IRON PIPE MONUMENT UNLESS NOTED OTHERWISE
- E.U.E. DENOTES EXISTING UTILITY EASEMENT PER PLAT OF ALLEN SECOND SUBDIVISION
- C.E. DENOTES COMMON ELEMENT
- ——○—— DENOTES EXISTING CONTROLLED ACCESS PER PLAT OF ALLEN SECOND SUBDIVISION

NOTES

BENCHMARK FOR ELEVATIONS SHOWN HEREON IS TOP NUT OF FIRE HYDRANT, LOCATED IN NORTHEAST QUADRANT OF INTERSECTION, EAST RIVER ROAD N.E. AND SERVICE COURT N.E.



SURVEYOR'S CERTIFICATE

I, Mark J. Haselius, do hereby certify that the work was undertaken by, or reviewed and approved by, me for this CIC plat of COMMON INTEREST COMMUNITY NUMBER 389, A CONDOMINIUM, ROADHOUSE MOTOR CONDOS, being located upon:

That part of Lot 5, Block 2, ALLEN SECOND SUBDIVISION, Olmsted County, Minnesota, described as follows:

Beginning at the southwest corner of said Lot 5; thence North 00 degrees 33 minutes 09 seconds West, assumed bearing, along the westerly line of said Lot 5, a distance of 51.33 feet; thence northerly 6.02 feet along said westerly line and tangential curve, concave westerly, central angle of 01 degree 28 minutes 52 seconds, radius of 233.00 feet and a chord which bears North 01 degree 17 minutes 34 seconds West, 6.02 feet; thence North 73 degrees 41 minutes 57 seconds East, not tangent to said curve, 162.20 feet; thence North 51 degrees 20 minutes 14 seconds East, 164.52 feet to the east line of said Lot 5; thence South 00 degrees 33 minutes 09 seconds East, along said east line, 202.92 feet to the southeast corner of said Lot 5; thence South 89 degrees 26 minutes 51 seconds West, along the south line of said Lot 5, a distance of 285.48 feet to the point of beginning.

ALSO

Lot 6, Block 2, ALLEN SECOND SUBDIVISION, Olmsted County, Minnesota.

Except that part of Lots 5 and 6, Block 2, ALLEN SECOND SUBDIVISION, Olmsted County, Minnesota, described as follows:

Commencing at the southwest corner of said Lot 5; thence North 89 degrees 26 minutes 51 seconds East, assumed bearing , along the south line of said Lot 5, a distance of 70.80 feet to the point of beginning; thence North 00 degrees 33 minutes 13 seconds West 2.89 feet; thence South 89 degrees 26 minutes 47 seconds West 35.00 feet; thence North 00 degrees 33 minutes 13 seconds West 40.00 feet; thence North 89 degrees 26 minutes 47 seconds East 75.00 feet; thence North 00 degrees 33 minutes 13 seconds West 12.50 feet; thence North 89 degrees 26 minutes 47 seconds East 40.00 feet; thence South 00 degrees 33 minutes 13 seconds East 175.00 feet; thence South 89 degrees 26 minutes 47 seconds West 40.00 feet; thence North 00 degrees 33 minutes 13 seconds West 22.50 feet; thence South 89 degrees 26 minutes 47 seconds West 20.00 feet; thence North 00 degrees 33 minutes 13 seconds West 20.00 feet; thence South 89 degrees 26 minutes 47 seconds West 20.00 feet; thence North 00 degrees 33 minutes 13 seconds West 77.11 feet to the point of beginning.

And the Additional Real Estate described as follows:

That part of Lots 5 and 6, Block 2, ALLEN SECOND SUBDIVISION, Olmsted County, Minnesota, described as follows:

Commencing at the southwest corner of said Lot 5; thence North 89 degrees 26 minutes 51 seconds East, assumed bearing , along the south line of said Lot 5, a distance of 70.80 feet to the point of beginning; thence North 00 degrees 33 minutes 13 seconds West 2.89 feet; thence South 89 degrees 26 minutes 47 seconds West 35.00 feet; thence North 00 degrees 33 minutes 13 seconds West 40.00 feet; thence North 89 degrees 26 minutes 47 seconds East 75.00 feet; thence North 00 degrees 33 minutes 13 seconds West 12.50 feet; thence North 89 degrees 26 minutes 47 seconds East 40.00 feet; thence South 00 degrees 33 minutes 13 seconds East 175.00 feet; thence South 89 degrees 26 minutes 47 seconds West 40.00 feet; thence North 00 degrees 33 minutes 13 seconds West 22.50 feet; thence South 89 degrees 26 minutes 47 seconds West 20.00 feet; thence North 00 degrees 33 minutes 13 seconds West 20.00 feet; thence South 89 degrees 26 minutes 47 seconds West 20.00 feet; thence North 00 degrees 33 minutes 13 seconds West 77.11 feet to the point of beginning.

and fully and accurately depicts all information required by Minnesota Statutes, Section 515B.2-1101(c).

Dated this 6th day of October, 2022

Mark J. Haselius, Licensed Land Surveyor
Minnesota License No. 47034

STATE OF MINNESOTA
COUNTY OF OLMSTED

This instrument was acknowledged before me this 6th day of October, 2022, by Mark J. Haselius.

Christina McLaughlin
Printed Notary Name

Notary Public, Olmsted County, MN

My Commission Expires Jan. 31, 2026

This CIC Plat is part of the CIC Declaration, recorded as Document No. A- 1574946 on this 6th day of OCTOBER, 2022.

Mary Blair-Hoeft
Director of Property Records and Licensing

by: Wendy von Wald
Deputy

ENGINEER'S CERTIFICATE

I, Brian M. Morgan, 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 6th day of OCTOBER, 2022.

Brian M. Morgan, Licensed Engineer
Minnesota License No. 52652

STATE OF MINNESOTA
COUNTY OF OLMSTED

This instrument was acknowledged before me this 6th day of October, 2022 by Brian M. Morgan.

Christina McLaughlin
Printed Notary Name

Notary Public, Olmsted County, MN

My Commission Expires Jan. 31, 2026

COUNTY SURVEYOR

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 6 day of OCTOBER, 2022

Eric C. Stevens
Olmsted County Surveyor

PROPERTY RECORDS AND LICENSING

Pursuant to Minnesota Statutes, Section 515B.1-116(e) and Section 272.12, taxes payable in the year 2023 on the real estate hereinbefore described have been paid; there are no delinquent taxes and transfer entered on this 6th day of OCTOBER, 2023.

Mary Blair-Hoeft
Olmsted County Director of Property Records and Licensing

By Wendy von Wald
Deputy

50389

SEH

Mark Haselius X:\PT\P\PENZS\168042\9-survey\92-CAD\15-dwg\PE 168042_CIC Plat.dwg Monday, September 26, 2022

COMMON INTEREST COMMUNITY NUMBER 389

A CONDOMINIUM

ROADHOUSE MOTOR CONDOS

NOTES

ALL DIMENSIONS ARE SHOWN IN FEET AND INCHES.

ALL ELEVATIONS ARE SHOWN IN FEET AND TENTHS OF A FOOT.

ALL UNIT DIMENSIONS ARE TO THE INTERIOR, UNFINISHED SURFACES OF PERIMETER WALLS.

FIN. FLR. ELEV. DENOTES FINISHED FLOOR ELEVATION.

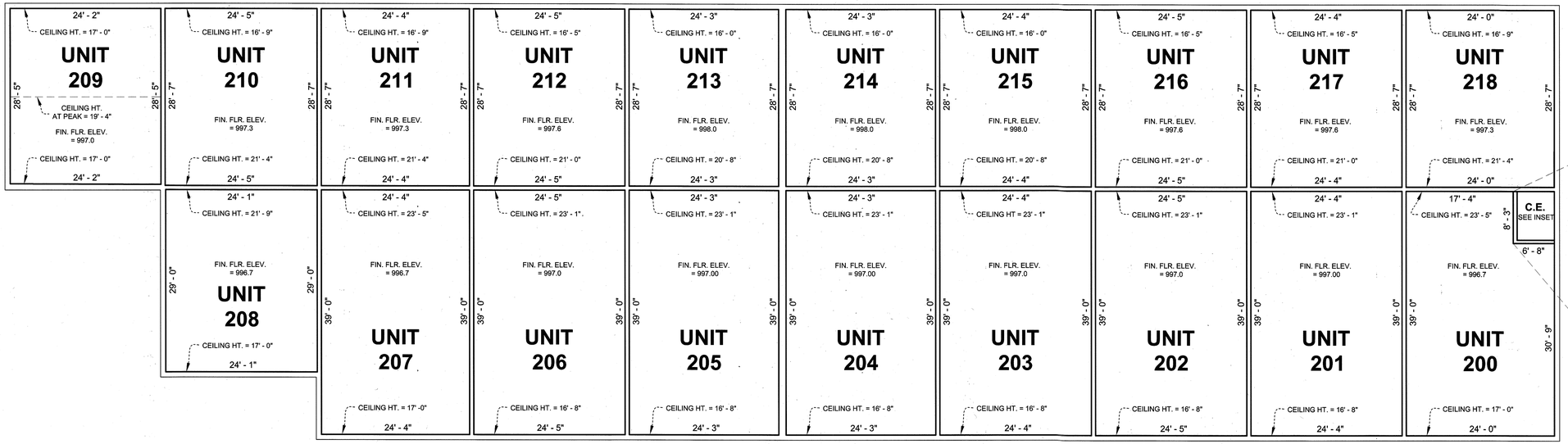
C.E. DENOTES COMMON ELEMENT

10 5 0 10 20

SCALE IN FEET

BENCHMARK

BENCHMARK FOR ELEVATIONS SHOWN HEREON IS TOP NUT OF FIRE HYDRANT, LOCATED IN NORTHEAST QUADRANT OF INTERSECTION , EAST RIVER ROAD N.E. AND SERVICE COURT N.E.
ELEVATION = 1102.11 (NAVD '88)



Mark Haselius X:\PT\A\PENZS\168042\9-survey\92-CAD\15-dwg\PE 168042_CIC Plat.dwg Monday, September 26, 2022