OFFICIAL PLAT

SITE PLAN
(ASBUILT)

CIC NUMBER 191
A CONDOMINIUM, BOULDER RIDGE TOWNHOMES
TWELFTH SUPPLEMENTAL CIC PLAT

This Twelfth Supplemental CIC Plat is part of the Twelfth Amended Declaration recorded as
Document No. A-1005559
on this 23rd day of December, 2003.

Daniel J. Hall
Director of Property Records and Licensing

Pam Hamerston
Deputy



NOTE #1
DECLARATION OF PRIVATE ACCESS EASEMENTS RECORDED AS DOC. NO. A-897726 AND ALSO AMENDED AND RESTATED DECLARATION OF PRIVATE ACCESS EASEMENTS RECORDED AS DOC. NO. A-936006

N

30 0 30 60
SCALE 1" =30'

SURVEYOR'S CERTIFICATE

I, James E. Swanson, do hereby certify that the work was undertaken by or reviewed and approved by me for this CIC Plat of COMMON INTEREST COMMUNITY NO. 191 A CONDOMINIUM, BOULDER RIDGE TOWNHOMES TWELFTH SUPPLEMENTAL CIC PLAT being located upon the following described property:

Lot 2, Block 4, BOULDER RIDGE, Olmsted County, Minnesota, according to the recorded plat thereof,

and the additional real estate described as follows:

Lots 1, 5, 6 AND 7, Block 4, and Outlot A, BOULDER RIDGE, Olmsted County, Minnesota, according to the recorded plat thereof,

fully and accurately depicts all information required by Minnesota Statutes, Section 515B.2–110.

Dated this 10th day of December, 2003.

James E. Swanson
James E. Swanson L.S, Minnesota License No. 11622.

STATE OF MINNESOTA
COUNTY OF OLMSTED

The foregoing instrument was acknowledged before me this 10 day of December, 2003, by James E. Swanson, a Licensed Professional Surveyor.

Betha Davis
Notary Public, Dodge County, Minnesota

My commission expires on 1-31-2005

BETH A. DAVIS
NOTARY PUBLIC-MINNESOTA
MY COMMISSION EXPIRES 1-31-2005

PROPERTY RECORDS AND LICENSING

Taxes payable in the year 2003 on the land herein described have been paid, there are no delinquent taxes and transfer has been entered this 23rd day of December, 2003.

Daniel J. Hall
Director of Property Records & Licensing

Pam Hamerston
Deputy

COUNTY SURVEYOR

Pursuant to Minnesota Statutes, Chapter 389.09, Subd. 2, this CIC Plat has been reviewed and is approved this 11 day of December, 2003.

Edward P. Knisle
County Surveyor

ENGINEER'S CERTIFICATE

I, Michael E. Gowin, pursuant to Minnesota Statutes, Section 515B.2–101(c), do hereby certify that all structural components and mechanical systems serving more than one unit in all buildings containing the units thereby created are substantially completed.

Dated this 10th day of December, 2003.

Michael E. Gowin, Licensed Professional Engineer
Minnesota License No. 15752

ENGINEER ACKNOWLEDGMENT

STATE OF MINNESOTA
COUNTY OF OLMSTED

The foregoing instrument was acknowledged before me this 10 day of December, 2003, by Michael E. Gowin, a Licensed Professional Engineer.

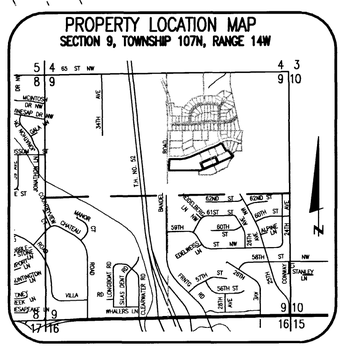
Betha Davis
Notary Public, Dodge County, Minnesota

My commission expires on 1-31-2005

BETH A. DAVIS
NOTARY PUBLIC-MINNESOTA
MY COMMISSION EXPIRES 1-31-2005

B.M. ELEV. 1132.91
TOP HYDRANT NUT @ NW CORNER OF 28TH AVE. AND BOULDER RIDGE DRIVE NW.

PROPERTY LOCATION MAP
SECTION 9, TOWNSHIP 107N, RANGE 14W



NOTE:

ALL MONUMENTS SHOWN THUS: ● ARE FOUND 5/8" PIPES UNLESS OTHERWISE NOTED.

BASIS OF BEARING SYSTEM : ALL BEARINGS ARE IN RELATIONSHIP WITH THE WEST LINE NE 1/4, SEC 9–107–14 WHICH IS ASSUMED TO BE N01°02'17"W.

DIMENSIONS SHOWN ARE IN FEET AND TENTHS OF A FOOT.

ALL LABELS SHOWN THUS: L.C.E. ARE LIMITED COMMON ELEMENTS.

ALL LABELS SHOWN THUS: C.E. ARE COMMON ELEMENTS.

PREPARED BY:
McGHIE & BETTS, INC.
CONSULTING ENGINEERS
PLANNERS, LAND SURVEYORS
ROCHESTER, MINNESOTA

5247/2157

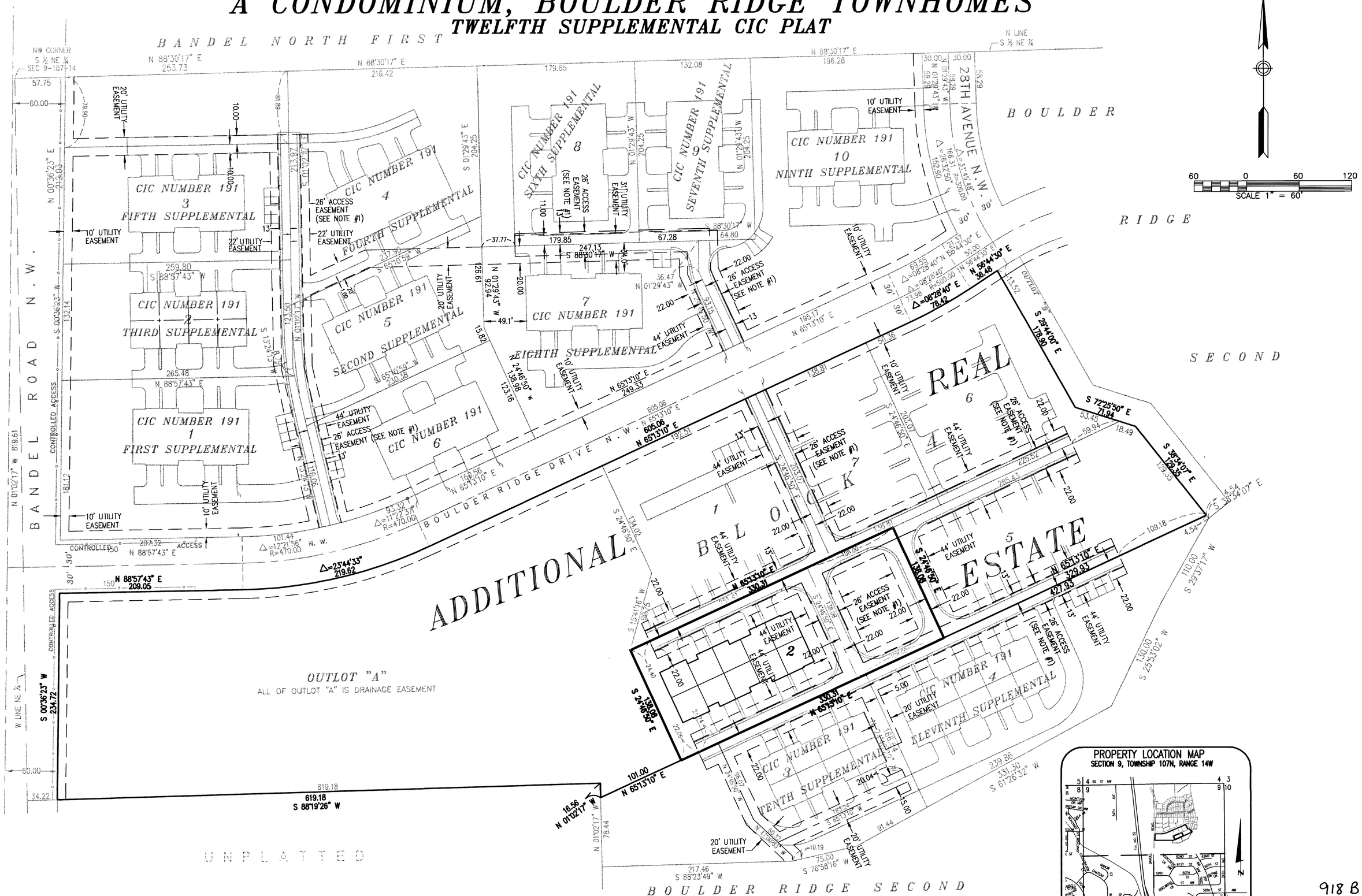
918 A

OFFICIAL PLAT

CIC NUMBER 191

A CONDOMINIUM, BOULDER RIDGE TOWNHOMES

TWELFTH SUPPLEMENTAL CIC PLAT

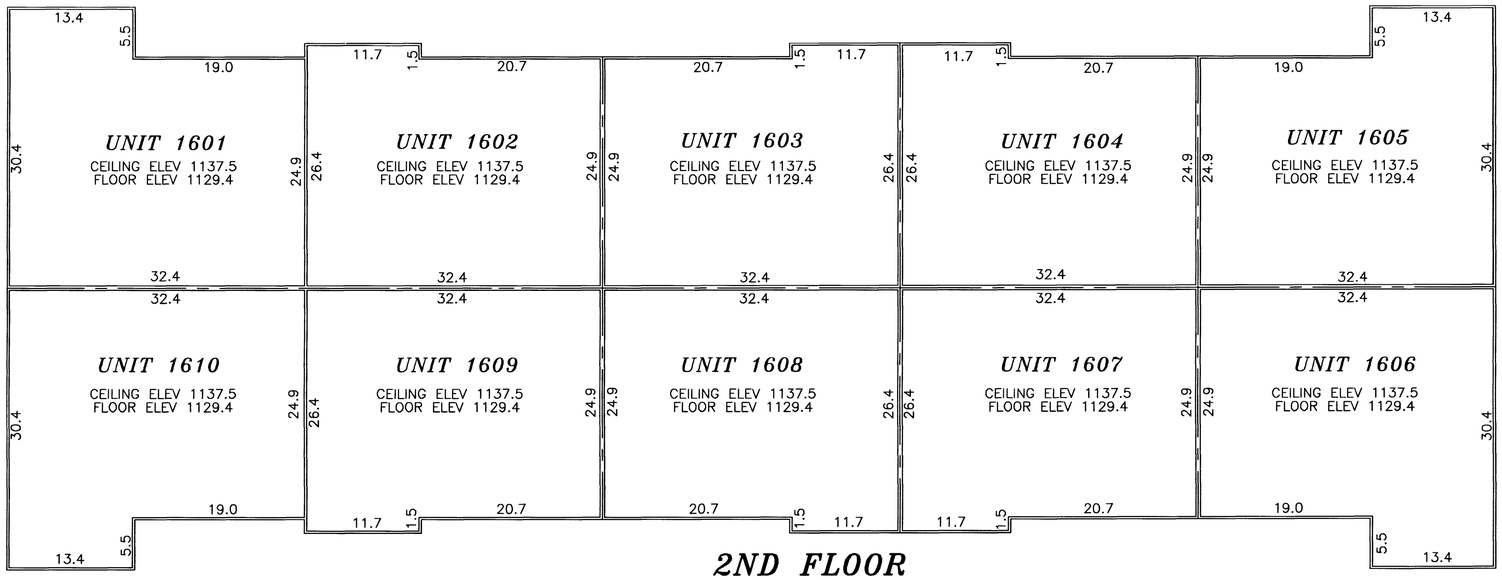

BANDEL NORTH FIRST
BANDEL ROAD N.W.
BOULDER RIDGE
SECOND
ADDITIONAL
UNPLATTED
BOULDER RIDGE SECOND
28TH AVENUE N.W.
BOULDER RIDGE DRIVE N.W.
OUTLOT "A"
ALL OF OUTLOT "A" IS DRAINAGE EASEMENT
CIC NUMBER 191 1 FIRST SUPPLEMENTAL
CIC NUMBER 191 2 THIRD SUPPLEMENTAL
CIC NUMBER 191 3 FIFTH SUPPLEMENTAL
CIC NUMBER 191 4 FOURTH SUPPLEMENTAL
CIC NUMBER 191 5 SECOND SUPPLEMENTAL
CIC NUMBER 191 6
CIC NUMBER 191 7 EIGHTH SUPPLEMENTAL
CIC NUMBER 191 8 SIXTH SUPPLEMENTAL
CIC NUMBER 191 9 SEVENTH SUPPLEMENTAL
CIC NUMBER 191 10 NINTH SUPPLEMENTAL
CIC NUMBER 191 3 TENTH SUPPLEMENTAL
CIC NUMBER 191 4 ELEVENTH SUPPLEMENTAL
REAL ESTATE
BLOCK 1
BLOCK 2
BLOCK 4
BLOCK 5
BLOCK 6
NW CORNER S ½ NE ¼ SEC 9-107-14
N LINE S ½ NE ¼
W LINE NE ¼
CONTROLLED ACCESS
20' UTILITY EASEMENT
10' UTILITY EASEMENT
22' UTILITY EASEMENT
26' ACCESS EASEMENT (SEE NOTE #1)
31' UTILITY EASEMENT
44' UTILITY EASEMENT
N 00°36'23" E 234.03
S 00°36'23" W 234.72
N 88°30'17" E 253.73
N 88°30'17" E 216.42
N 88°30'17" E 196.28
N 88°57'43" E 209.05
S 88°57'43" W 259.80
N 88°57'43" E 265.48
N 01°02'17" W 819.61
N 01°29'43" W 204.25
S 01°29'43" E 204.25
S 88°30'17" W 179.85
S 88°30'17" W 247.13
S 88°30'17" W 67.28
S 88°30'17" W 64.80
N 65°13'10" E 605.06
N 65°13'10" E 249.33
N 65°13'10" E 330.31
S 24°46'50" E 138.98
S 24°46'50" E 135.08
S 24°46'50" E 203.01
S 24°46'50" E 134.02
S 15°41'16" W 96.75
S 65°10'59" W 230.38
S 13°24'15" W 8.47
N 24°46'50" W 138.98
N 01°02'17" W 78.44
N 01°02'17" W 819.61
S 88°19'26" W 619.18
S 76°38'16" W 75.00
S 88°23'49" W 217.46
S 61°25'32" W 239.86
S 29°37'17" W 130.00
S 38°54'07" E 139.33
N 56°44'30" E 36.48
S 29°44'00" E 178.90
S 77°25'50" E 71.94
N 01°29'43" W 58.29
N 01°30'50" W 58.29
Δ=23°44'33" 219.62
Δ=12°21'58" R=470.00
Δ=31°45'48" R=300.00
Δ=37°30'50" R=300.00
Δ=08°26'40" R=500.00
Δ=08°26'40" 78.42
Δ=31°45'48" 166.31
Δ=37°30'50" 196.31
Δ=08°26'40" 73.98
N 56°44'30" E 52.00
N 56°44'30" E 21.37
N 65°13'10" E 329.93
N 65°13'10" E 427.93
N 65°13'10" E 331.37
S 24°46'50" E 135.08
S 24°46'50" E 203.01
S 24°46'50" E 138.81
S 24°46'50" E 109.18
S 24°46'50" E 4.54
S 38°54'07" E 4.54
S 29°37'17" W 110.00
S 29°37'17" W 130.00
S 61°25'32" W 331.30
S 61°25'32" W 239.86
N 01°02'17" W 78.44
N 01°02'17" W 16.56
S 88°19'26" W 619.18
S 76°38'16" W 75.00
S 88°23'49" W 217.46
N 65°13'10" E 101.00
N 65°13'10" E 192.51
N 65°13'10" E 192.56
N 65°13'10" E 195.17
N 65°13'10" E 138.81
N 65°13'10" E 56.36
N 65°13'10" E 330.31
N 65°13'10" E 427.93
N 65°13'10" E 329.93
S 65°10'59" W 237.39
S 65°10'59" W 230.38
S 13°24'15" W 8.47
S 15°41'16" W 96.75

OFFICIAL PLAT

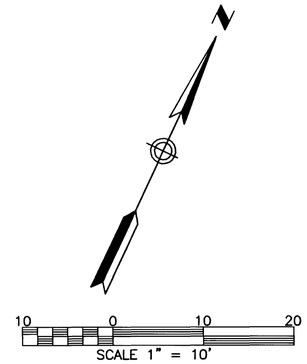
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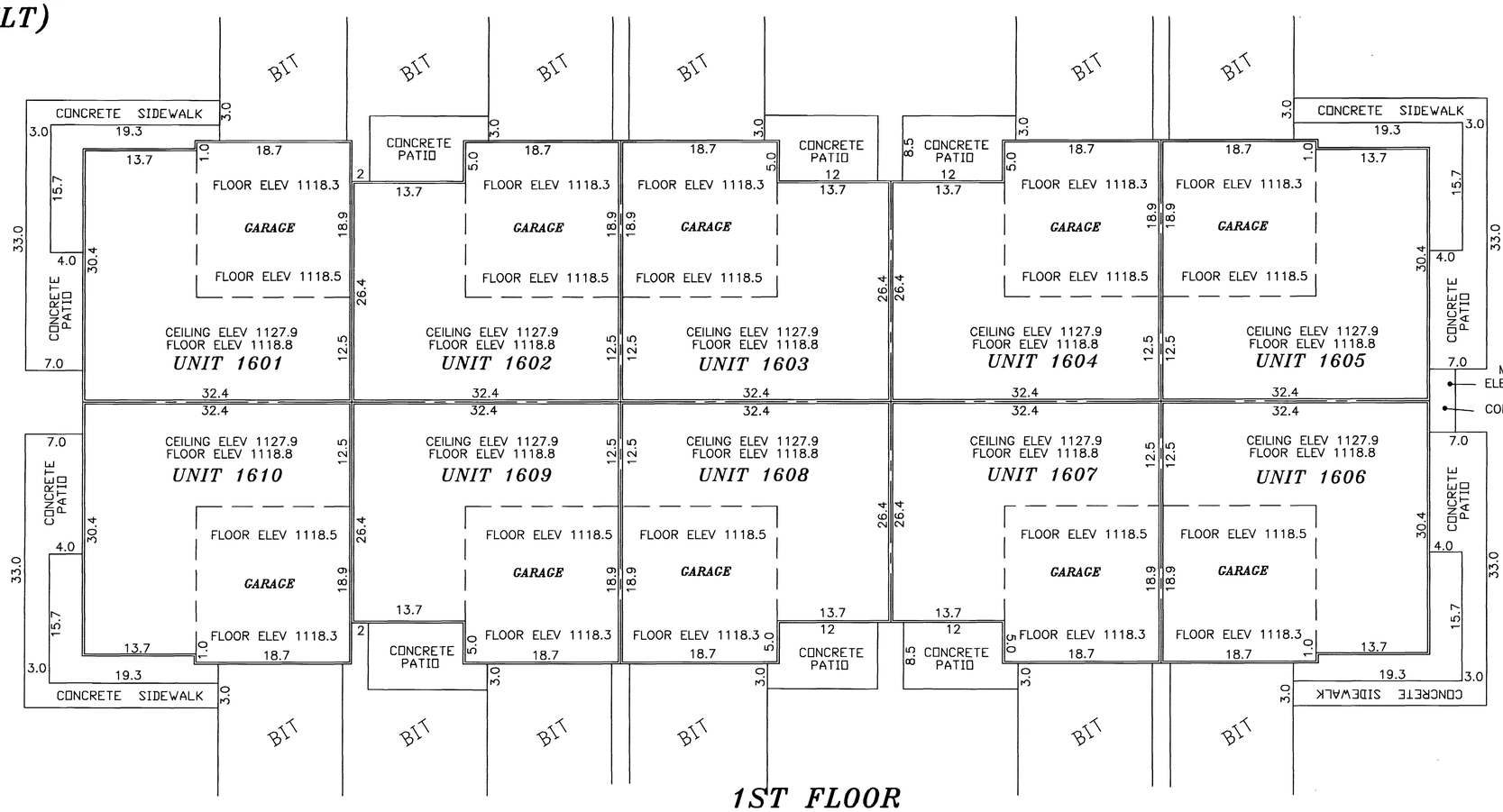
TWELFTH SUPPLEMENTAL CIC PLAT



2ND FLOOR



UNIT DETAIL (ASBUILT)



1ST FLOOR

B.M. ELEV. 1132.91
TOP HYDRANT NUT @ NW CORNER OF 28TH AVE. AND BOULDER RIDGE DRIVE NW.

MECHANICAL/ ELECTRICAL ROOM

COMMON ELEMENT

NOTES:

DIMENSIONS SHOWN ARE IN FEET AND TENTHS OF A FOOT.

ALL UNIT DIMENSIONS ARE TO THE FACE OF WOOD STUD FRAMING.

918 C

PREPARED BY:
McGHIE & BETTS, INC.
CONSULTING ENGINEERS
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ROCHESTER, MINNESOTA

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