

COMMON INTEREST COMMUNITY NUMBER 278  
RIVERVIEW CONDOMINIUMS

CIVIC CENTER DRIVE NE

2ND STREET NE

1ST STREET NE

BLOCK 78  
ORIGINAL PLAT OF  
ROCHESTER

Permanent Public Channel  
Easement Per  
Book E-5 on Page 213

ZUMBRO RIVER

R.W. JORDAN'S SUBDIVISION

UNIT 101 THRU 416, 4 STORY BUILDING  
SEE SHEETS 2 THROUGH 5 FOR UNIT AND  
BUILDING DIMENSIONS

**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 278 RIVERVIEW CONDOMINIUMS, being located upon:  
Block 78, Original Plat of Rochester, according to the recorded plat on file and of record in the Office of the County Recorder, Olmsted County, Minnesota.  
fully and accurately depicts all information required by Minnesota Statutes Section 515B.2-110.  
Dated this 8<sup>th</sup> day of March, 2005.

Geoffrey G. Griffin, L.S.  
Minnesota License Number 21940

State of Minnesota  
County of Olmsted  
The foregoing instrument was acknowledged before me this 8<sup>th</sup> day of March, 2005, by Geoffrey G. Griffin, A Licensed Professional Surveyor, Minnesota License No. 21940.

NICOLE A. SCHOPPE  
Notary Public - Minnesota  
My Commission Expires Jan 31, 2010

**ENGINEER'S CERTIFICATE**  
I, Geoffrey G Griffin, pursuant to Minnesota Statutes, Section 151B.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 8<sup>th</sup> day of March, 2005.

Geoffrey G Griffin Licensed Professional Engineer  
Minnesota License Number 21940

State of Minnesota  
County of Olmsted  
The foregoing instrument was acknowledged before me this 8<sup>th</sup> day of March, 2005, by Geoffrey G. Griffin, A Licensed Professional Engineer, Minnesota License No. 21940.

NICOLE A. SCHOPPE  
Notary Public - Minnesota  
My Commission Expires Jan 31, 2010

**COUNTY SURVEYOR'S APPROVAL**  
Pursuant to Minnesota Statutes, Chapter 389.09, Subd. 2, this CIC Plat has been reviewed and is approved this 11<sup>th</sup> day of March, 2005.

By: Edward P. Kinde  
Olmsted County Surveyor

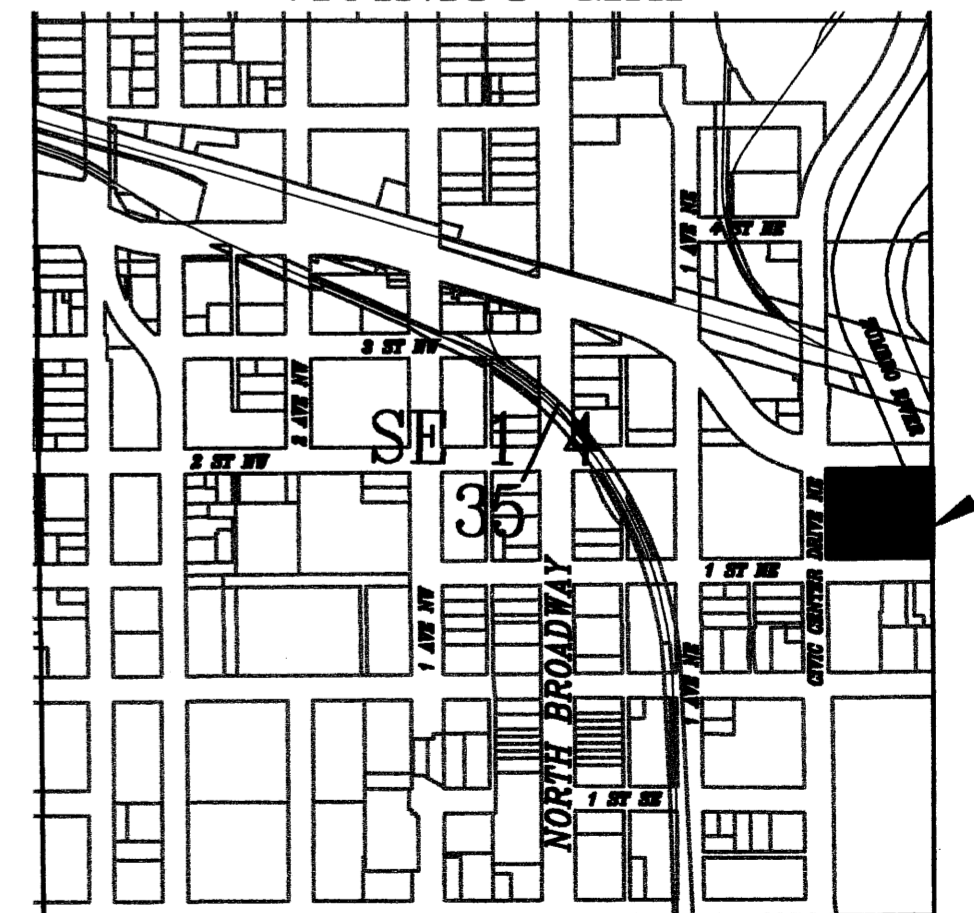
**PROPERTY RECORDS AND LICENSING**  
Pursuant to Minnesota Statutes, Section 515B.1-116 and Section 272.12, taxes payable in the year 2005, on real estate herein described, have been paid; there are no delinquent taxes and transfer been entered, on this 21<sup>st</sup> day of March, 2005.

DOCUMENT NUMBER - A-1057295

I hereby certify that this CIC Plat is part of the Declaration filed in the Office of Property Records and Licensing for the record on this 21<sup>st</sup> day of March, 2005, at 9 o'clock A.M., and was duly recorded in the Olmsted County records.

Daniel G. Hall  
Director of Property Records & Licensing  
Wendy von Wald  
Deputy

VICINITY MAP



SE QUARTER - SEC. 35 - TWP. 107 N - RANGE 14 W  
"NOT TO SCALE"

**GCG INC.**  
Engineering  
Surveying  
Planning  
14070 Hwy 52 SE  
Chotfield, MN 55923  
Ph. 507-867-1666  
Fax 507-867-1685  
www.gcg.to

1014 A

LEGEND

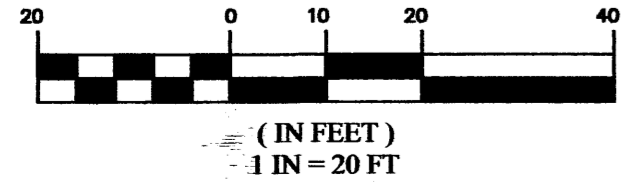
- SET PK NAIL
- IRON PIPE WITH PLASTIC CAP  
STAMPED R.L.S.#21940 SET
- FOUND IRON PIPE W/ CAP STAMPED  
R.L.S. 21940 UNLESS OTHERWISE NOTED
- U.E. UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- EASEMENT LINE
- H.S.A. HARD SURFACE AREA (BITUMINOUS  
OR CONCRETE SURFACING)

**UTILITY EASEMENT DEFINED**  
AN UNOBSTRUCTED EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF ALL NECESSARY UNDERGROUND OR SURFACE PUBLIC UTILITIES INCLUDING THE RIGHTS TO CONDUCT DRAINAGE AND TRIMMING ON SAID EASEMENT

**BEARINGS**  
ALL BEARINGS ARE BASED ON THE SOUTH LINE OF BLOCK 78, ORIGINAL PLAT CITY OF ROCHESTER WHICH IS ASSUMED TO BEAR N89°51'19"E

**BENCHMARK No.1**  
TOP NUT HYDRANT ON THE NORTH SIDE OF THE EAST END OF 1ST STREET NE ON WEST SIDE ZUMBRO RIVER:  
ELEVATION = 988.97' (N.A.V.D. - 1929)

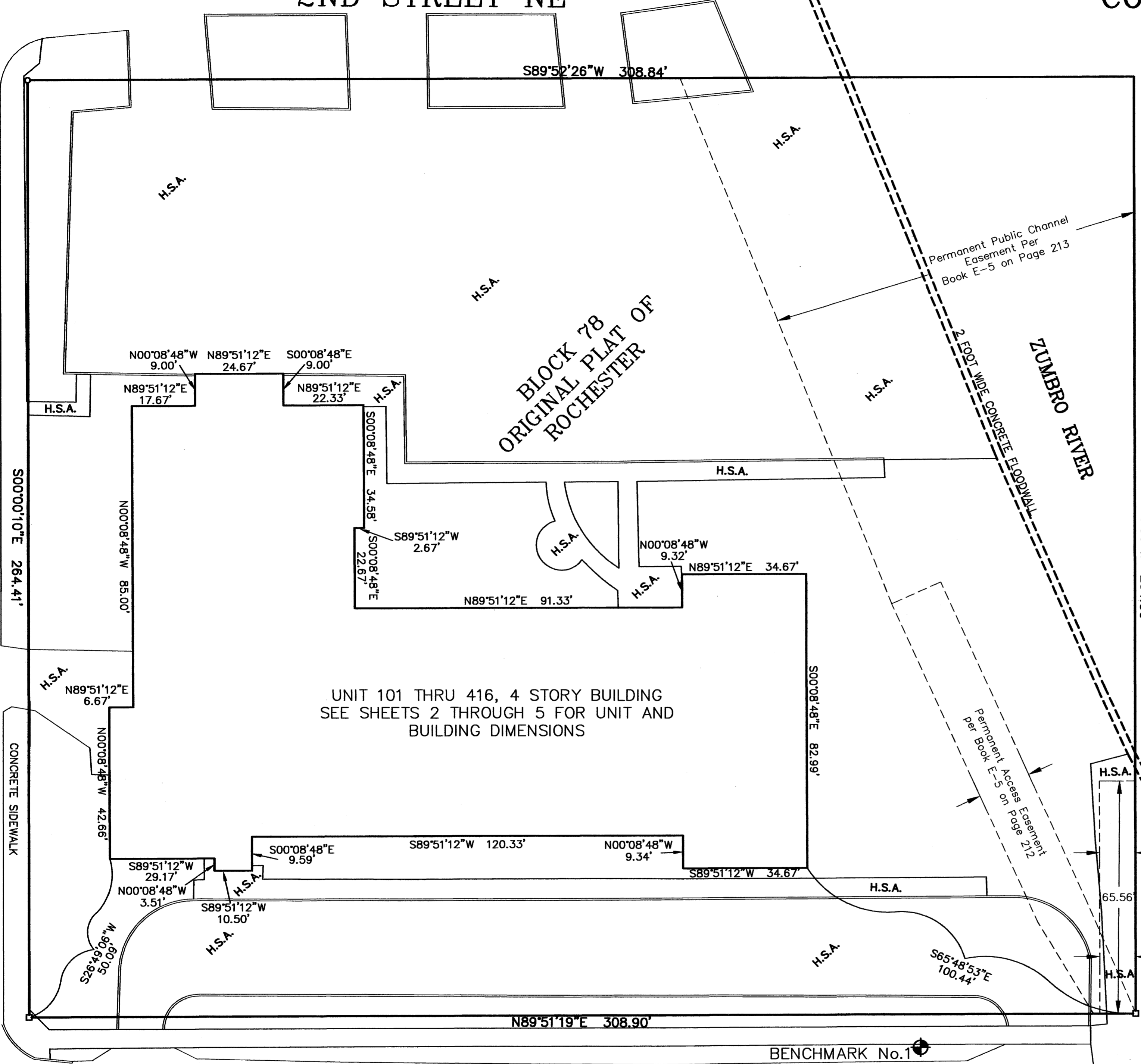
GRAPHIC SCALE



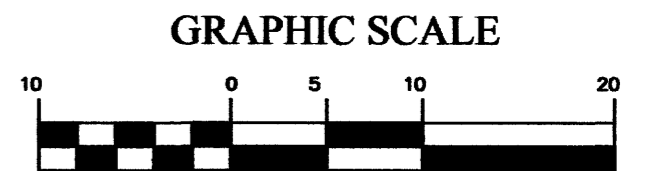
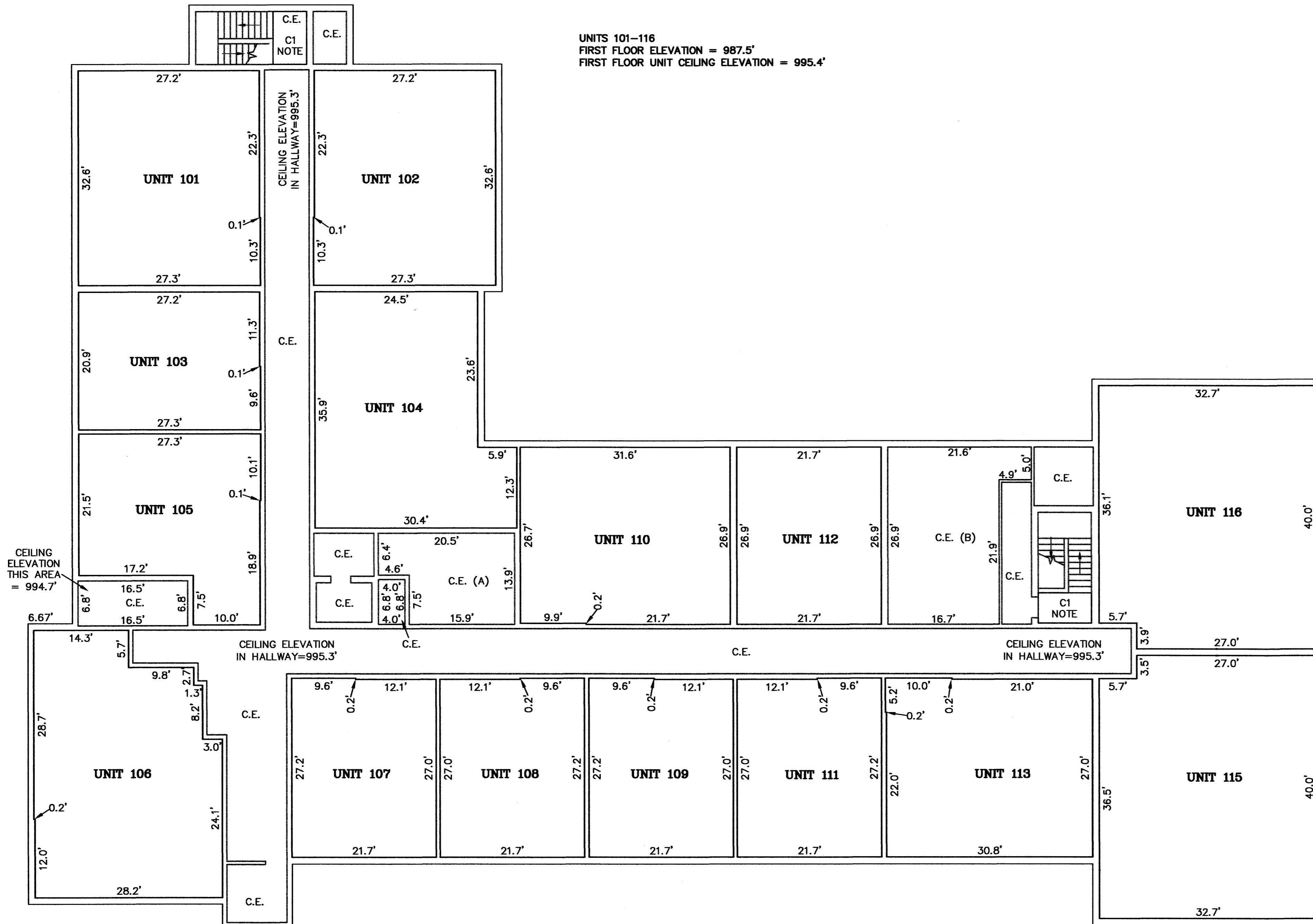
BENCHMARK No.1

Corrective Vehicular and  
Pedestrian Access Easement  
per Document No. 779147

Permanent Access Easement  
Per Book E-5 on Page 212



FIRST FLOOR PLAN & BUILDING DIMENSIONS



NOTES

C1 NOTE  
CEILING ELEVATION  
THIS AREA = 996.6'

SECOND FLOOR PLAN AND BUILDING DIMENSIONS

UNITS 201-216  
SECOND FLOOR PLAN ELEVATION = 997.1'  
SECOND FLOOR CEILING ELEVATION = 1005.0'

ELEVATIONS SHOWN ARE IN FEET AND TENTHS OF A FOOT AND ARE REFERENCED TO A BENCHMARK ON SHEET 1.

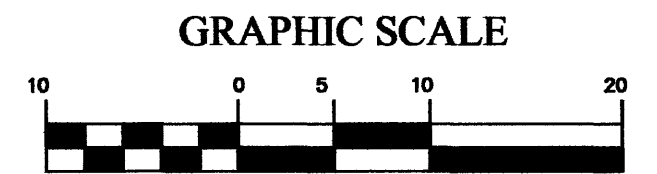
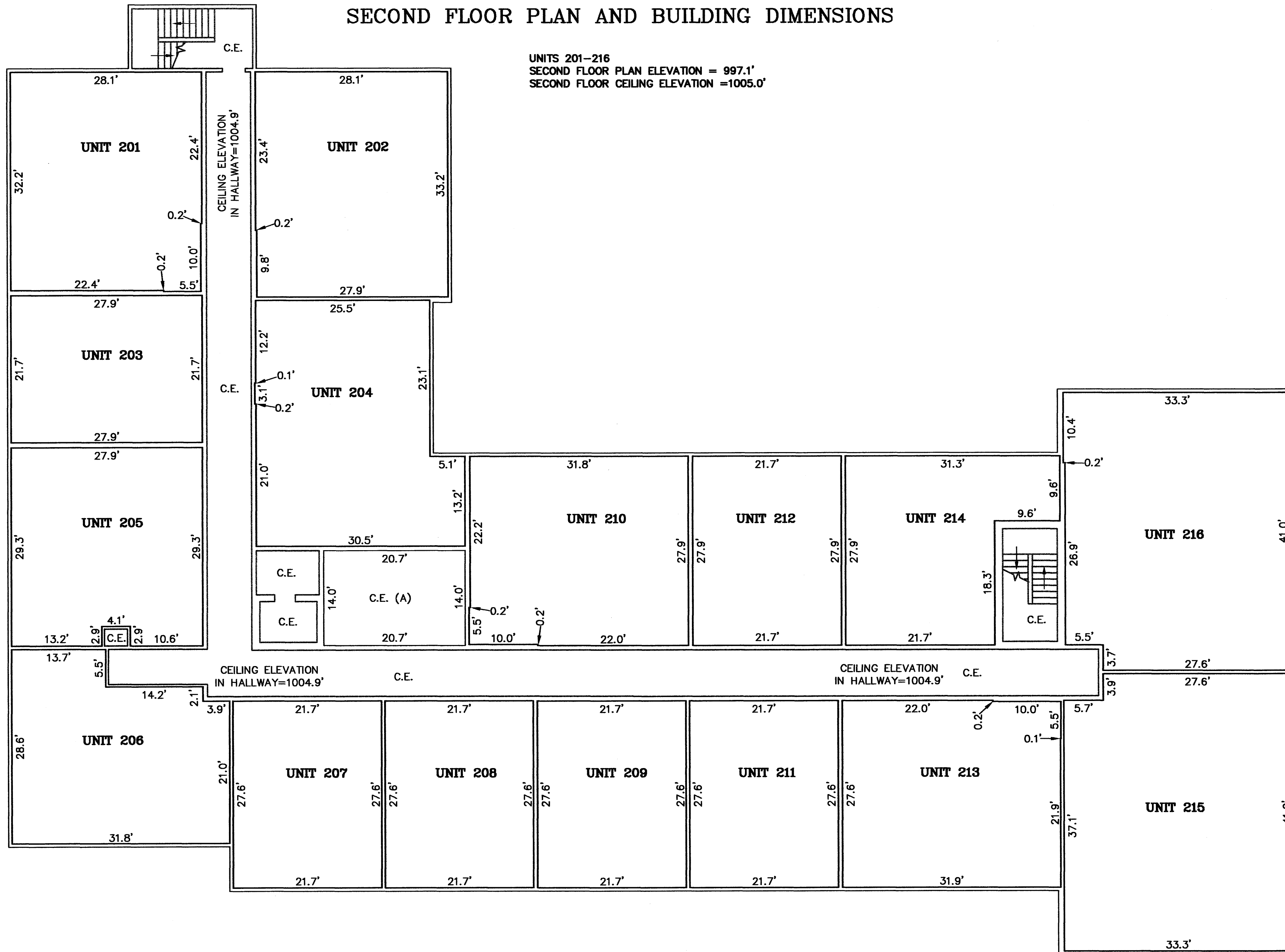
DIMENSIONS ARE SHOWN IN FEET AND TENTHS OF A FOOT

L.C.E. DENOTES LIMITED COMMON ELEMENT

C.E. DENOTES COMMON ELEMENT

C.E. (A) & (B) DENOTES COMMON ELEMENTS WITH EXCLUSIVE USES PER DECLARATIONS

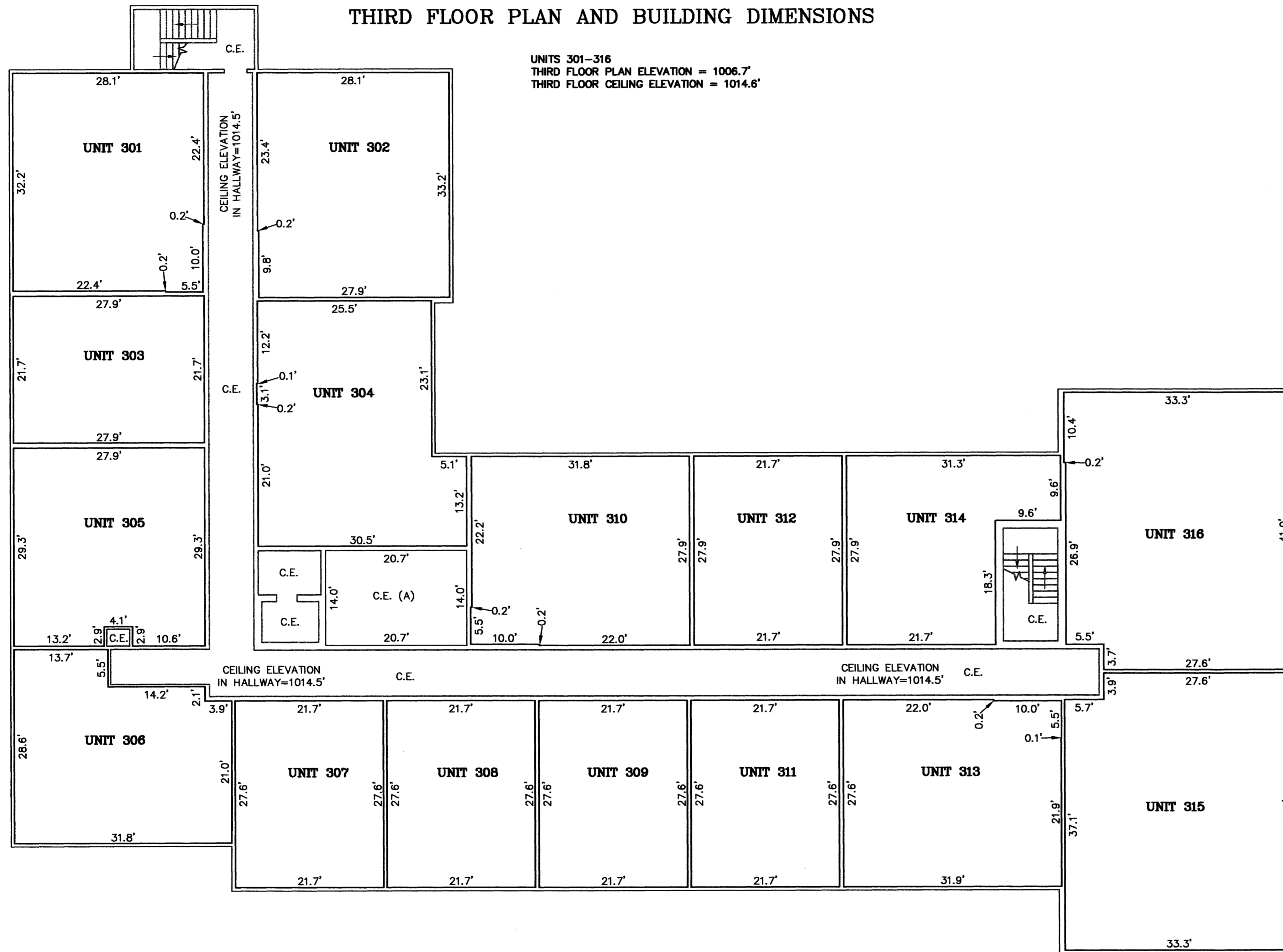
ALL UNIT DIMENSIONS ARE TO THE FACE OF WALL SHEETING



1014C

THIRD FLOOR PLAN AND BUILDING DIMENSIONS

UNITS 301-316  
THIRD FLOOR PLAN ELEVATION = 1006.7'  
THIRD FLOOR CEILING ELEVATION = 1014.6'



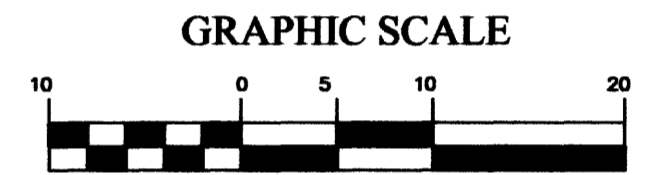
ELEVATIONS SHOWN ARE IN FEET AND TENTHS OF A FOOT AND ARE REFERENCED TO A BENCHMARK ON SHEET 1.

DIMENSIONS ARE SHOWN IN FEET AND TENTHS OF A FOOT

L.C.E. DENOTES LIMITED COMMON ELEMENT

C.E. DENOTES COMMON ELEMENT

C.E. (A) & (B) DENOTES COMMON ELEMENTS WITH EXCLUSIVE USES PER DECLARATIONS



1014 D

# COMMON INTEREST COMMUNITY NUMBER 278 RIVERVIEW CONDOMINIUMS

ELEVATIONS SHOWN ARE IN FEET AND TENTHS OF A FOOT AND ARE REFERENCED TO A BENCHMARK ON SHEET 1.

DIMENSIONS ARE SHOWN IN FEET AND TENTHS OF A FOOT

L.C.E. DENOTES LIMITED COMMON ELEMENT

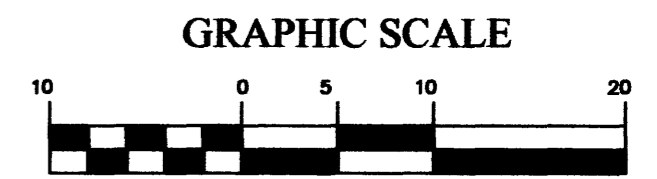
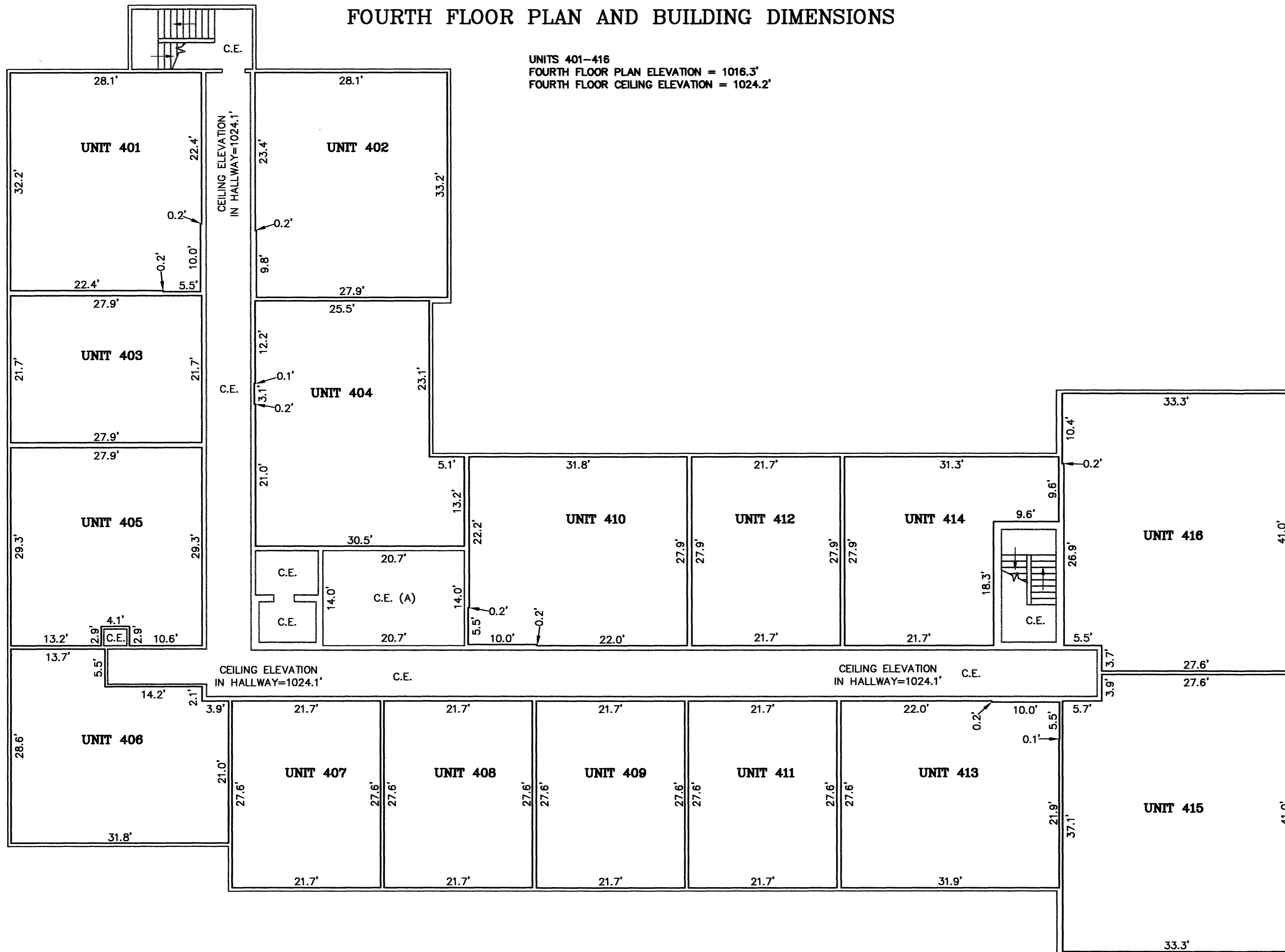
C.E. DENOTES COMMON ELEMENT

C.E. (A) & (B) DENOTES COMMON ELEMENTS WITH EXCLUSIVE USES PER DECLARATIONS

ALL UNIT DIMENSIONS ARE TO THE FACE OF WALL SHEETING

## FOURTH FLOOR PLAN AND BUILDING DIMENSIONS

UNITS 401-416  
FOURTH FLOOR PLAN ELEVATION = 1016.3'  
FOURTH FLOOR CEILING ELEVATION = 1024.2'



# 1014 E