

COMMON INTEREST COMMUNITY NUMBER 340

A CONDOMINIUM, 255 FIRST AVENUE SW CONDOMINIUM

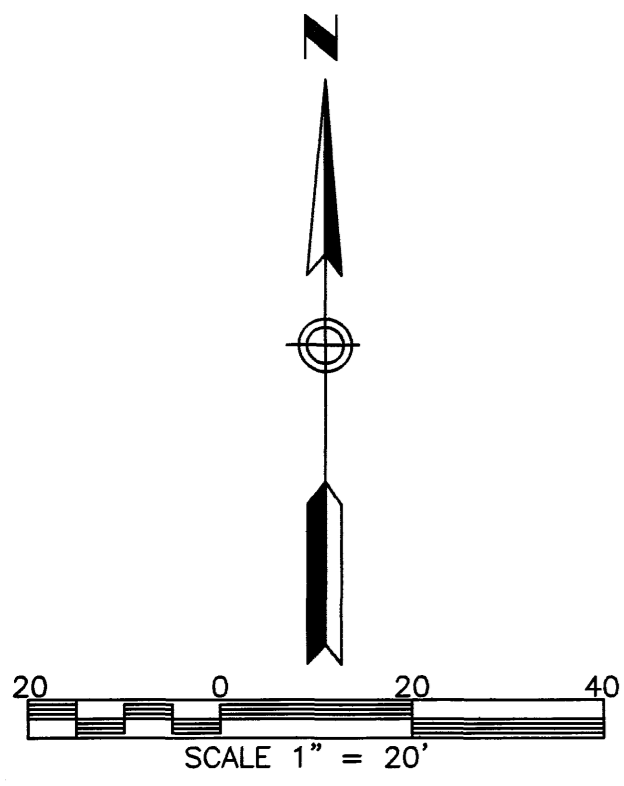
This Common Interest Community Plat is part of the Declaration recorded as

Document No. _____ A-1245727

on this 16th day of November, 2010.

W. Mark Krupski
Director of Property Records and Licensing

Wendy von Wald
Deputy



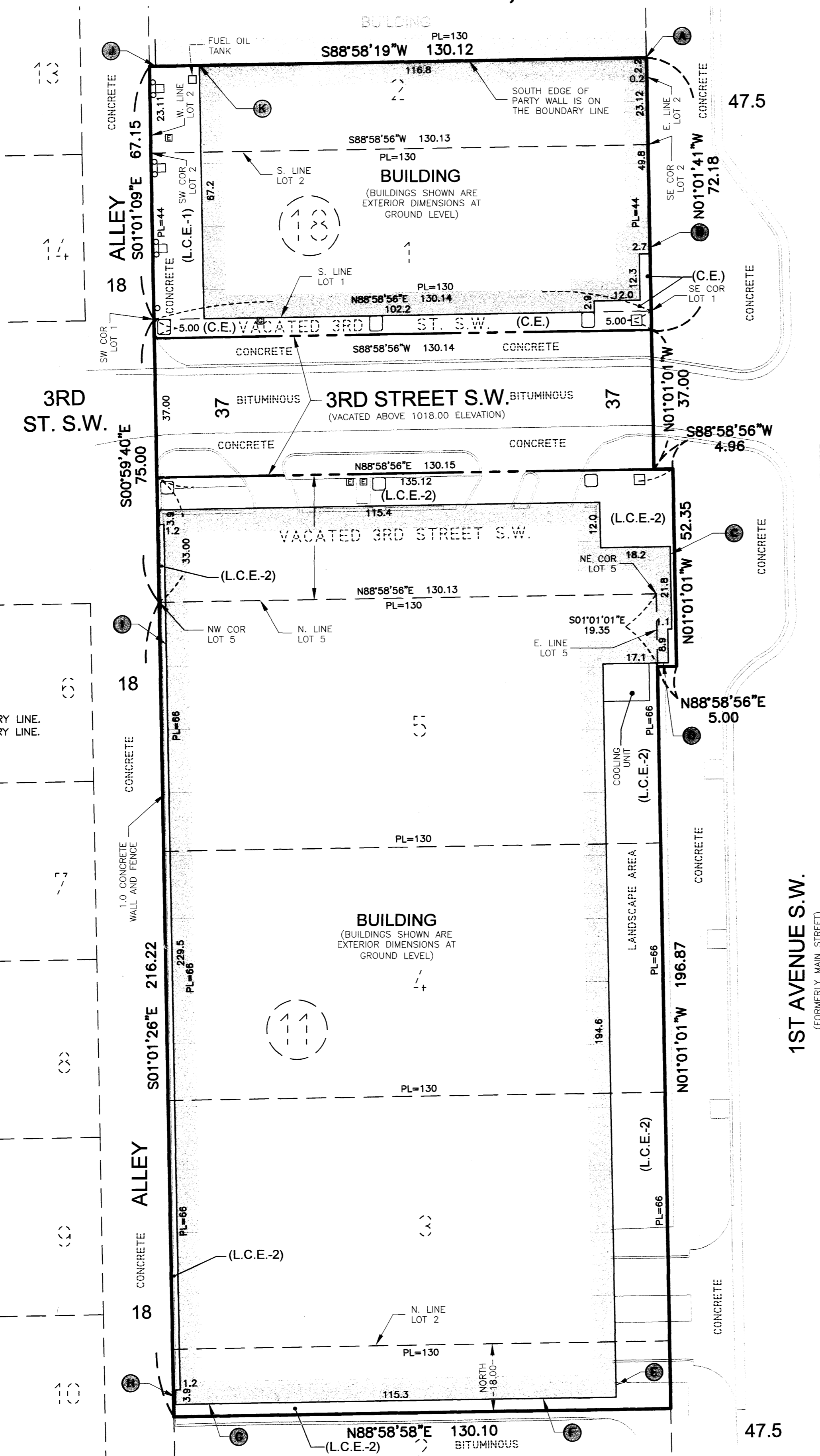
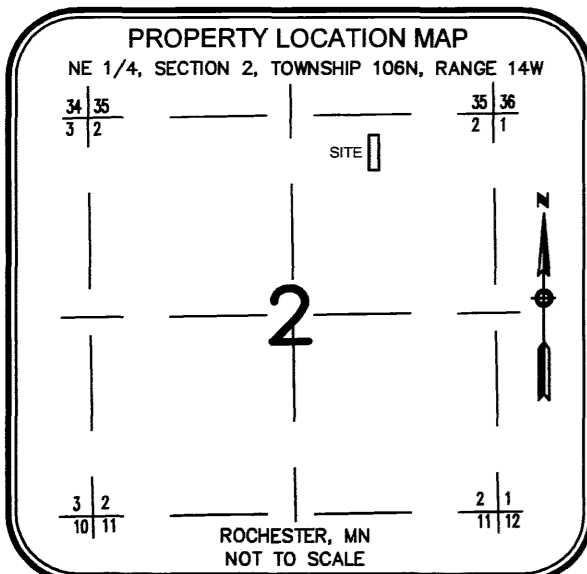
ALL BEARINGS ARE IN RELATIONSHIP WITH THE EAST LINE OF BLOCK 11, ORIGINAL PLAT, ROCHESTER, MINNESOTA, WHICH IS ASSUMED TO BE NORTH 01 DEGREE 01 MINUTE 01 SECOND WEST.

- LEGEND**
- ALL LABELS SHOWN THUS: (L.C.E.-1) ARE LIMITED COMMON ELEMENTS FOR UNIT 1
 - ALL LABELS SHOWN THUS: (L.C.E.-2) ARE LIMITED COMMON ELEMENTS FOR UNIT 2
 - ALL LABELS SHOWN THUS: (C.E.) ARE COMMON ELEMENTS
 - ELECTRIC BOX/PEDESTAL
 - GAS METER
 - STEEL BOLLARD
 - BUILDING COLUMN (TYPICAL)

- BUILDING NOTES**
- BUILDING CORNER TO THE NORTH IS 0.1' WEST AND 0.0' NORTH OF BOUNDARY LINE.
 - BUILDING CORNER TO THE SOUTH IS 0.3' WEST AND 0.0' SOUTH OF BOUNDARY LINE.
 - BUILDING FACE IS 0.1' WEST OF BOUNDARY LINE.
 - BUILDING FACE IS 1.1' WEST OF BOUNDARY LINE.
 - BUILDING FACE IS 1.0' NORTH OF BOUNDARY LINE.
 - BUILDING FACE IS 14.3' WEST OF BOUNDARY LINE.
 - BUILDING FACE IS 3.3' NORTH OF BOUNDARY LINE.
 - BUILDING FACE IS 3.3' NORTH OF BOUNDARY LINE.
 - BUILDING FACE IS 0.5' EAST OF BOUNDARY LINE.
 - BUILDING FACE IS 1.6' EAST OF BOUNDARY LINE.
 - BUILDING CORNER IS 1.6' EAST AND 0.0' NORTH OF BOUNDARY LINE.
 - BUILDING CORNER IS 13.0' EAST AND 0.0' SOUTH OF BOUNDARY LINE.

UNIT 1 MAY BE SUBDIVIDED AND CONVERTED TO CREATE ADDITIONAL UNITS OR COMMON ELEMENTS.
ALL DIMENSIONS SHOWN ARE IN FEET AND TENTHS OF A FOOT.

B.M. ELEV. = 1006.21
(NGVD29 DATUM)
U.S.G.S. B.M. DISC IN SOUTH HEADWALL OF STAIRWAY ENTRANCE TO OLD ROCHESTER CITY HALL.



SURVEYOR'S CERTIFICATE

I, Mark E. Severson, do hereby certify that the work was undertaken by or reviewed and approved by me for this CIC Plat of COMMON INTEREST COMMUNITY NUMBER 340 A CONDOMINIUM, 255 FIRST AVENUE SW CONDOMINIUM being located upon the following described property:

Lots 3 thru 5, Block 11 and the north 18.00 feet of Lot 2, Block 11, all in the ORIGINAL PLAT, Rochester, Minnesota.

ALSO:

All of Lot 1 and that part of Lot 2, all in Block 18, ORIGINAL PLAT, Rochester, Minnesota, described as follows:

Beginning at the southeast corner of said Lot 2; thence South 88 degrees 58 minutes 56 seconds West, assumed bearing, along the south line thereof, 130.13 feet to the southwest corner thereof; thence North 01 degree 01 minute 09 seconds West, along the west line of said Lot 2, a distance of 23.11 feet; thence North 88 degrees 58 minutes 19 seconds East, 130.12 feet to the east line of said Lot 2; thence South 01 degree 01 minute 41 seconds East, along the east line thereof, a distance of 23.12 feet to the point of beginning.

ALSO:

Those parts of vacated Third Street S.W. and that part of vacated First Avenue S.W. (formerly Main Street), as dedicated on the ORIGINAL PLAT, Rochester, Minnesota, described as follows:

Beginning at the northwest corner of Lot 5, Block 11, in said ORIGINAL PLAT; thence North 88 degrees 58 minutes 56 seconds East, assumed bearing, along the north line thereof, 130.13 feet to the northeast corner thereof; thence South 01 degree 01 minute 01 second East, along the east line thereof, 19.35 feet; thence North 88 degrees 58 minutes 56 seconds East, 5.00 feet; thence North 01 degree 01 minute 01 second West, 52.35 feet; thence South 88 degrees 58 minutes 56 seconds West, 135.12 feet; thence South 00 degrees 59 minutes 40 seconds East, 33.00 feet to the point of beginning.

ALSO:

Beginning at the southwest corner of Lot 1, Block 18, in said ORIGINAL PLAT; thence North 88 degrees 58 minutes 56 seconds East, assumed bearing, along the south line thereof, 130.14 feet to the southeast corner thereof; thence South 01 degree 01 minute 41 seconds East, 5.00 feet; thence South 88 degrees 58 minutes 56 seconds West, 130.14 feet; thence North 00 degrees 59 minutes 40 seconds West, 5.00 feet to the point of beginning.

ALSO:

All of that part of the following described property which lies above that certain horizontal plane, the elevation of which is 1018.00 feet (National Geodetic Vertical Datum, 1929 adjustment), and further being described as follows:

Commencing at the southwest corner of Lot 1, Block 18, in said ORIGINAL PLAT; thence North 88 degrees 58 minutes 56 seconds East, assumed bearing along the south line thereof, 130.14 feet to the southeast corner thereof; thence South 01 degree 01 minute 41 seconds East, 5.00 feet to the point of beginning; thence South 88 degrees 58 minutes 56 seconds West, 130.14 feet; thence South 00 degrees 59 minutes 40 seconds East, 37.00 feet; thence North 88 degrees 58 minutes 56 seconds East, 130.15 feet; thence North 01 degree 01 minute 01 second West, 37.00 feet to the point of beginning.

fully and accurately depicts all information required by Minnesota Statutes, Section 515B.2-110 (c)

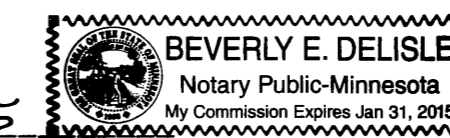
Dated this 9 day of NOVEMBER, 2010.

Mark E. Severson
Mark E. Severson L.S., Minnesota License No. 18887.

State of Minnesota
County of Olmsted

The foregoing instrument was acknowledged before me this 9th day of November, 2010, by Mark E. Severson, a Licensed Land Surveyor.

Beverly E. Delisle
Notary Public, Olmsted County, Minnesota



My commission expires Jan. 31, 2015

ARCHITECT'S CERTIFICATE

I, Roger Nelson, 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.

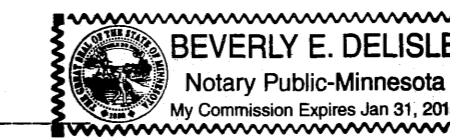
Dated this 12th day of NOVEMBER, 2010.

Roger Nelson
Roger Nelson, Licensed Architect, Minnesota License No. 20130.

State of Minnesota
County of Olmsted

The foregoing instrument was acknowledged before me this 12th day of November, 2010, by Roger Nelson, a Licensed Architect.

Beverly E. Delisle
Notary Public, Olmsted County, Minnesota



My commission expires Jan. 31, 2015

COUNTY SURVEYOR

Pursuant to Minnesota Statutes, Chapter 389.09, Subd. 2, this CIC Plat has been reviewed and is approved this 12 day of NOVEMBER, 2010.

Paul S. Thorsen
County Surveyor

PROPERTY RECORDS AND LICENSING

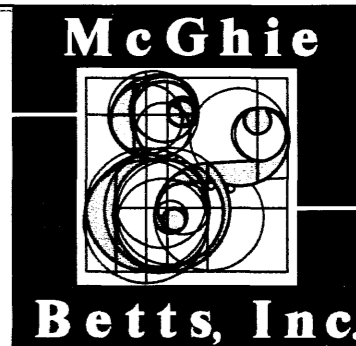
Taxes payable in the year 2010 on the land herein described have been paid, there are no delinquent taxes and transfer has been entered this 16th day of November, 2010.

W. Mark Krupski
Director of Property Records & Licensing

Wendy von Wald
Deputy

1214A

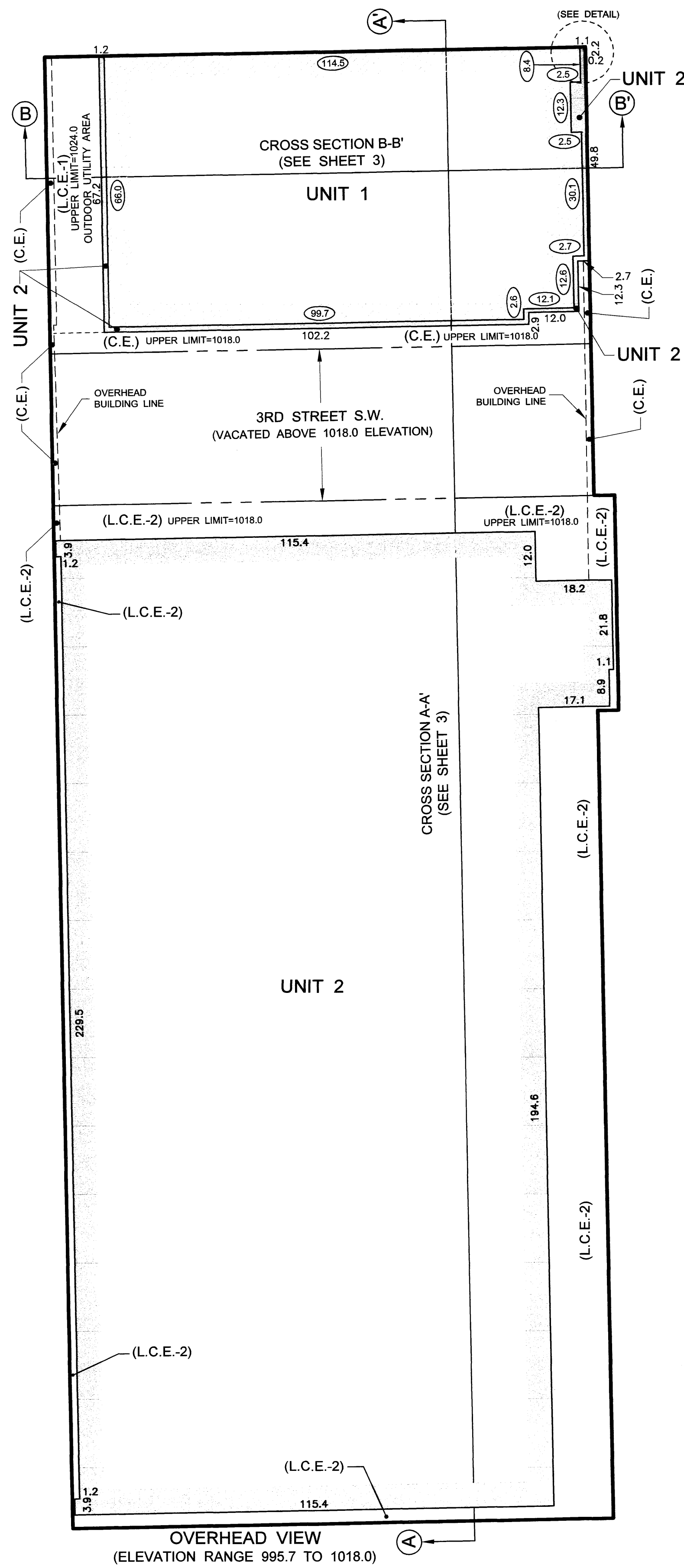
1648 Third Avenue S.E.
Rochester, MN 55904
Telephone: 507-289-3919
Fax: 507-289-7333
mbi@mcghiebetts.com



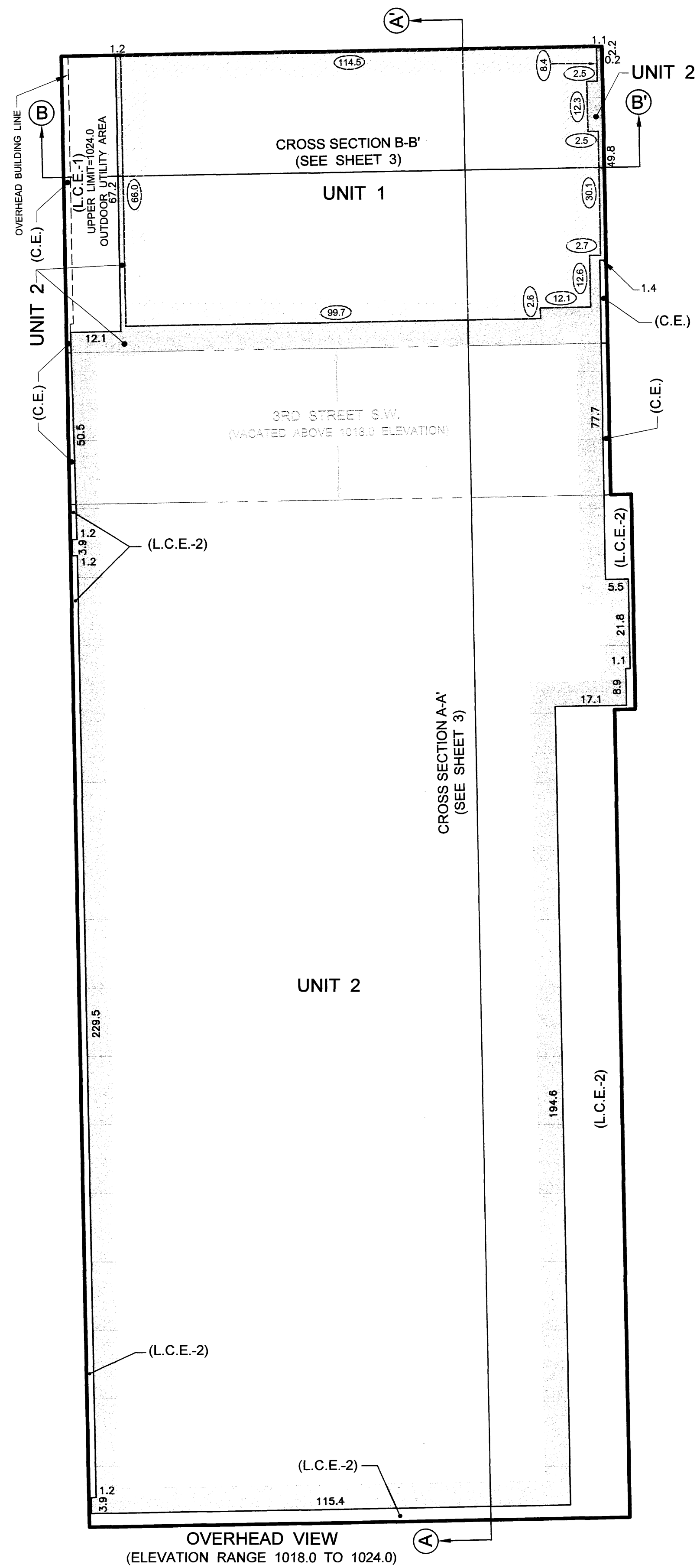
Land Surveying
Civil Engineering
Consulting
Land Planning
Geotechnical Engineering
Construction Material Testing
Landscape Architecture

COMMON INTEREST COMMUNITY NUMBER 340

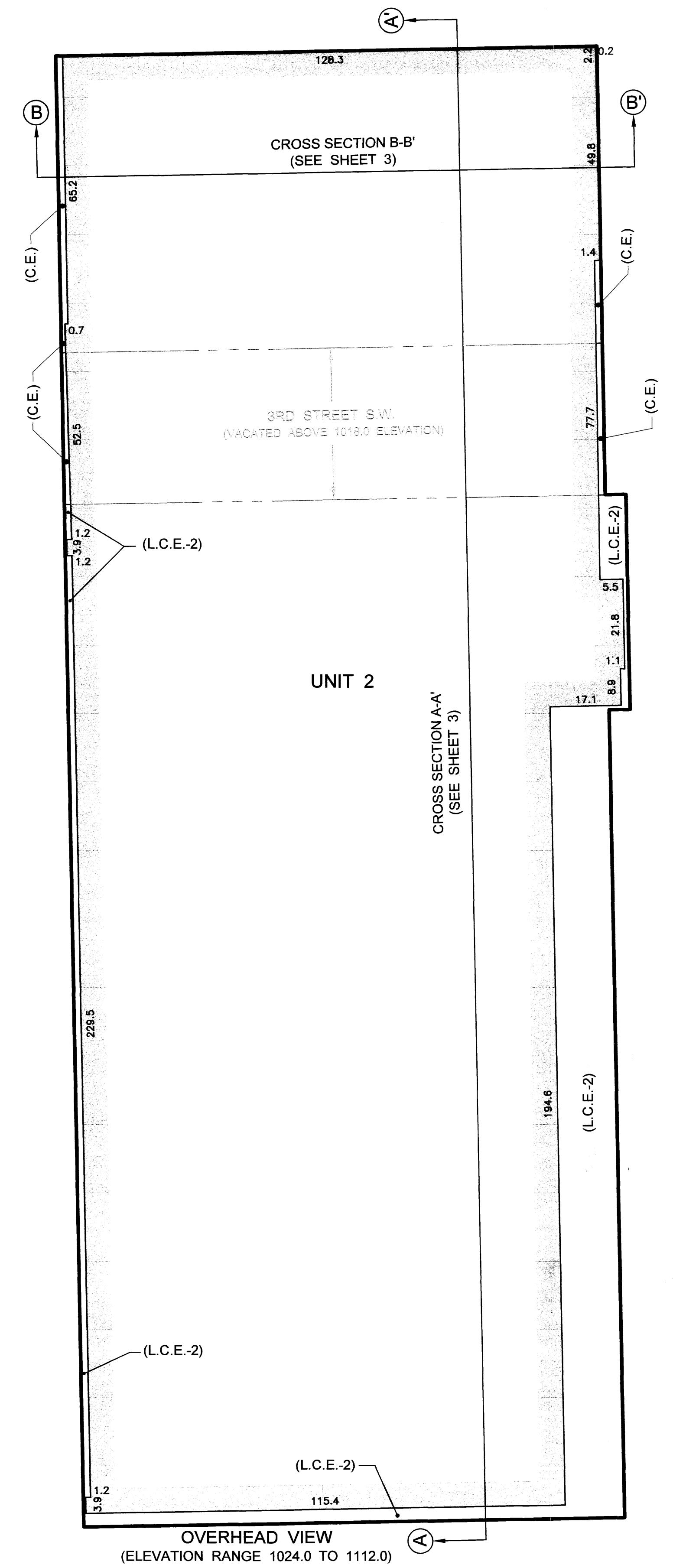
A CONDOMINIUM, 255 FIRST AVENUE SW CONDOMINIUM



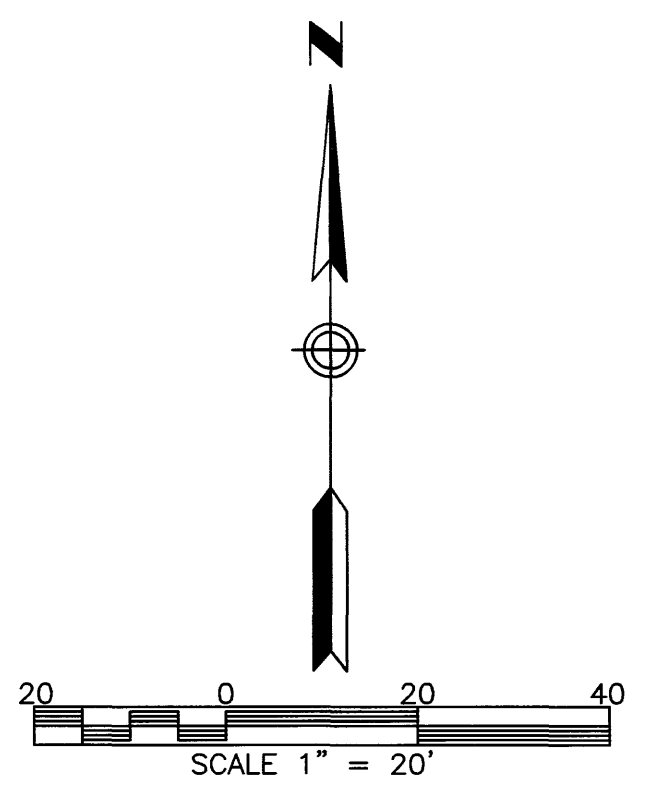
OVERHEAD VIEW
(ELEVATION RANGE 995.7 TO 1018.0)



OVERHEAD VIEW
(ELEVATION RANGE 1018.0 TO 1024.0)



OVERHEAD VIEW
(ELEVATION RANGE 1024.0 TO 1112.0)



B.M. ELEV. = 1006.21
(NGVD29 DATUM)
U.S.G.S. B.M. DISC IN
SOUTH HEADWALL OF
STAIRWAY ENTRANCE TO
OLD ROCHESTER CITY HALL.

BUILDING NOTES

UNIT 1 DIMENSIONS ARE TO THE INTERIOR FACE OF STUD FRAMING, EXCEPT THE NORTH LINE WHICH IS THE SOUTH FACE OF CONCRETE BLOCK.

UNIT 2 DIMENSIONS ARE TO THE EXTERIOR FACE OF BUILDING.

LEGEND

ALL LABELS SHOWN THUS: (L.C.E.-1) ARE LIMITED COMMON ELEMENTS FOR UNIT 1

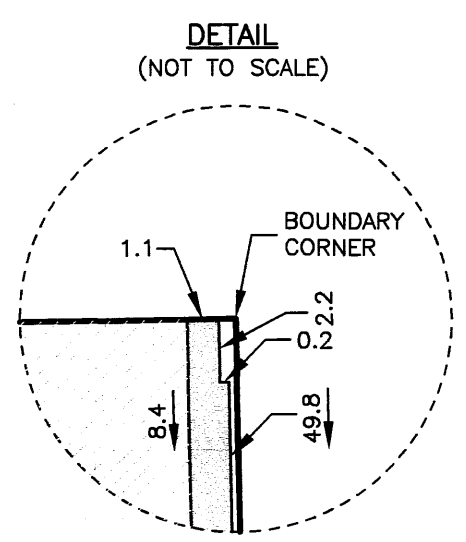
ALL LABELS SHOWN THUS: (L.C.E.-2) ARE LIMITED COMMON ELEMENTS FOR UNIT 2

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

ALL LABELS SHOWN THUS: (100.0) ARE INTERIOR BUILDING DIMENSIONS FOR UNIT 1

ALL LABELS SHOWN THUS: 100.0 ARE EXTERIOR BUILDING DIMENSIONS FOR UNIT 2

ALL LABELS SHOWN THUS: 1018.0 ARE ELEVATIONS BASED ON NGVD 29 DATUM



Land Surveying
Civil Engineering
Consulting
Land Planning
Geotechnical Engineering
Construction Material Testing
Landscape Architecture

McGhie

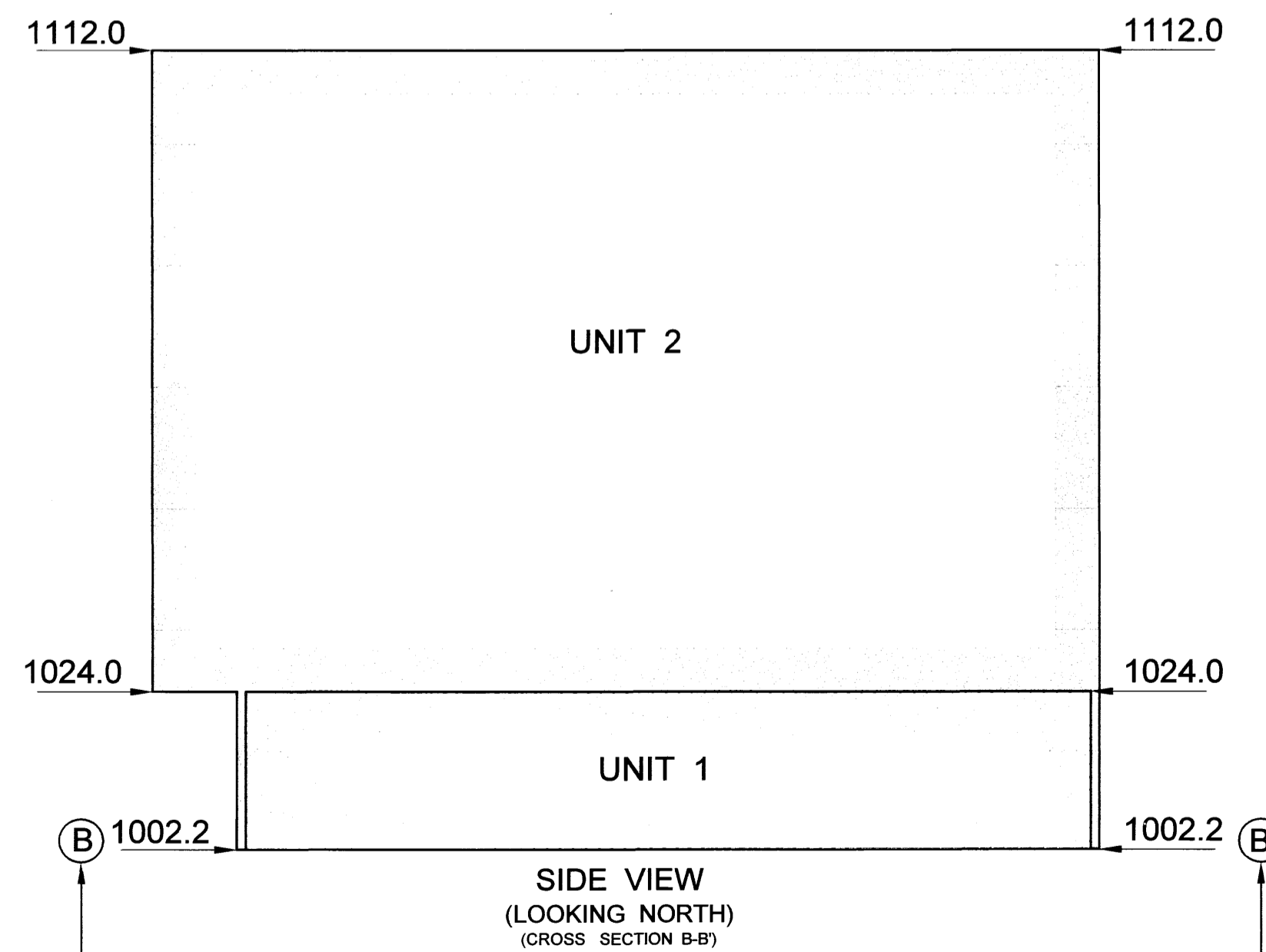
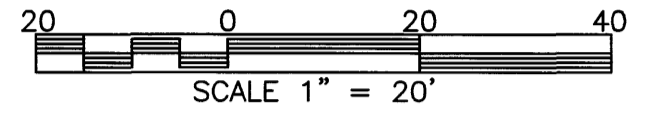
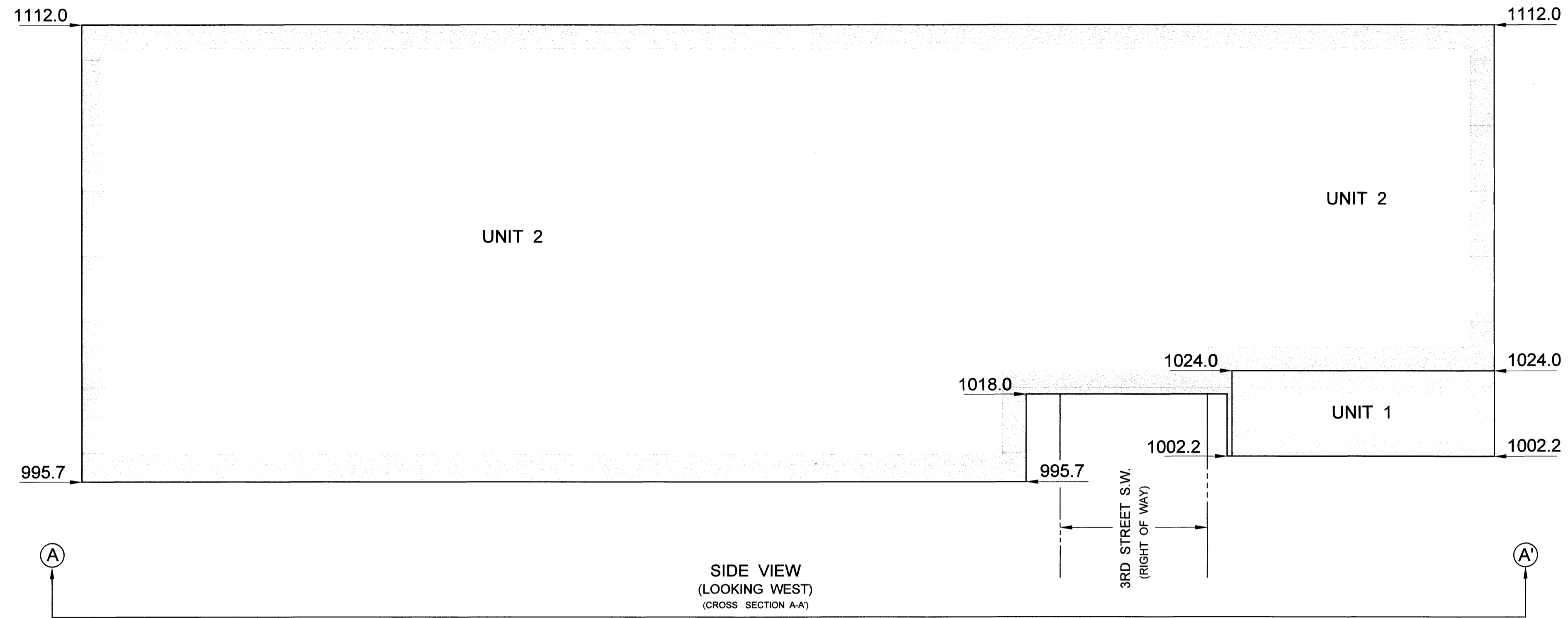
Betts, Inc.

1648 Third Avenue S.E.
Rochester, MN 55904

Telephone: 507-289-3919
Fax: 507-289-7333
mbi@mcghiebetts.com

COMMON INTEREST COMMUNITY NUMBER 340

A CONDOMINIUM, 255 FIRST AVENUE SW CONDOMINIUM



LEGEND

ALL LABELS SHOWN THUS: 1018.0
ARE ELEVATIONS BASED ON
NGVD 29 DATUM

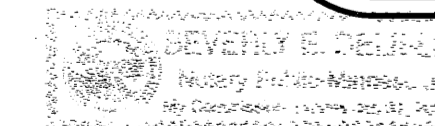
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UNIT 1 ELEVATIONS

LOWER LIMIT - 1002.2
UPPER LIMIT - 1024.0

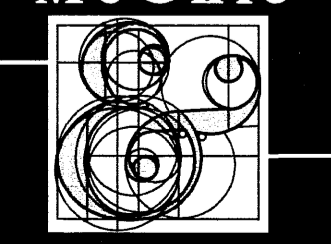
UNIT 2 ELEVATIONS

LOWER LIMIT - VARIES FROM 995.7 TO 1024.0
UPPER LIMIT - 1112.0



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McGhie



Betts, Inc.

Land Surveying
Civil Engineering
Consulting
Land Planning
Geotechnical Engineering
Construction Material Testing
Landscape Architecture

0017/9010