

COMMON INTEREST COMMUNITY NUMBER 152
WELLINGTON POINTE CONDOMINIUM
FOURTH SUPPLEMENTAL

I, Richard J. Massey, do hereby certify that the work was undertaken by or reviewed and approved by me for this CIC Plat of COMMON INTEREST COMMUNITY NUMBER 152, WELLINGTON POINTE CONDOMINIUM, FOURTH SUPPLEMENTAL being located upon the following described property:

That part of Lot 2, Block 1, SALEM MEADOWS, Rochester, Minnesota, described as follows:

Commencing at the most northerly corner of said Lot 2; thence South 56 degrees 01 minutes 22 seconds East (Note: all bearings are in relationship with the north line of the Northeast Quarter Section 9, Township 106 North, Range 14 West which is assumed to be South 88 degrees 18 minutes 52 seconds East) along the northeasterly line of said Lot 2 a distance of 129.49 feet to a corner on the northeasterly line of said Lot 2; thence South 01 degrees 39 minutes 37 seconds West along said northeasterly line a distance of 62.23 feet to a point on said northeasterly line; thence South 68 degrees 22 minutes 40 seconds East along said northeasterly line a distance of 351.42 feet to a corner on said northeasterly line; thence South 45 degrees 03 minutes 21 seconds East along said northeasterly line a distance of 151.15 feet to the POINT OF BEGINNING; thence continue South 45 degrees 03 minutes 21 seconds East along said northeasterly line a distance of 66.31 feet to a corner on said northeasterly line; thence North 89 degrees 38 minutes 48 seconds East along said northeasterly line a distance of 42.00 feet to the northeast corner of said Lot 2; thence South 00 degrees 18 minutes 51 seconds East along the east line of said Lot 2 a distance of 432.50 feet; thence North 49 degrees 43 minutes 05 seconds West a distance of 379.39 feet; thence North 40 degrees 16 minutes 55 seconds East a distance of 306.43 feet to said northeasterly line and the POINT OF BEGINNING.

Said tract contains 76,316 square feet more or less.

And the additional real estate described as follows:

Lot 2, Block 1, SALEM MEADOWS, Rochester, Minnesota, except for the following described parcels:

That part of Lot 2, Block 1, SALEM MEADOWS, Rochester, Minnesota, which lies southerly of the following described line:

Commencing at the southeast corner of said Lot 2; thence North 00 degrees 18 minutes 51 seconds West (Note: all bearings are in relationship with the north line of the Northeast Quarter Section 9, Township 106 North, Range 14 West which is assumed to be South 88 degrees 18 minutes 52 seconds East) along the east line of said Lot 2 a distance of 351.73 feet for the POINT OF BEGINNING of the line to be described; thence South 89 degrees 41 minutes 09 seconds West, 67.19 feet; thence North 79 degrees 37 minutes 08 seconds West, 186.80 feet to the westerly line of said Lot 2 and there terminating.

Also excepting therefrom:

That part of Lot 2, Block 1, SALEM MEADOWS, Rochester, Minnesota, described as follows:

Commencing at the southeast corner of Lot 3 in said Block 1; thence North 21 degrees 41 minutes 03 seconds West (Note: all bearings are in relationship with the north line of the Northeast Quarter Section 9, Township 106 North, Range 14 West which is assumed to be South 88 degrees 18 minutes 52 seconds East) along the easterly line of said Lot 3 a distance of 312.85 feet; thence North 10 degrees 22 minutes 52 seconds East along said easterly line a distance of 140.20 feet to the POINT OF BEGINNING; thence continue North 10 degrees 22 minutes 52 seconds East along said easterly line a distance of 76.83 feet to the southwesterly line of said Lot 2; thence North 52 degrees 26 minutes 00 seconds West along said southwesterly line of said Lot 2 a distance of 57.06 feet; thence North 40 degrees 16 minutes 55 seconds East a distance of 207.64 feet; thence South 49 degrees 43 minutes 05 seconds East a distance of 192.80 feet to the east line of the West Half of said Northeast Quarter; thence South 00 degrees 18 minutes 51 seconds East along said East line a distance of 177.40; thence South 89 degrees 41 minutes 09 seconds West a distance of 67.19 feet; thence North 79 degrees 37 minutes 08 seconds West a distance of 186.80 feet to the POINT OF BEGINNING.

Also excepting therefrom:

That part of Lot 2, Block 1, SALEM MEADOWS, Rochester, Minnesota, described as follows:

Commencing at the southeast corner of Lot 3 in said Block 1; thence North 21 degrees 41 minutes 03 seconds West (Note: all bearings are in relationship with the north line of the Northeast Quarter Section 9, Township 106 North, Range 14 West which is assumed to be South 88 degrees 18 minutes 52 seconds East) along the easterly line of said Lot 3 a distance of 312.85 feet; thence North 10 degrees 22 minutes 52 seconds East along said easterly line a distance of 217.03 feet to the northeasterly line of said Lot 3; thence North 52 degrees 26 minutes 00 seconds West along said northeasterly line a distance of 57.06 feet to the POINT OF BEGINNING; thence continue North 52 degrees 26 minutes 00 seconds West along said northeasterly line a distance of 124.34 feet; thence North 40 degrees 16 minutes 55 seconds East a distance of 213.53 feet; thence South 49 degrees 43 minutes 05 seconds East a distance of 124.20 feet; thence South 40 degrees 16 minutes 55 seconds West a distance of 207.64 feet to the POINT OF BEGINNING.

Also excepting therefrom:

That part of Lot 2, Block 1, SALEM MEADOWS, Rochester, Minnesota, described as follows:

Commencing at the southeast corner of Lot 3 in said Block 1; thence North 21 degrees 41 minutes 03 seconds West (Note: all bearings are in relationship with the north line of the Northeast Quarter Section 9, Township 106 North, Range 14 West which is assumed to be South 88 degrees 18 minutes 52 seconds East) along the easterly line of said Lot 3 a distance of 312.85 feet; thence North 10 degrees 22 minutes 52 seconds East along said easterly line a distance of 217.03 feet to the northeasterly line of said Lot 3; thence North 52 degrees 26 minutes 00 seconds West along said northeasterly line a distance of 181.40 feet to the POINT OF BEGINNING; thence continue North 52 degrees 26 minutes 00 seconds West along said northeasterly line a distance of 136.33 feet; thence North 40 degrees 16 minutes 55 seconds East a distance of 219.98 feet; thence South 49 degrees 43 minutes 05 seconds East a distance of 136.18 feet; thence South 40 degrees 16 minutes 55 seconds West a distance of 213.53 feet to the POINT OF BEGINNING.

Also excepting therefrom:

That part of Lot 2, Block 1, SALEM MEADOWS, Rochester, Minnesota, described as follows:

Commencing at the most northerly corner of said Lot 2; thence South 56 degrees 01 minutes 22 seconds East (Note: all bearings are in relationship with the north line of the Northeast Quarter Section 9, Township 106 North, Range 14 West which is assumed to be South 88 degrees 18 minutes 52 seconds East) along the northeasterly line of said Lot 2 a distance of 129.49 feet to a corner on the northeasterly line of said Lot 2; thence South 01 degrees 39 minutes 37 seconds West along said northeasterly line a distance of 62.23 feet to a point on said northeasterly line; thence South 68 degrees 22 minutes 40 seconds East along said northeasterly line a distance of 351.42 feet to a corner on said northeasterly line; thence South 45 degrees 03 minutes 21 seconds East along said northeasterly line a distance of 151.15 feet to the POINT OF BEGINNING; thence continue South 45 degrees 03 minutes 21 seconds East along said northeasterly line a distance of 66.31 feet to a corner on said northeasterly line; thence North 89 degrees 38 minutes 48 seconds East along said northeasterly line a distance of 42.00 feet to the northeast corner of said Lot 2; thence South 00 degrees 18 minutes 51 seconds East along the east line of said Lot 2 a distance of 432.50 feet; thence North 49 degrees 43 minutes 05 seconds West a distance of 379.39 feet; thence North 40 degrees 16 minutes 55 seconds East a distance of 306.43 feet to said northeasterly line and the POINT OF BEGINNING.

Said tract contains 282,430 square feet more or less.

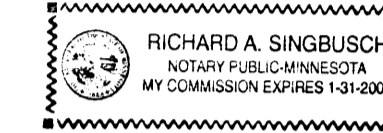
fully and accurately depicts all information required by Minnesota Statutes Section 515B.2-110.

Dated this 6TH day of NOVEMBER, 2003.

Richard J. Massey
Richard J. Massey, Land Surveyor
Minnesota L.S. No. 41814

STATE OF MINNESOTA
COUNTY OF OLMSTED

The foregoing instrument was acknowledged before me this 6th day of NOVEMBER, 2003, by Richard J. Massey, a licensed Land Surveyor.



Richard A. Singbusch
Notary Public, Olmsted County, MN
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 14th day of NOVEMBER, 2003.

DOCUMENT NUMBER A-999448

I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record on this 14th day of NOVEMBER, 2003, at 3 o'clock P.M., and was duly recorded in the Olmsted County records.

Daniel J. Hall
Director of Property Records & Licensing

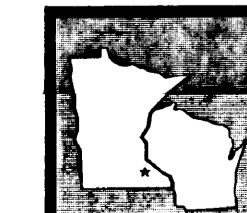
Wendy von Wald
Deputy

COUNTY SURVEYOR

Pursuant to Minnesota Statutes, Chapter 389.09, Subd. 2, this Common Interest Community Plat has been reviewed and is approved this 12 day of November, 2003.

Edward R. Kniole
Olmsted County Surveyor

907 A



MASSEY LAND SURVEYING, INC.
33B EAST VETERANS MEMORIAL HIGHWAY
P.O. BOX 428
KASSON, MN 55944
PH. NO. 507-634-4505

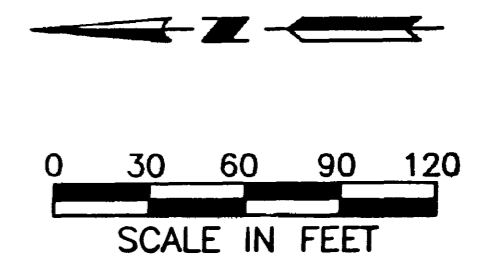
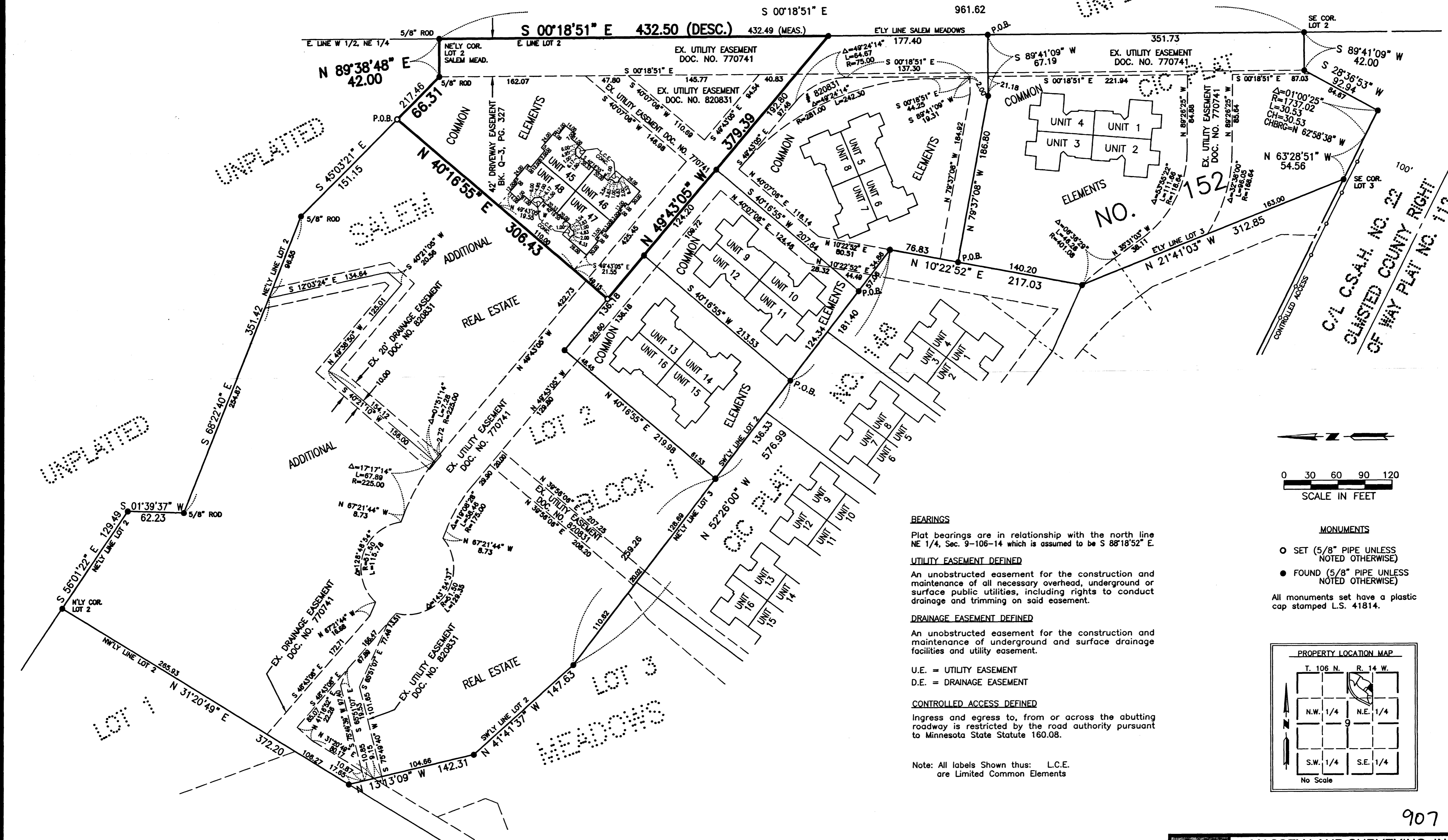
PROJECT NUMBER: 0711
COMPUTER FILE: 0711SF01.DWG
DATE: 9/16/03

COMMON INTEREST COMMUNITY NUMBER 152 WELLINGTON POINTE CONDOMINIUM FOURTH SUPPLEMENTAL

UNPLATED

UNPLATED

UNPLATED



MONUMENTS

- SET (5/8" PIPE UNLESS NOTED OTHERWISE)
 - FOUND (5/8" PIPE UNLESS NOTED OTHERWISE)
- All monuments set have a plastic cap stamped L.S. 41814.

BEARINGS

Plat bearings are in relationship with the north line NE 1/4, Sec. 9-106-14 which is assumed to be S 88°18'52" E.

UTILITY EASEMENT DEFINED

An unobstructed easement for the construction and maintenance of all necessary overhead, underground or surface public utilities, including rights to conduct drainage and trimming on said easement.

DRAINAGE EASEMENT DEFINED

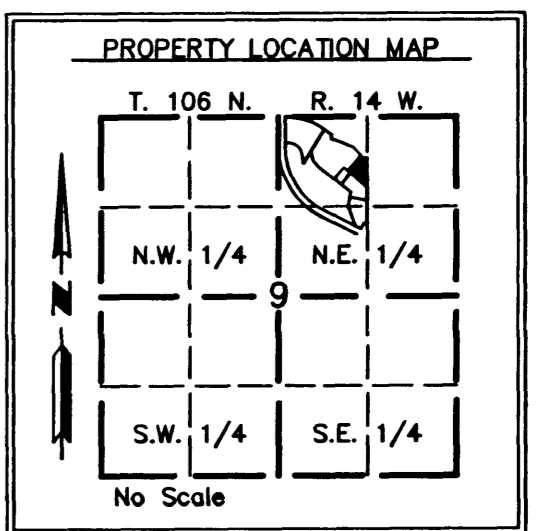
An unobstructed easement for the construction and maintenance of underground and surface drainage facilities and utility easement.

- U.E. = UTILITY EASEMENT
- D.E. = DRAINAGE EASEMENT

CONTROLLED ACCESS DEFINED

Ingress and egress to, from or across the abutting roadway is restricted by the road authority pursuant to Minnesota State Statute 160.08.

Note: All labels Shown thus: L.C.E. are Limited Common Elements



907 B

MASSEY LAND SURVEYING, INC.
 33B EAST VETERANS MEMORIAL HIGHWAY
 P.O. BOX 428
 KASSON, MN 55944
 PH. NO. 507-634-4505

PROJECT NUMBER: 0711 COMPUTER FILE: 0711SF01.DWG DATE: 9/18/03



OFFICE OF COUNTY RECORDER
Olmsted County, Minnesota

I hereby certify that this document was filed in this office on 3/11/2004 at 2:30:00 PM and was duly recorded as document number **A-1013990**
DANIEL J. HALL – County Recorder, by _____ Deputy.

Well Certificate: ___ Received ___ Not Required
Abstr – yes ___ nc ___
Fees:

Total \$20.00

Returned from return to:
RETAIN

SURVEYOR'S CERTIFICATE

THIS SURVEYOR'S CERTIFICATE is made this 11TH day of March, 2004 by RICHARD J. MASSEY, a licensed land surveyor:

WHEREAS, there exists that certain Fourth Amendment to Declaration, Common Interest Community No. 152, Wellington Pointe Condominiums, dated September 22, 2003 and recorded on November 14, 2003 as Document No. A-999448 in the Office of the Olmsted County Recorder, Minnesota;

WHEREAS, as part of that Fourth Amendment to Declaration, the undersigned surveyor prepared the "Official Plat" recorded in connection therewith, consisting of two sheets and entitled:

Common Interest Community No. 152
Wellington Pointe Condominium ✓
Fourth Supplemental

and which is referred to in this Surveyor's Certificate as the "Fourth Supplemental Official Plat;"

WHEREAS, the Fourth Supplemental Official Plat fails to show certain information needed to properly describe the property intended or purported to be platted or subdivided;

WHEREAS, the nature of the omission is the failure of the Fourth Supplemental Official Plat to contain the floor and ceiling elevations of Units 45, 46, 47 and 48, and the limited common elements of Units 45, 46, 47, and 48 described therein;

WHEREAS, the undersigned surveyor desires to correct such omission in accordance with Minnesota Statutes 505.174;

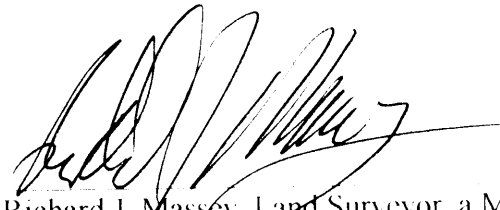
NOW, THEREFORE, the undersigned surveyor makes the following Surveyor's Certificate:

Retain
3-11-04
wv

907C

1. The sheet attached hereto entitled "Elevations and Limited Common Elements of Units 45, 46, 47, and 48" is hereby added to, and made a part of, the Fourth Supplemental Official Plat.

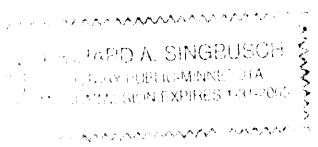
2. In all other respects, the Fourth Supplemental Official Plat remains unamended.



Richard J. Massey, Land Surveyor, a Minnesota
L.S. No. 44814

STATE OF MINNESOTA)
)SS.
COUNTY OF **OLMSTED**)

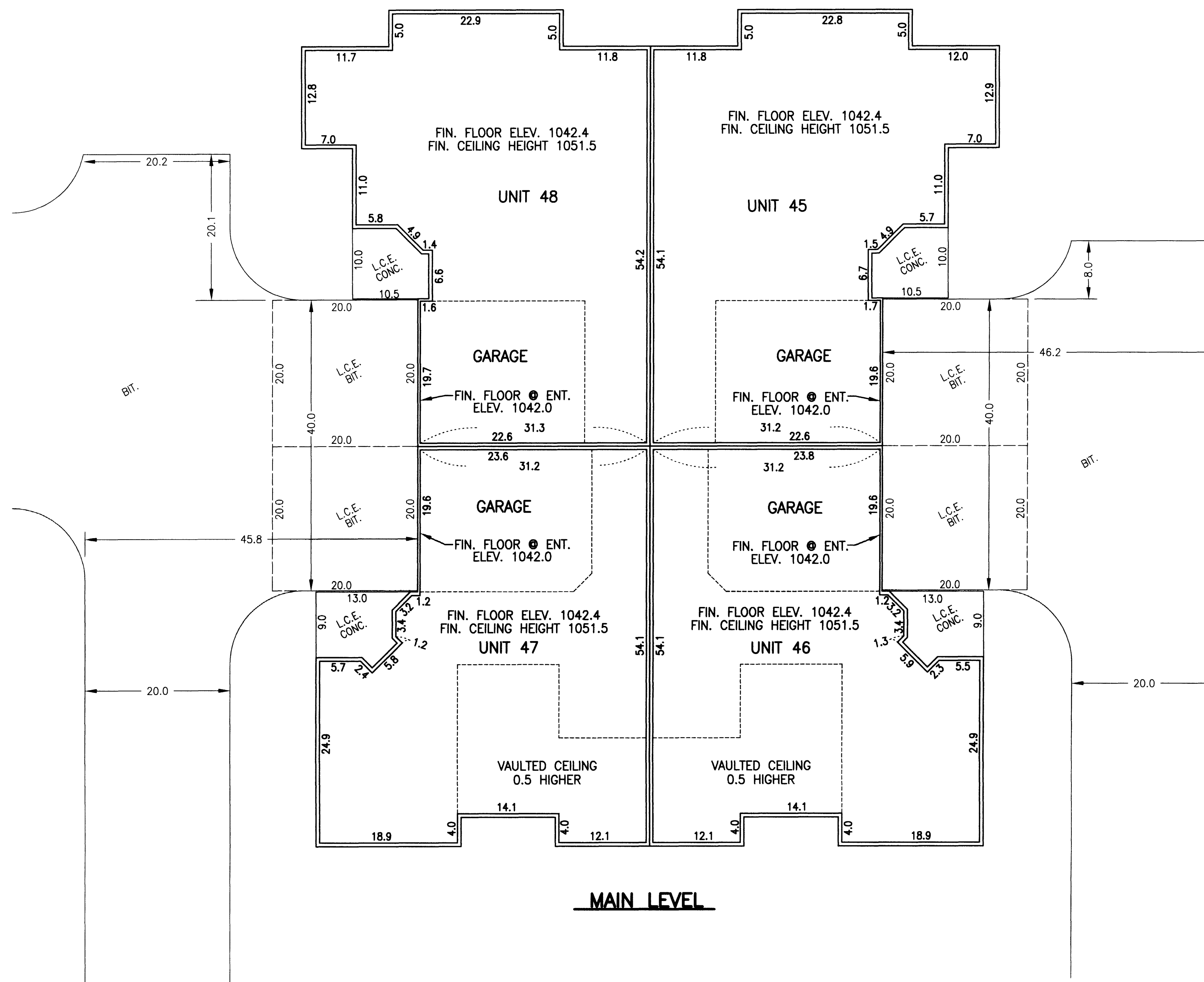
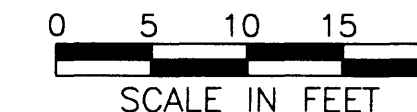
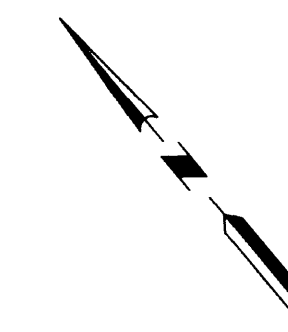
The foregoing instrument was acknowledged before me this 11TH day of March, 2004 by Richard J. Massey, Land Surveyor, a Minnesota L.S. No. 41814.



Notary Public

DRAFTED BY:
Dennis J. Trooien, Esq.
Fabyanske, Westra & Hart, P.A.
800 LaSalle Avenue, Suite 1900
Minneapolis, MN 55402
(612) 338-0115

COMMON INTEREST COMMUNITY NUMBER 152 WELLINGTON POINTE CONDOMINIUM FOURTH SUPPLEMENTAL ELEVATIONS AND LIMITED COMMON ELEMENTS OF UNITS 45,46,47 AND 48



VERTICAL CONTROL
The elevations on this plan are based on the National Geodetic vertical datum of 1929.

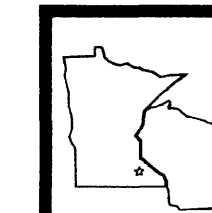
BENCH MARKS:
Top hydrant nut east side of Salem Meadows Drive
S.W. 220' east of c/l West Circle Drive Elev. 1035.90

Note: All labels Shown thus: L.C.E.
are Limited Common Elements

NOTES:
ALL CONCRETE PATIOS AND WOOD DECKS ARE L.C.E.
DIMENSIONS SHOWN ARE IN FEET AND TENTHS OF A FOOT.
ALL LABELS SHOWN THUS: L.C.E. ARE LIMITED COMMON ELEMENTS.
ALL UNIT DIMENSIONS ARE TO FACE OF SHEETROCK.

A-1013990

907 E



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