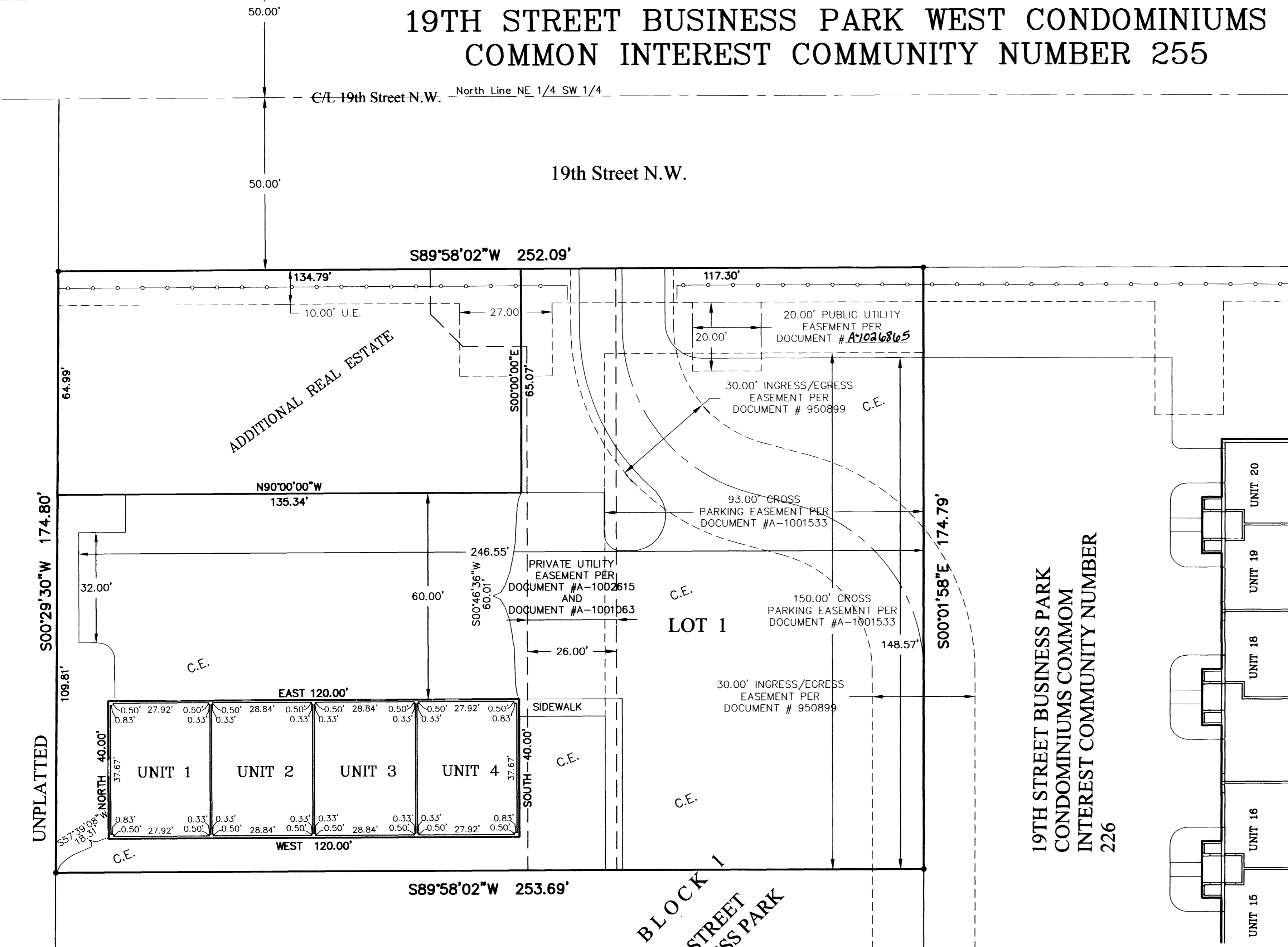


**"OFFICIAL PLAT"**

# 19TH STREET BUSINESS PARK WEST CONDOMINIUMS COMMON INTEREST COMMUNITY NUMBER 255



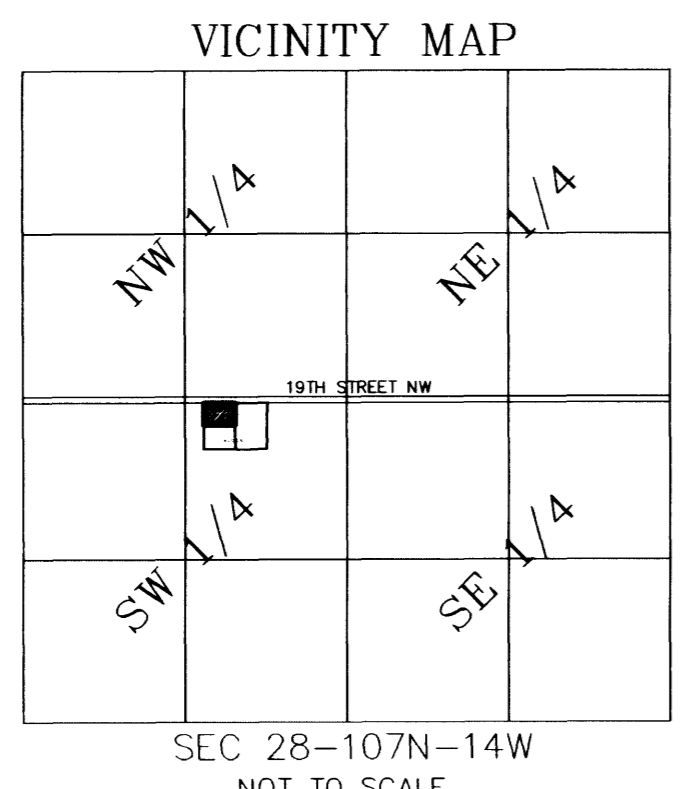
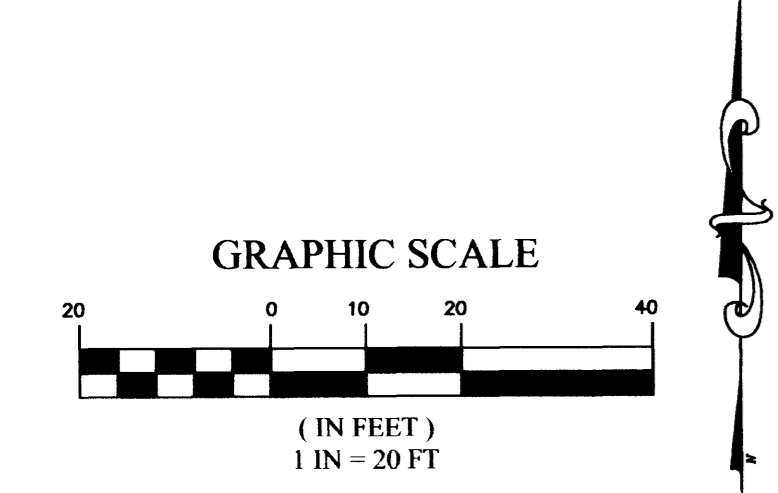
ELEVATIONS SHOWN ARE IN FEET AND HUNDREDTHS OF A FOOT AND ARE REFERENCED TO THE BENCHMARK DESCRIBED ON THIS SHEET.

DIMENSIONS ARE SHOWN IN FEET AND HUNDREDTHS OF A FOOT

C.E. DENOTES COMMON ELEMENT

ALL UNIT DIMENSIONS ARE TO THE FACE OF SHEETROCK

UNITS 1 THROUGH 4  
FLOOR ELEVATION OF EACH UNIT = 1026.92 (FLOOR)  
CEILING ELEVATION OF EACH UNIT = 1037.92 (CEILING)



LOT 3

- LEGEND**
- IRON PIPE WITH PLASTIC CAP STAMPED R.L.S.#21940 SET
  - FOUND IRON PIPE UNLESS OTHERWISE NOTED
  - UTILITY EASEMENT
  - - - CONTROLLED ACCESS EASEMENT LINE
  - ▬ BITUMINOUS SURFACING
  - ▬ CONCRETE SURFACING

**BEARINGS**  
ALL BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER SECTION 28, TOWNSHIP 107 NORTH, RANGE 14 WEST WHICH IS ASSUMED TO BEAR N89°58'02\"/>

**CONTROLLED ACCESS DEFINED**  
INGRESS AND EGRESS TO, FROM OR ACROSS THE ABUTTING ROADWAY IS RESTRICTED BY THE ROAD AUTHORITY PURSUANT TO MINNESOTA STATE STATUE 160.08.

**UTILITY EASEMENTS DEFINED**  
DRAINAGE AND UTILITY EASEMENTS SHOWN ARE BASED ON THE RECORDED PLAT OF "19TH STREET BUSINESS PARK".

**BENCHMARK**  
TOP NUT HYDRANT ON NORTH SIDE OF 19TH STREET NW IN OPEN AREA; IN FRONT OF GOODIN BUILDING; HYDRANT HAS FOUR PROTECTIVE POSTS: ELEV: 1038.52  
TOP NUT HYDRANT IN SW QUADRANT OF INTERSECTION OF 19TH STREET NW & 20TH AVE NW, ELEV: 1055.51

**VERTICAL CONTROL**  
THE ELEVATIONS ON THIS PLAN ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929

**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 19TH STREET BUSINESS PARK WEST CONDOMINIUMS, COMMON INTEREST COMMUNITY NUMBER 255, being located upon:

Lot 1, Block 1, 19TH STREET BUSINESS PARK, according to the recorded plat thereof on file and of record in the office of the County Recorder, Olmsted County, Minnesota. EXCEPTING the following described parcel:  
That part of Lot 1, Block 1, 19TH STREET BUSINESS PARK, according to the recorded plat thereof on file and of record in the office of the County Recorder, Olmsted County, Minnesota, described as follows:  
Beginning at the northwest corner of said Lot 1, Block 1; thence on an assumed bearing of North 89°58'02" East along the north line of said Lot 1, Block 1 a distance of 134.79 feet; thence South 00°00'00" East a distance of 65.07 feet; thence North 90°00'00" West a distance of 135.34 feet to the west line of said Lot 1, Block 1; thence North 00°29'30" East a distance of 64.99 feet to the point of beginning.

The above described conveyance contains 0.81 acres.

And the additional real estate that may be subsequently added

That part of Lot 1, Block 1, 19TH STREET BUSINESS PARK, according to the recorded plat thereof on file and of record in the office of the County Recorder, Olmsted County, Minnesota, described as follows:  
Beginning at the northwest corner of said Lot 1, Block 1; thence on an assumed bearing of North 89°58'02" East along the north line of said Lot 1, Block 1 a distance of 134.79 feet; thence South 00°00'00" East a distance of 65.07 feet; thence North 90°00'00" West a distance of 135.34 feet to the west line of said Lot 1, Block 1; thence North 00°29'30" East a distance of 64.99 feet to the point of beginning, containing 0.20 acres.

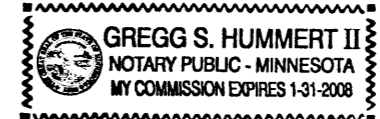
fully and accurately depicts all information required by Minnesota Statutes Section 515B.2-110, excluding subsections (c) (8), (9), (10) and (12).

Dated this 17<sup>th</sup> day of JUNE, 2004.

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

State of Minnesota  
County of OLMTED

The foregoing instrument was acknowledged before me this 17<sup>th</sup> day of JUNE, 2004, by Geoffrey G. Griffin, Land Surveyor, Minnesota License No. 21940.



Gregg S. Hummert II  
Notary Public, OLMTED County, Minnesota

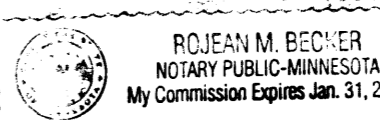
**ARCHITECT'S CERTIFICATE**  
I, Christopher L. Peterson, do hereby certify that the work was undertaken by or reviewed and approved by me for this Common Interest Community Plat of 19TH STREET BUSINESS PARK WEST CONDOMINIUMS, COMMON INTEREST COMMUNITY NUMBER 255, as described herein, and fully and accurately depicts all information required by Minnesota Statutes, Section 515B.2-110, subsections (c) (8), (9), (10) and (12).

Dated this 18<sup>th</sup> day of JUNE, 2004.

Christopher Peterson, A.I.A.  
Registered Professional Architect  
Minnesota Registration Number 40507

State of Minnesota  
County of Olmsted

The foregoing instrument was acknowledged before me this 18<sup>th</sup> day of JUNE, 2004, by Christopher Peterson, Registered Professional Architect.



Rojean M. Becker  
Notary Public, WABASHA County, Minnesota

**COUNTY SURVEYOR'S APPROVAL**  
Pursuant to Minnesota Statutes, Chapter 389.09, Subd. 2, this CIC Plat has been reviewed and is approved this 17<sup>th</sup> day of JUNE, 2004.

By: Edward A. Kunda  
Olmsted County Surveyor

**PROPERTY RECORDS AND LICENSING**  
Pursuant to Minnesota Statutes, Section 515B.1-116 and Section 272.12, taxes payable in the year 2004, on real estate herein described, have been paid; there are no delinquent taxes and transfer been entered, on this 23<sup>rd</sup> day of JUNE, 2004.

DOCUMENT NUMBER - A-1026866

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 23<sup>rd</sup> day of JUNE, 2004, at 2 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

**SITE PLAN  
SHEET 1 OF 1**

**GGG** Engineering  
Surveying  
INC. Planning

14070 Hwy 52 SE  
Chatfield, Mn. 55923 Ph. 507-867-1666

947A

FILE: 021437PG0255