

# COMMON INTEREST COMMUNITY NUMBER 252

## A CONDOMINIUM, ROCHESTER CRIMSON RIDGE FIRST SUPPLEMENTAL CIC PLAT

SITE PLAN  
(ASBUILT)

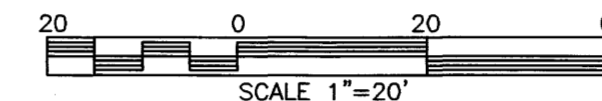
This First Supplemental CIC Plat is part of the First Amended Declaration recorded as

Document No.            A-1041753           

on this 22nd day of October, 2004.

Daniel G. Hall  
Director of Property Records and Licensing

Wendy von Wald  
Deputy



### 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 NUMBER 252, A CONDOMINIUM, ROCHESTER CRIMSON RIDGE FIRST SUPPLEMENTAL CIC PLAT being located upon the following described property:

Lot 30, Block 2, CRIMSON RIDGE SECOND SUBDIVISION, Olmsted County, Minnesota, according to the recorded plat thereof.

And the additional real estate, described as follows:

Lots 23 through 28 and Lots 31 through 34, Block 2, and Outlot A, CRIMSON RIDGE SECOND SUBDIVISION, 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 15<sup>th</sup> day of October, 2004.

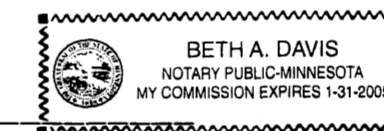
James E. Swanson  
James E. Swanson L.S., Minnesota License No. 11622.

STATE OF MINNESOTA  
COUNTY OF OLMSTED

The foregoing instrument was acknowledged before me this 15<sup>th</sup> day of OCTOBER, 2004, by James E. Swanson, a Licensed Land Surveyor.

Beth A. Davis  
Notary Public, Dodge County, Minnesota

My commission expires on 1-31-2005



### PROPERTY RECORDS AND LICENSING

Taxes payable in the year 2004 on the land herein described have been paid, there are no delinquent taxes and transfer has been entered this 22nd day of October, 2004.

Daniel G. Hall  
Director of Property Records & Licensing

Wendy von Wald  
Deputy

### COUNTY SURVEYOR

Pursuant to Minnesota Statutes, Chapter 389.09, Subd. 2, this CIC Plat has been reviewed and is approved this 15 day of October, 2004.

Edward P. Kusile  
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 15<sup>th</sup> day of October, 2004.

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

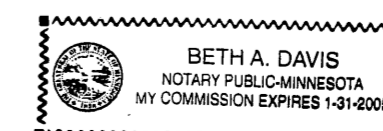
### ENGINEER ACKNOWLEDGMENT

STATE OF MINNESOTA  
COUNTY OF OLMSTED

The foregoing instrument was acknowledged before me this 15<sup>th</sup> day of OCTOBER, 2004, by Michael E. Gowin, a Licensed Professional Engineer.

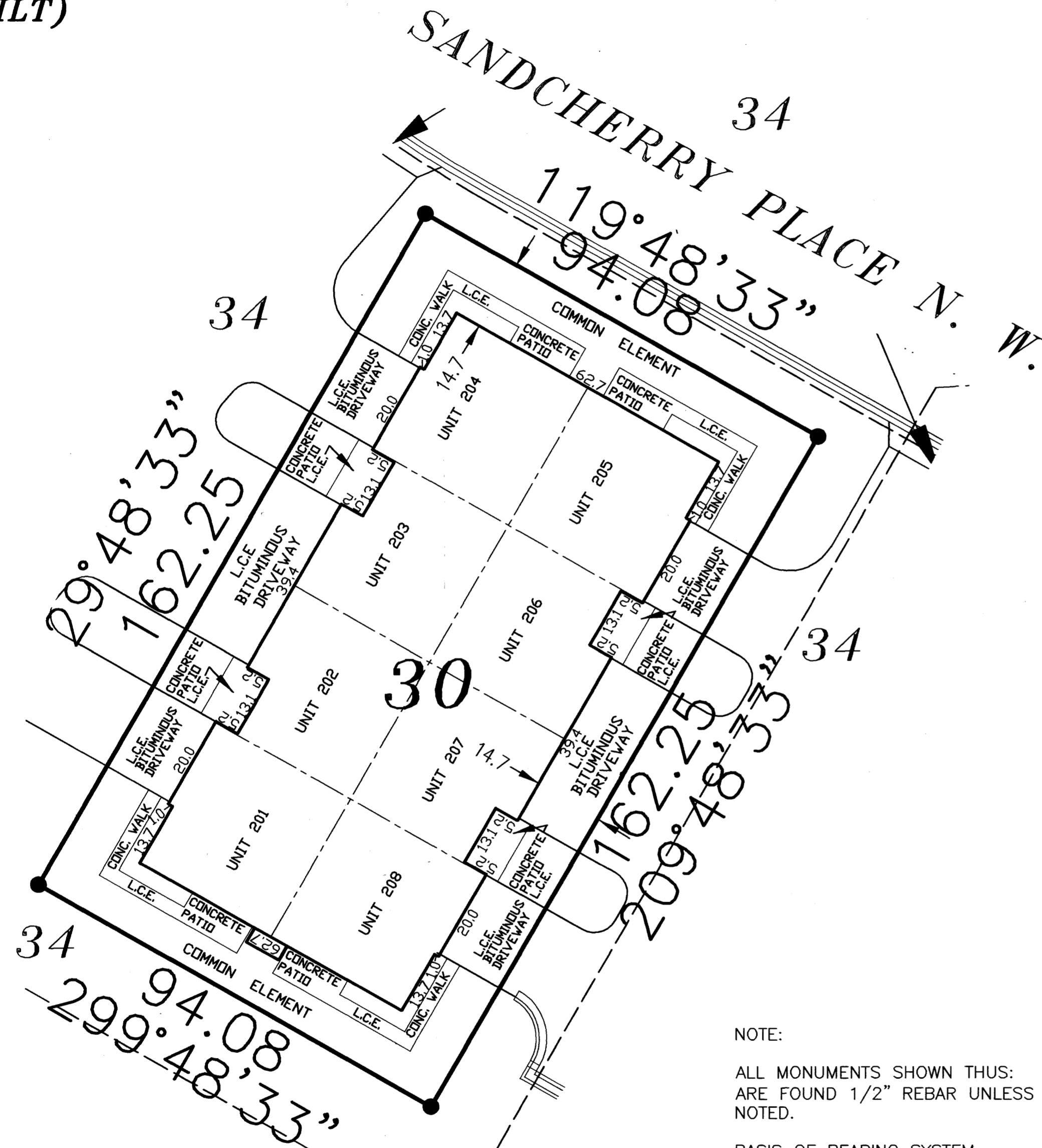
Beth A. Davis  
Notary Public, Dodge County, Minnesota

My commission expires on 1-31-2005




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

# 985 A



### NOTE:

ALL MONUMENTS SHOWN THUS:  ARE FOUND 1/2" REBAR UNLESS OTHERWISE NOTED.

BASIS OF BEARING SYSTEM:  
PLAT BEARINGS ARE MINNESOTA STATE PLANE GRID AZIMUTHS MEASURED TO THE RIGHT FROM GRID NORTH.

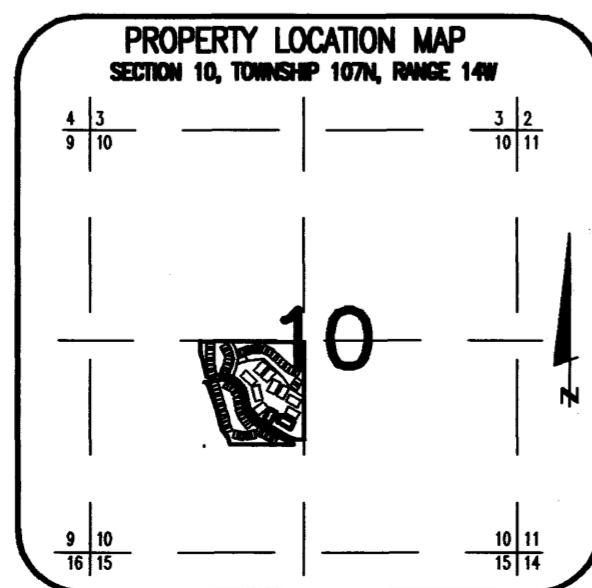
DIMENSIONS SHOWN ARE IN FEET AND TENTHS OF A FOOT.

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

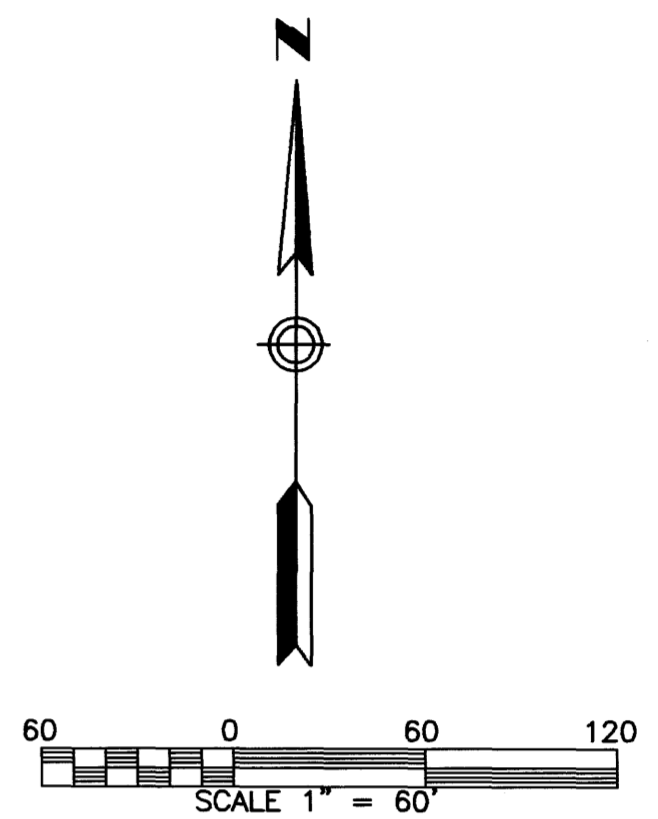
ALL LABELS SHOWN THUS: C.E.  
ARE COMMON ELEMENTS.

THE CONCRETE WALKS, PATIOS, AND BITUMINOUS DRIVEWAYS LABELLED AS 'L.C.E.' ARE SHOWN AND DIMENSIONED PER PLAN AND "MUST BE BUILT"

B.M. ELEV. 1070.89  
TOP HYDRANT NUT @ SW CORNER  
OF SANDCHERRY PLACE AND  
SANDCHERRY COURT N.W.



# COMMON INTEREST COMMUNITY NUMBER 252 A CONDOMINIUM, ROCHESTER CRIMSON RIDGE FIRST SUPPLEMENTAL CIC PLAT



BASIS OF BEARING SYSTEM:  
PLAT BEARINGS ARE MINNESOTA STATE PLANE  
GRID AZIMUTHS MEASURED TO THE RIGHT  
FROM GRID NORTH.

U.E. = UTILITY EASEMENT

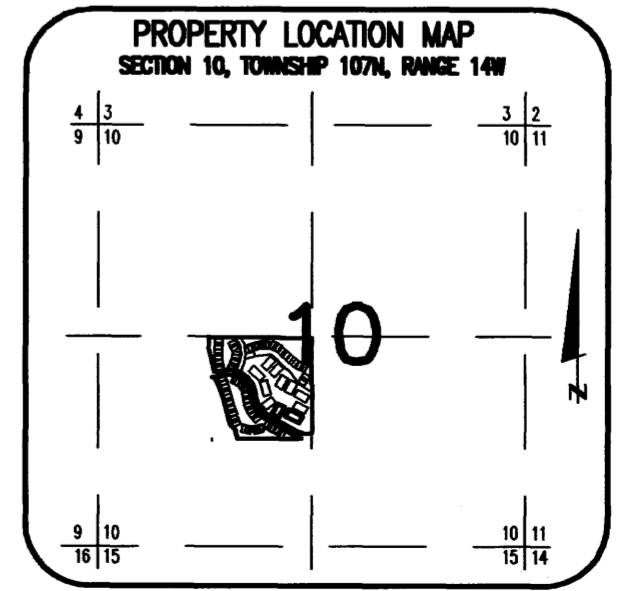
NOTE #1:  
DECLARATION OF PRIVATE ACCESS EASEMENTS  
RECORDED ON 9-16-04 AS DOCUMENT  
#1037731.

NOTE #2:  
NON-EXCLUSIVE EASEMENT FOR INGRESS AND  
EGRESS, UTILITIES AND LAWN AND LANDSCAPE  
MAINTENANCE RECORDED ON 9-16-04 AS  
DOCUMENT #1037729

NOTE #3:  
ACCESS EASEMENT AGREEMENT RECORDED ON  
9-16-04 AS DOCUMENT #1037730.

NOTE #4:  
FIRST AMENDMENT TO AND RESTATEMENT OF  
NON-EXCLUSIVE EASEMENT FOR INGRESS AND  
EGRESS, UTILITIES AND LAWN AND LANDSCAPE  
MAINTENANCE RECORDED ON 9-28-04 AS  
DOCUMENT #A-1038885 (THIS ALSO INCLUDES  
EASEMENT AREA AS SHOWN AND DESCRIBED  
IN NOTE #2)

NOTE:  
ACCORDING TO THE RECORDED PLAT OF  
CRIMSON RIDGE SECOND SUBDIVISION, A  
UTILITY EASEMENT IS DEDICATED OVER ALL OF  
LOT 34, BLOCK 2 AND ALL OF OUTLOT 'A'



# 985 B

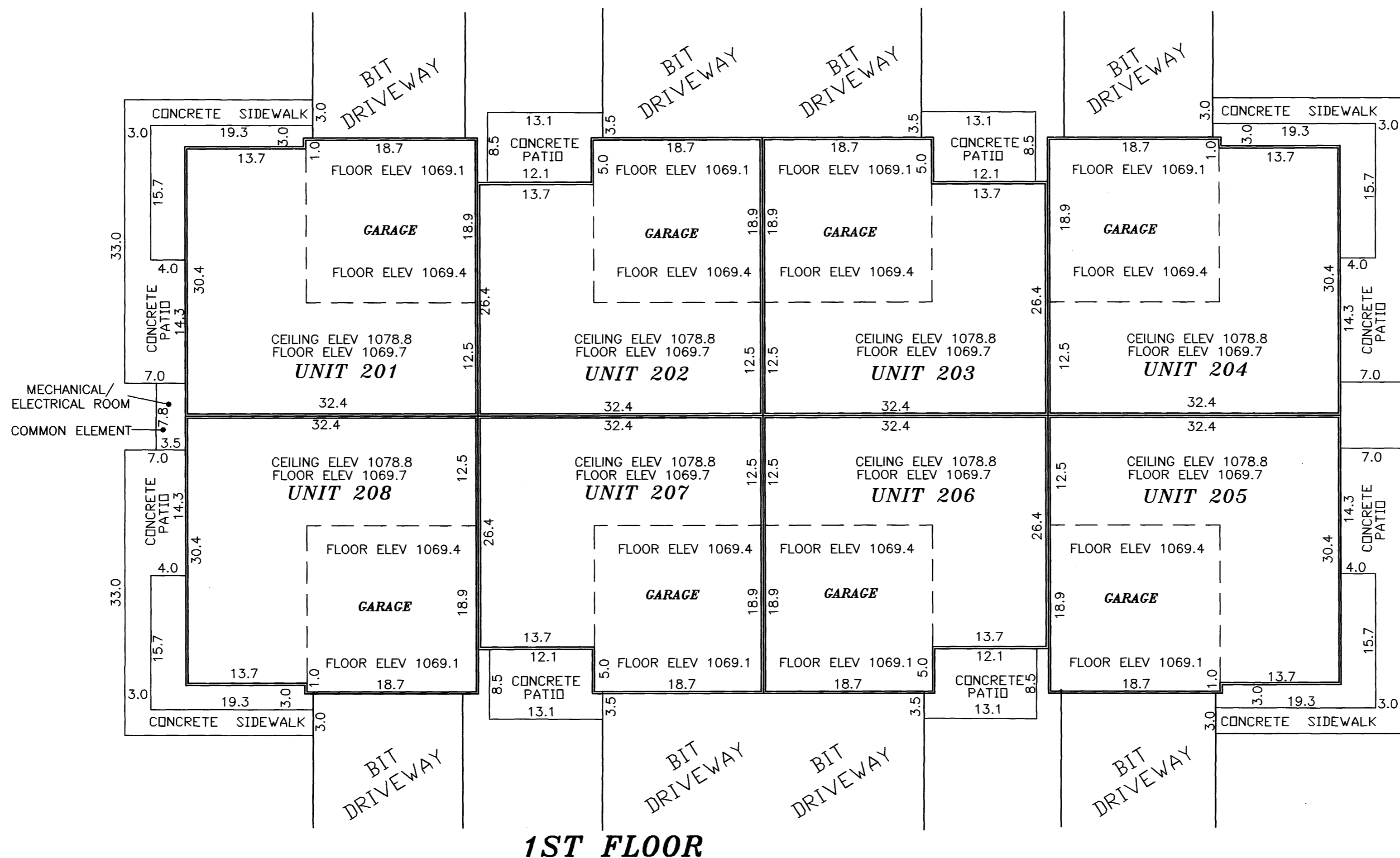
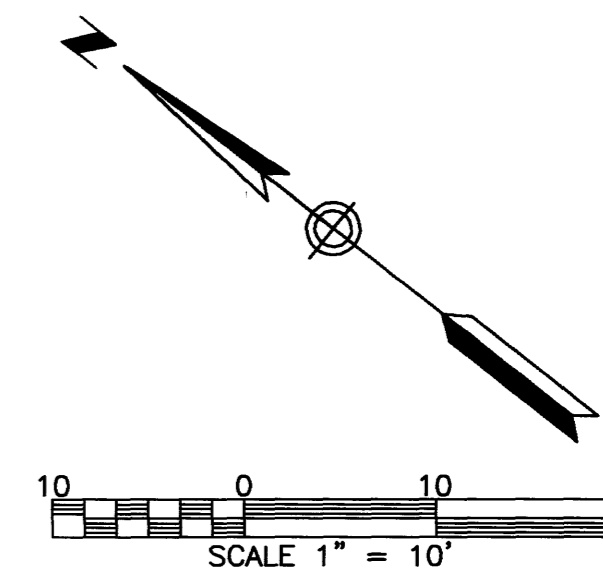
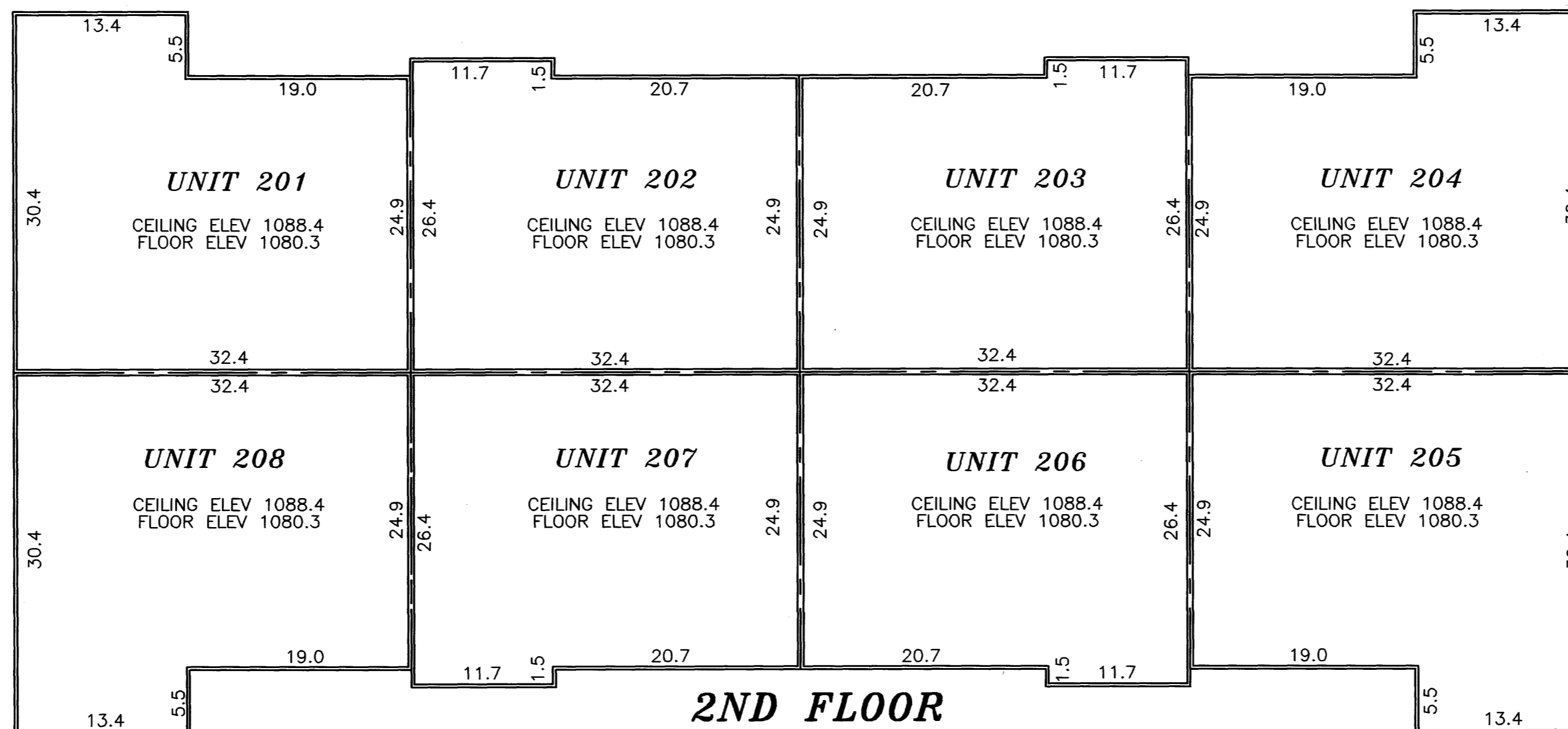
PREPARED BY:  
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ROCHESTER, MINNESOTA

# COMMON INTEREST COMMUNITY NUMBER 252

## A CONDOMINIUM, ROCHESTER CRIMSON RIDGE

### FIRST SUPPLEMENTAL CIC PLAT

UNIT DETAIL  
(ASBUILT)



**B.M. ELEV. 1070.89**  
TOP HYDRANT NUT @ SW CORNER  
OF SANDCHERRY PLACE AND  
SANDCHERRY COURT N.W.

NOTES:

DIMENSIONS SHOWN ARE IN FEET AND TENTHS OF A FOOT.

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

LOCATIONS AND DIMENSIONS OF SIDEWALKS, PATIOS, AND DRIVEWAYS ARE PER PLAN.

985C

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