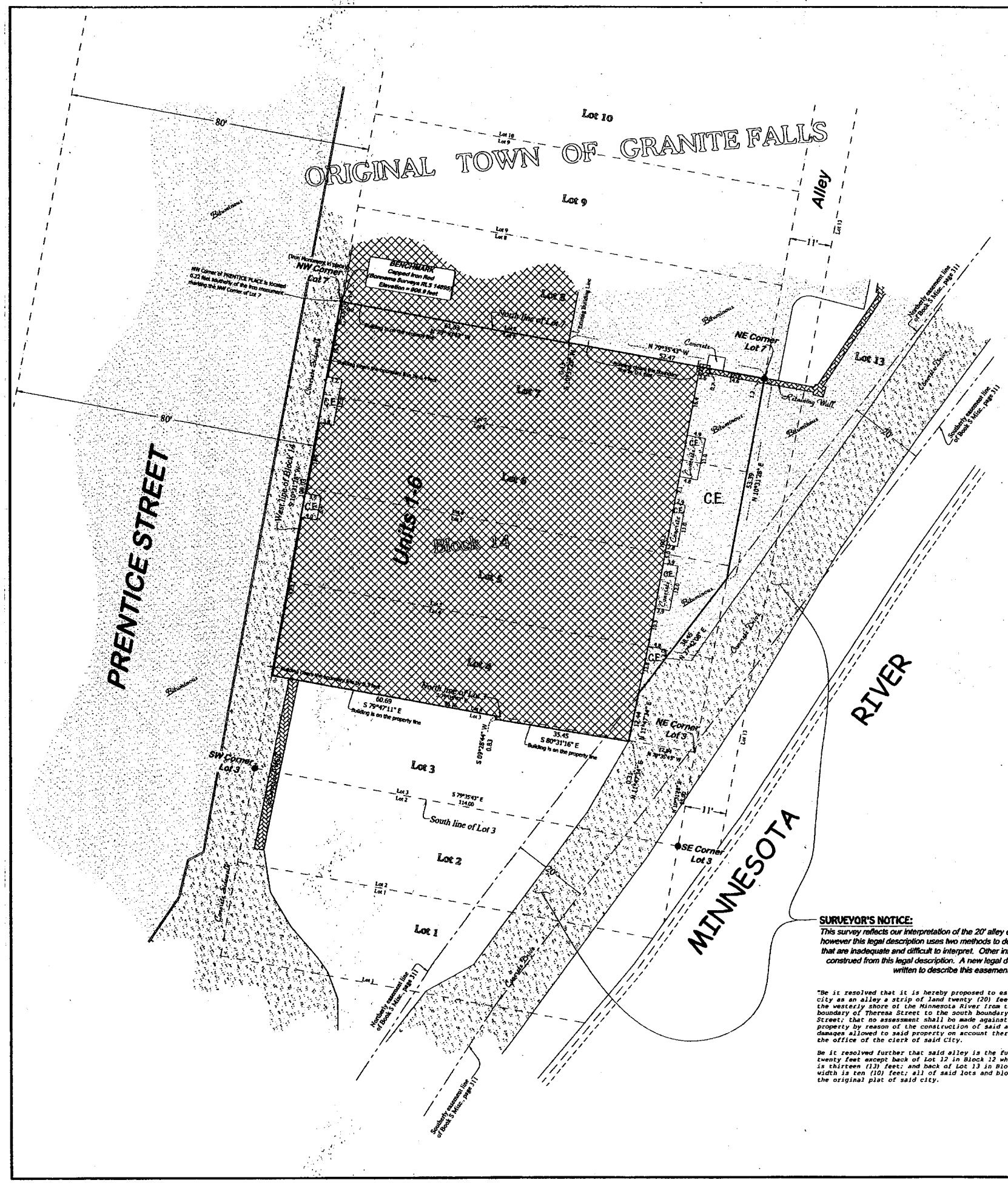
COMMON INTEREST COMMUNITY NO. 2
A CONDOMINIUM
PRENTICE PLACE COMMONS



SURVEYOR'S NOTICE:

This survey reflects our interpretation of the 20' alley easement cited below, however this legal description uses two methods to describe this easement that are inadequate and difficult to interpret. Other interpretations could be construed from this legal description. A new legal description should be written to describe this easement.

"Be it resolved that it is hereby proposed to establish in said city as an alley a strip of land twenty (20) feet wide along the westerly shore of the Minnesota River from the north boundary of Theresa Street to the south boundary of Orange Street; that no assessment shall be made against the adjoining property by reason of the construction of said alley and no damages allowed to said property on account thereof on file in the office of the clerk of said City.

Be it resolved further that said alley is the full width of twenty feet except back of Lot 12 in Block 12 where the width is thirteen (13) feet; and back of Lot 13 in Block 14 where the width is ten (10) feet; all of said lots and blocks being in the original plat of said city.

LAND SURVEYOR

I, Joshua M Stern, do hereby certify that the work was undertaken by or reviewed and approved by me for this CIC Plat of COMMON INTEREST COMMUNITY NO. 2 , A CONDOMINIUM, PRENTICE PLACE COMMONS, being located upon:

That part of Lot 3, Lot 4, Lot 5, Lot 6, and Lot 7, of Block 14, as shown on the record plat entitled ORIGINAL TOWN OF GRANITE FALLS, on file in the office of the Yellow Medicine County Recorder, Minnesota, described as follows:

- Commencing at the southwest corner of Lot 3 of said Block 14;
- thence on an assumed bearing of South 79 degrees 35 minutes 43 seconds East, along the south line of Lot 3 of said Block 14, a distance of 114.00 feet to the southeast corner of Lot 3 of said Block 14;
- thence on a bearing of North 10 degrees 31 minutes 28 seconds East, along the east line of Lot 3 of said Block 14, a distance of 25.00 feet to the northeast corner of Lot 3 of said Block 14;
- thence on a bearing of North 79 degrees 35 minutes 43 seconds West, along the north line of Lot 3 of said Block 14, a distance of 17.84 feet to the point of beginning of the land to be described;
- thence on a bearing of North 11 degrees 47 minutes 34 seconds East a distance of 12.44 feet;
- thence on a bearing of North 37 degrees 42 minutes 08 seconds East a distance of 38.45 feet to the east line of Lot 5 of said Block 14;
- thence on a bearing of North 10 degrees 31 minutes 28 seconds East, along the east line of Lot 5, Lot 6 and Lot 7 of said Block 14, a distance of 53.39 feet to the northeast corner of Lot 7 of said Block 14;
- thence on a bearing of North 79 degrees 35 minutes 43 seconds West, along the north line of Lot 7 of said Block 14, a distance of 52.47 feet;
- thence on a bearing of South 10 degrees 37 minutes 29 seconds West a distance of 0.13 feet;
- thence on a bearing of North 79 degrees 40 minutes 43 seconds West a distance 61.53 feet to the west line of said Block 14;
- thence on a bearing of South 10 degrees 31 minutes 28 seconds West, along the west line of said Block 14, a distance of 100.03 feet;
- thence on a bearing of South 79 degrees 47 minutes 11 seconds East a distance of 60.69 feet;
- thence on a bearing of South 09 degrees 28 minutes 44 seconds West a distance of 0.83 feet;
- thence on a bearing of South 80 degrees 31 minutes 16 seconds East a distance of 35.45 feet;
- thence on a bearing of North 11 degrees 47 minutes 34 seconds East a distance of 0.31 feet to the point of beginning.

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

Dated this 15 day of July, 2009

Joshua M Stern, Land Surveyor, Minnesota
License No. 46169

JEROME DENNIS SWOBODA
Notary Public
Minnesota
My Commission Expires January 31, 2010

STATE OF MINNESOTA)
COUNTY OF KANDIYOHI)SS This Surveyor's Certificate was acknowledged by me this 15 day of July 2009 by Joshua M Stern, Land Surveyor. Minnesota License No. 46169

My Commission Expires 1-31-10
Notary Public, Kandiyohi Co. Minnesota

ARCHITECT

I, Ronald D. Helgerson, a licensed professional Architect licensed in the State of Minnesota, pursuant to Minnesota Statutes Section 515B.2-101(c), do hereby certify that all structural components and mechanical systems of all buildings containing or comprising any units hereby created are substantially completed.

Dated this 21st day of July, 2009

RONALD D. HELGERSON
Licensed Professional Architect
Minnesota License No. 14023

JOAN M. TAYLOR
Notary Public-Minnesota
My Commission Expires Jan 31, 2010

STATE OF MINNESOTA)
COUNTY OF ~~KANDIYOHI~~)SS Yellow Medicine This Architect Certificate was acknowledged by me this 21 day of July 2009 by Ronald D. Helgerson, licensed professional Architect, Minnesota License No. 14023

My Commission Expires 1-31-2010
Notary Public, Kandiyohi Co. Minnesota Yellow Medicine

COUNTY AUDITOR/TREASURER

Pursuant to Minnesota Statutes, Section 515B. 1-116 and Section 272.12, taxes payable in the year 2009 on real estate herein before described, have been paid; there are no delinquent taxes and transfer entered, on this 30th day of July, 2009.

Lois M. Bonde by Brenda K. Ptacek, Deputy
Yellow Medicine Auditor/Treasurer

COUNTY RECORDER

This CIC Plat has been filed as part of the Declaration recorded as Document No. 248669 on this 30 day of July, 2009 at 2:30 o'clock P.M.

Kay Zempel
Yellow Medicine County Recorder

COUNTY RECORDER

I hereby certify that this instrument was filed in the office of the County Recorder for record on this 30 day of July, 2009 at 2:30 o'clock P.M., and was duly recorded as ~~Folder No.~~ Env. No. 120

Kay Zempel
Yellow Medicine County Recorder

North

This drawing prepared by:

Bonnema Surveys Inc.
Professional Land Surveying
1809 22nd St SW - Suite 104
Willmar, MN 56201

0 15 30
Scale in Feet

LEGEND

C.E.	Common Element
L.C.E.	Limited Common Element
●	Bonnema Surveys Placed Capped Iron Monument
- - - -	Easement
	Existing Building
	Concrete
	Bituminous
	Retaining Wall

The elevation datum for this plat is assumed. The benchmark is shown on this page and is found on the top of a capped iron pipe, marked "Bonnema Surveys RLS 14895."

SITE PLAN