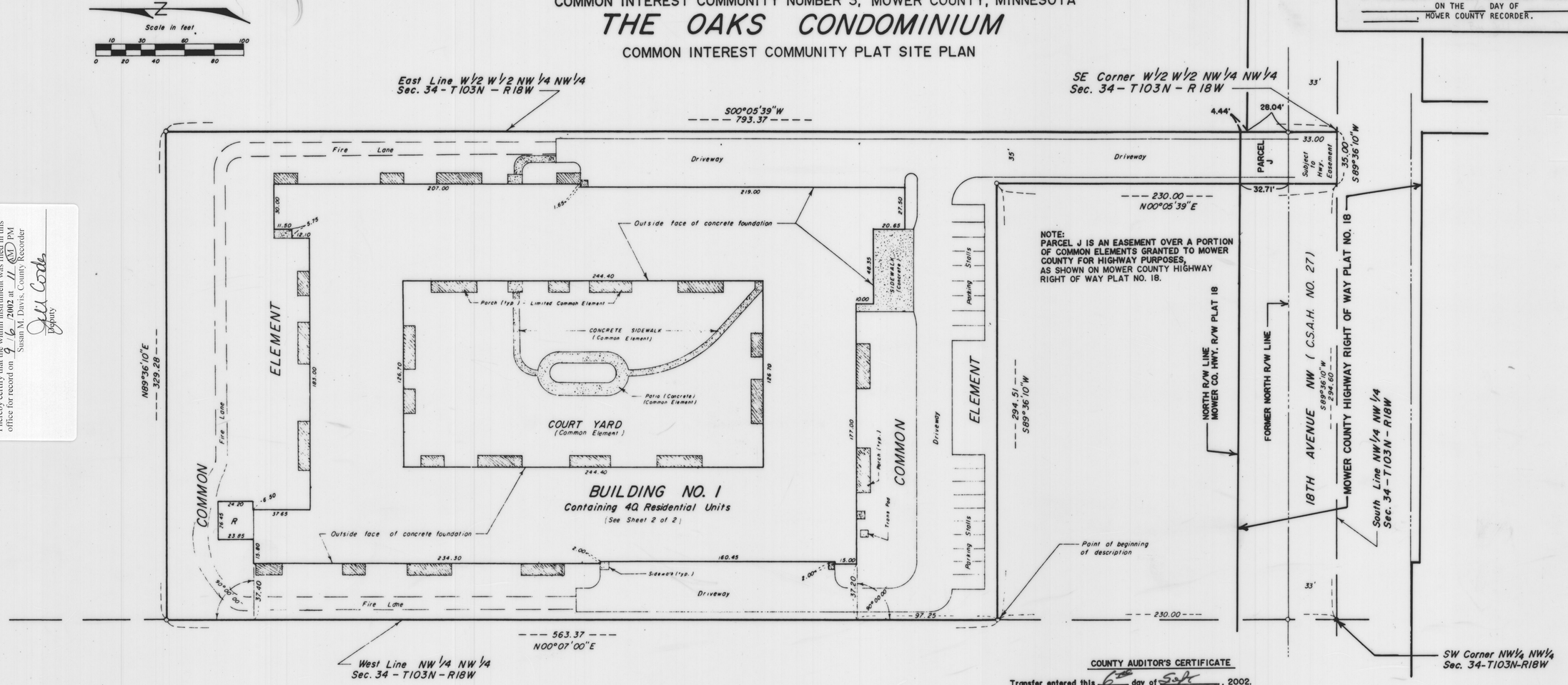
SECOND AMENDMENT TO
COMMON INTEREST COMMUNITY NUMBER 3, MOWER COUNTY, MINNESOTA

THE OAKS CONDOMINIUM

COMMON INTEREST COMMUNITY PLAT SITE PLAN

THIS COMMON INTEREST COMMUNITY PLAT HAS BEEN RECORDED AS PART OF THE DECLARATION FILED AS DOCUMENT NUMBER _____ ON THE ____ DAY OF _____, _____, MOWER COUNTY RECORDER.

OFFICE OF COUNTY RECORDER
MOWER COUNTY MINNESOTA
DOCUMENT NO. 509283
I hereby certify that the within instrument was filed in this office for record on 9/6/2002 at 11:00 AM
Susan M. Davis, County Recorder
Jill Corbe
Deputy



SURVEYOR'S CERTIFICATE

I, John H. Schulte IV, a duly Registered Land Surveyor under the state laws of Minnesota, on this 3 day of Sept., 2002, by these presents hereby certify that the Second Amended Plat of this Common Interest Community, located in Austin, Mower County, Minnesota was prepared by me or under my direct supervision, and that the boundary thereof described as follows:

Commencing at the southwest corner of the NW¼ NW¼ Section 34 - T103N - R18W; thence north 00° 07'00" east 230.00 feet, on an assumed bearing, on the west line of said ¼ ¼ section, to the point of beginning;

thence north 00° 07'00" east 563.37 feet, on said west line;

thence north 89° 36'10" east 329.28 feet, on a line parallel with the south line of said ¼ ¼ section, to a point on the east line of the W½ W½ of said ¼ ¼ section;

thence south 00° 05'39" west 793.37 feet, on the east line of the W½ W½ of said ¼ ¼ section, to the southeast corner thereof;

thence south 89° 36'10" west 35.00 feet, on the south line of said ¼ ¼ section;

thence north 00° 05'39" east 230.00 feet, on a line parallel with the east line of the W½ W½ of said ¼ ¼ section;

thence south 89° 36'10" west 294.51 feet, to the point of beginning.

Constitutes Common Interest Community Number 3, THE OAKS CONDOMINIUM. The common interest community plat consists of two pages, and fully and accurately depicts all of the information required by Minnesota Statutes Section 515B.2-110.

John H. Schulte IV
Registered Land Surveyor
Minnesota Reg. No. 13807

STATE OF MINNESOTA)
) SS
COUNTY OF FREEBORN)

The foregoing instrument was acknowledged before me this 3 day of Sept., 2002, by John H. Schulte IV, a registered professional land surveyor.

ELAINE G. WALLACE
NOTARY PUBLIC - MINNESOTA
My Commission Expires 1-31-2005

Elaine G. Wallace
Notary Public, Waseca County, Minnesota
My Commission Expires 1-31-2005

ENGINEER'S CERTIFICATE

Arthur W. Smith, a Registered Professional Engineer for the State of Minnesota, pursuant to Minnesota Statutes Section 515B.2-101(c) does hereby certify that all structural components and mechanical systems **of all buildings containing or comprising any units thereby created are substantially completed consistent with the SECOND AMENDMENT TO COMMON INTEREST COMMUNITY NUMBER 3, THE OAKS CONDOMINIUM.**

Arthur W. Smith
Minnesota Registration No. 9606

Subscribed and sworn to before me this 3 day of Sept., 2002.

ELAINE G. WALLACE
NOTARY PUBLIC - MINNESOTA
My Commission Expires 1-31-2005

Elaine G. Wallace
Notary Public
Waseca County, Minnesota
My Commission Expires 1-31-2005

COUNTY AUDITOR'S CERTIFICATE

Transfer entered this 6th day of Sept., 2002.

Sherwood A. Venick
County Auditor
Mower County, Minnesota

NOTES TO SITE PLAN

BENCH MARK: Top nut of fire hydrant located on the south side of building. Elevation = 1233.77 feet NGVD.

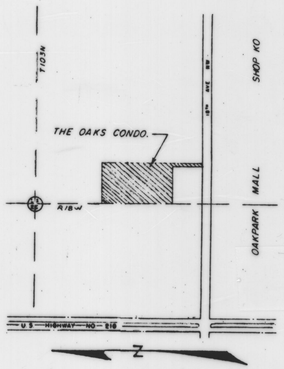
Dimensions shown from the property lines to the buildings are to the outside face of concrete foundation.

Concrete walks, driveways, fire lane, power transformers, parking stalls, landscaped areas and improvements are common elements unless indicated otherwise on floor plans.

LEGEND

- ○ = 5/8"ϕ x 24" iron stake monument (Capped RLS 13807) - Placed
- ● = Iron monument - Found
- ▨ = Indicates enclosed porch limited common elements
- R = Indicates area of First Amended Condominium Plat

INDEX MAP



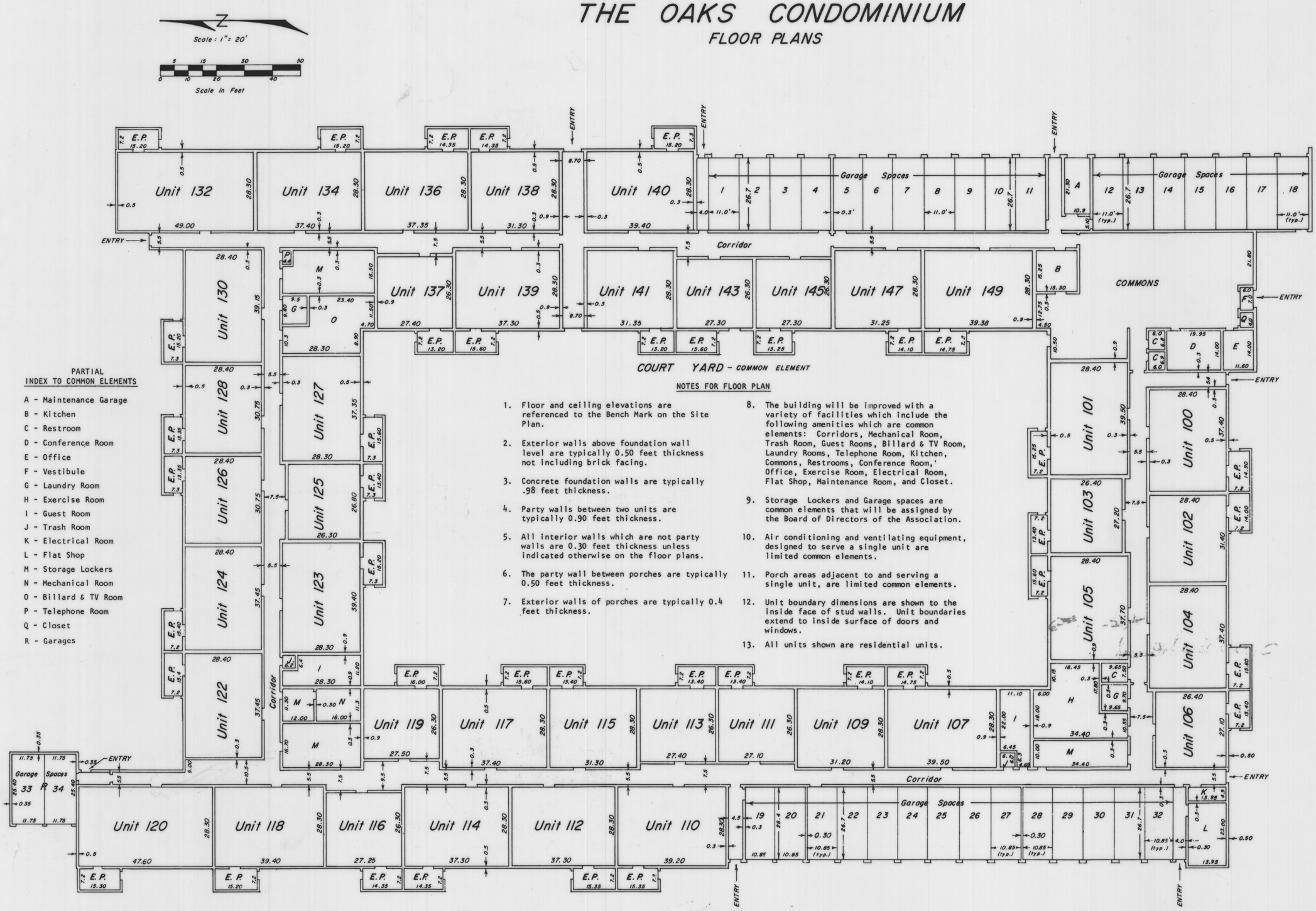
JONES, HAUGH & SMITH INC.
Civil Engineers & Land Surveyors
Albert Lea, Minnesota

Drawn by: Scott A. Woitas
OCTOBER 1984
AMENDED JANUARY 1989
AMENDED AUGUST 2002

SECOND AMENDMENT TO
COMMON INTEREST COMMUNITY NUMBER 3, MOWER COUNTY, MINNESOTA

THE OAKS CONDOMINIUM

FLOOR PLANS



PARTIAL
INDEX TO COMMON ELEMENTS

- A - Maintenance Garage
- B - Kitchen
- C - Restroom
- D - Conference Room
- E - Office
- F - Vestibule
- G - Laundry Room
- H - Exercise Room
- I - Guest Room
- J - Trash Room
- K - Electrical Room
- L - Flat Shop
- M - Storage Lockers
- N - Mechanical Room
- O - Billard & TV Room
- P - Telephone Room
- Q - Closet
- R - Garages

NOTES FOR FLOOR PLAN

1. Floor and ceiling elevations are referenced to the Bench Mark on the Site Plan.
2. Exterior walls above foundation wall level are typically 0.50 feet thickness not including brick facing.
3. Concrete foundation walls are typically .98 feet thickness.
4. Party walls between two units are typically 0.90 feet thickness.
5. All interior walls which are not party walls are 0.30 feet thickness unless indicated otherwise on the floor plans.
6. The party wall between porches are typically 0.50 feet thickness.
7. Exterior walls of porches are typically 0.4 feet thickness.
8. The building will be improved with a variety of facilities which include the following amenities which are common elements: Corridors, Mechanical Room, Trash Room, Guest Rooms, Billard & TV Room, Laundry Rooms, Telephone Room, Kitchen, Commons, Restrooms, Conference Room,' Office, Exercise Room, Electrical Room, Flat Shop, Maintenance Room, and Closet.
9. Storage Lockers and Garage spaces are common elements that will be assigned by the Board of Directors of the Association.
10. Air conditioning and ventilating equipment, designed to serve a single unit are limited common elements.
11. Porch areas adjacent to and serving a single unit, are limited common elements.
12. Unit boundary dimensions are shown to the inside face of stud walls. Unit boundaries extend to inside surface of doors and windows.
13. All units shown are residential units.

LEGEND

E.P. = Enclosed porch (limited common elements)

R = Indicates area of First Amended Condominium Plat two garage units (Common element)

RESIDENTIAL UNIT ELEVATIONS

First Floor Elevation	1231.44 ft
First Floor Ceiling Elevation	1239.52 ft
Floor to Ceiling Height	8.08 ft

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Civil Engineers & Land Surveyors
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