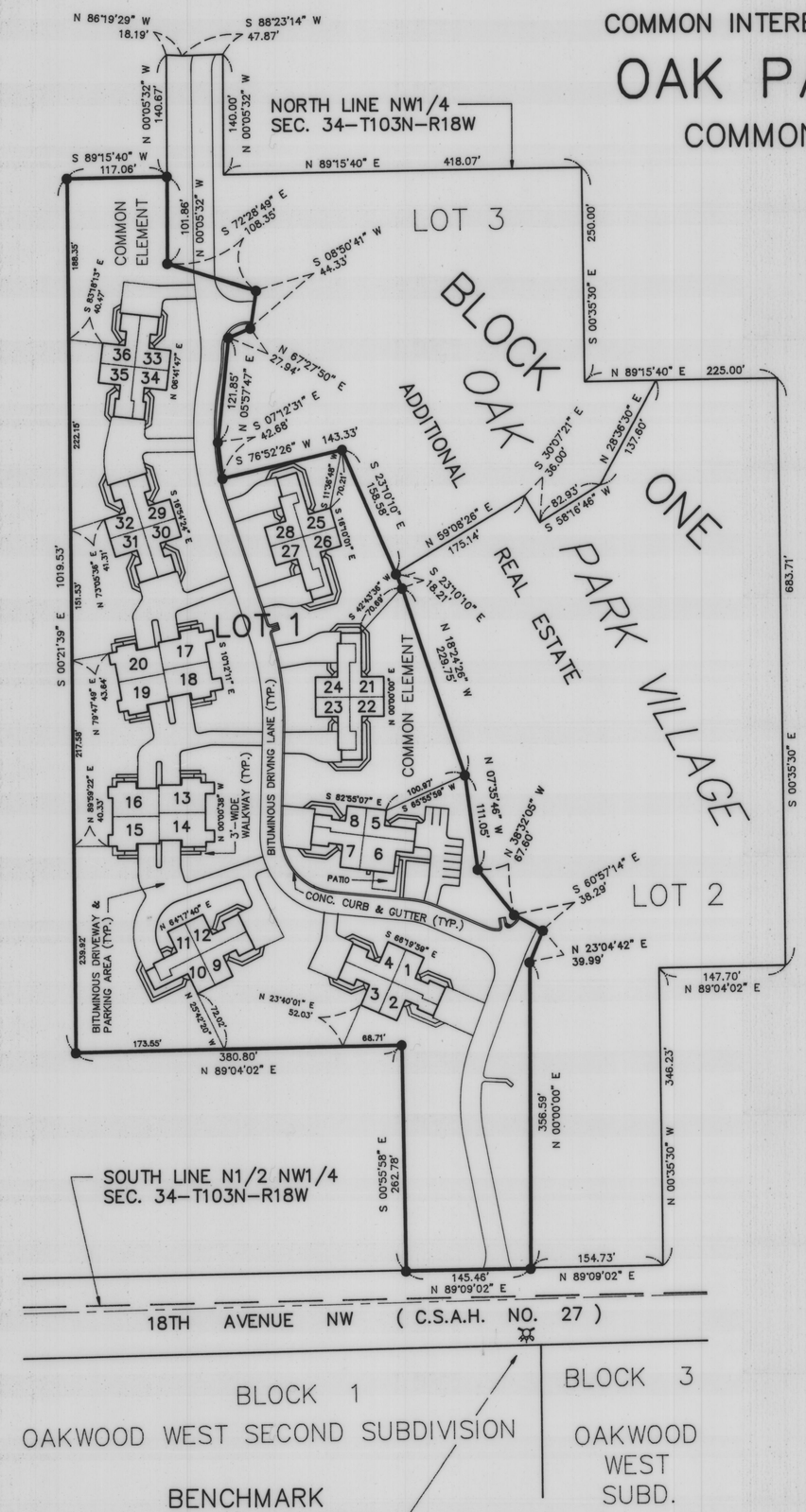
OFFICIAL PLAT

THIS COMMON INTEREST COMMUNITY PLAT HAS BEEN RECORDED AS PART OF THE DECLARATION FILED AS DOCUMENT NUMBER 437833 AND IN BOOK 86 Misc AT PAGE 62 ON THE 7 DAY OF Feb, 1995 MOWER COUNTY RECORDER. Charles Enger By Susan M. Davis Deputy

COMMON INTEREST COMMUNITY NUMBER 7, MOWER COUNTY, MINNESOTA

OAK PARK VILLAGE CONDOMINIUM

COMMON INTEREST COMMUNITY PLAT SITE PLAN



BENCHMARK

TOP OF NUT OF FIRE HYDRANT AT NORTHEAST CORNER OF MOOSE LODGE

ELEVATION = 1225.95 NGVD

SURVEYOR'S CERTIFICATE

I, John H. Schulte IV, a duly Registered Land Surveyor under the state laws of Minnesota, on this 6 day of Feb., 1995, by these presents hereby certify that the plat of this Common Interest Community, located in Austin, Minnesota was prepared by me or under my direct supervision, and that the boundary thereof described as follows:

Lot 1, Block 1, Oak Park Village, as the same is platted and recorded in the office of the County Recorder of Mower County, Minnesota.

Constitutes Common Interest Community Number 7, OAK PARK VILLAGE CONDOMINIUM. The common interest community plat consists of eight 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

Subscribed and sworn to before me this 6 day of Feb., 1995.

ELAINE G. WALLACE NOTARY PUBLIC—MINNESOTA WASECA COUNTY MY COMMISSION EXPIRES 2-5-98

Elaine G. Wallace
Notary Public, Waseca County, Minnesota
My Commission Expires 2–5–98

ENGINEER'S CERTIFICATE

I, Arthur W. Smith, a Registered Professional Engineer for 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 thereby created, but not necessarily the units, are substantially completed consistent with the plat for COMMON INTEREST COMMUNITY NUMBER 7, OAK PARK VILLAGE CONDOMINIUM.

Arthur W. Smith
Minnesota Registration No. 9606

Subscribed and sworn to before me this 6 day of Feb., 1995.

ELAINE G. WALLACE NOTARY PUBLIC—MINNESOTA WASECA COUNTY MY COMMISSION EXPIRES 2-5-98

Elaine G. Wallace
Notary Public, Waseca County, Minnesota
My Commission Expires 2–5–98

COUNTY SURVEYOR'S APPROVAL

Pursuant to Minnesota Statutes, Chapter 389.09 Subd. 2, this common interest community has been approved this 6 day of Feb., 1995.

Harold H. Haugh
Deputy Mower County Surveyor

COUNTY AUDITOR'S CERTIFICATE

Transfer entered this 7 day of FEB, 1995.

County Auditor
Mower County, Minnesota By Mary Hirsch

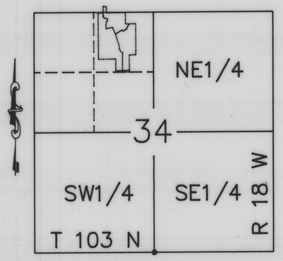
SEE SHEETS 2, 3, 4 & 5 FOR SITE PLAN DETAILS

SEE SHEETS 6, 7 & 8 FOR FLOOR PLANS

UNITS 5–8, 9–12, 13–16, 21–24 & 29–32 ARE UNDER CONSTRUCTION AND MUST BE BUILT.

UNITS 1–4, 17–20, 25–28 & 33–36 ARE NOT STARTED AND MUST BE BUILT.

LOCATION MAP



Scale: 1"=2000'

BASIS OF BEARING SYSTEM :

ALL BEARINGS ARE BASED UPON THE BEARING OF THE NORTH LINE OF THE NW1/4 SECTION 34–T103N–R18W, WHICH IS ASSUMED TO BE SOUTH 89°15'40" WEST.

0 50 200
25 100 300
SCALE IN FEET

LEGEND

○ = 5/8" Diameter x 16" iron stake monument (capped RLS 13807) – Placed

● = Iron stake monument – Found

DESCRIPTION OF ADDITIONAL REAL ESTATE

Lots 2 & 3, Block 1, Oak Park Village, as the same is platted and recorded in the office of the County Recorder of Mower County, Minnesota.

NOTES

COMMON ELEMENT IMPROVEMENTS MUST BE BUILT.

L. C. E. DENOTES LIMITED COMMON ELEMENT.

SEE SHEET 2 FOR UTILITY EASEMENTS AND THEIR RELATION TO BUILDINGS.

SEE SHEETS 3, 4 & 5 FOR EXTERIOR DIMENSIONS OF BUILDING FOUNDATION WALLS.

ADDITIONAL GUEST PARKING MAY BE CONSTRUCTED IN COMMON AREAS.

JONES, HAUGH & SMITH INC
CONSULTING ENGINEERS & LAND SURVEYORS
515 SOUTH WASHINGTON AVENUE
ALBERT LEA, MINNESOTA 56007

JANUARY 1995

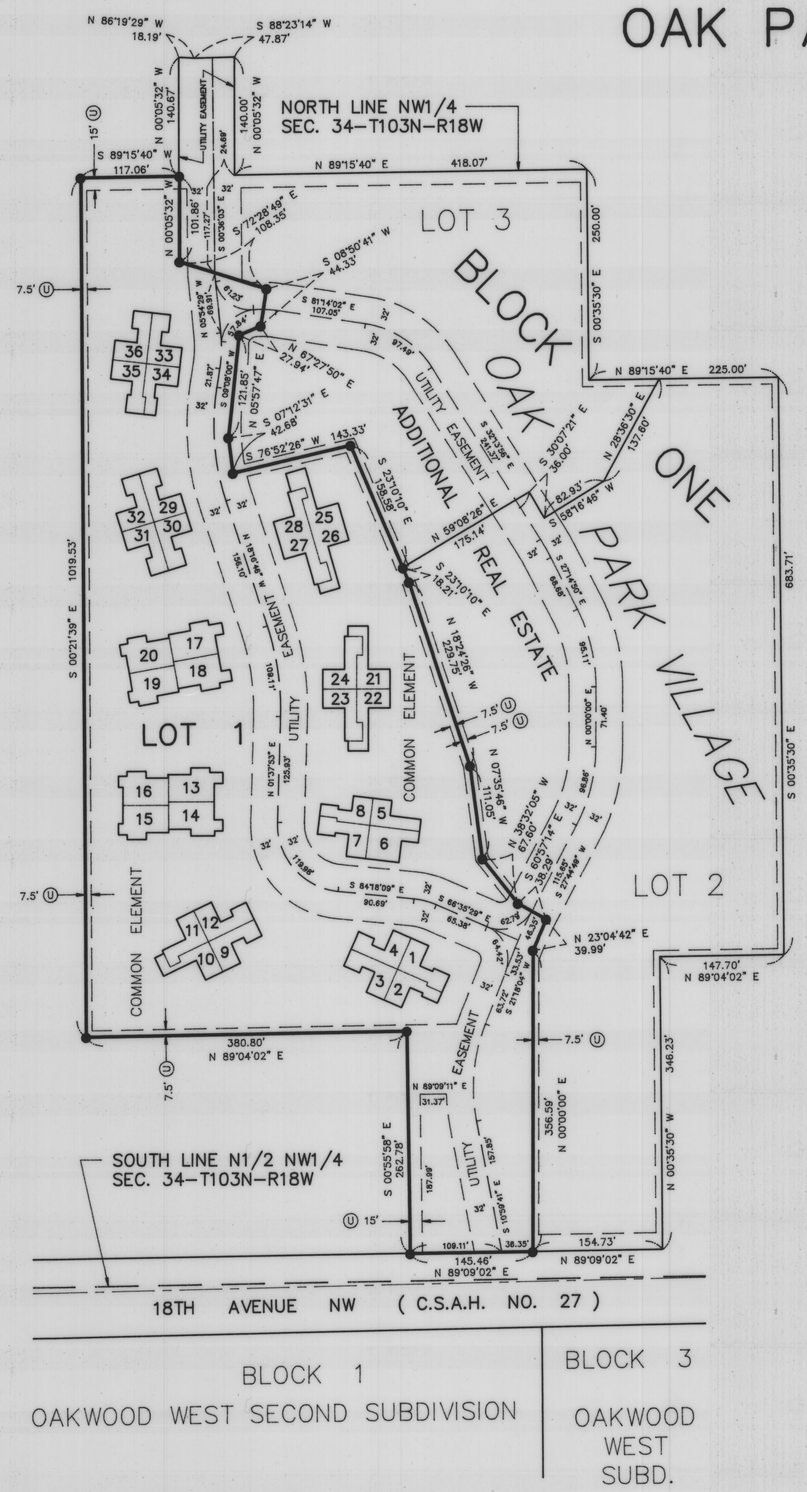
DRAWN BY GENE E. BUHR, EIT

BK 14 Plats Pg 84

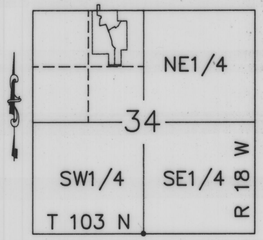
COMMON INTEREST COMMUNITY NUMBER 7, MOWER COUNTY, MINNESOTA

OAK PARK VILLAGE CONDOMINIUM

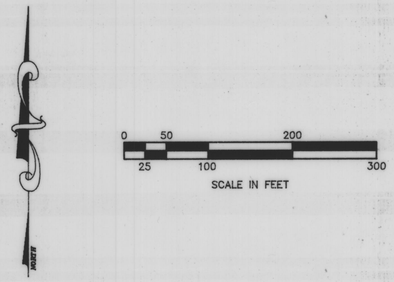
SITE PLAN DETAILS



LOCATION MAP



Scale: 1"=2000'



LEGEND

- ○ = 5/8" Diameter x 16" iron stake monument (capped RLS 13807) – Placed
- ● = Iron stake monument – Found
- Ⓤ = Utility Easement

NOTE:

THE LOCATION AND DIMENSIONS OF THE ROADWAY, UTILITY AND DRAINAGE EASEMENTS ARE SET FORTH IN THAT DOCUMENT RECORDED IMMEDIATELY PRIOR HERETO. THE EASEMENTS CONTAINED THEREIN BOTH BENEFIT AND BURDEN OAK PARK VILLAGE CONDOMINIUM.

UNITS 5–8, 9–12, 13–16, 21–24 & 29–32 ARE UNDER CONSTRUCTION AND MUST BE BUILT.

UNITS 1–4, 17–20, 25–28 & 33–36 ARE NOT STARTED AND MUST BE BUILT.

JONES, HAUGH & SMITH INC
CONSULTING ENGINEERS & LAND SURVEYORS
515 SOUTH WASHINGTON AVENUE
ALBERT LEA, MINNESOTA 56007

JANUARY 1995

DRAWN BY GENE E. BUHR, EIT

BK14 Plats Pg 85

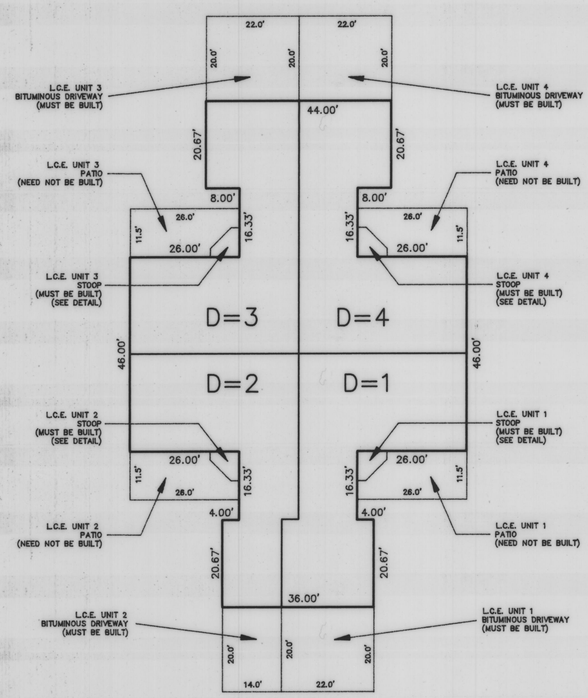
COMMON INTEREST COMMUNITY NUMBER 7, MOWER COUNTY, MINNESOTA

OAK PARK VILLAGE CONDOMINIUM

SITE PLAN DETAILS

UNITS 5–8, 9–12, 13–16, 21–24 & 29–32 ARE UNDER CONSTRUCTION AND MUST BE BUILT.

UNITS 1–4, 17–20, 25–28 & 33–36 ARE NOT STARTED AND MUST BE BUILT.

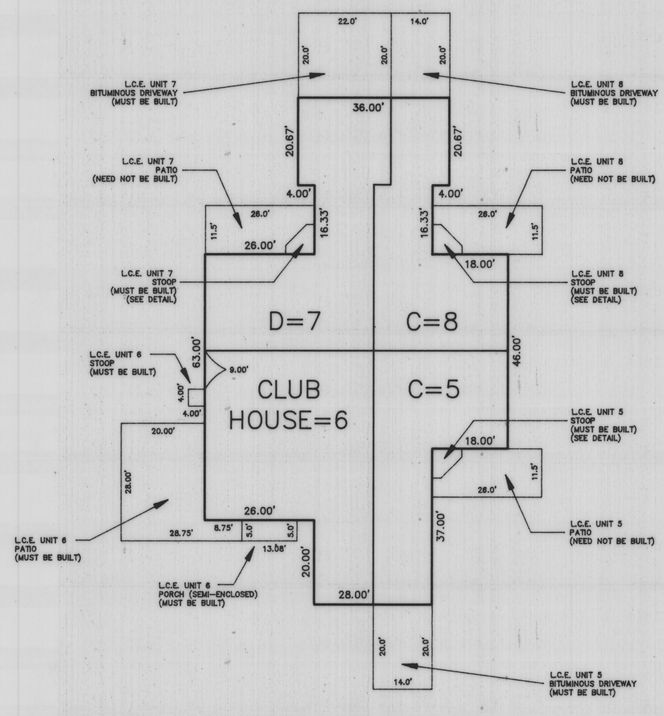


BUILDING 1

UNITS 1, 2, 3 & 4

EXTERIOR DIMENSIONS OF FOUNDATION WALLS

SEE SHEET 6 FOR FLOOR PLAN

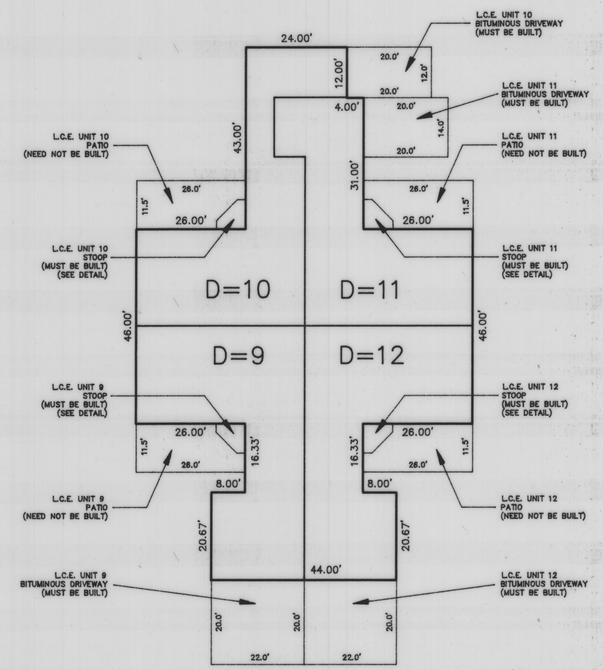


BUILDING 2

UNITS 5, 6, 7 & 8

EXTERIOR DIMENSIONS OF FOUNDATION WALLS

SEE SHEET 6 FOR FLOOR PLAN



BUILDING 3

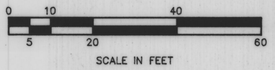
UNITS 9, 10, 11 & 12

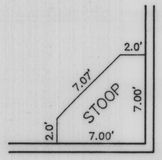
EXTERIOR DIMENSIONS OF FOUNDATION WALLS

SEE SHEET 6 FOR FLOOR PLAN

UNIT TYPES

C =	CAMBRIDGE	2 EACH
D =	DARTMOUTH	25 EACH
E =	EDINBOROUGH	8 EACH
	CLUB HOUSE	1 EACH





TYPICAL STOOP DETAIL

JONES, HAUGH & SMITH INC
CONSULTING ENGINEERS & LAND SURVEYORS
515 SOUTH WASHINGTON AVENUE
ALBERT LEA, MINNESOTA 56007

JANUARY 1995

DRAWN BY GENE E. BUHR, EIT

BK14 Plats Pg 86

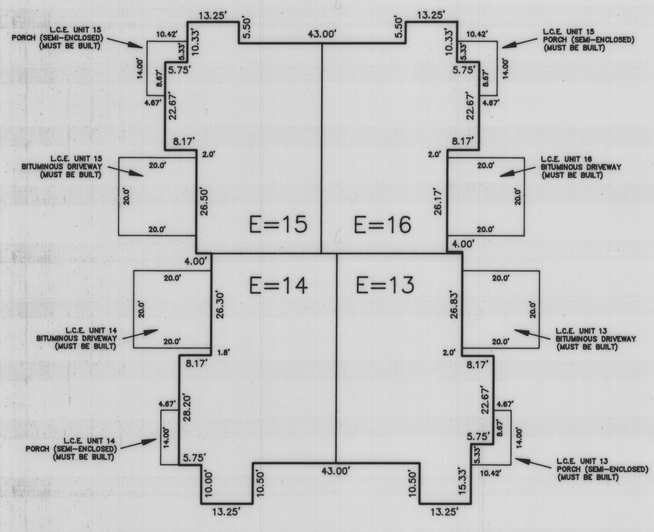
COMMON INTEREST COMMUNITY NUMBER 7, MOWER COUNTY, MINNESOTA

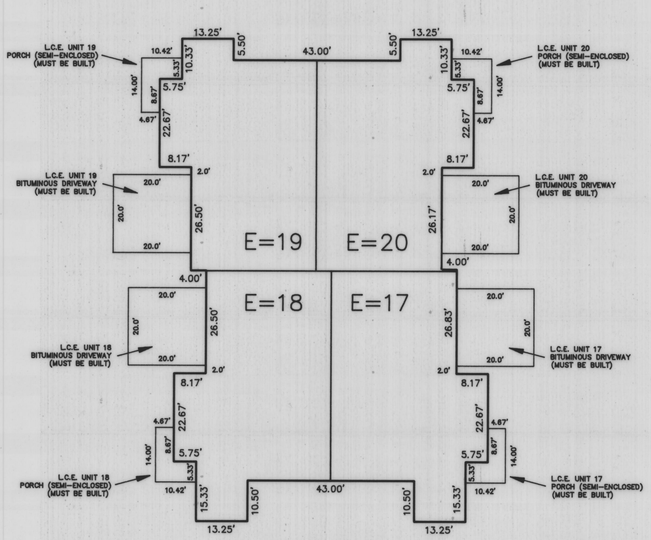
OAK PARK VILLAGE CONDOMINIUM

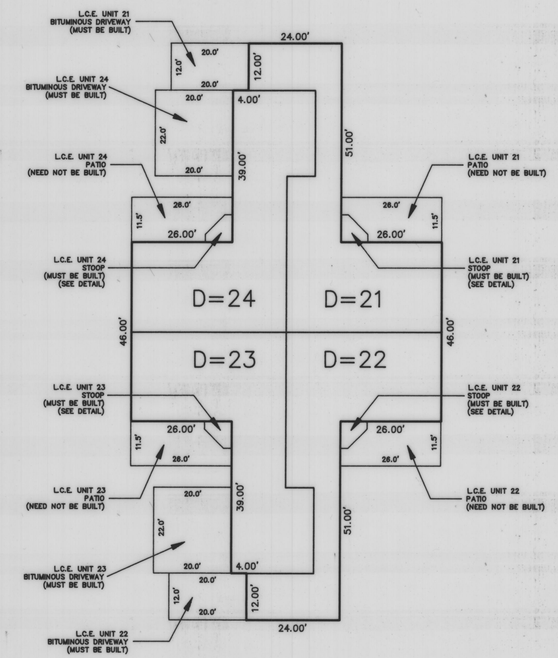
SITE PLAN DETAILS

UNITS 5–8, 9–12, 13–16, 21–24 & 29–32 ARE UNDER CONSTRUCTION AND MUST BE BUILT.

UNITS 1–4, 17–20, 25–28 & 33–36 ARE NOT STARTED AND MUST BE BUILT.







NOTE: BUILDINGS 4 & 5 HAVE NO STOOPS.

BUILDING 4

UNITS 13, 14, 15 & 16

EXTERIOR DIMENSIONS OF FOUNDATION WALLS

SEE SHEET 7 FOR FLOOR PLAN

BUILDING 5

UNITS 17, 18, 19 & 20

EXTERIOR DIMENSIONS OF FOUNDATION WALLS

SEE SHEET 7 FOR FLOOR PLAN

BUILDING 6

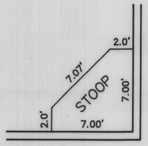
UNITS 21, 22, 23 & 24

EXTERIOR DIMENSIONS OF FOUNDATION WALLS

SEE SHEET 7 FOR FLOOR PLAN

UNIT TYPES

C =	CAMBRIDGE	2 EACH
D =	DARTMOUTH	25 EACH
E =	EDINBOROUGH	8 EACH
	CLUB HOUSE	1 EACH



TYPICAL STOOP DETAIL

JONES, HAUGH & SMITH INC
CONSULTING ENGINEERS & LAND SURVEYORS
515 SOUTH WASHINGTON AVENUE
ALBERT LEA, MINNESOTA 56007

JANUARY 1995

DRAWN BY GENE E. BUHR, EIT

BK 14 Plats Pg. 89

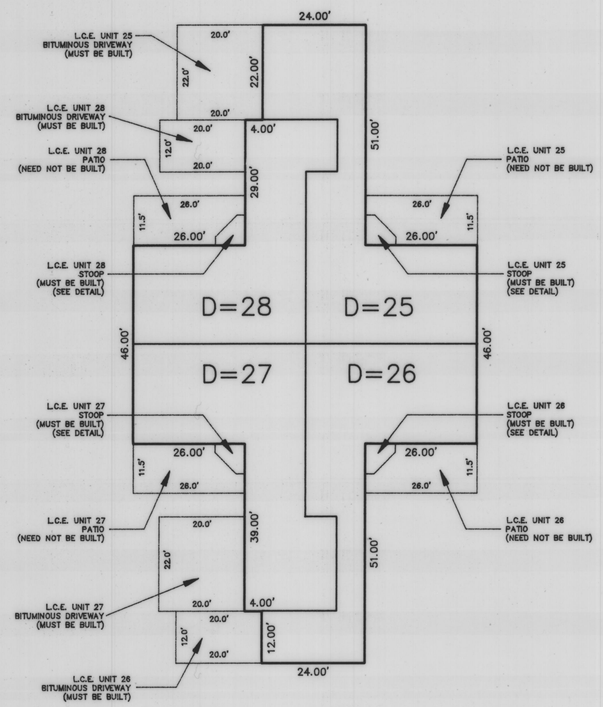
COMMON INTEREST COMMUNITY NUMBER 7, MOWER COUNTY, MINNESOTA

OAK PARK VILLAGE CONDOMINIUM

SITE PLAN DETAILS

UNITS 5–8, 9–12, 13–16, 21–24 & 29–32 ARE UNDER CONSTRUCTION AND MUST BE BUILT.

UNITS 1–4, 17–20, 25–28 & 33–36 ARE NOT STARTED AND MUST BE BUILT.

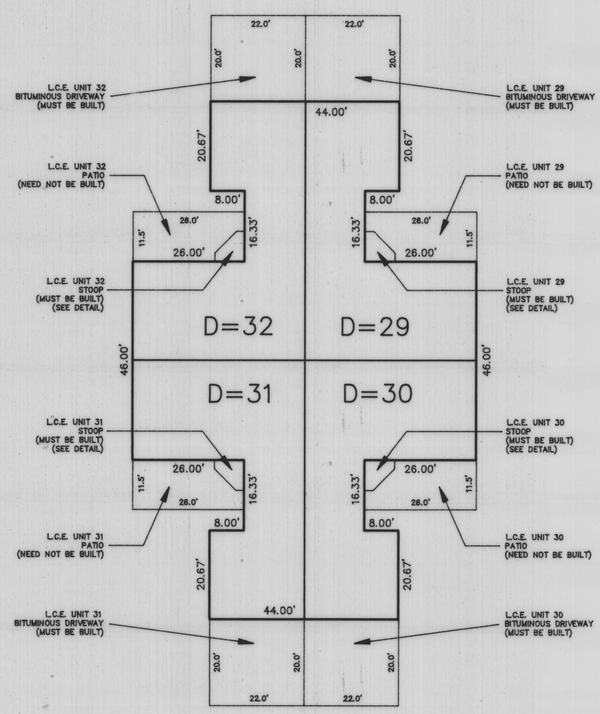


BUILDING 7

UNITS 25, 26, 27 & 28

EXTERIOR DIMENSIONS OF FOUNDATION WALLS

SEE SHEET 8 FOR FLOOR PLAN

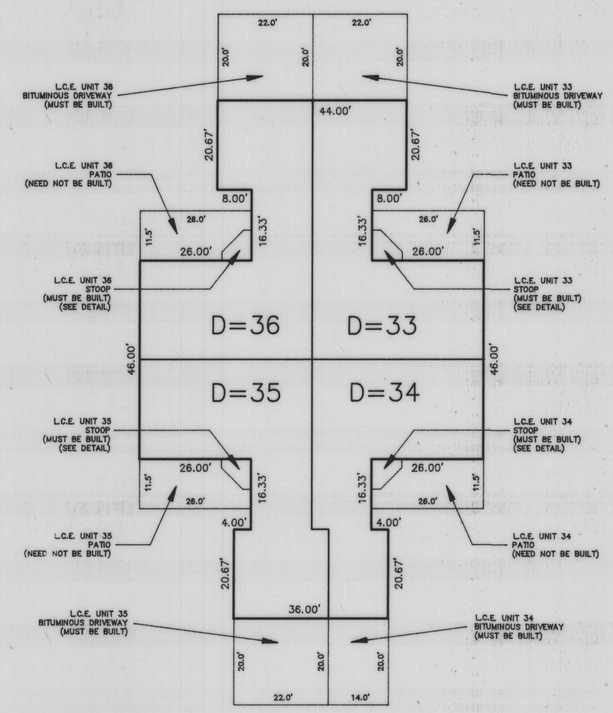


BUILDING 8

UNITS 29, 30, 31 & 32

EXTERIOR DIMENSIONS OF FOUNDATION WALLS

SEE SHEET 8 FOR FLOOR PLAN



BUILDING 9

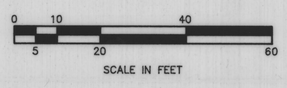
UNITS 33, 34, 35 & 36

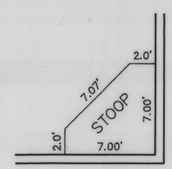
EXTERIOR DIMENSIONS OF FOUNDATION WALLS

SEE SHEET 8 FOR FLOOR PLAN

UNIT TYPES

C =	CAMBRIDGE	2 EACH
D =	DARTMOUTH	25 EACH
E =	EDINBOROUGH	8 EACH
	CLUB HOUSE	1 EACH





TYPICAL STOOP DETAIL

JONES, HAUGH & SMITH INC
CONSULTING ENGINEERS & LAND SURVEYORS
515 SOUTH WASHINGTON AVENUE
ALBERT LEA, MINNESOTA 56007

JANUARY 1995

DRAWN BY GENE E. BUHR, EIT

BK 14 Plats Pg 88

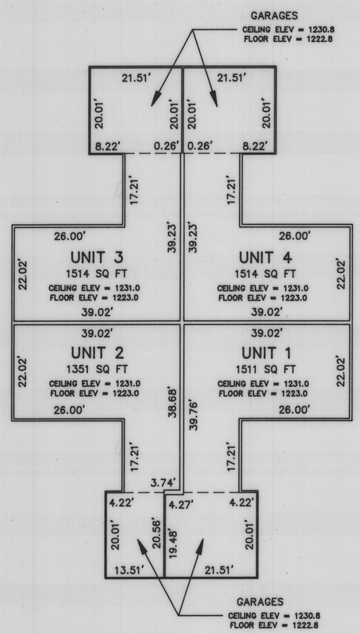
COMMON INTEREST COMMUNITY NUMBER 7, MOWER COUNTY, MINNESOTA

OAK PARK VILLAGE CONDOMINIUM

FLOOR PLANS

UNITS 5–8, 9–12, 13–16, 21–24 & 29–32 ARE UNDER CONSTRUCTION AND MUST BE BUILT.

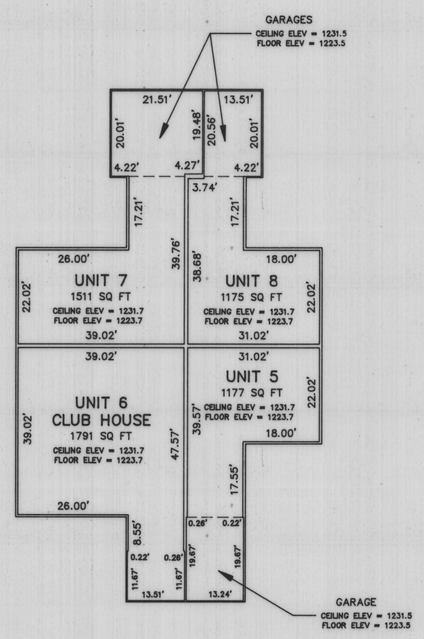
UNITS 1–4, 17–20, 25–28 & 33–36 ARE NOT STARTED AND MUST BE BUILT.



BUILDING 1

UNITS 1, 2, 3 & 4

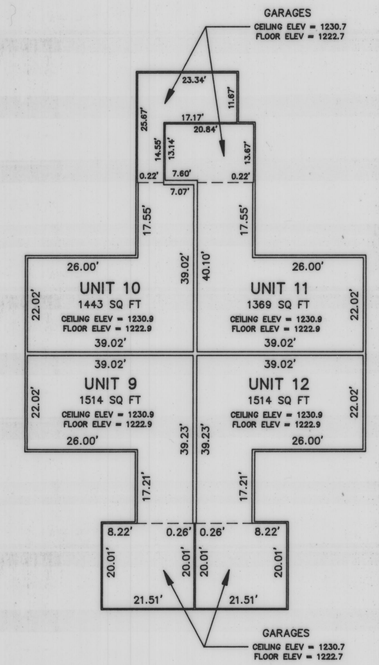
FLOOR PLAN



BUILDING 2

UNITS 5, 6, 7 & 8

FLOOR PLAN



BUILDING 3

UNITS 9, 10, 11 & 12

FLOOR PLAN

NOTES TO FLOOR PLANS:

EXTERIOR UNIT BOUNDARY WALLS (EXCEPT AT GARAGES) ARE TYPICALLY 0.55 FEET IN THICKNESS.

INTERIOR UNIT BOUNDARY DIVIDING WALLS ARE TYPICALLY 0.86 FEET IN THICKNESS.

EXTERIOR WALLS AT GARAGES ARE TYPICALLY 0.33 FEET IN THICKNESS.

INTERIOR UNIT BOUNDARY DIMENSIONS SHOWN ARE TO THE INSIDE FACE OF SHEETROCK WALLS.

FLOOR AND CEILING ELEVATIONS ARE REFERENCED TO THE BENCHMARK ELEVATION SHOWN ON SHEET 1.

0 10 40
5 20 60
SCALE IN FEET

JONES, HAUGH & SMITH INC
CONSULTING ENGINEERS & LAND SURVEYORS
515 SOUTH WASHINGTON AVENUE
ALBERT LEA, MINNESOTA 56007

JANUARY 1995

DRAWN BY GENE E. BUHR, EIT

BK 14 Plats Pg 89

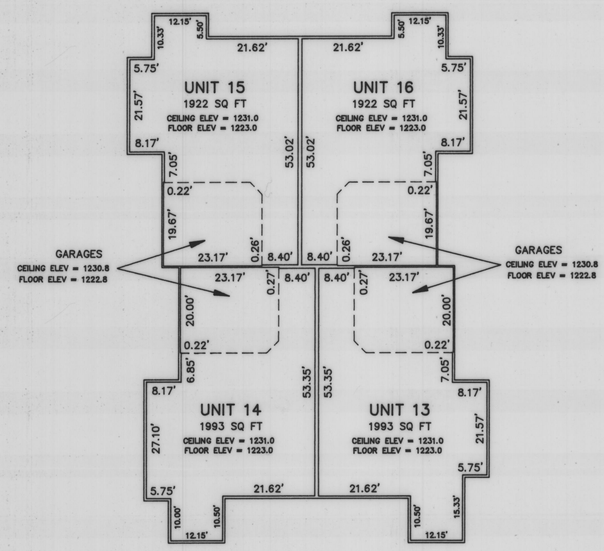
COMMON INTEREST COMMUNITY NUMBER 7, MOWER COUNTY, MINNESOTA

OAK PARK VILLAGE CONDOMINIUM

FLOOR PLANS

UNITS 5–8, 9–12, 13–16, 21–24 & 29–32 ARE UNDER CONSTRUCTION AND MUST BE BUILT.

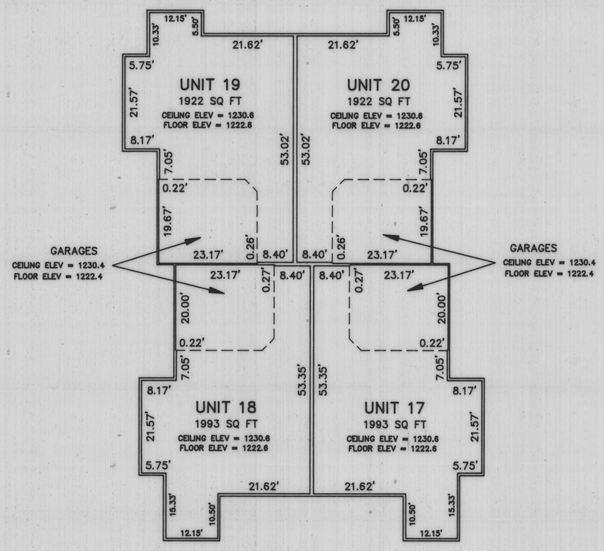
UNITS 1–4, 17–20, 25–28 & 33–36 ARE NOT STARTED AND MUST BE BUILT.



BUILDING 4

UNITS 13, 14, 15 & 16

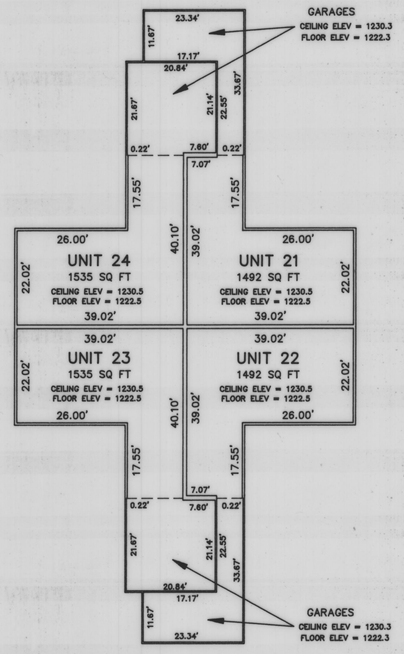
FLOOR PLAN



BUILDING 5

UNITS 17, 18, 19 & 20

FLOOR PLAN



BUILDING 6

UNITS 21, 22, 23 & 24

FLOOR PLAN

NOTES TO FLOOR PLANS:

EXTERIOR UNIT BOUNDARY WALLS (EXCEPT AT GARAGES) ARE TYPICALLY 0.55 FEET IN THICKNESS.

INTERIOR UNIT BOUNDARY DIVIDING WALLS ARE TYPICALLY 0.86 FEET IN THICKNESS.

EXTERIOR WALLS AT GARAGES ARE TYPICALLY 0.33 FEET IN THICKNESS.

INTERIOR UNIT BOUNDARY DIMENSIONS SHOWN ARE TO THE INSIDE FACE OF SHEETROCK WALLS.

FLOOR AND CEILING ELEVATIONS ARE REFERENCED TO THE BENCHMARK ELEVATION SHOWN ON SHEET 1.

0 10 40
5 20 60
SCALE IN FEET

JONES, HAUGH & SMITH INC
CONSULTING ENGINEERS & LAND SURVEYORS
515 SOUTH WASHINGTON AVENUE
ALBERT LEA, MINNESOTA 56007

JANUARY 1995

DRAWN BY GENE E. BUHR, EIT

BK 14 Plats Pg 90

OFFICIAL PLAT

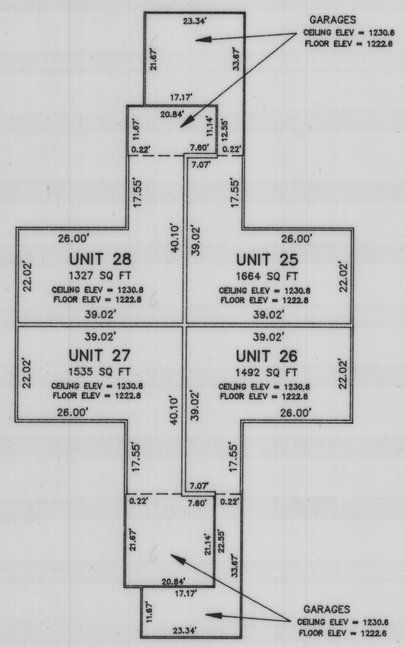
COMMON INTEREST COMMUNITY NUMBER 7, MOWER COUNTY, MINNESOTA

OAK PARK VILLAGE CONDOMINIUM

FLOOR PLANS

UNITS 5–8, 9–12, 13–16, 21–24 & 29–32 ARE UNDER CONSTRUCTION AND MUST BE BUILT.

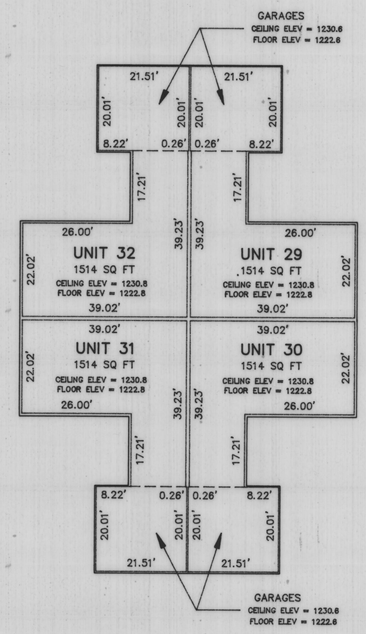
UNITS 1–4, 17–20, 25–28 & 33–36 ARE NOT STARTED AND MUST BE BUILT.



BUILDING 7

UNITS 25, 26, 27 & 28

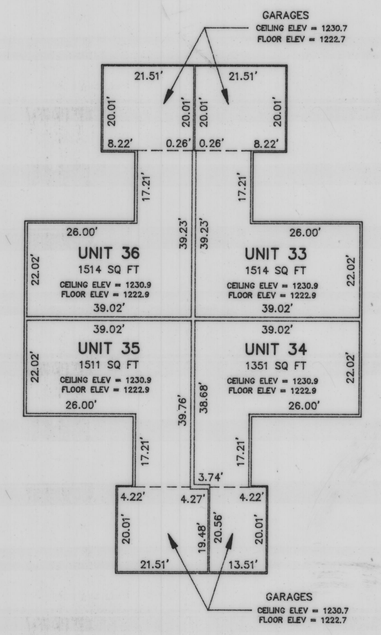
FLOOR PLAN



BUILDING 8

UNITS 29, 30, 31 & 32

FLOOR PLAN



BUILDING 9

UNITS 33, 34, 35 & 36

FLOOR PLAN

NOTES TO FLOOR PLANS:

EXTERIOR UNIT BOUNDARY WALLS (EXCEPT AT GARAGES) ARE TYPICALLY 0.55 FEET IN THICKNESS.

INTERIOR UNIT BOUNDARY DIVIDING WALLS ARE TYPICALLY 0.86 FEET IN THICKNESS.

EXTERIOR WALLS AT GARAGES ARE TYPICALLY 0.33 FEET IN THICKNESS.

INTERIOR UNIT BOUNDARY DIMENSIONS SHOWN ARE TO THE INSIDE FACE OF SHEETROCK WALLS.

FLOOR AND CEILING ELEVATIONS ARE REFERENCED TO THE BENCHMARK ELEVATION SHOWN ON SHEET 1.

0 10 40
5 20 60
SCALE IN FEET

JONES, HAUGH & SMITH INC
CONSULTING ENGINEERS & LAND SURVEYORS
515 SOUTH WASHINGTON AVENUE
ALBERT LEA, MINNESOTA 56007

JANUARY 1995

DRAWN BY GENE E. BUHR, EIT

BK14 Plats Pg 91