

ADDENDUM NO. 5 TO COMMON INTEREST COMMUNITY NUMBER 7, MOWER COUNTY, MINNESOTA

OAK PARK VILLAGE CONDOMINIUM  
COMMON INTEREST COMMUNITY PLAT SITE PLAN

THIS COMMON INTEREST COMMUNITY PLAT HAS BEEN RECORDED AS PART OF THE DECLARATION FILED AS DOCUMENT NUMBER 499796 AND IN BOOK DEEDS, AT PAGE ON THE 21<sup>st</sup> DAY OF December, 2001 MOWER COUNTY RECORDER.

SURVEYOR'S CERTIFICATE

I, John H. Schulte IV, a duly Registered Land Surveyor under the state laws of Minnesota, on this 20<sup>th</sup> day of October, 2001, 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.

Together with Addendums Nos. 1, 2, 3 and 4 to Common Interest Community Number 7, OAK PARK VILLAGE CONDOMINIUM, as the same are platted and recorded in the office of the County Recorder of Mower County, Minnesota.

ADDENDUM NO. 5

Together with all that part of Lot 2, Block 1, Oak Park Village, as the same is platted and recorded in the office of the County recorder of Mower County, Minnesota; described as follows:

Commencing at the southeasterly-most corner of said Lot 2, Block 1, Oak Park Village; thence North 00°35'30" West a distance of 352.07 feet, along the easterly line of said Lot 2 and a northerly extension thereof; thence North 59°46'06" West a distance of 140.97 feet, to the point of beginning;

thence South 23°04'42" West a distance of 34.71 feet, to a deflection point on the westerly line of said Lot 2;

thence Northwesterly along the westerly line of said Lot 2, as follows:

North 60°57'14" West a distance of 38.29 feet;

North 38°32'05" West a distance of 67.60 feet;

North 07°35'46" West a distance of 111.05 feet;

North 18°24'26" West a distance of 93.64 feet;

thence North 72°04'49" East a distance of 181.70 feet, to a point on the centerline of a 64 foot wide utility easement, as shown on the plat of said Oak Park Village;

thence Southerly, along the centerline of said northerly-southerly platted utility easement, as follows:

Southerly a distance of 51.41 feet, on a nontangential curve, concave to the west with a radius of 200.00 feet, central angle of 14°43'40" and chord bearing of South 07°21'50" East;

South 00°00'00" West a distance of 71.40 feet, on a tangential line;

Southerly a distance of 96.86 feet, on a tangential curve, concave to the west with a radius of 200.00 feet and a central angle of 27°44'49";

South 27°44'49" West a distance of 79.93 feet, on a tangential line;

thence South 59°46'06" East a distance of 16.43 feet, to the point of beginning;

And together with all that part of Lot 3, Block 1, Oak Park Village, as the same is platted and recorded in the office of the County Recorder of Mower County, Minnesota; described as follows:

Commencing at the northeast corner of said Lot 3;

thence South 89°15'40" West a distance of 229.35 feet, on the north line of said Lot 3, to the northeast corner of Addendum No. 4, Oak Park Village Condominium;

thence South 04°38'36" West a distance of 187.94 feet, on the east line of said Addendum No. 4;

thence South 69°58'40" East a distance of 29.88 feet;

thence Southeasterly a distance of 47.40 feet, on a nontangential curve, concave to the southwest with a radius of 113.99 feet, a central angle of 23°49'38" and a chord bearing of South 44°08'45" East;

thence South 32°13'56" East a distance of 31.34 feet, on a nontangential line;

thence North 57°46'04" East a distance of 108.44 feet;

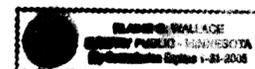
thence North 32°52'22" East a distance of 30.00 feet;

thence North 18°21'01" East a distance of 187.28 feet, to the point of beginning;

Constitutes Common Interest Community Number 7, OAK PARK VILLAGE CONDOMINIUM. The common interest community plat consists of eight pages and 5 addendums, 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 20 day of Dec., 2001.



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

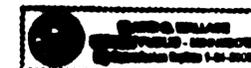


ENGINEER'S CERTIFICATE

I, Steven J. Anderson, a Registered Professional Engineer for the State of Minnesota pursuant to Minnesota Statutes Section 515B.2-101(c), do hereby certify that with respect to Units Numbered 45, 46, 47, 48, 69, 70, 71 & 72, 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.

Steven J. Anderson  
Minnesota Registration No. 23152

Subscribed and sworn to before me this 20 day of Dec., 2001.



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

COUNTY SURVEYOR'S APPROVAL

Pursuant to Minnesota Statutes, Chapter 389.09 Subd. 2, this common interest community has been approved this \_\_\_ day of \_\_\_, 2001.

Steve Johnson  
Deputy Mower County Surveyor

COUNTY AUDITOR'S CERTIFICATE

Transfer entered this 20<sup>th</sup> day of Dec., 2001.

Shirley W. Vereis  
County Auditor  
Mower County, Minnesota

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.

NOTES

L. C. E. DENOTES LIMITED COMMON ELEMENT.

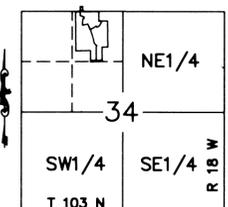
SEE SHEET 2 FOR UTILITY EASEMENTS AND THEIR RELATION TO BUILDINGS.

SEE SHEET 3 FOR EXTERIOR DIMENSIONS OF FOUNDATION WALLS.

SEE SHEET 3 FOR FLOOR PLANS OF UNITS 45, 46, 47, 48, 69, 70, 71 & 72.

UNITS NUMBERED 1 THROUGH 44 AND 77 THROUGH 80 ARE EXISTING CONDOMINIUM UNITS.

LOCATION MAP



LEGEND

- = 5/8" Diameter x 16" iron monument (capped RLS 13807) - Placed
- = Iron stake monument - Found

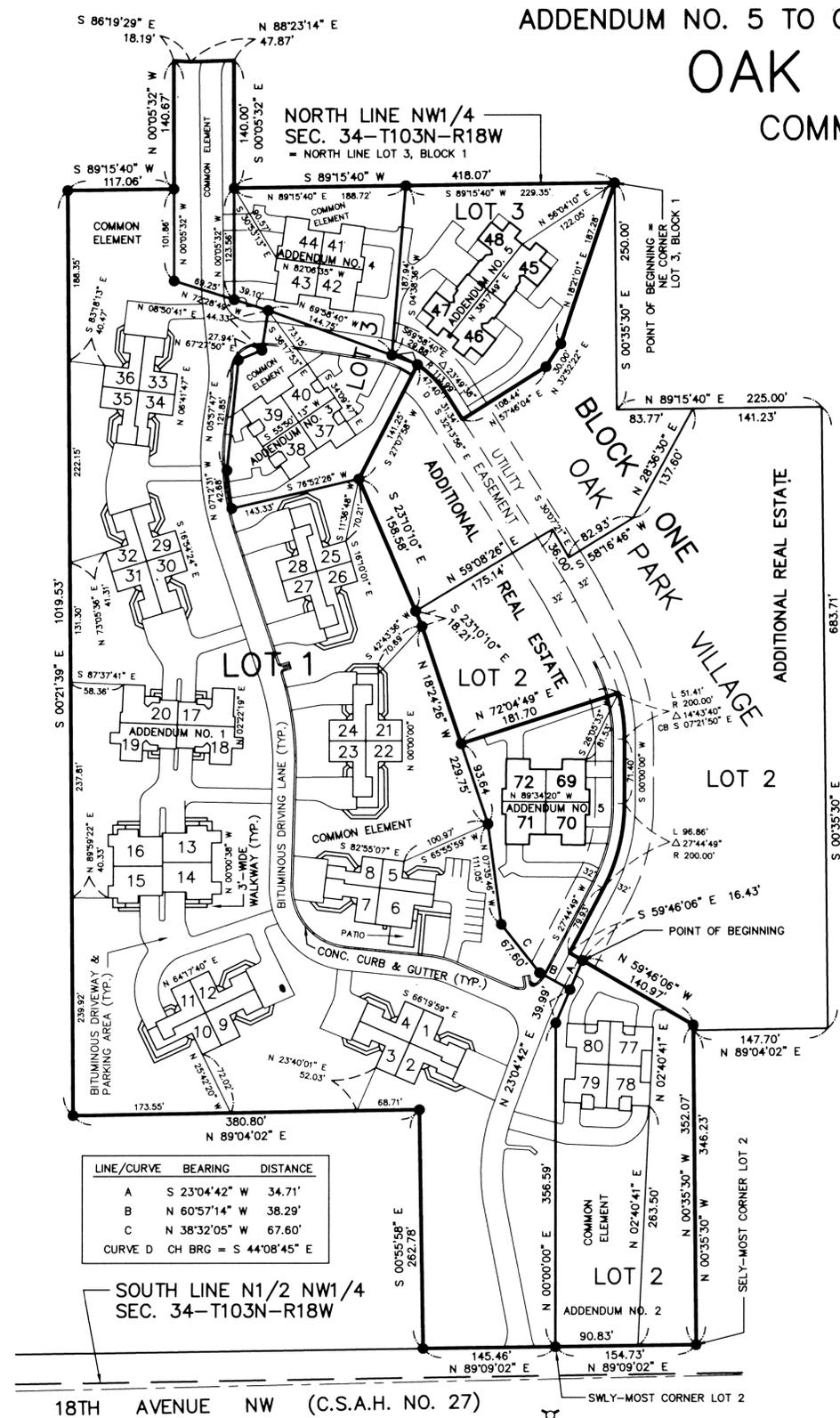


Table with 3 columns: LINE/CURVE, BEARING, DISTANCE. Rows include A, B, C, and CURVE D with specific bearing and distance values.

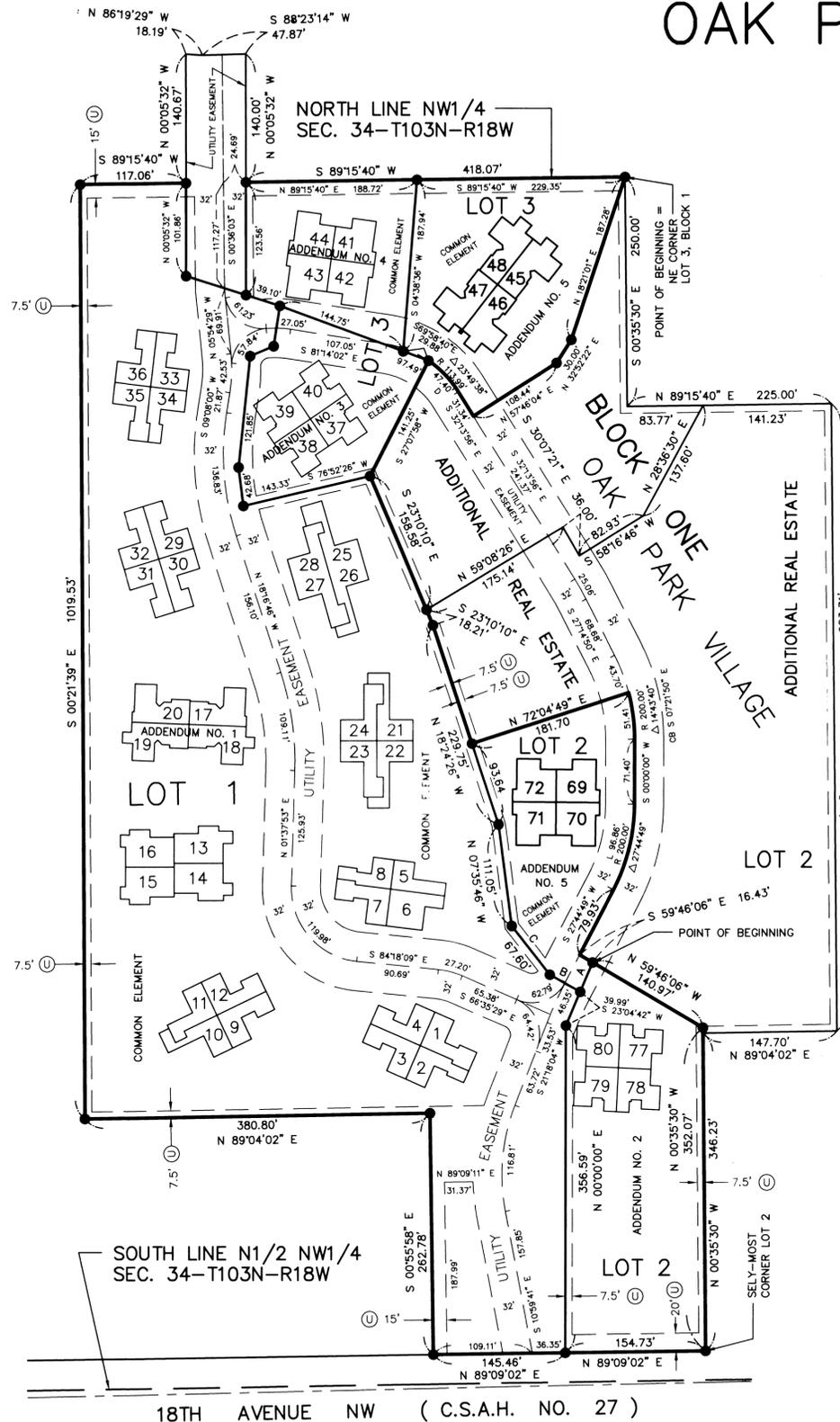
BLOCK 1  
OAKWOOD WEST SECOND SUBDIVISION  
BENCHMARK  
TOP OF NUT OF FIRE HYDRANT  
AT NORTHEAST CORNER OF MOOSE LODGE  
ELEVATION = 1225.95 NGVD

BLOCK 3  
OAKWOOD WEST SUBD.

JONES, HAUGH & SMITH INC  
CONSULTING ENGINEERS & LAND SURVEYORS  
515 SOUTH WASHINGTON AVENUE  
ALBERT LEA, MINNESOTA 56007  
OCTOBER 2001  
DRAWN BY GENE BUHR

ADDENDUM NO. 5 TO COMMON INTEREST COMMUNITY NUMBER 7, MOWER COUNTY, MINNESOTA

OAK PARK VILLAGE CONDOMINIUM  
SITE PLAN DETAILS



| LINE/CURVE | BEARING                | DISTANCE |
|------------|------------------------|----------|
| A          | S 23°04'42" W          | 34.71'   |
| B          | N 60°57'14" W          | 38.29'   |
| C          | N 38°32'05" W          | 67.60'   |
| CURVE D    | CH BRG = S 44°08'45" E |          |

DESCRIPTION OF ADDITIONAL REAL ESTATE

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

Less Addendums Nos. 2, 3 and 4 to Common Interest Community Number 7, OAK PARK VILLAGE CONDOMINIUM, as the same are platted and recorded in the office of the County Recorder of Mower County, Minnesota.

ADDENDUM NO. 5

And less all that part of Lot 2, Block 1, Oak Park Village, as the same is platted and recorded in the office of the County recorder of Mower County, Minnesota; described as follows:

Commencing at the southeasterly-most corner of said Lot 2, Block 1, Oak Park Village; thence North 00°35'30" West a distance of 352.07 feet, along the easterly line of said Lot 2 and a northerly extension thereof; thence North 59°46'06" West a distance of 140.97 feet, to the point of beginning;

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- North 07°35'46" West a distance of 111.05 feet;
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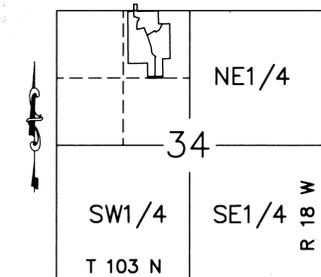
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thence North 32°52'22" East a distance of 30.00 feet;

thence North 18°21'01" East a distance of 187.28 feet, to the point of beginning;

(Refer to the drawing on Sheet No. 1 for complete dimensions of Addendum No. 5)

LOCATION MAP



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.

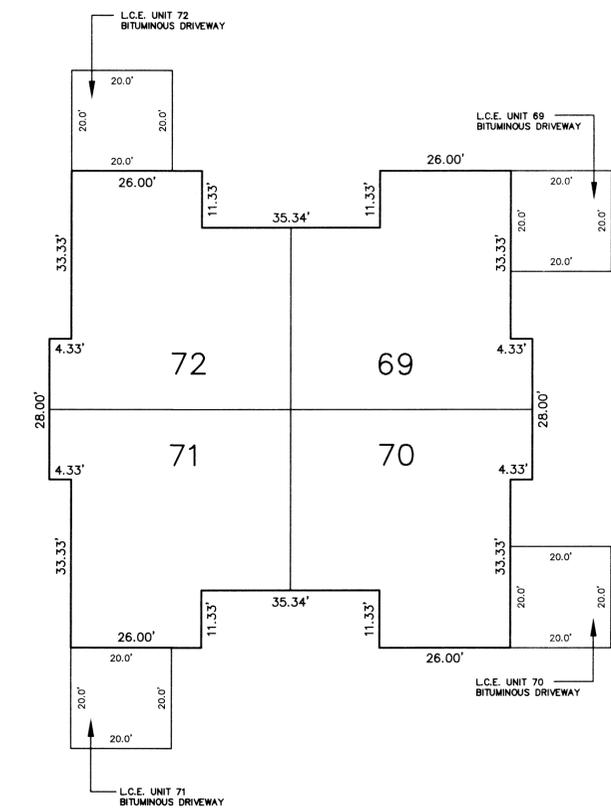
JONES, HAUGH & SMITH INC  
CONSULTING ENGINEERS & LAND SURVEYORS  
515 SOUTH WASHINGTON AVENUE  
ALBERT LEA, MINNESOTA 56007  
OCTOBER 2001  
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BLOCK 1  
OAKWOOD WEST SECOND SUBDIVISION

BLOCK 3  
OAKWOOD WEST SUBD.

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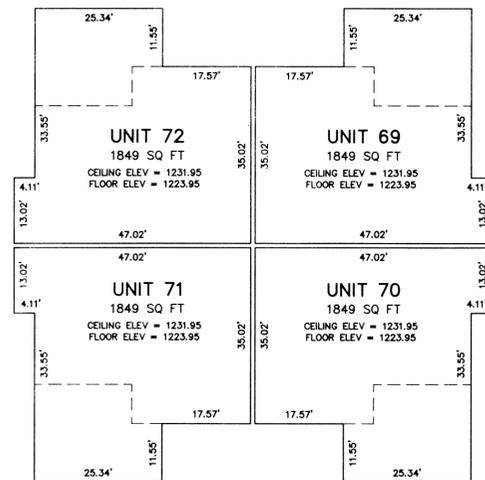
OAK PARK VILLAGE CONDOMINIUM  
SITE PLAN DETAILS AND FLOOR PLANS



BUILDING 18

UNITS 69, 70, 71 & 72

EXTERIOR DIMENSIONS OF FOUNDATION WALLS



BUILDING 18

UNITS 69, 70, 71 & 72

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.

INTERIOR DIVIDING WALLS BETWEEN GARAGES ARE TYPICALLY 0.38 FEET IN THICKNESS.

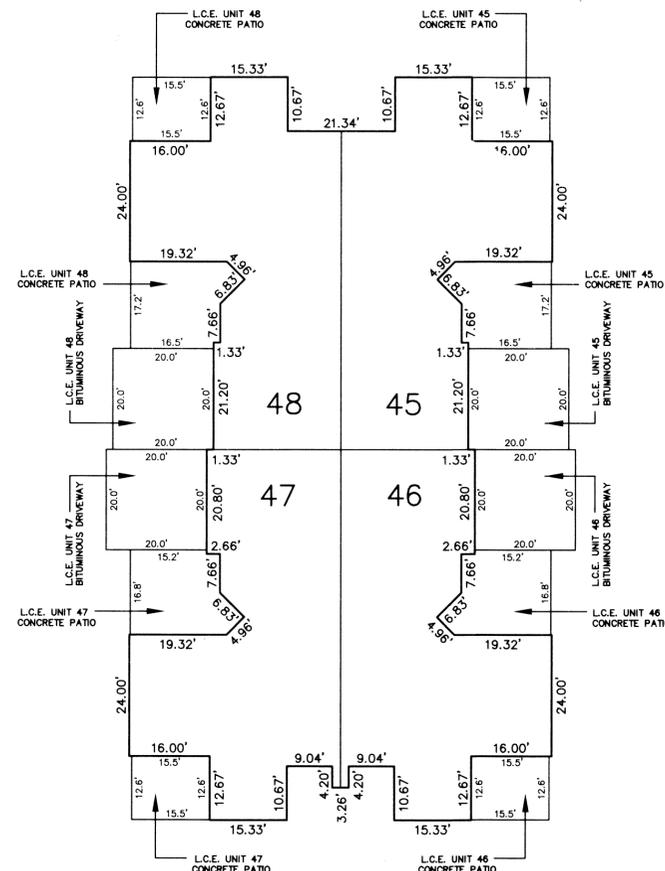
EXTERIOR WALLS AT GARAGES ARE TYPICALLY 0.33 FEET IN THICKNESS.

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.



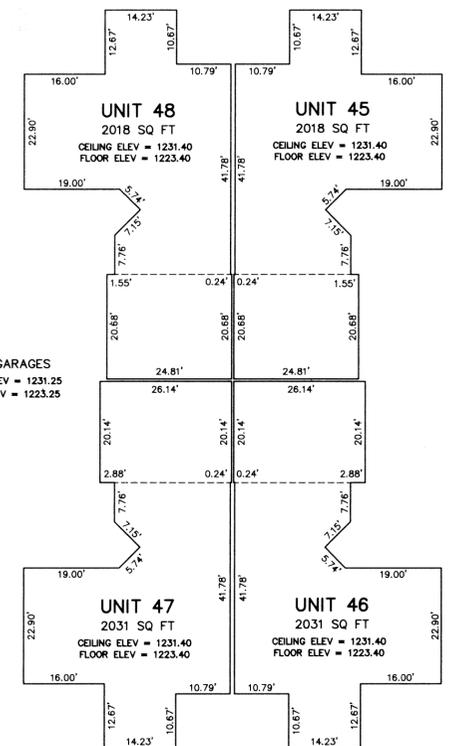
SCALE IN FEET



BUILDING 12

UNITS 45, 46, 47 & 48

EXTERIOR DIMENSIONS OF FOUNDATION WALLS



BUILDING 12

UNITS 45, 46, 47 & 48

FLOOR PLAN

ALL 4 GARAGES  
CEILING ELEV = 1231.25  
FLOOR ELEV = 1223.25

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