

# CONDOMINIUM NUMBER 1 RED CEDAR CONDOMINIUM Floor Plans

## SITE PLAN

I, John H. Schulte IV, a duly Registered Land Surveyor, on this 21st day of Dec., 1982, by these presents hereby certify that the floor plan of this Condominium, located upon Lot 6, Block 1, Plehal-Lysne First Subdivision, as the same is platted and recorded in the office of the Mower County Recorder, together with all that part of Lot 5, Block 1, in said subdivision, described as follows: Commencing at the northeast corner of Lot 7, Block 1, Plehal-Lysne First Subdivision, as the same is platted and recorded in the office of the County Recorder of Mower County, Minnesota; thence north 01° 31' east 161.16 feet on the east line of Lot 5, in said subdivision, to the point of beginning; thence north 01° 31' east 1.5 feet; thence north 90° 00' east 50.00 feet; thence south 01° 31' west 1.5 feet; thence north 90° 00' west 50.00 feet, to the point of beginning; constitutes Condominium No. 1, Red Cedar Condominium. The floor plan consists of 5 pages, and accurately depict all of the information required by Minnesota Statutes, Section 515A.2-110.

*John H. Schulte IV*  
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 21st day of Dec., 1982, by John H. Schulte IV, a registered professional land surveyor.

*Dorothy J. Steinke*  
DOROTHY J. STEINKE  
NOTARY PUBLIC—MINNESOTA  
FREEBORN COUNTY  
MY COMMISSION EXPIRES MAR. 2, 1986

*Dorothy J. Steinke*  
Dorothy J. Steinke  
Freeborn County, Minnesota

Arthur W. Smith, a registered professional engineer for the State of Minnesota pursuant to Minnesota Statutes Section 515A.2-101(b) does hereby certify that all structural components and mechanical systems serving more than one unit of all buildings containing or comprising any units hereby created are substantially completed consistent with the Floor Plans for Red Cedar Condominiums No. 1.

Dated this 21st day of Dec., 1982.

*Arthur W. Smith*  
Arthur W. Smith  
Minnesota Registration No. 9606

STATE OF MINNESOTA )  
                                  ) SS  
COUNTY OF FREEBORN )

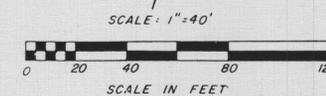
The foregoing instrument was acknowledged before me this 21st day of Dec., 1982, by Arthur W. Smith, a registered professional engineer.

*Dorothy J. Steinke*  
DOROTHY J. STEINKE  
NOTARY PUBLIC—MINNESOTA  
FREEBORN COUNTY  
MY COMMISSION EXPIRES MAR. 2, 1986

*Dorothy J. Steinke*  
Dorothy J. Steinke  
Freeborn County, Minnesota

### NOTES TO SITE PLAN

- Stairs, walks, green areas, power transformers and improvements are common elements unless indicated otherwise on the floor plans.
- Parking spaces, 1 thru 60, are limited common elements.
- Concrete patio areas are limited common elements for use of Building C Unit owners.
- Utility easement denotes utility easements of variable width, as indicated on the recorded plat of Plehal-Lysne First Subdivision.
- o = 5/8"  $\phi$  x 24" iron monument capped RLS 13807
- Bench Mark: Chiseled square in top southeast wing wall of bridge over Cedar River on North Main Street. Elevation: 1202.78 feet NGVD



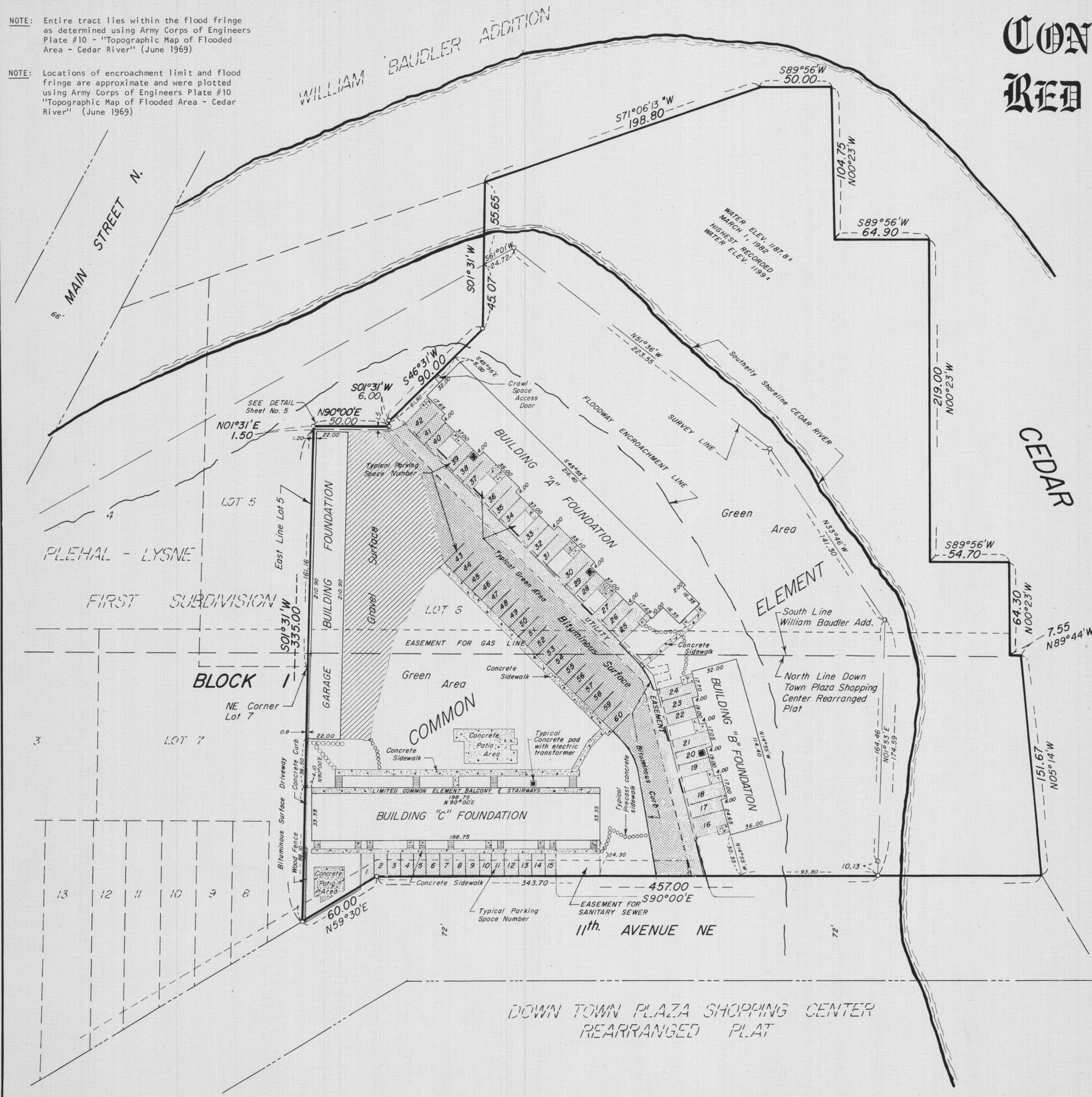
JONES, HAUGH & SMITH INC.  
Civil Engineers & Land Surveyors  
Albert Lea, Minnesota

Date: March 1982  
Drawn by: Scott A. Waites

THESE FLOOR PLANS HAVE BEEN RECORDED AS PART OF THE DECLARATION FILED AS DOCUMENT NUMBER 355256 ON THE 27 DAY OF December A.D., 1982. MOWER COUNTY RECORDER.

NOTE: Entire tract lies within the flood fringe as determined using Army Corps of Engineers Plate #10 - "Topographic Map of Flooded Area - Cedar River" (June 1969)

NOTE: Locations of encroachment limit and flood fringe are approximate and were plotted using Army Corps of Engineers Plate #10 "Topographic Map of Flooded Area - Cedar River" (June 1969)

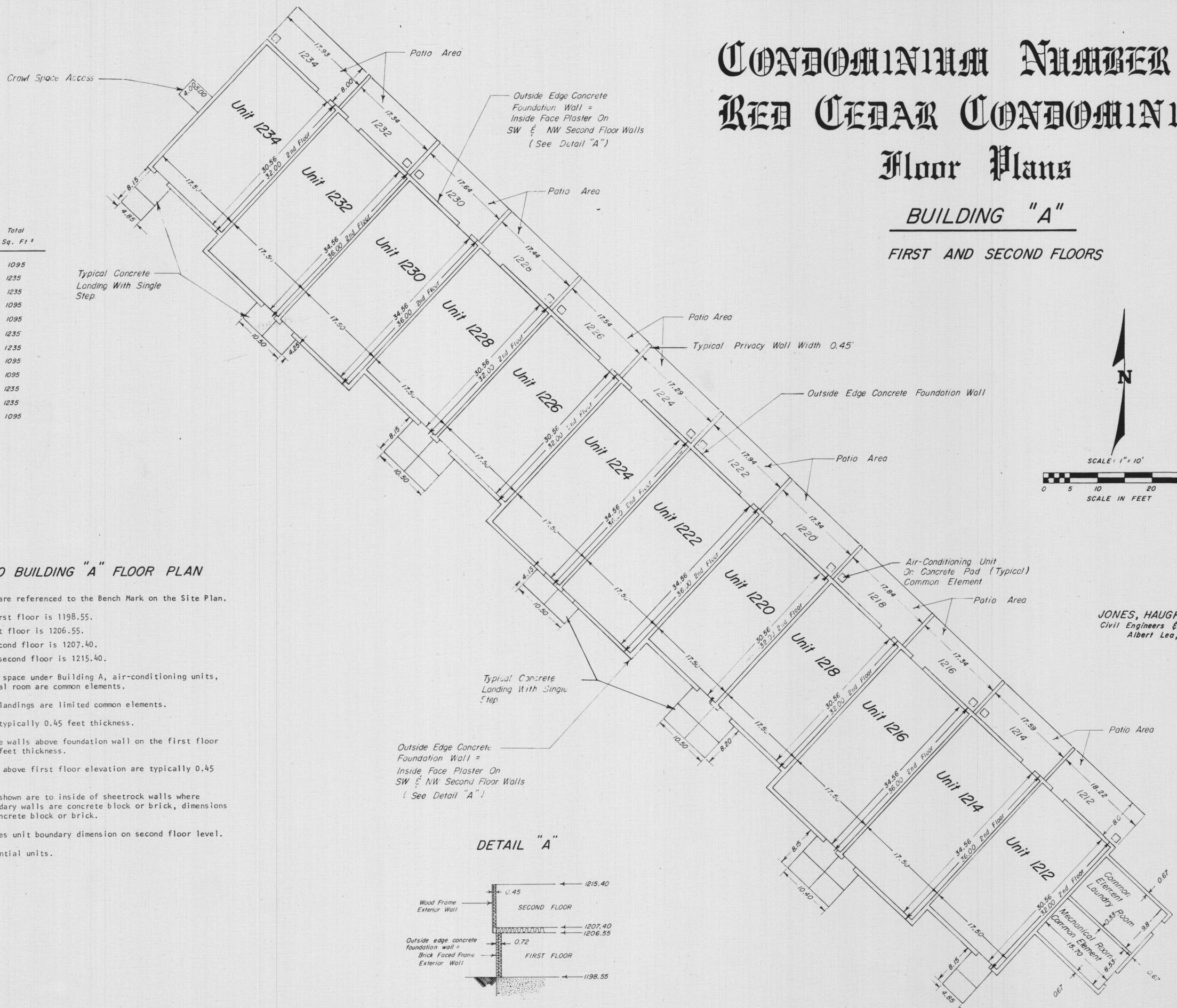


DOWN TOWN PLAZA SHOPPING CENTER  
REARRANGED PLAT

# CONDOMINIUM NUMBER 1 RED CEDAR CONDOMINIUM Floor Plans

## BUILDING "A" FIRST AND SECOND FLOORS

	First Floor Sq. Ft.	Second Floor Sq. Ft.	Total Sq. Ft. ±
UNIT 1212	535	560	1095
UNIT 1214	605	630	1235
UNIT 1216	605	630	1235
UNIT 1218	535	560	1095
UNIT 1220	535	560	1095
UNIT 1222	605	630	1235
UNIT 1224	605	630	1235
UNIT 1226	535	560	1095
UNIT 1228	535	560	1095
UNIT 1230	605	630	1235
UNIT 1232	605	630	1235
UNIT 1234	535	560	1095

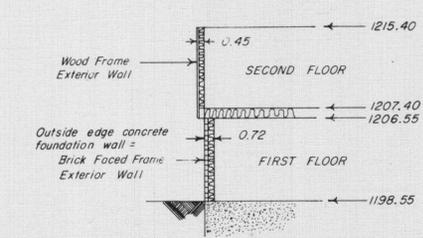


### NOTES TO BUILDING "A" FLOOR PLAN

Floor and ceiling elevations are referenced to the Bench Mark on the Site Plan.

- Floor elevation of the first floor is 1198.55.  
Ceiling elevation of first floor is 1206.55.  
Floor elevation of the second floor is 1207.40.  
Ceiling elevation of the second floor is 1215.40.
- Crawl space access, crawl space under Building A, air-conditioning units, laundry room and mechanical room are common elements.
- Patio areas and concrete landings are limited common elements.
- Interior party walls are typically 0.45 feet thickness.
- Exterior brick faced frame walls above foundation wall on the first floor level are typically 0.72 feet thickness.
- Exterior wood frame walls above first floor elevation are typically 0.45 feet thickness.
- Unit boundary dimensions shown are to inside of sheetrock walls where applicable; if unit boundary walls are concrete block or brick, dimensions shown are to inside of concrete block or brick.
- 36.00 2nd floor = indicates unit boundary dimension on second floor level.
- Numbered units are residential units.

### DETAIL "A"



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# CONDOMINIUM NUMBER 1 RED CEDAR CONDOMINIUM

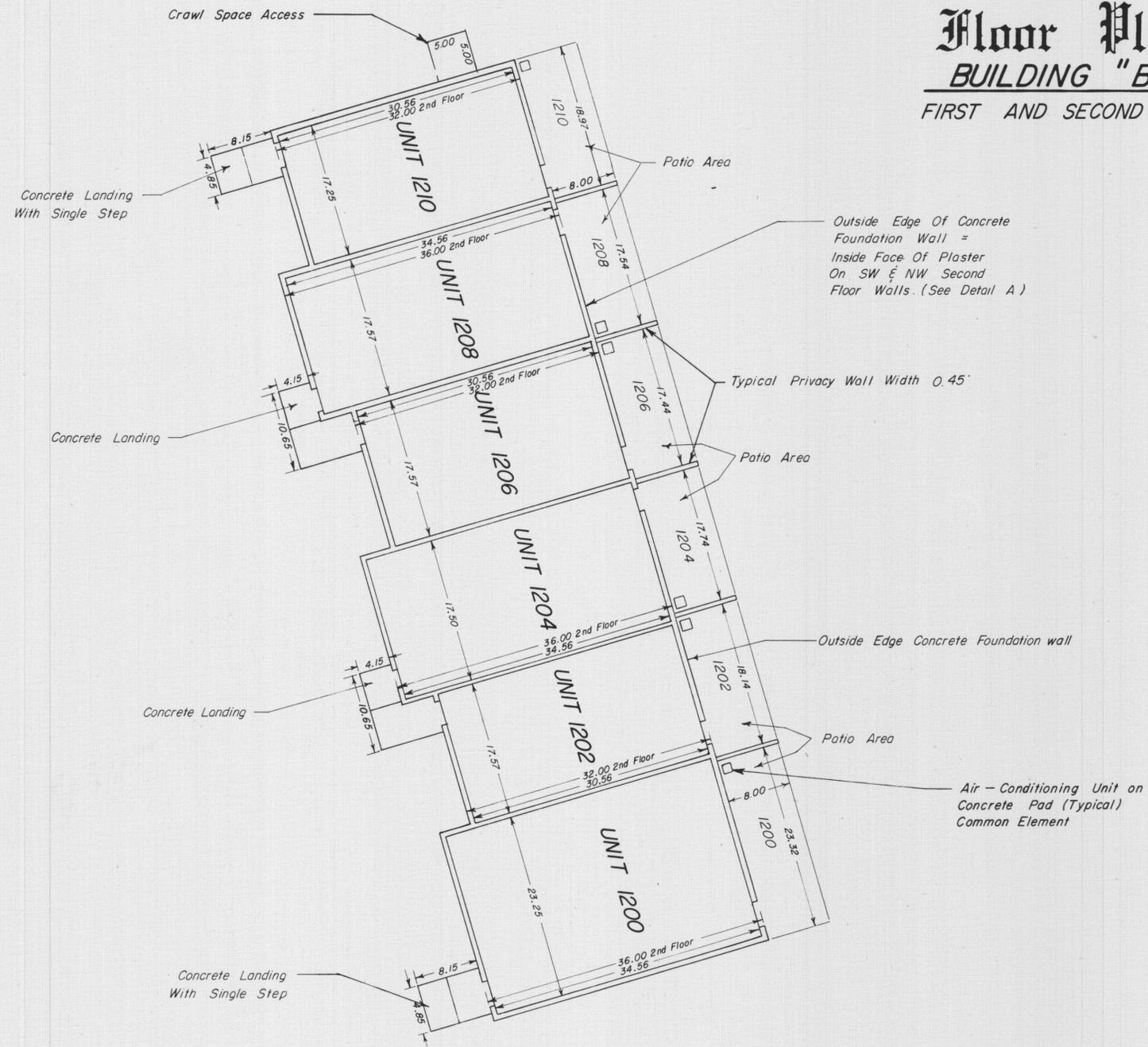
## Floor Plans BUILDING "B" FIRST AND SECOND FLOORS

	1ST FLOOR Sq. Ft.	2ND FLOOR Sq. Ft.	TOTAL Sq. Ft.
UNIT 1200	804	837	1641
UNIT 1202	537	562	1099
UNIT 1204	605	630	1235
UNIT 1206	537	562	1099
UNIT 1208	607	633	1240
UNIT 1210	527	552	1079

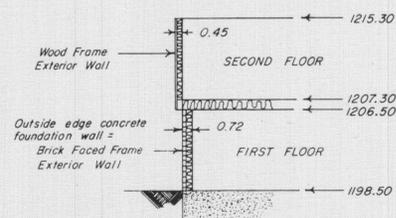
### NOTES TO BUILDING B FLOOR PLANS

Floor and ceiling elevations are referenced to the Bench Mark on the Site Plan.

- Floor elevation of first floor is 1198.50.  
Ceiling elevation of first floor is 1206.50.  
Floor elevation of second floor is 1207.30.  
Ceiling elevation of second floor is 1215.30.
- Patio areas and concrete landings are limited common elements.
- Interior party walls are typically 0.45 feet thickness.
- Exterior brick faced frame walls above foundation wall are typically 0.72 feet thickness.
- Exterior wood frame walls above first floor level are typically 0.45 feet thickness.
- Unit boundary dimensions shown are to inside of sheetrock walls where applicable; if unit boundary walls are concrete block or brick, dimensions shown are to inside of concrete block or brick.
- Crawl space access, crawl space under Building B, and air-conditioning units are common elements.
- Numbered units are residential units.



### DETAIL "A"

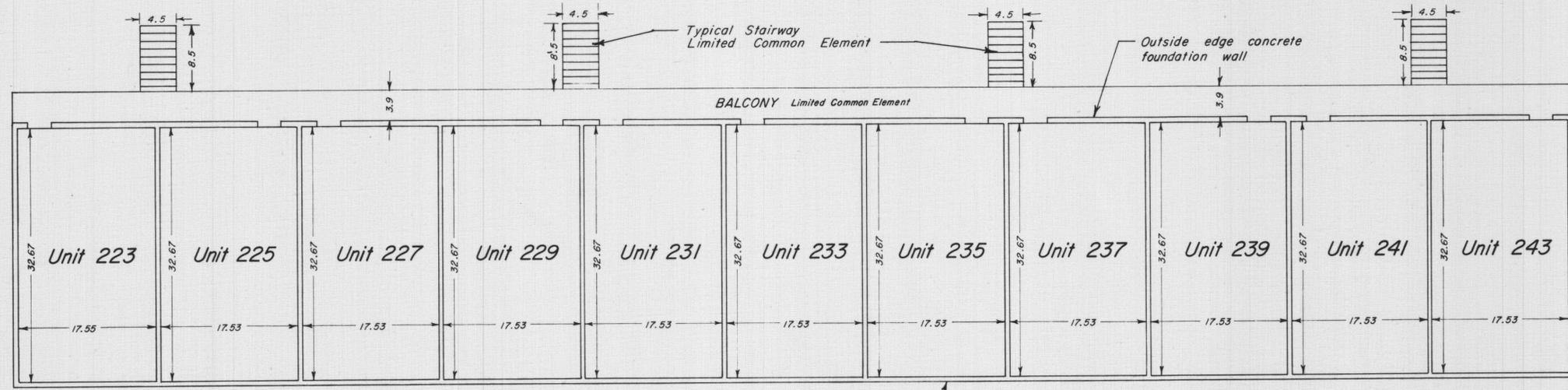


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# CONDOMINIUM NUMBER 1 RED CEDAR CONDOMINIUM

## Floor Plans BUILDING "C"

UNITS 203, 205, 207, 209, 213, 215, 217, 219	= 553 Sq. Ft.
UNITS 223, 225, 227, 229, 231, 233, 235, 237, 239, 241, 243	= 573 Sq. Ft.
UNIT 221	= 550 Sq. Ft.
UNIT 211	= 462 Sq. Ft.
UNIT 201	= 556 Sq. Ft.



### FIRST FLOOR NOTES

Floor and ceiling elevations are referenced to the Bench Mark shown on the Site Plan.

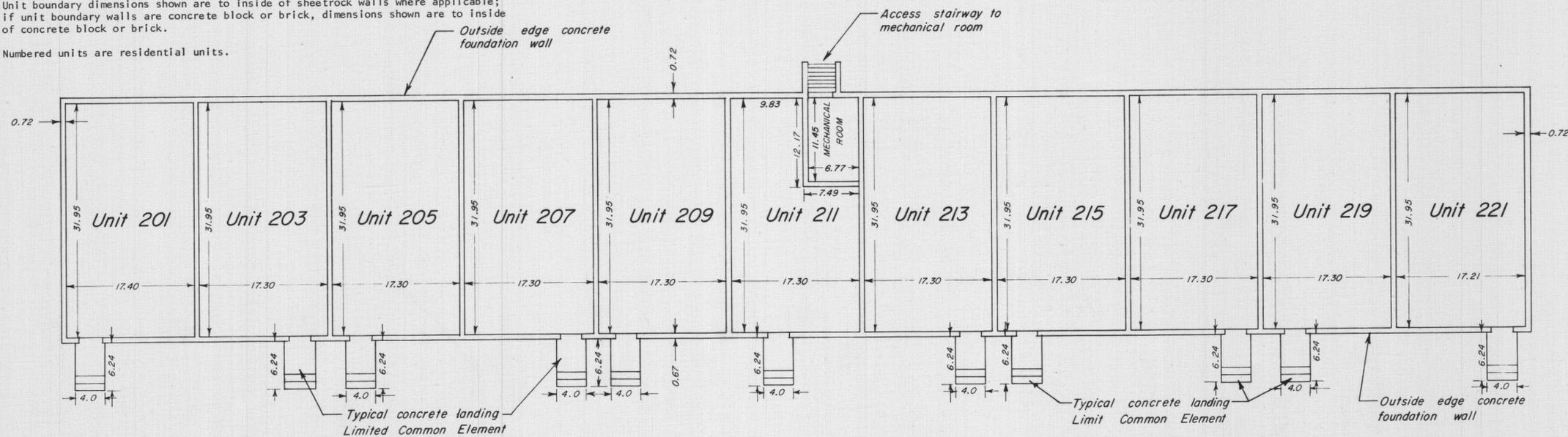
1. Floor elevation of first floor is 1198.45.  
Ceiling elevation of first floor is 1206.45.
2. Mechanical room and access stairway to mechanical room are common elements. Concrete landings are limited common elements for first floor level unit owners.
3. Interior party walls are typically 0.70 feet thickness.
4. North, east and west concrete block exterior walls are typically 0.72 feet thickness.
5. South brick faced frame wall is typically 0.67 feet thickness.
6. Unit boundary dimensions shown are to inside of sheetrock walls where applicable; if unit boundary walls are concrete block or brick, dimensions shown are to inside of concrete block or brick.
7. Numbered units are residential units.

### Second Floor Level

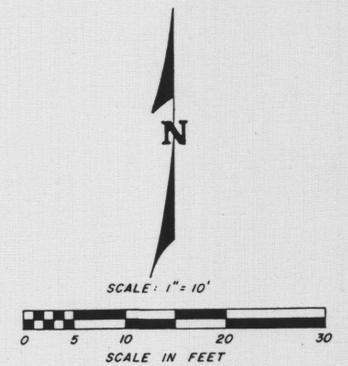
### SECOND FLOOR NOTES

Floor and ceiling elevations are referenced to the Bench Mark shown on the Site Plan.

1. Floor elevation of the second floor units is 1207.00.  
Ceiling elevation of the second floor units is 1215.00.
2. Balcony and stairways are limited common elements for second floor level unit owners.
3. Interior party walls are typically 0.5 feet thickness.
4. Exterior frame walls are typically 0.45 feet thickness.
5. Unit boundary dimensions shown are to inside of sheetrock walls.
6. Numbered units are residential units.



### First Floor Level



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## Floor Plans

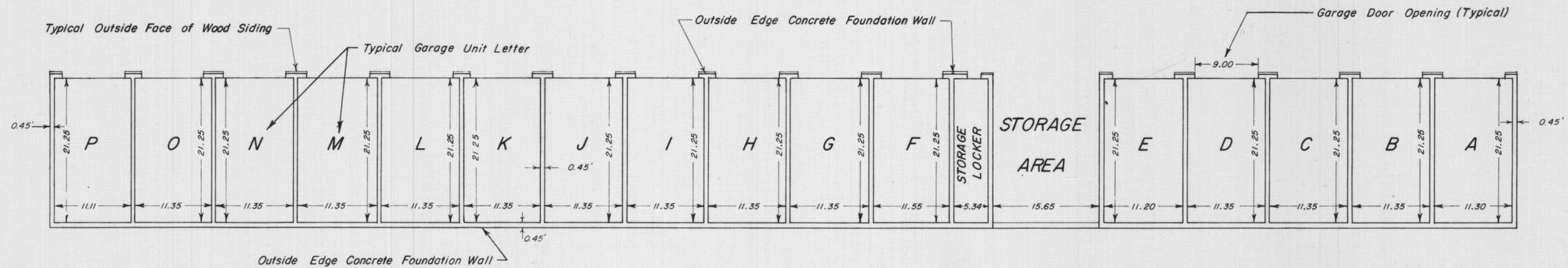
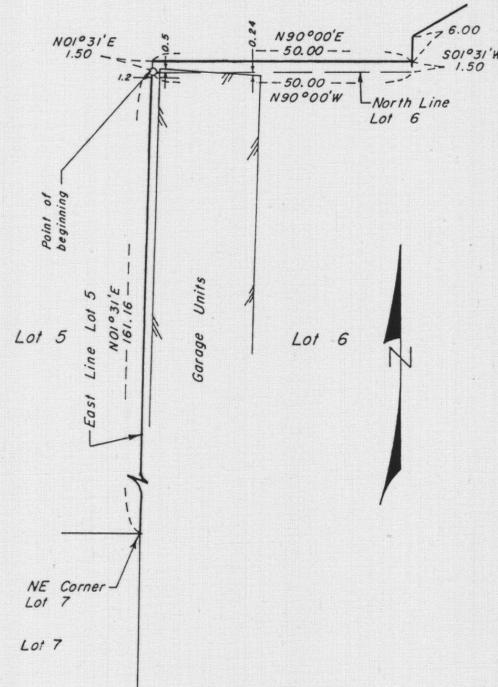
### GARAGE UNITS

#### NOTES TO GARAGE UNITS FLOOR PLANS

Floor and ceiling elevations are referenced to the Bench Mark shown on the Site Plan.

1. Floor elevation of all garage units is 1197.60.  
Ceiling elevation of all garage units is 1204.60.
2. The storage locker and storage area are common elements.
3. Interior party walls are typically 0.45 feet thickness.
4. The north, south and west exterior framed walls are typically 0.45 feet thickness.
5. The east exterior framed walls are typically 0.33 feet thickness.
6. Garage unit boundaries are to inside face of wood frame walls where applicable; if unit boundary walls are faced with plywood dimensions shown are to inside face of plywood facing.

DETAIL OF PORTION OF  
LOT 5 INCLUDED IN CONDOMINIUM



UNITS B,C,D,G,H,I,J,K,L,M,N,O	= 241 Sq. Ft.
UNIT A	= 240 Sq. Ft.
UNIT E	= 238 Sq. Ft.
UNIT F	= 245 Sq. Ft.
UNIT P	= 236 Sq. Ft.

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