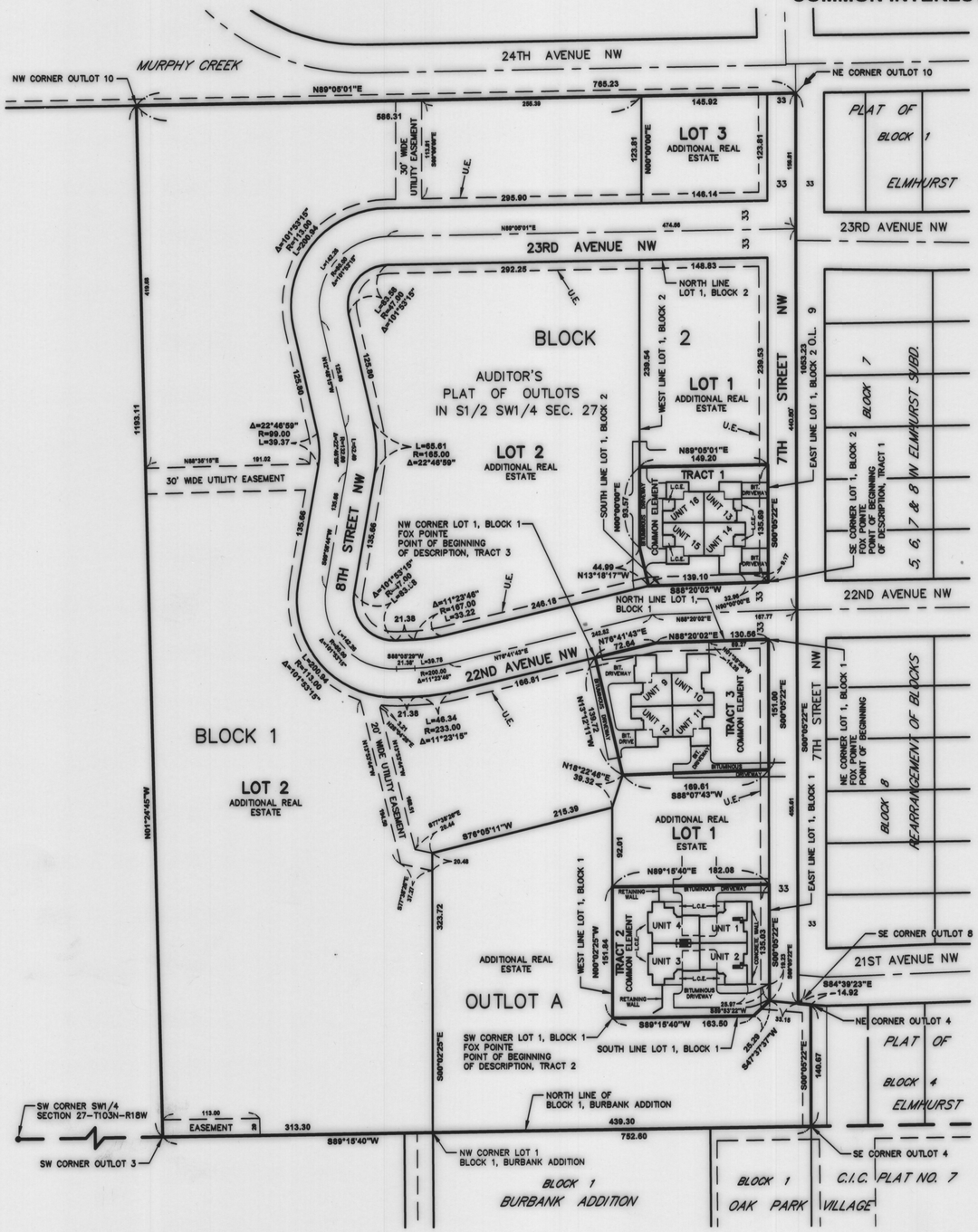
OFFICIAL PLAT

ADDENDUM NO. 1 TO COMMON INTEREST COMMUNITY NUMBER 14, CITY OF AUSTIN, MOWER COUNTY, MINNESOTA

FOX POINTE CONDOMINIUM

COMMON INTEREST COMMUNITY PLAT SITE PLAN

THIS COMMON INTEREST COMMUNITY PLAT HAS BEEN RECORDED AS PART OF THE DECLARATION FILED AS DOCUMENT NUMBER A0006141291 ON THE 22nd DAY OF July, 2014 MOWER COUNTY RECORDER.



SURVEYOR'S CERTIFICATE

I, Steven J. Thompson, a duly Licensed Land Surveyor under the State laws of Minnesota, on this 8 day of July, 2014, 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:

All that part of Lot 1, Block 2, Fox Pointe, as the same is platted and recorded in the office of the County Recorder of Mower County, Minnesota; described as follows:

TRACT 1

Commencing at the southeast corner of Lot 1, Block 2 in said Fox Pointe;

thence South 88°20'02" West a distance of 139.10 feet, on the south line of said Lot 1, Block 2, to the southwest corner of said Lot 1, Block 2;

thence North 13°18'17" West a distance of 44.99 feet, on the west line of said Lot 1, Block 2;

thence North 00°00'00" East a distance of 93.57 feet, on the west line of said Lot 1, Block 2;

thence North 89°05'01" East a distance of 149.20 feet, on a line parallel with the north line of said Lot 1, Block 2, to a point on the east line of said Lot 1, Block 2;

thence South 00°05'22" East a distance of 135.69 feet, on the east line of said Lot 1, Block 2, to the point of beginning;

together with all that part of Lot 1, Block 1, in said Fox Pointe; described as follows:

TRACT 2

Commencing at the southwest corner of Lot 1, Block 1 in said Fox Pointe;

thence North 00°02'25" West a distance of 151.84 feet, on the west line of said Lot 1, Block 1;

thence North 89°15'40" East a distance of 182.08 feet, to a point on the east line of said Lot 1, Block 1;

thence South 00°05'22" East a distance of 135.03 feet, on the east line of said Lot 1, Block 1;

thence South 47°37'37" West a distance of 25.29 feet, on the east line of said Lot 1, Block 1;

thence South 89°15'40" West a distance of 163.50 feet, on the south line of said Lot 1, Block 1, to the point of beginning.

TRACT 3

Commencing at the northwest corner of Lot 1, Block 1 in said Fox Pointe;

thence North 76°41'43" East a distance of 72.64 feet, on the north line of said Lot 1, Block 1;

thence North 88°20'02" East a distance of 130.56 feet, on the north line of said Lot 1, Block 1, to the northeast corner of said Lot 1, Block 1;

thence South 00°05'22" East a distance of 151.00 feet, to a point on the east line of said Lot 1, Block 1;

thence South 88°07'43" West a distance of 169.31 feet, to a point on the west line of said Lot 1, Block 1;

thence North 13°12'11" West a distance of 139.72 feet, on the west line of said Lot 1, Block 1, to the point of beginning.

Constitutes Common Interest Community Number 14, FOX POINTE CONDOMINIUM. The Common Interest Community Plat consists of two pages and one addendum, and fully and accurately depicts all of the information required by Minnesota Statutes Section 515B.2-110.

Steven J. Thompson, Licensed Land Surveyor
Minnesota Lic. No. 22705

Subscribed and sworn to before me this 8 day of July, 2014.

Elaine D. Wallace
Notary Public
My Commission Expires 1-31-2015

DESCRIPTION OF ADDITIONAL REAL ESTATE

Blocks 1 & 2 and Outlot A, Fox Pointe, as the same is platted and recorded in the office of the County Recorder of Mower County, Minnesota; less the foregoing described Tracts 1, 2 & 3, in Common Interest Community Number 14.

ENGINEER'S CERTIFICATE

I, Brian J. Johnson, a Licensed Professional Engineer for the State of Minnesota pursuant to Minnesota Statutes Section 515B.2-101(c), do hereby certify that with respect to Units 9, 10, 11 & 12, 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 of COMMON INTEREST COMMUNITY NUMBER 14, FOX POINTE CONDOMINUM.

Minnesota Licensed No. 42744

Subscribed and sworn to before me this 8 day of July, 2014.

Elaine D. Wallace
Notary Public
My Commission Expires 1-31-2015

COUNTY SURVEYOR'S APPROVAL

Pursuant to Minnesota Statutes, Chapter 389.09 Subd. 2, this Common Interest Community Plat has been approved this 8 day of July, 2014.

Deputy Mower County Surveyor

COUNTY AUDITOR & TREASURER CERTIFICATES

No delinquent taxes due and transfer has been entered this 22nd day of July, 2014.

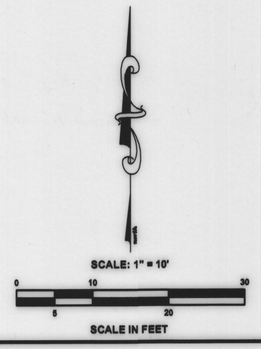
County Auditor, Mower County, MN

I hereby certify that on this the 22nd day of July, 2014, the current taxes have been paid on the land described herein.

County Treasurer, Mower County, MN

NOTES

1. GREEN AREAS AND BITUMINOUS SURFACE DRIVEWAY ARE COMMON ELEMENTS.
2. PORCHES, PATIOS, DRIVEWAYS, STOOPS & WALKS ARE LIMITED COMMON ELEMENTS (L.C.E.).
3. DIMENSIONS SHOWN FROM THE PROPERTY LINES TO THE BUILDINGS, AND THE EXTERIOR BUILDINGS DIMENSIONS SHOWN ARE TO THE OUSIDE FACE OF FOUNDATION WALLS.
4. SEE SHEET NO. 2 FOR SITE PLAN DETAILS FLOOR PLAN.
5. ALL UNITS ARE RESIDENTIAL UNITS.

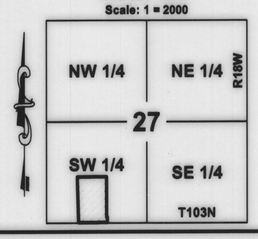


LEGEND

L.C.E. = Limited Common Element
U.E. = Utility Easement

INDEX MAP

Scale: 1 = 2000



BENCHMARK

TOP NUT OF FIRE HYDRANT NORTHEAST CORNER OF 21st AVENUE NW AND 7th STREET NW = 1227.31 NGVD

BASIS OF BEARING SYSTEM

ALL BEARINGS ARE BASED UPON THE BEARING OF THE NORTH LINE OF BLOCK 1, BURBANK ADDITION, WHICH IS ASSUMED TO BE NORTH 89°15'40" EAST.

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

APRIL 2014
MAY 2014
DRAWN BY ANDY MCGOWAN
13-327FP.DWG