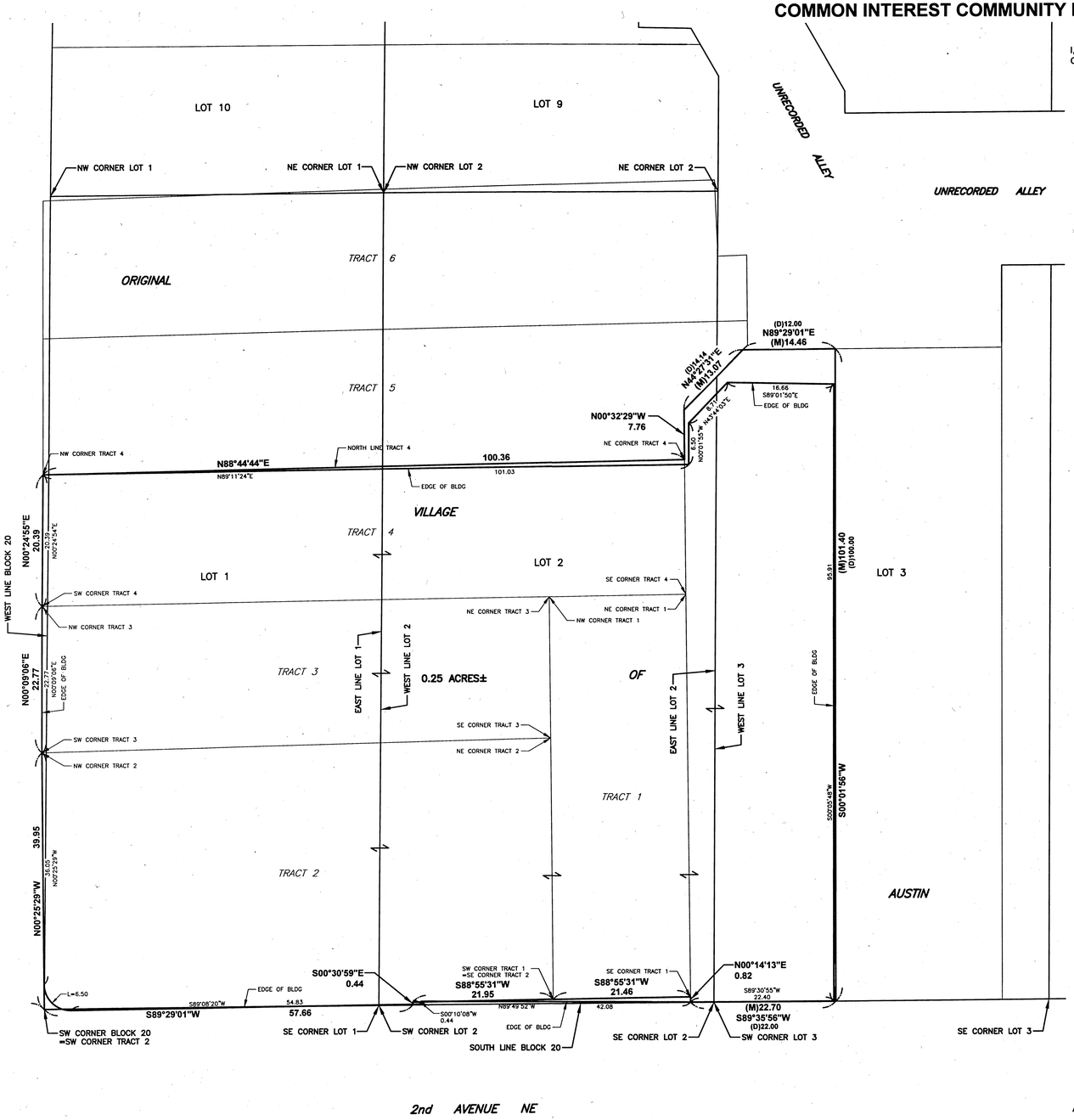
OFFICIAL PLAT

COMMON INTEREST COMMUNITY NUMBER 26, MOWER COUNTY, MINNESOTA

GROVE STREET, LLC. CONDOMINIUM

COMMON INTEREST COMMUNITY PLAT SITE PLAN

THIS COMMON INTEREST COMMUNITY PLAT HAS BEEN RECORDED AS PART OF THE DECLARATION FILED AS DOCUMENT NUMBER A636136, ON THE 30 DAY OF Oct., 2017 MOWER COUNTY RECORDER.



SURVEYOR'S CERTIFICATE

I, Steven J. Thompson, do hereby certify that the work was undertaken or reviewed and approved by, me for this CIC Plat of Common Interest Community No. 26, GROVE STREET, LLC. CONDOMINIUM, being located upon:

TRACT A
Commencing at a point in the South line of Block 20 in the Village, now City of Austin, 138 feet West of the Southeast corner of said Block, thence running North 100 feet, thence West 12 feet, thence Southwest 14.14 feet along the hypotenuse of a right angle triangle whose other two sides each measure 10 feet, thence South 90 feet, thence East 22 feet to the place of beginning; also all right, interest and title formerly owned by the Estate of James Geraghty in and to an alleyway 24 feet wide, across and at the North end of said parcel, and in an alleyway 12 feet wide, North of Lots 2, 3, 4 and 5 in said Block, out to Chatham Street on the East, Mower County, Minnesota.

TRACT 1
Those certain parts of Lots 1 and 2 in Block 20, Original Village (now City) of Austin, Mower County, Minnesota, described as follows: Starting at the SE corner of the NE1/4 of Section 3, Township 102 North of Range 18 West; thence Westerly 1337.12 feet along the South line of said Quarter Section; thence Northerly 672.19 feet at a deflection angle to the right of 90 degrees 59 minutes; thence easterly 92.17 feet at a deflection angle to the right of 89 degrees 50.5 minutes; thence northerly 0.44 feet at a deflection angle to the left of 90 degrees 00 minutes; thence easterly 21.95 feet at a deflection angle to the right of 89 degrees 25.5 minutes to the point of beginning, said point being on the North edge of existing Bridge Street and the Southwest corner of Tract I, herein being described: thence northerly 62.66 feet, at a deflection angle to the left of 89 degrees 24.5 minutes, along the center line of the existing wall (interior) adjacent to Tract II, to be described following, and along the west face of the existing wall adjacent to Tract III to be described following, to the northwest corner of said Tract I, herein being described; thence easterly 21.39 feet at a deflection angle to the right of 89 degrees 35.5 minutes along the center line of the existing wall (exterior), and to the northeast corner of said Tract I, herein being described; thence southerly 62.66 feet at a deflection angle to the right of 90 degrees 21 minutes along the building construction joint to the Southeast corner of Tract I, herein being described; thence westerly 21.46 feet at a deflection angle to the right of 89 degrees 28 minutes along the north edge of existing Bridge Street to the point of beginning; including any part of any adjoining street or alley vacated or to be vacated; also including the right of joint use of stairway located on Tract I and Tract II, leading from the North side of Bridge Street, to the second story of buildings on Tract I and Tract II; also including joint use of stairway located entirely on Tract II, that leads from the North side of Bridge Street to the basement of the building on Tract I; also including the right of joint use of the existing passageway to the public alley for ingress and egress across the East side of Tract IV, Tract V and Tract VI; Tract I is subject to an easement of the existing passageway to the public alley for ingress and egress in favor of the owners and occupants of Tract II and Tract III; Tract I is entitled to and subject to all benefits and burdens of any party wall agreements affecting Tract I of record in the office of the Register of Deeds of Mower County, Minnesota.

TRACT 2
Those certain parts of Lots 1 and 2 in Block 20, Original Village (now City) of Austin, Mower County, Minnesota, described as follows: Starting at the SE corner of the Northeast Quarter of Section 3, Township 102 North of Range 18 West; thence Westerly 1337.12 feet along the south line of said quarter section; thence northerly 672.19 feet at a deflection angle to the right of 90 degrees 59 minutes; thence easterly 34.51 feet at a deflection angle to the right of 89 degrees 50.5 minutes to the point of beginning; said point is the junction of the east edge of existing Main Street and the north edge of existing Bridge Street and is the southwest corner of Tract II, herein being described; thence northerly 39.95 feet at a deflection angle to the left of 89 degrees 54.5 minutes along the east edge of existing Main Street to the Northwest corner of Tract II; thence easterly 79.57 feet at a deflection angle to the right of 88 degrees 55 minutes, along the building construction joint to the Northeast corner of Tract II; thence southerly 40.66 feet at a deflection angle to the right of 91 degrees 00.5 minutes along the center line of the existing wall (interior) adjacent to Tract I, previously described, to the southeast corner of said Tract II; thence westerly 21.95 feet at a deflection angle to the right of 89 degrees 24.5 minutes; thence southerly 0.44 feet at a deflection angle to the left of 89 degrees 25.5 minutes; thence westerly 57.66 feet at a deflection angle to the right of 90 degrees along the north edge of existing Bridge Street to the point of beginning; including any part of any adjoining street or alley vacated or to be vacated; also including the right of joint use of the stairway located on Tract I and Tract II leading from the North side of Bridge Street to the second story of the buildings located on Tract I and Tract II; Tract II is subject to an easement in favor of the owners and occupants of Tract I to the use for ingress and egress of that certain stairway that is located entirely on Tract II which leads from the North side of Bridge Street to the basement of the building located on Tract I; also including the right of joint use of the existing passageway to the public alley for ingress and egress across the West side and North side of Tract I, and the East side of Tract III, Tract IV, Tract V and Tract VI; Tract II is entitled to and subject to all benefits and burdens of any party wall agreements affecting Tract II of record in the office of Register of Deeds of Mower County, Minnesota.

TRACT 3
Those certain parts of Lots 1 and 2, Block 20, Original Village of (now City) of Austin, described as follows: Starting at the SE corner of NE1/4 Section 3-102-18; thence Westerly 1337.12 feet along the South line of said quarter section; thence Northerly 711.53 feet at a deflection angle to the right of 90°59'; thence Easterly 34.47 feet at a deflection angle to the right of 88°51' to the point of beginning, which is the common corner of the Northwest corner of Tract II and the Southwest corner of Tract III; thence Northerly 22.77 feet at a deflection angle to the left of 88°21' along the East edge of existing Main Street to the Northwest corner of Tract III; thence Easterly 79.30 feet at a deflection angle to the right of 88°57' along the center line of existing wall (interior) to the Northeast corner of Tract III; thence Southerly 22 feet at a deflection angle to the right of 90°24.5' and along the West face of existing wall adjacent to Tract I, previously described, to the Southeast corner of said Tract III, which said point is also the Northeast corner of Tract II previously described; thence Westerly 79.57 feet at a deflection angle to the right of 88°59.5' along the building construction joint to the place of beginning; including any part of any adjoining street or alley vacated or to be vacated; also including the right of joint use of stairway located on Tract III and Tract IV, leading from the East side of Main Street to the second story of the buildings located on Tract III and Tract IV; also including the right of joint use of the existing passageway to the public alley for ingress and egress across the West side and North side of Tract I and the East side of Tract IV, Tract V and Tract VI; Tract III is subject to an easement of the existing passageway to the public alley for ingress and egress in favor of the owners and occupants of Tract II; Tract III is entitled to and subject to all benefits and burdens of any party wall agreements affecting Tract III of record. Subject to party wall and stairway easements agreements. Recorded in Book 11 of Miscellaneous, Page 457, and recorded in Book 19 of Miscellaneous, Page 79.

TRACT 4
Tract Four of the Survey of N.F. Banfield Corporation Properties, located in Block 20 of the Original Village (now City) of Austin, Mower County, Minnesota, as specifically described in that certain Judgement of the District Court dated November 7, 1949, recorded in the office of the Register of Deeds of the County of Mower, Minnesota, on November 7, 1949, in Book 158 of Deeds on page 344; said Tract also being outlined in that certain Plat dated March 25, 1949, recorded in the office of the Register of Deeds of Mower County, Minnesota, on November 7, 1949, in Book 7 of Plats, page 17; including any part of any adjoining street or alley vacated or to be vacated; subject to and including the right of joint use of stairway, located on Tract 3 and Tract 4 of said Survey, leading from the East side of Main Street to the second story of the buildings located on said Tract 3 and Tract 4; also including the right of joint use of the existing passageway to the public alley for ingress and egress across the East side of Tract 5 and Tract 6 of said Survey; subject to an easement to the existing passageway to the public alley for ingress and egress in favor of the owners and occupants of Tract 1, Tract 2 and Tract 3 of said Survey; subject to and including all burdens and benefits of any party wall agreements affecting Tract 4 of record in the Office of the Register of Deeds of said Mower County, Minnesota.

And fully and accurately depicts all information required by Minnesota Statutes, Section 515B.2-1101(c).

Dated this 18th day of October, 2017

Steven J. Thompson, Land Surveyor
Minnesota License No. 22705

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), does 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 26, PATRICK BRADLEY CONDOMINIUM.

Minnesota Registration No. 42744

Subscribed and sworn to before me this 18th day of October, 2017.

Andrea J. Stotts
Notary Public - Minnesota
My Comm. Exp. 1-31-2018

Andrea J. Stotts, Notary Public
My Commission Expires 1-31-2018

COUNTY AUDITOR/TREASURER CERTIFICATES

I hereby certify that on this the 30 day of October, 2017, the current taxes have been paid on the land described herein.

Transfer entered this 30 day of October, 2017.

Steve Rinnan
Mower County Auditor/Treasurer

RECORDING CERTIFICATE

This CIC Plat is part of the CIC Declaration recorded as Document No. A636136 on this 30 day of Oct., 2017.

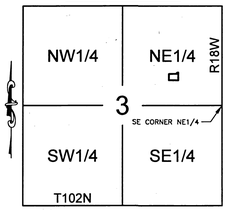
Jill Cordes Dep
County Recorder, Mower County, Minnesota

Sara Madison
Deputy County Recorder, Mower County, Minnesota

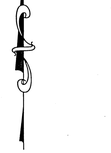
AREA

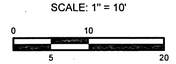
0.25 ACRES± (10,755Ft²)

VICINITY MAP



Scale: 1"=2000'





SCALE IN FEET

LEGEND

- O = 5/8"Ø X 16" iron stake monument (capped SJT 22705)-Placed
- ● = Iron stake monument-Found
- D = Recorded Deed Bearing
- M = Measured Bearing

NOTES

1. STAIRWELLS, BATHROOMS, HALLWAYS, LOBBIES, ENTRANCE & ELEVATOR ARE COMMON ELEMENTS (CE).
2. DIMENSIONS SHOWN FROM THE PROPERTY LINES TO THE BUILDINGS, AND THE EXTERIOR BUILDING DIMENSIONS SHOWN ARE TO THE OUTSIDE FACE OF FOUNDATION WALLS.
3. SEE SHEET NO. 3 FOR SITE PLAN AND MAIN LEVEL-FLOOR PLAN.
4. SEE SHEET NO. 4 FOR SITE PLAN AND LOWER LEVEL FLOOR PLAN.
5. SEE SHEET NO. 5 FOR SITE PLAN AND UPPER LEVEL FLOOR PLAN.
6. ALL UNITS ARE COMMERCIAL UNITS.

BASIS OF BEARING SYSTEM

All bearings are based upon the MnDot Mower County Coordinate system Nad 83 (96) Harn Adjustment Grid

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

OCTOBER 2017

DRAWN BY ANDY MCGOWAN
16-338CIC.dwg

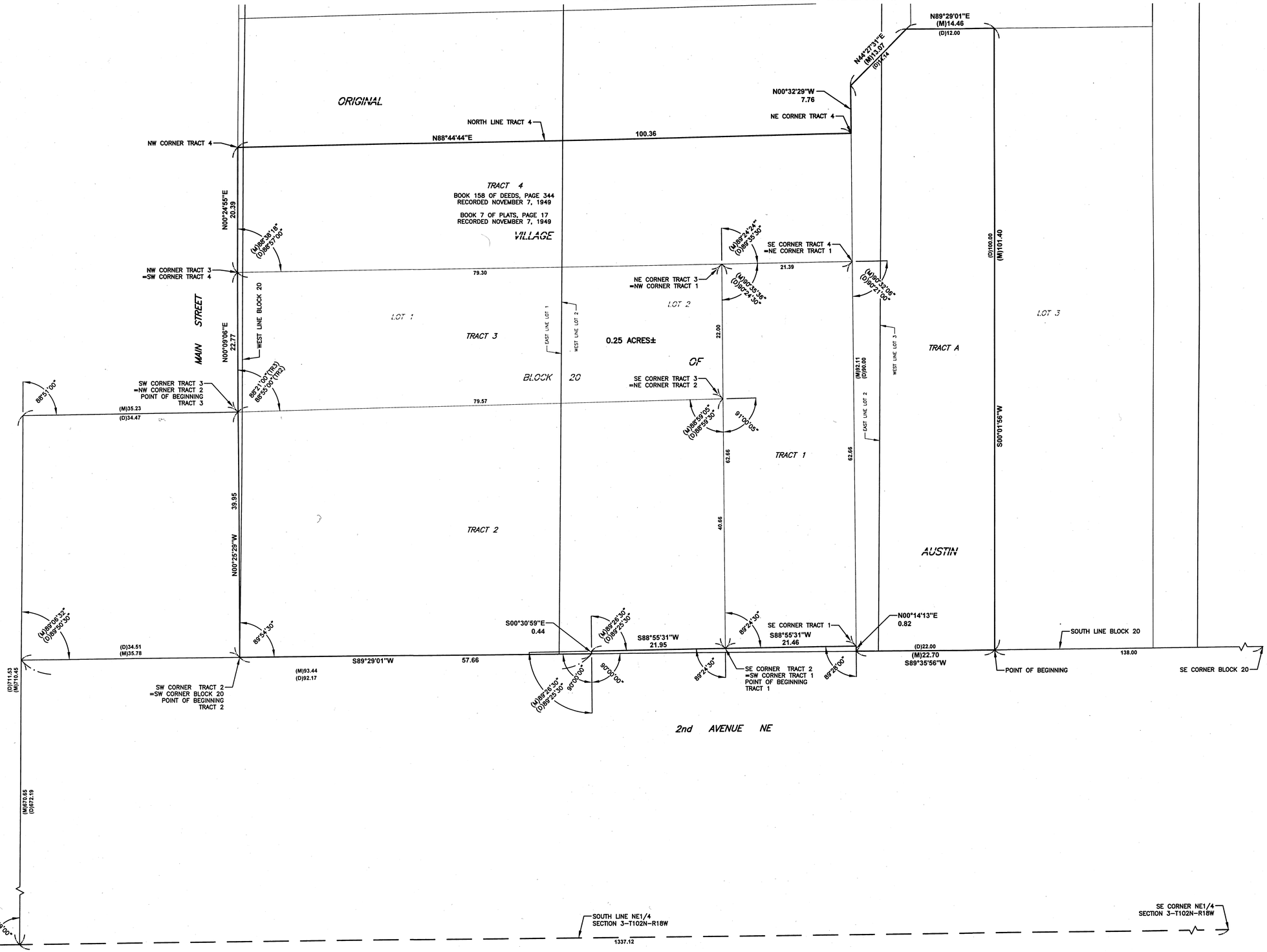
OFFICIAL PLAT

THIS COMMON INTEREST COMMUNITY PLAT HAS BEEN RECORDED AS PART OF THE DECLARATION FILED AS DOCUMENT NUMBER A963630, ON THE 30 DAY OF Oct., 2017 MOWER COUNTY RECORDER.

COMMON INTEREST COMMUNITY NUMBER 26, MOWER COUNTY, MINNESOTA

GROVE STREET, LLC. CONDOMINIUM

COMMON INTEREST COMMUNITY INDEX MAP



SCALE: 1" = 8'

0 8

4 16

SCALE IN FEET

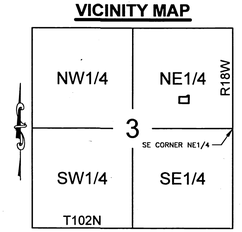
LEGEND

- O = 5/8"Ø X 16" iron stake monument (capped SJT 22705)-Placed
- ● = Iron stake monument-Found
- D = Recorded Deed Bearing
- M = Measured Bearing

AREA

0.25 ACRES± (10,755Ft²)

VICINITY MAP



Scale: 1"=2000'

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

OCTOBER 2017

DRAWN BY ANDY MCGOWAN
16-338CIC.dwg

OFFICIAL PLAT

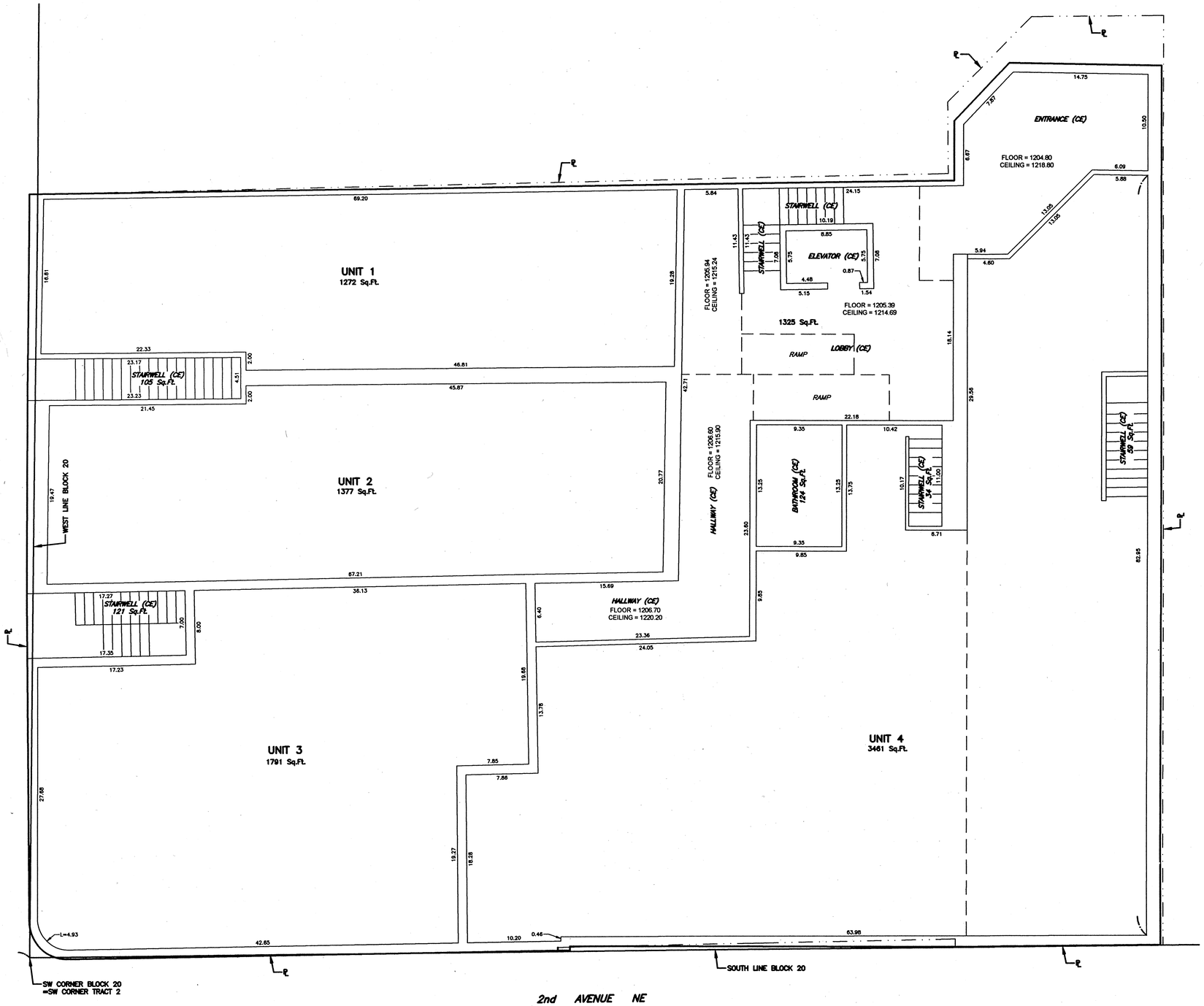
COMMON INTEREST COMMUNITY NUMBER 26, MOWER COUNTY, MINNESOTA

GROVE STREET, LLC. CONDOMINIUM

COMMON INTEREST COMMUNITY FLOOR PLAN

THIS COMMON INTEREST COMMUNITY PLAT HAS BEEN RECORDED AS PART OF THE DECLARATION FILED AS DOCUMENT NUMBER A0361360, ON THE 30 DAY OF Oct, 2017 MOWER COUNTY RECORDER.

MAIN LEVEL-FLOOR PLAN



SCALE: 1" = 6'

0 6 3 12

SCALE IN FEET

ELEVATIONS FOR UNIT 1:

UNIT FLOOR = 1205.94
UNIT CEILING = 1215.24

ELEVATIONS FOR UNIT 2:

UNIT FLOOR = 1206.60
UNIT CEILING = 1215.90

ELEVATIONS FOR UNIT 3:

UNIT FLOOR = 1206.70
UNIT CEILING = 1220.20

ELEVATIONS FOR UNIT 4:

UNIT FLOOR (WEST) = 1205.68
UNIT CEILING (WEST) = 1219.68

UNIT FLOOR (EAST) = 1205.00
UNIT CEILING (EAST) = 1219.00

NOTES

1. INTERIOR UNIT BOUNDARY DIMENSIONS SHOWN ARE TO THE INSIDE FACE OF SHEETROCK WALLS.
2. INTERIOR DIVIDING WALLS BETWEEN UNITS ARE SHOWN IN DRAWING.

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

OCTOBER 2017

DRAWN BY ANDY MCGOWAN
16-338CIC.dwg

OFFICIAL PLAT

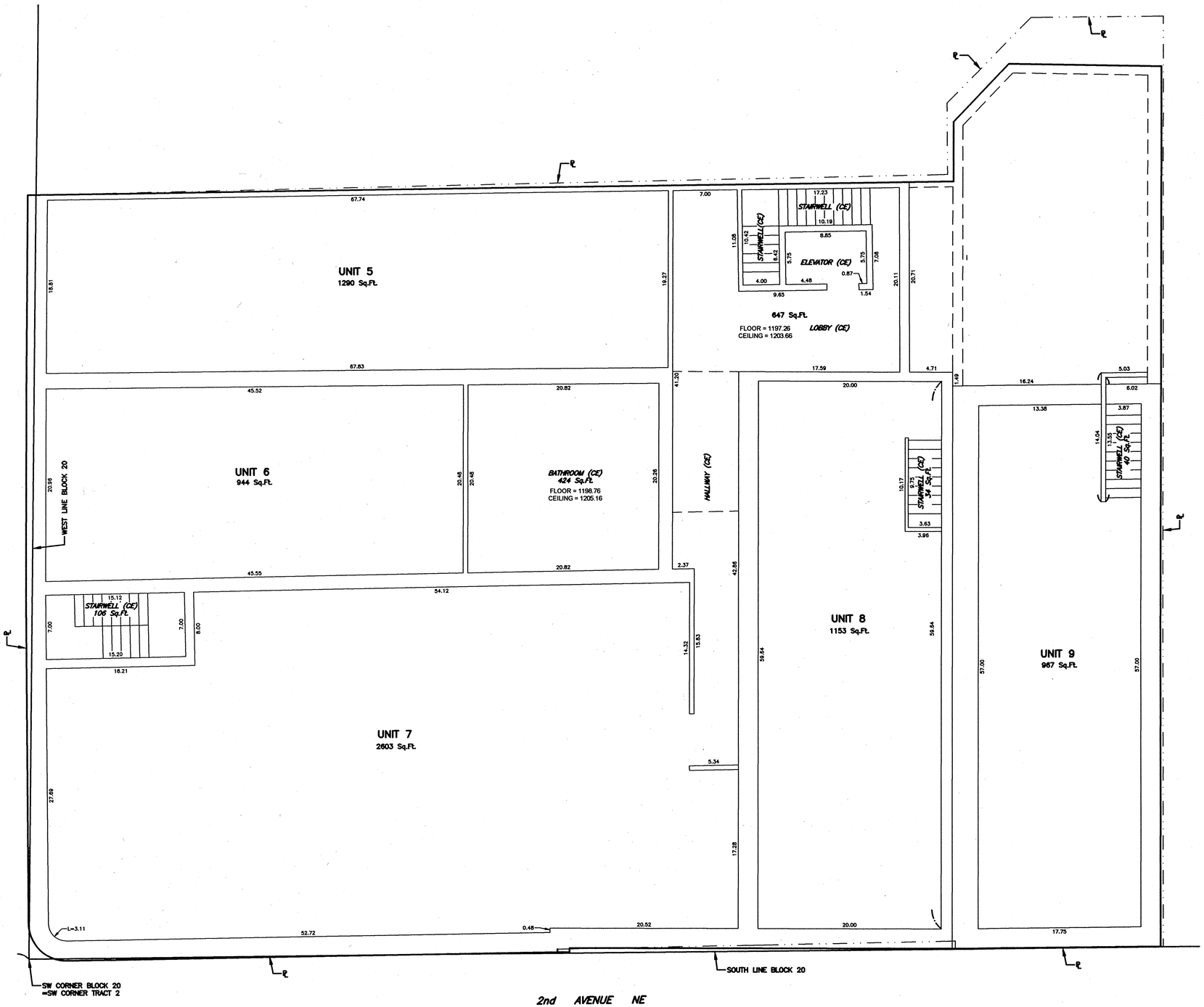
COMMON INTEREST COMMUNITY NUMBER 26, MOWER COUNTY, MINNESOTA

GROVE STREET, LLC. CONDOMINIUM

COMMON INTEREST COMMUNITY FLOOR PLAN

THIS COMMON INTEREST COMMUNITY PLAT HAS BEEN RECORDED AS PART OF THE DECLARATION FILED AS DOCUMENT NUMBER A1236136, ON THE 30 DAY OF Oct, 2017 MOWER COUNTY RECORDER.

LOWER LEVEL FLOOR PLAN



SCALE: 1" = 6'

0 6 3 12

SCALE IN FEET

ELEVATIONS FOR UNIT 5:

UNIT FLOOR = 1197.26
UNIT CEILING = 1203.66

ELEVATIONS FOR UNIT 6:

UNIT FLOOR = 1198.76
UNIT CEILING = 1205.16

ELEVATIONS FOR UNIT 7:

UNIT FLOOR = 1198.01
UNIT CEILING = 1204.34

ELEVATIONS FOR UNIT 8:

UNIT FLOOR = 1197.26
UNIT CEILING = 1203.66

ELEVATIONS FOR UNIT 9:

UNIT FLOOR = 1197.26
UNIT CEILING = 1203.59

NOTES

1. INTERIOR UNIT BOUNDARY DIMENSIONS SHOWN ARE TO THE INSIDE FACE OF SHEETROCK WALLS.
2. INTERIOR DIVIDING WALLS BETWEEN UNITS ARE SHOWN IN DRAWING.

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

OCTOBER 2017

DRAWN BY ANDY MCGOWAN
16-338CIC.dwg

OFFICIAL PLAT

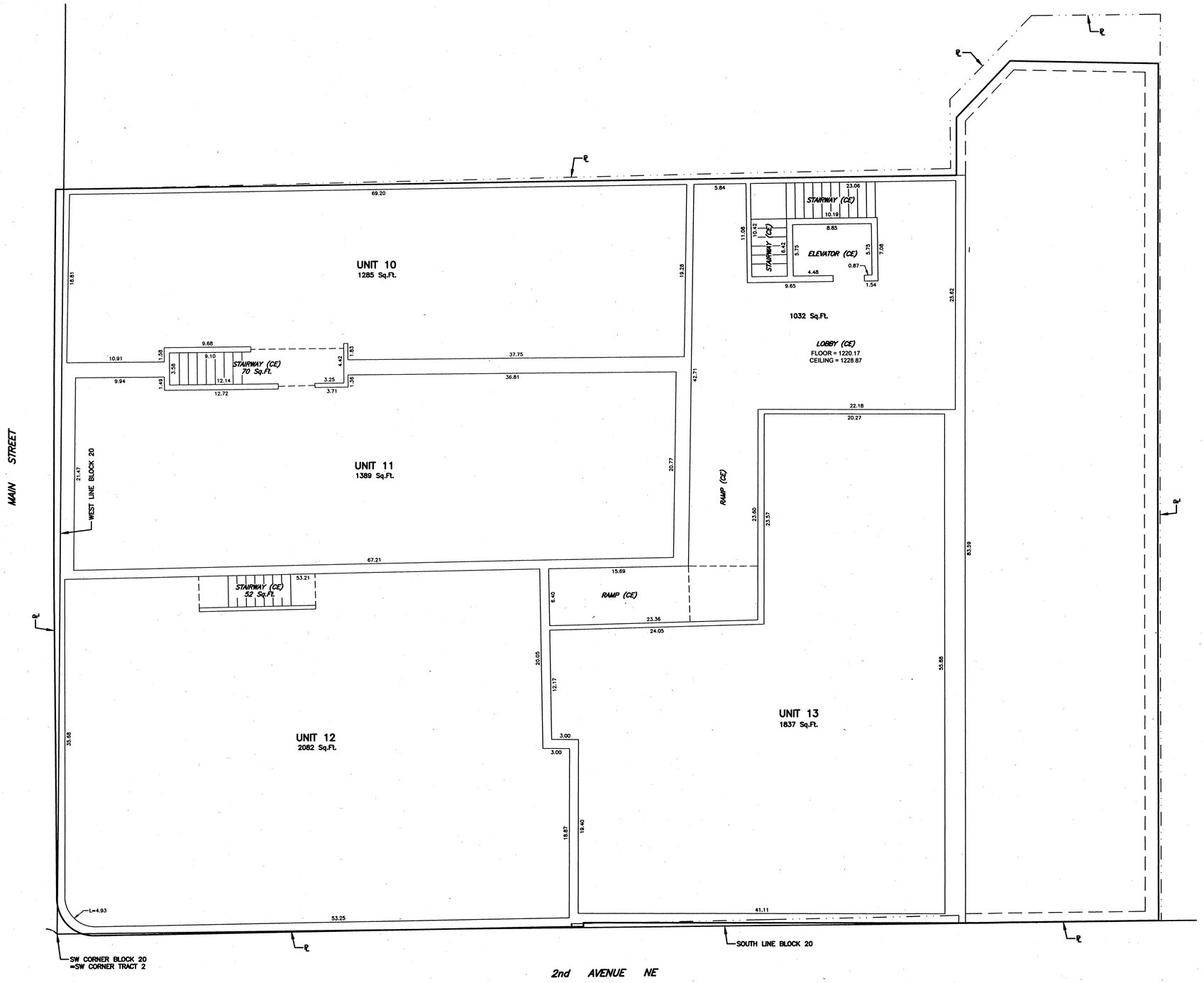
THIS COMMON INTEREST COMMUNITY PLAT HAS BEEN RECORDED AS PART OF THE DECLARATION FILED AS DOCUMENT NUMBER A162136, ON THE 30 DAY OF Oct., 2017 MOWER COUNTY RECORDER.

COMMON INTEREST COMMUNITY NUMBER 26, MOWER COUNTY, MINNESOTA

GROVE STREET, LLC. CONDOMINIUM

COMMON INTEREST COMMUNITY FLOOR PLAN

UPPER LEVEL FLOOR PLAN



SCALE: 1" = 6'

0 6
3 12
SCALE IN FEET

ELEVATIONS FOR UNIT 10:

UNIT FLOOR = 1219.84
UNIT CEILING = 1228.54

ELEVATIONS FOR UNIT 11:

UNIT FLOOR = 1220.00
UNIT CEILING = 1228.70

ELEVATIONS FOR UNIT 12:

UNIT FLOOR = 1221.95
UNIT CEILING = 1230.65

ELEVATIONS FOR UNIT 13:

UNIT FLOOR = 1220.71
UNIT CEILING = 1229.41

NOTES

1. INTERIOR UNIT BOUNDARY DIMENSIONS SHOWN ARE TO THE INSIDE FACE OF SHEETROCK WALLS.
2. INTERIOR DIVIDING WALLS BETWEEN UNITS ARE SHOWN IN DRAWING.

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

OCTOBER 2017

DRAWN BY ANDY MCGOWAN
16-338CIC.dwg