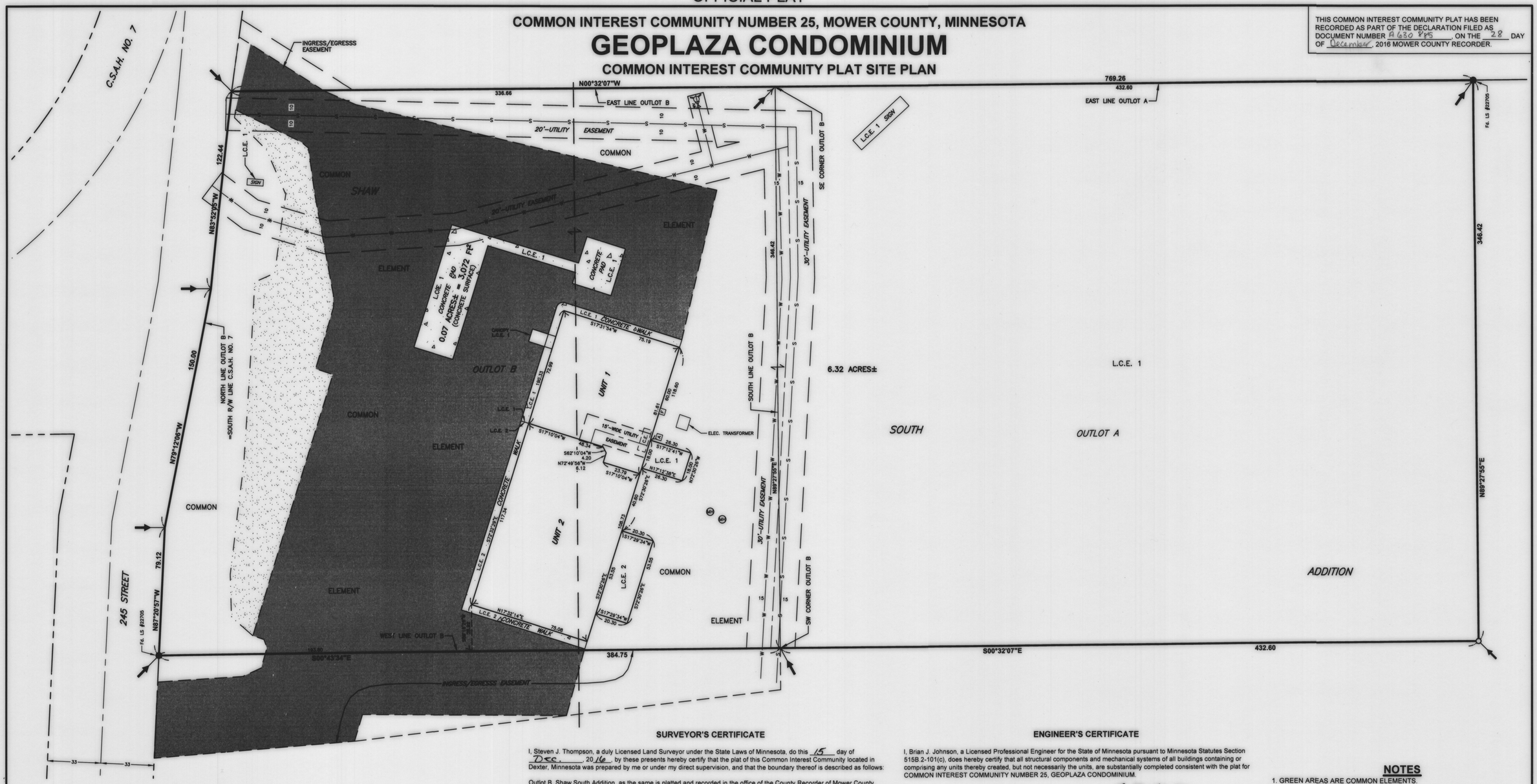
OFFICIAL PLAT

COMMON INTEREST COMMUNITY NUMBER 25, MOWER COUNTY, MINNESOTA

GEOPLAZA CONDOMINIUM

COMMON INTEREST COMMUNITY PLAT SITE PLAN

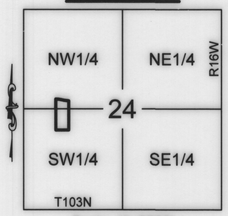
THIS COMMON INTEREST COMMUNITY PLAT HAS BEEN RECORDED AS PART OF THE DECLARATION FILED AS DOCUMENT NUMBER A630 845 ON THE 28 DAY OF December 2016 MOWER COUNTY RECORDER.



AREA

6.32 ACRES± (275,407 Ft²)

VICINITY MAP



Scale: 1"=2000'

LEGEND

SCALE: 1" = 30'

0 30 15 60

SCALE IN FEET

- = 5/8Ø X 16" iron stake monument (capped LS22705)-Placed
- = Iron stake monument - Found
- = Subdivision Plat Corner
- W = Water Main
- S = Sanitary Sewer
- = Fiber-Optics Box
- = Refrigeration Unit
- = Fire hydrant
- = Water Main Valve
- = Manholes
- = Concrete Surface
- = Bituminous Surface
- = Gravel Surface

SURVEYOR'S CERTIFICATE

I, Steven J. Thompson, a duly Licensed Land Surveyor under the State Laws of Minnesota, do this 15 day of Dec., 2016, by these presents hereby certify that the plat of this Common Interest Community located in Dexter, Minnesota was prepared by me or under my direct supervision, and that the boundary thereof is described as follows:

Outlot B, Shaw South Addition, as the same is platted and recorded in the office of the County Recorder of Mower County, Minnesota; together with all that part of Outlot A, in said Shaw South Addition; described as follows:

Commencing at the southwest corner of Outlot B in said Shaw South Addition;

thence South 00°32'07" East a distance of 432.60 feet, parallel with the east line of Outlot A in said Shaw South Addition;

thence North 89°27'55" East a distance of 346.42 feet, parallel with the south line of said Outlot B, to a point on the east line of said Outlot A;

thence North 00°32'07" West a distance of 432.60 feet, on the east line of said Outlot A, to the southeast corner of said Outlot B;

thence South 89°27'55" West a distance of 346.42 feet, on the south line of said Outlot B, to the point of beginning.

Constitutes Common Interest Community Number 25, GEOPLAZA CONDOMINIUM. The Common Interest Community Plat consists of two pages and fully and accurately depicts all of the inforatmion required by Minnesota Statutes Section 515B.2-110.

Steven J. Thompson
Licensed Land Surveyor
Minnesota LS No. 22705

Subscribed and sworn to before me this 15 day of Dec., 2016.

Elaine G. Wallace, Notary Public
My Commission Expires 1-31-2020

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 25, GEOPLAZA CONDOMINIUM.

Minnesota Registration No. 42744

Subscribed and sworn to before me this 15 day of Dec., 2016.

Elaine G. Wallace, Notary Public
My Commission Expires 1-31-2020

COUNTY AUDITOR/TREASURER CERTIFICATES

I hereby certify that on this the 28 day of December, 2016, the current taxes have been paid on the land described herein.

Transfer entered this 28 day of December, 2016.

Mower County Auditor/Treasurer

NOTES

1. GREEN AREAS ARE COMMON ELEMENTS.
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. 2 FOR SITE PLAN DETAILS AND FLOOR PLAN.
4. 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 2016
REVISED 12/8/2016
DRAWN BY ANDY MCGOWAN
16-315CIC.DWG

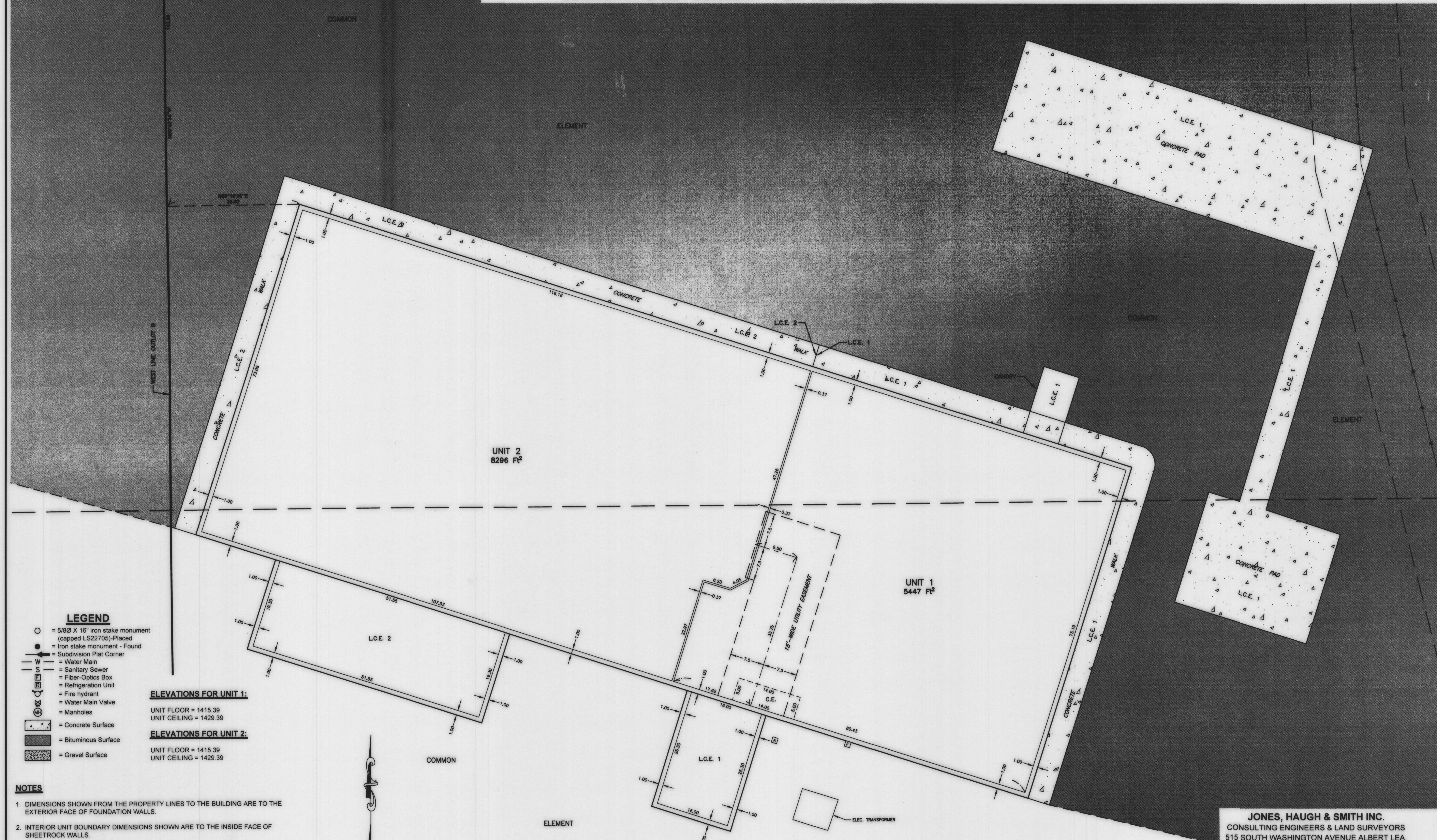
OFFICIAL PLAT

COMMON INTEREST COMMUNITY NUMBER 25, MOWER COUNTY, MINNESOTA

GEOPLAZA CONDOMINIUM

COMMON INTEREST COMMUNITY PLAT FLOOR PLAN

THIS COMMON INTEREST COMMUNITY PLAT HAS BEEN RECORDED AS PART OF THE DECLARATION FILED AS DOCUMENT NUMBER ________________, ON THE _______ DAY OF ___________, 2016 MOWER COUNTY RECORDER.



LEGEND

- ○ = 5/8Ø X 16" iron stake monument (capped LS22705)-Placed
- ● = Iron stake monument - Found
- = Subdivision Plat Corner
- — W — = Water Main
- — S — = Sanitary Sewer
- F = Fiber-Optics Box
- R = Refrigeration Unit
- = Fire hydrant
- = Water Main Valve
- MH = Manholes
- = Concrete Surface
- = Bituminous Surface
- = Gravel Surface

ELEVATIONS FOR UNIT 1:

UNIT FLOOR = 1415.39
UNIT CEILING = 1429.39

ELEVATIONS FOR UNIT 2:

UNIT FLOOR = 1415.39
UNIT CEILING = 1429.39

NOTES

1. DIMENSIONS SHOWN FROM THE PROPERTY LINES TO THE BUILDING ARE TO THE EXTERIOR FACE OF FOUNDATION WALLS.
2. INTERIOR UNIT BOUNDARY DIMENSIONS SHOWN ARE TO THE INSIDE FACE OF SHEETROCK WALLS.
3. EXTERIOR UNIT BOUNDARY WALLS ARE TYPICALLY 1.00 FEET IN THICKNESS, EXCLUDING EXTERIOR SIDING.
4. INTERIOR DIVIDING WALLS BETWEEN UNITS (EXCEPT AT GARAGES) ARE TYPICALLY 0.37 FEET IN THICKNESS.

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

OCTOBER 2016
REVISED 12/8/2016
DRAWN BY ANDY MCGOWAN
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