

# COMMON INTEREST COMMUNITY NUMBER 3 WEST MEADOWS CONDOMINIUM

This Common Interest Community Plat is part of the Declaration recorded, as Document No. 093369, filed on the 29<sup>th</sup> day of December, 1994.  
*Carole Barton*  
Dodge County Recorder  
B-Plats  
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I, James E. Swanson, do hereby certify that this site plan of Common Interest Community Number 3, WEST MEADOWS CONDOMINIUM, being located upon the following described property;

That part of Lots 11, 12, 13 and 14, Block 30, and part of Block 37, TOWN OF KASSON, Dodge County, Minnesota, described as follows:

Commencing at the northwest corner of the Southwest Quarter of Section 33, Township 107 North, Range 16 West, Dodge County, Minnesota; thence SOUTH, assumed bearing, along the west line of said Southwest Quarter, 787.66 feet; thence EAST, 40.00 feet; thence southeasterly, 61.44 feet along a non-tangential curve, concave to the northeast, central angle of 15 degrees 07 minutes 11 seconds, radius of 232.84 feet, and the chord of said curve bears South 07 degrees 33 minutes 35 seconds East, 61.27 feet to a point on the north line of said Lot 14 for the point of beginning; thence southeasterly, 189.39 feet along the continuation of said curve, concave to the northeast, central angle of 46 degrees 36 minutes 11 seconds, radius of 232.84 feet, and the chord of said curve bears South 38 degrees 25 minutes 16 seconds East, 184.21 feet to the south line of said Block 30; thence southeasterly, 114.91 feet along the continuation of said curve, concave to the northeast, central angle of 28 degrees 16 minutes 38 seconds, radius of 232.84 feet, and the chord of said curve bears South 75 degrees 51 minutes 40 seconds East, 113.75 feet; thence NORTH not tangent to said curve, 57.50 feet; thence North 42 degrees 46 minutes 11 seconds West, 47.10 feet; thence North 10 degrees 23 minutes 40 seconds West, 33.50 feet; thence North 79 degrees 36 minutes 20 seconds West, 12.00 feet; thence North 10 degrees 23 minutes 40 seconds West, 80.00 feet to the north line of said Block 30; thence South 79 degrees 36 minutes 20 seconds West, along said north line, 187.19 feet to the point of beginning.

Containing 28,676 square feet, more or less.

and the additional real estate described as follows:

All of Lots 7, 8, 9 and 10, and part of Lot 11, Block 30, and a part of Block 37, all within the TOWN OF KASSON, Dodge County, Minnesota, described as follows:

Commencing at the northwest corner of the Southwest Quarter of Section 33, Township 107 North, Range 16 West, Dodge County, Minnesota; thence SOUTH, assumed bearing, along the west line of said Southwest Quarter, 787.66 feet; thence EAST, 40.00 feet; thence southeasterly, 61.44 feet along a non-tangential curve, concave to the northeast, central angle of 15 degrees 07 minutes 11 seconds, radius of 232.84 feet, and the chord of said curve bears South 07 degrees 33 minutes 35 seconds East, 61.27 feet to a point on the north line of said Lot 14; thence southeasterly, 189.39 feet along the continuation of said curve, concave to the northeast, central angle of 46 degrees 36 minutes 11 seconds, radius of 232.84 feet, and the chord of said curve bears South 38 degrees 25 minutes 16 seconds East, 184.21 feet to the south line of said Block 30; thence southeasterly, 114.91 feet along the continuation of said curve, concave to the northeast, central angle of 28 degrees 16 minutes 38 seconds, radius of 232.84 feet, and the chord of said curve bears South 75 degrees 51 minutes 40 seconds East, 113.75 feet for the point of beginning; thence EAST, tangent to said curve, 78.65 feet; thence easterly, 193.17 feet along a tangential curve, concave to the north, central angle of 12 degrees 05 minutes 15 seconds and radius of 915.64 feet; thence North 77 degrees 54 minutes 45 seconds East, tangent to the last described curve, 10.10 feet to the southerly prolongation of the east line of Lot 7 in said Block 30; thence NORTH, along said southerly prolongation, 3.69 feet to the southeast corner of said Lot 7; thence continue NORTH, along the east line of said Lot 7, a distance of 238.65 feet to the north line of said Block 30; thence South 79 degrees 36 minutes 20 seconds West, along said north line, 326.28 feet; thence South 10 degrees 23 minutes 40 seconds East, 80.00 feet; thence South 10 degrees 23 minutes 40 seconds East, 33.50 feet; thence South 42 degrees 46 minutes 11 seconds East, 47.10 feet; thence SOUTH, 57.50 feet to the point of beginning.

Containing 70,052 square feet, more or less.

was prepared by me or under my supervision, and that it fully and accurately depicts all information required by Minnesota Statutes Section 515B.2-110. Dated this 20<sup>th</sup> day of December, 1994.

*James E. Swanson*  
James E. Swanson  
Licensed Land Surveyor  
Minnesota License No. 11622

State of Minnesota  
County of Olmsted

The foregoing instrument was acknowledge before me this 20<sup>th</sup> day of December, 1994, by James E. Swanson, a Licensed Land Surveyor.

*Nellie E. Tait*  
Notary Public, Olmsted County, Minnesota

My commission expires

WILLIAM E. JOINTON  
NOTARY PUBLIC - MINNESOTA  
OLMSTED COUNTY  
My Commission Expires 8/4/95

PROPERTY LOCATION MAP  
SECTION 33, TOWNSHIP 107N, RANGE 16W

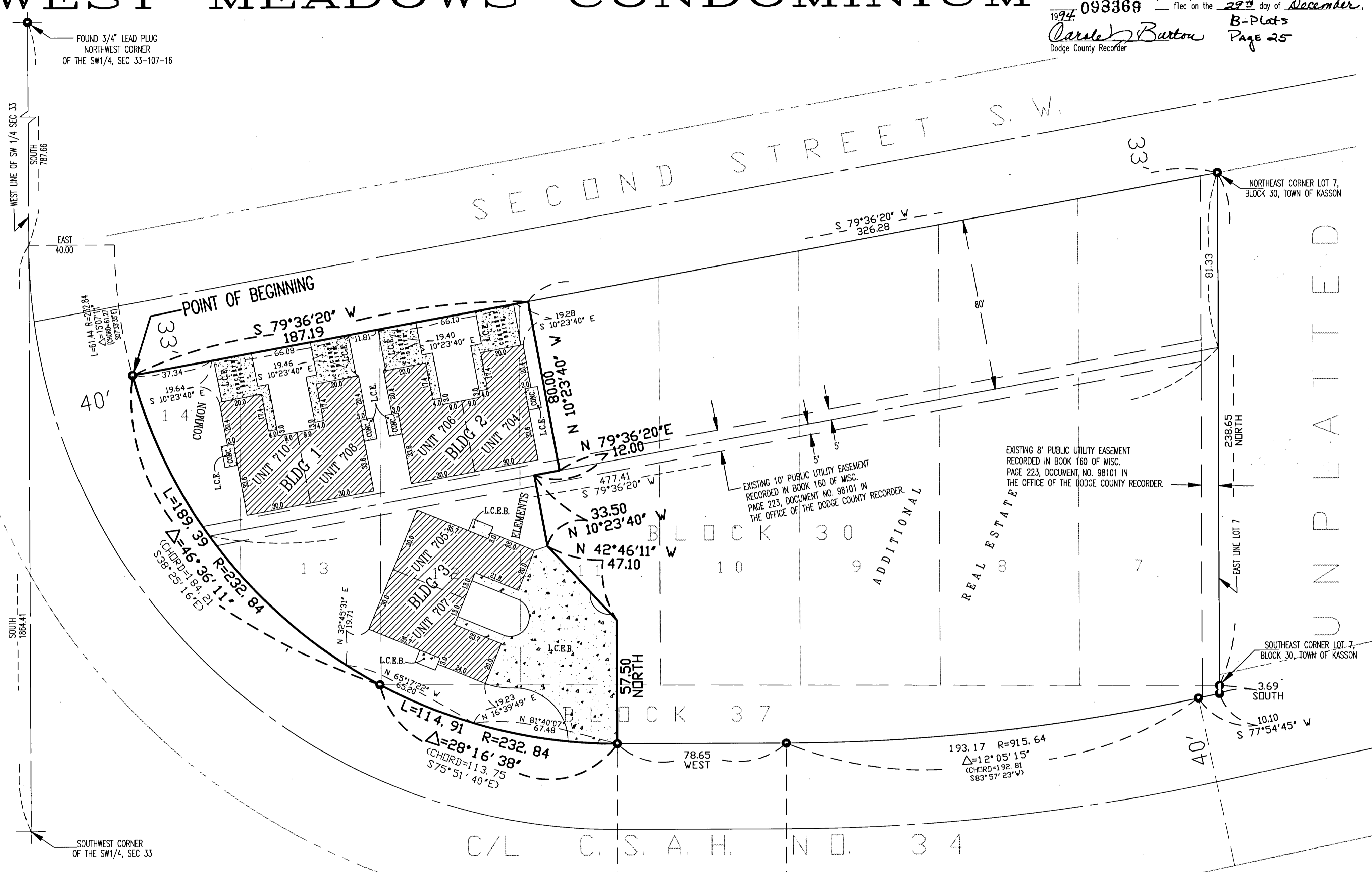


Tax Statements

No delinquent taxes due and transfer has been entered this 27<sup>th</sup> day of Dec.

*Janet Tripp*  
Dodge County Auditor  
by \_\_\_\_\_ Deputy

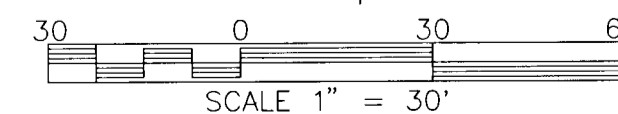
I hereby certify that all taxes for 1994 on the land described herein are paid.  
*Janet Tripp*  
Dodge County Treasurer



NOTE:  
ALL MONUMENTS SHOWN THIS: •  
ARE FOUND 5/8" PIPE, UNLESS OTHERWISE NOTED.

BASIS OF BEARING SYSTEM:  
ALL BEARINGS ARE IN RELATIONSHIP WITH THE WEST LINE, S.W. 1/4, SEC 33 WHICH IS ASSUMED TO BE SOUTH.

NOTE:  
ALL LABELS SHOWN THIS: L.C.E. ARE LIMITED COMMON ELEMENTS.  
ALL LABELS SHOWN THIS: L.C.E.B. ARE LIMITED COMMON ELEMENTS THAT MUST BE BUILT.



Pursuant to Minnesota Statutes, Chapter 389.09, Subd. 2, this Common Interest Community Plat has been reviewed and is approved this 22<sup>nd</sup> day of December, 1994.  
By: *Roger W. Brand*  
Dodge County Surveyor

PREPARED BY:  
McGHEE & BETTS, INC.  
CONSULTING ENGINEERS  
PLANNERS, LAND SURVEYORS  
RICHESTER, MINNESOTA