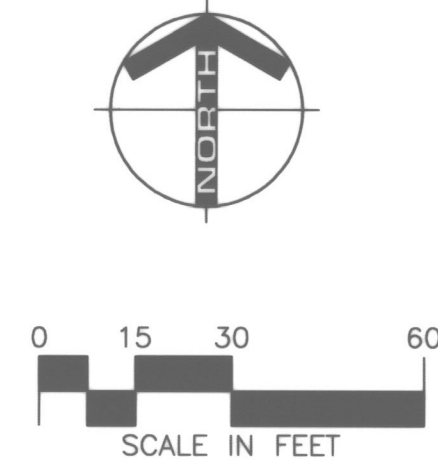
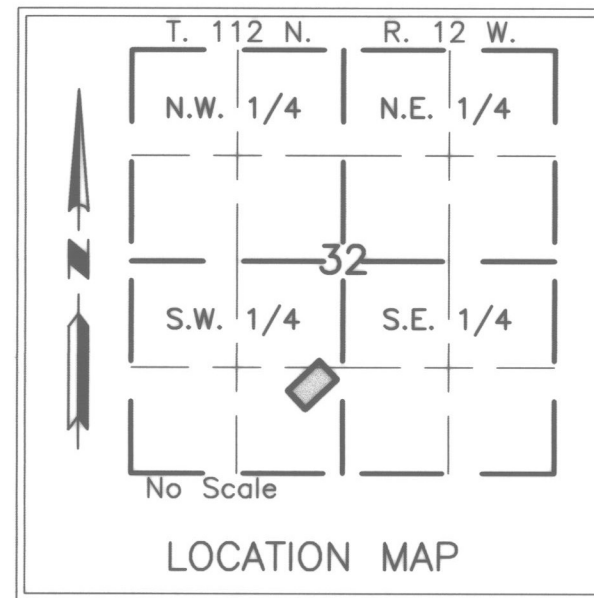
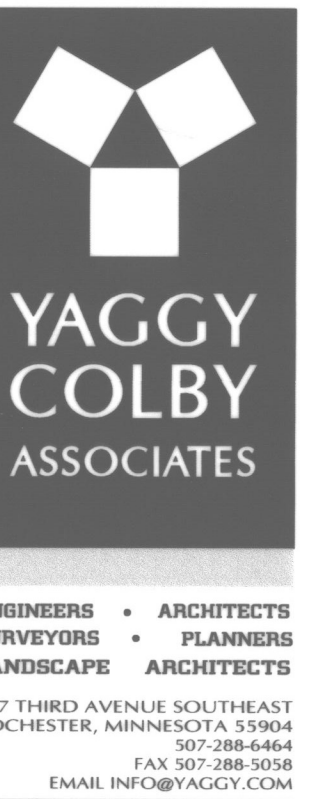


# VILLAS ON PEPIN CONDOMINIUM COMMON INTEREST COMMUNITY NUMBER 70 A CONDOMINIUM

This CIC Plat has been recorded as part of the Declaration Document No. 521241 on this 20<sup>th</sup> day of July A.D., 2005 at 8:00 AM in the Office of the Goodhue County Recorder. File # 2005 CIC 70

Lisa Hanni  
Lisa Hanni, Recorder



**BENCH MARK**  
TNH @ NW COR. VINE ST. & LAKE SHORE DR. = 689.80  
TNH @ HOUSE #1215 & #1217 ON HIGH ST. = 708.02

**MONUMENTS**  
● Found Monuments  
(Pipe, Rod, Etc.)

## SURVEYOR'S CERTIFICATE

I, Peter G. Oetliker, do hereby certify that the work was undertaken by me or reviewed and approved by me, for this CIC plat of VILLAS ON PEPIN CONDOMINIUM COMMON INTEREST COMMUNITY NUMBER 70, a condominium, being located upon:

Lots 1 and 2, and the northwesterly half of Lot 3, Block 33, CENTRAL POINT, said northwesterly half of said Lot 3 being described as follows: Beginning at the northwesterly corner of said Lot 3, which is also the northeasterly corner of Lot 2, thence southeasterly along the northerly line of said Lot 3, a distance of 33 feet, thence southwesterly to the southwesterly line of said Lot 3, thence northwesterly to the southwesterly corner of Lot 3, which is the southeasterly corner of said Lot 2, thence along the lines between Lots 2 and 3 northeasterly to the point of the beginning.

Lots 6 and 7, and the northwesterly half of Lot 8, Block 33, CENTRAL POINT. Said northwesterly half of Lot 8 being described as follows: Beginning at the northwesterly corner of said Lot 8 which is also the northeasterly corner of said Lot 7, thence southeasterly along the northeasterly line of said Lot 8, a distance of 33 feet, thence southwesterly to the southwesterly line of said Lot 8, thence northwesterly 33 feet to the southwesterly corner of Lot 8 which is the southeasterly corner of Lot 7, thence along the line between Lots 7 and 8 to the point of beginning.

TOGETHER WITH that portion of the now vacated public alley lying in Block 33, CENTRAL POINT, lying adjacent to the above described parcels.

Said tract contains 1.06 acre more or less.

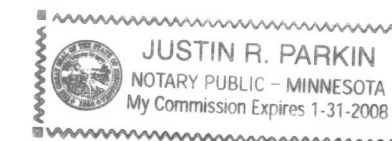
fully and accurately depicts all information required by Minnesota Statutes, Section 515B.2-110 (C).

Dated this 14<sup>th</sup> day of July, 2005.

Peter G. Oetliker  
Peter G. Oetliker, Land Surveyor  
Minnesota License No. 41887

STATE OF MINNESOTA  
COUNTY OF OLMTED

The foregoing Surveyor's Certificate was acknowledged before me this 14<sup>th</sup> day of July, 2005, by Peter G. Oetliker, L.S. No. 41887.



Justin R. Parkin  
Notary Public, Olmsted County, MN  
My Commission Expires 1-31-2008

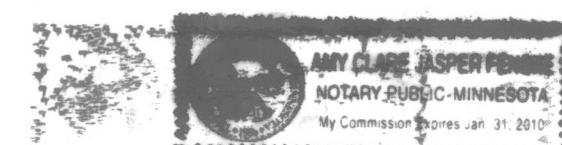
I, Thomas J. Thompson, a licensed professional engineer, licensed in the State of Minnesota pursuant to Minnesota Statutes Section 515B.2-101(c) do hereby certify that all mechanical systems serving more than one unit in the building containing the units thereby created, but not the units, are substantially completed.

Dated this 15 day of JULY, 2005.

Thomas J. Thompson  
Thomas J. Thompson, Licensed Professional Engineer  
Minnesota License No. 16712

STATE OF MINNESOTA  
COUNTY OF

The foregoing instrument was acknowledged before me this 15 day of July, 2005 by Thomas J. Thompson, a licensed professional engineer, Minnesota License No. 16712.



Amy Clare Jasper  
Notary Public, County, MN  
My Commission Expires 1-31-10

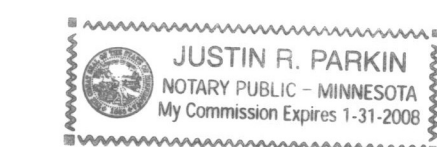
I, Jose Rivas, a licensed professional architect, licensed in the State of Minnesota pursuant to Minnesota Statutes Section 515B.2-101(c) do hereby certify that all structural components serving more than one unit in the building containing the units thereby created, but not the units, are substantially completed.

Dated this 14<sup>th</sup> day of July, 2005.

Jose Rivas  
Jose Rivas, Licensed Professional Architect  
Minnesota License No. 22910

STATE OF MINNESOTA  
COUNTY OF OLMTED

The foregoing instrument was acknowledged before me this 14<sup>th</sup> day of July, 2005, by Jose Rivas, a licensed professional architect, Minnesota License No. 22910.



Justin R. Parkin  
Notary Public, Olmsted County, MN  
My Commission Expires 1-31-2008

## COUNTY SURVEYOR

Pursuant to Minnesota Statutes, Chapter 389.09, Subdivision 2, and Goodhue County Ordinance No. 2-78, this Common Interest Community plat has been reviewed and approved this 19<sup>th</sup> day of July, 2005.

Lisa Hanni  
Lisa Hanni  
Goodhue County Surveyor

## TAX STATEMENT

Pursuant to Minnesota Statutes, Section 515B.1-116 and Section 272.12, taxes payable in the year 2005, on real estate hereinbefore described, have been paid; there are no delinquent taxes and transfer entered, on this 18<sup>th</sup> day of July, 2005.

B. Johnson  
County Auditor/Treasurer,  
Goodhue County, Minnesota

By: Donald D. Oster, Deputy

**BEARINGS**  
BEARINGS ARE NORTH AZIMUTHS AND ARE IN RELATION WITH THE SOUTHWESTERLY R/W LINE OF STATE TRUNK HIGHWAY NO. 61, WHICH IS ASSUMED TO HAVE AN AZIMUTH OF 136°38'09".

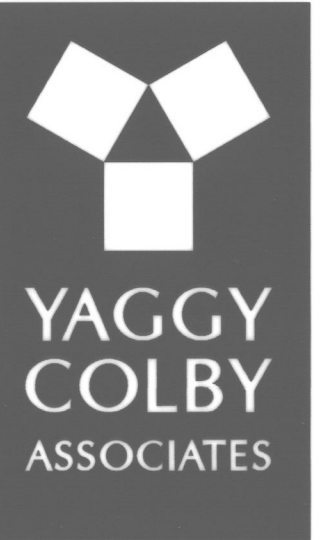
## UTILITY EASEMENT DEFINED

An unobstructed easement for the construction and maintenance of all necessary overhead, underground or surface public utilities, including rights to conduct drainage and trimming on said easement.

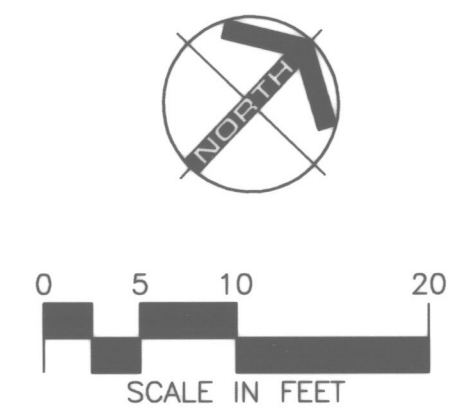
U.E. = UTILITY EASEMENT



# VILLAS ON PEPIN CONDOMINIUM COMMON INTEREST COMMUNITY NUMBER 70 A CONDOMINIUM



ENGINEERS • ARCHITECTS  
SURVEYORS • PLANNERS  
LANDSCAPE ARCHITECTS  
717 THIRD AVENUE SOUTHEAST  
ROCHESTER, MINNESOTA 55904  
507-288-6464  
FAX 507-288-5058  
EMAIL INFO@YAGGY.COM



NOTE:  
ALL OUTSIDE DIMENSIONS MEASURED  
TO FINISHED SURFACES

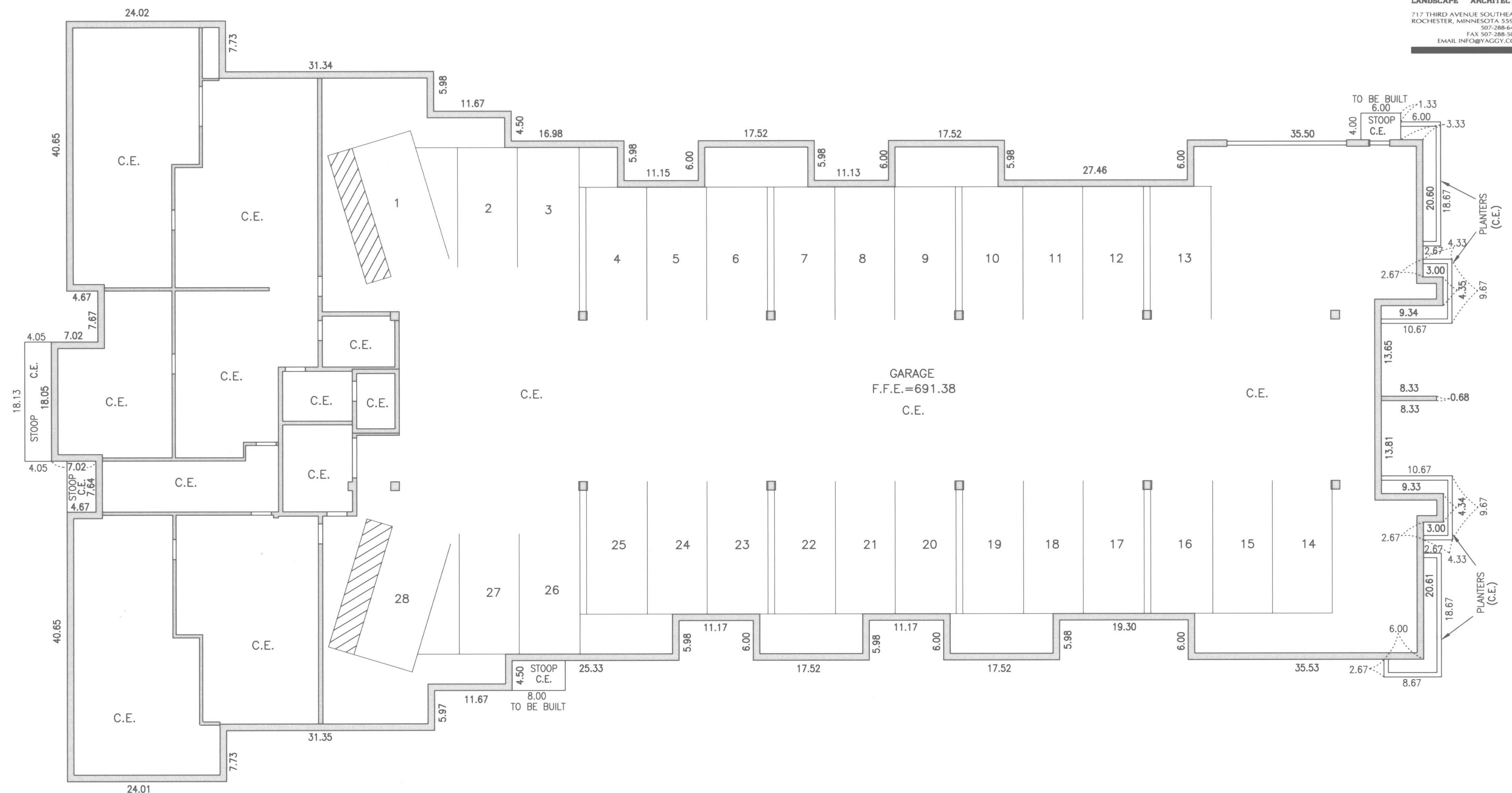
NOTE:  
DISTANCES ARE MEASURED, AND  
DO NOT IMPLY THE BUILDING  
AS BEING MATHEMATICALLY SQUARE.

## LEGEND:

F.F.E.= FINISHED FLOOR ELEVATION

L.C.E.= LIMITED COMMON ELEMENT

C.E.= COMMON ELEMENT



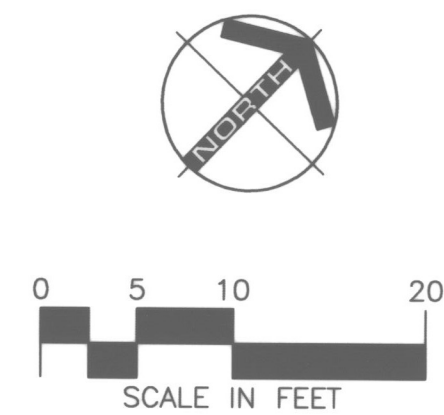
## GARAGE FLOOR PLAN

SCALE 1"=10'

# VILLAS ON PEPIN CONDOMINIUM COMMON INTEREST COMMUNITY NUMBER 70 A CONDOMINIUM



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ROCHESTER, MINNESOTA 55904  
507-288-4464  
FAX 507-288-5058  
EMAIL INFO@YAGGY.COM



NOTE:  
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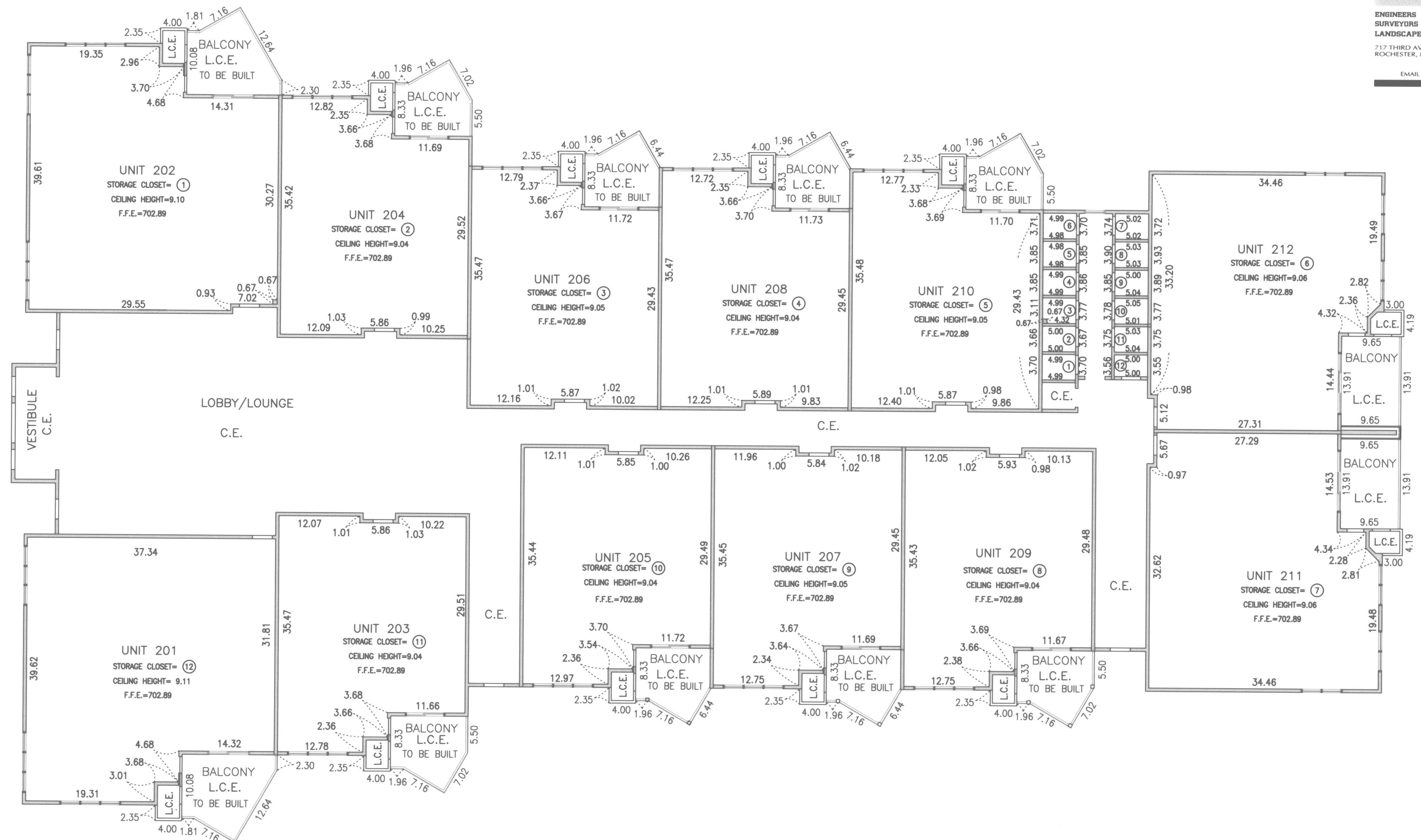
## LEGEND:

F.F.E. = FINISHED FLOOR ELEVATION

L.C.E. = LIMITED COMMON ELEMENT

C.E. = COMMON ELEMENT

① = STORAGE CLOSET  
(PART OF UNIT ON SAME FLOOR)



## SECOND FLOOR PLAN

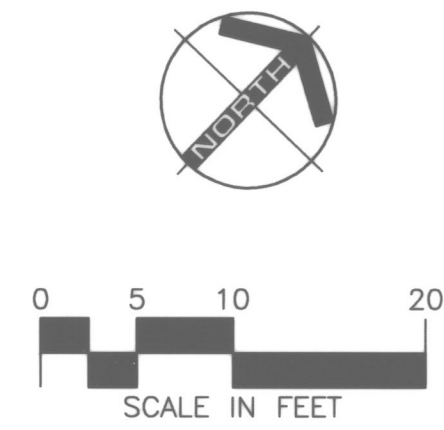
SCALE 1"=10'



# VILLAS ON PEPIN CONDOMINIUM COMMON INTEREST COMMUNITY NUMBER 70 A CONDOMINIUM



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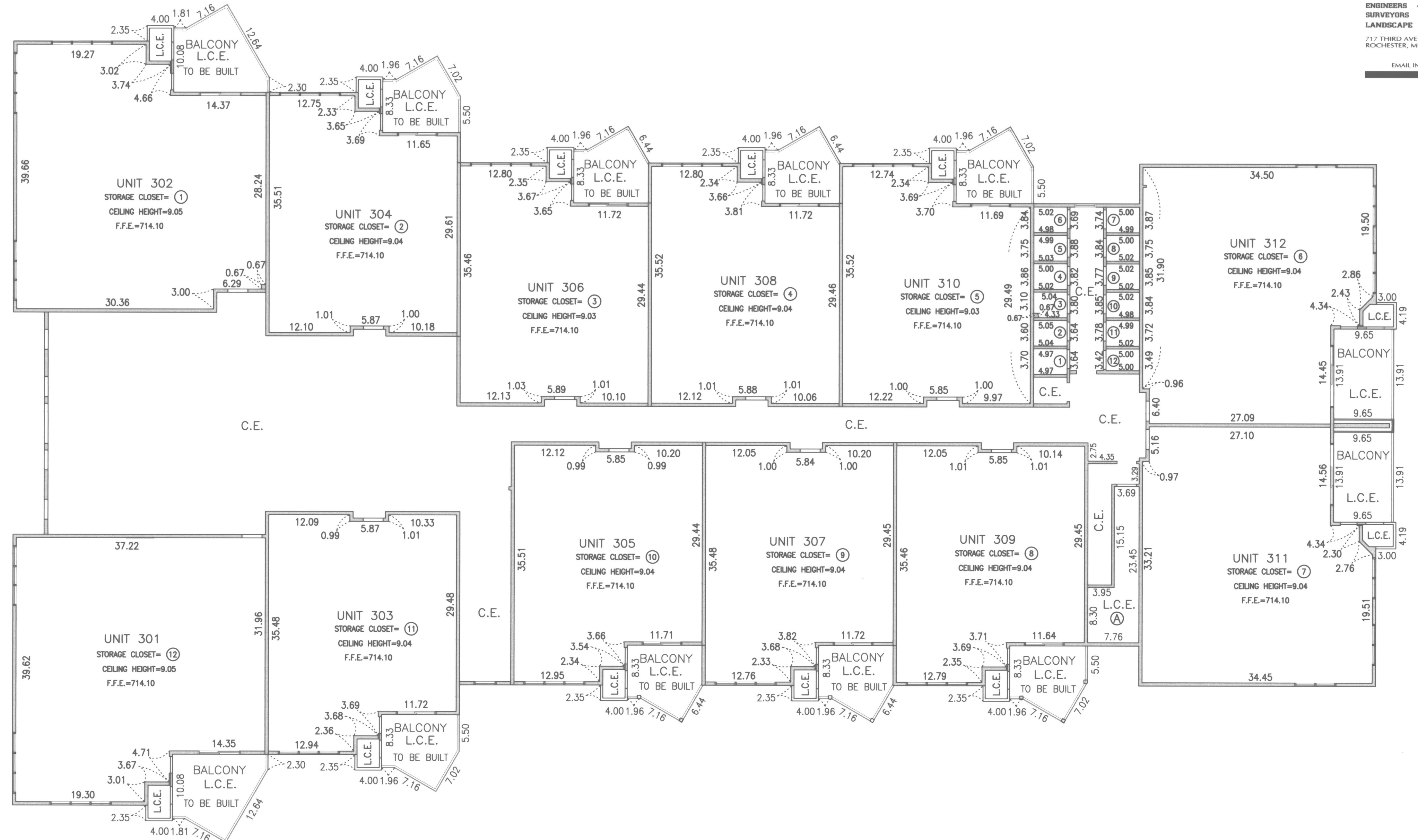
## LEGEND:

F.F.E.= FINISHED FLOOR ELEVATION

L.C.E.= LIMITED COMMON ELEMENT

C.E.= COMMON ELEMENT

① = STORAGE CLOSET  
(PART OF UNIT ON SAME FLOOR)



## THIRD FLOOR PLAN

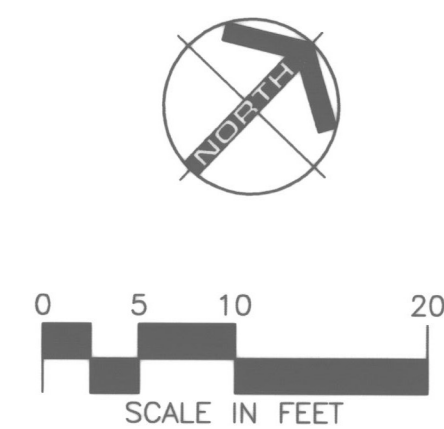
SCALE 1"=10'



# VILLAS ON PEPIN CONDOMINIUM COMMON INTEREST COMMUNITY NUMBER 70 A CONDOMINIUM



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307-288-6464  
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NOTE:  
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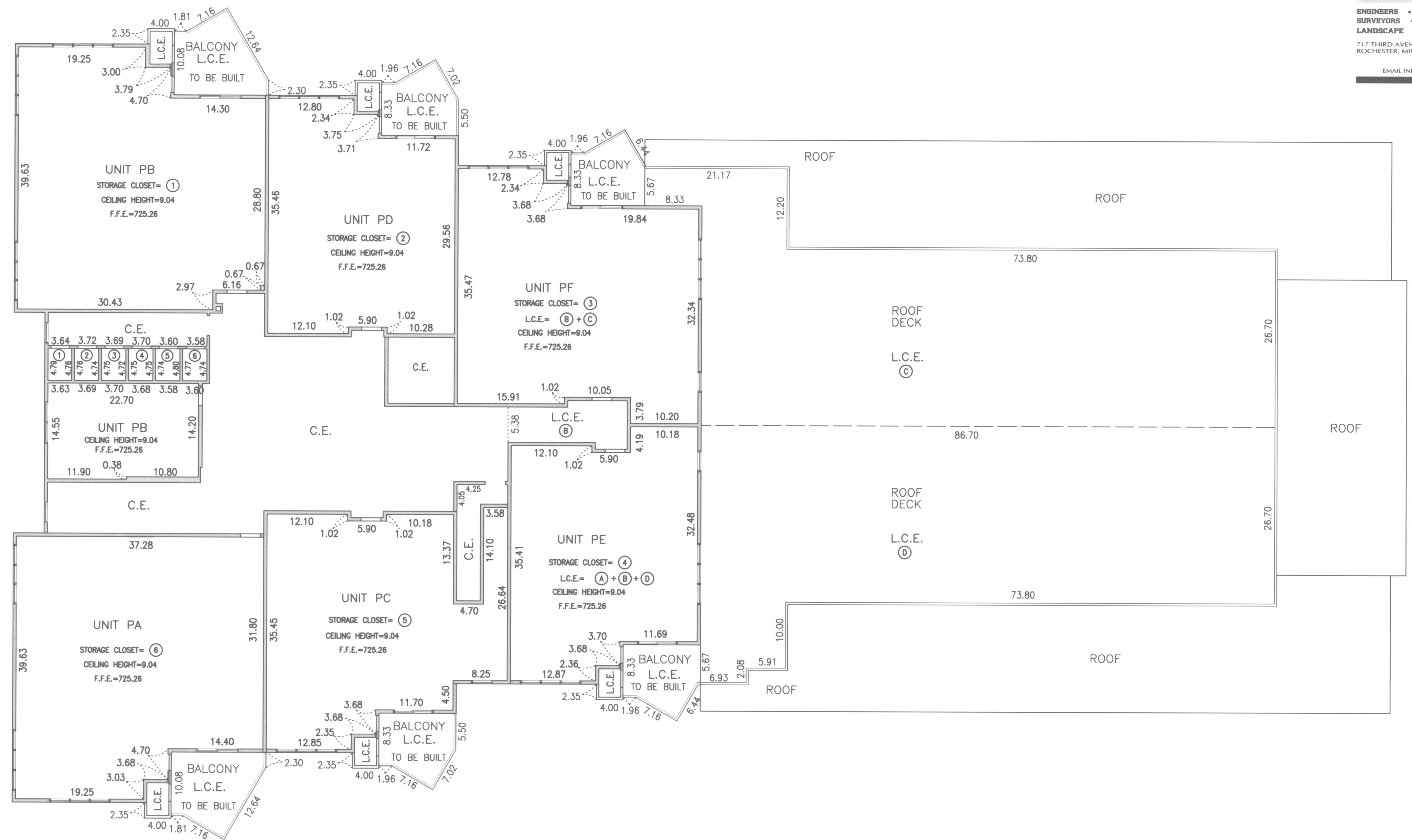
## LEGEND:

F.F.E. = FINISHED FLOOR ELEVATION

L.C.E. = LIMITED COMMON ELEMENT

C.E. = COMMON ELEMENT

① = STORAGE CLOSET  
(PART OF UNIT ON SAME FLOOR)

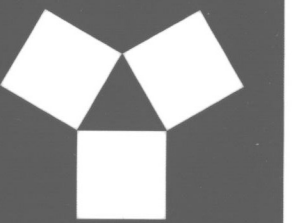


## FOURTH FLOOR PLAN

SCALE 1"=10'

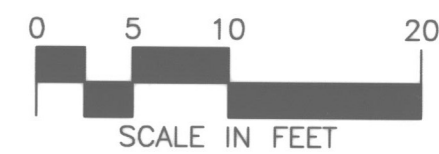


# VILLAS ON PEPIN CONDOMINIUM COMMON INTEREST COMMUNITY NUMBER 70 A CONDOMINIUM



**YAGGY  
COLBY  
ASSOCIATES**

ENGINEERS • ARCHITECTS  
SURVEYORS • PLANNERS  
LANDSCAPE ARCHITECTS  
717 THIRD AVENUE SOUTHEAST  
ROCHESTER, MINNESOTA 55904  
507-288-6464  
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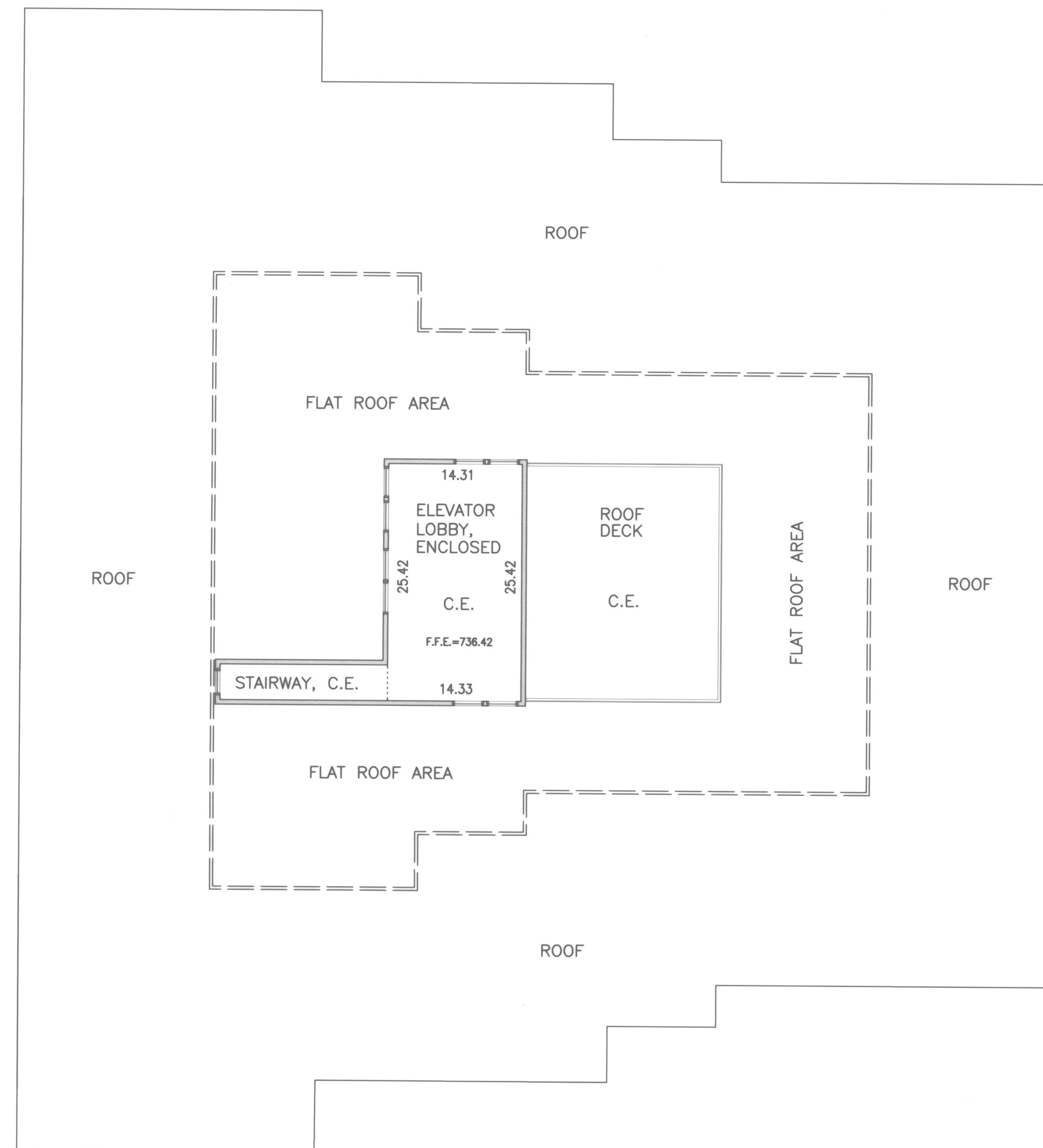
NOTE:  
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LEGEND:

F.F.E.= FINISHED FLOOR ELEVATION

C.E.= COMMON ELEMENT



## ROOF PLAN

SCALE 1"=10'

DRAFTSPERSON:JRP

DATE:07/06/05

COMPUTER FILE:8391CIC02.DWG

PROJECT NUMBER:8391