

CIC NUMBER 50

WATERMAN'S TOWNHOME ASSOCIATION

This CIC plat has been recorded as part of the Declaration Document Number 485504 filed on the 13th day of May, 2003, Goodhue County Recorder.

I, David A. Johnson, do hereby certify that the work undertaken by me or under my direct supervision for the preparation of this CIC plat of CIC NUMBER 50, WATERMAN'S TOWNHOME ASSOCIATION, a planned community being located upon

That part of Government Lot 2, Section 32, Township 112 North, Range 12 West, Goodhue County, Minnesota, described as follows:

Commencing at the Southwest corner of said Government Lot 2; thence Easterly on a Minnesota State Plane Grid azimuth from North of 90 degrees 21 minutes 58 seconds along the South line of said Government Lot 2, a distance of 1374.20 feet to the point of beginning; thence Northwesterly 317 degrees 09 minutes 04 seconds azimuth along the Northeastly right-of-way line of T. H. No. 61 a distance of 157.43 feet to the beginning of the spiral curve, thence Northwesterly along a line 110.00 feet Northeastly of and parallel with an Euler spiral curve concave to the Southwest having a Theta angle of 00 degrees 33 minutes 20 seconds and a length of 129.16 feet; said line has a chord azimuth of 316 degrees 52 minutes 51 seconds and a chord length of 130.70 feet; thence Northerly 09 degrees 48 minutes 23 seconds azimuth 122.57 feet; thence Northerly 14 degrees 42 minutes 23 seconds azimuth 43.39 feet; thence Easterly 104 degrees 42 minutes 23 seconds azimuth, to the Westerly shore line of Lake Pepin; thence Southerly along said shore line to the intersection with the South line of said Government Lot 2; thence Westerly 270 degrees 21 minutes 58 seconds azimuth along said line 68 feet, more or less, to the point of beginning.

AND

That part of Tract A described below:

Tract A Lot 13, Block A, Auditor's Subdivision of Central Point, according to the plat thereof on file and of record in the office of the County Recorder in and for Goodhue County, Minnesota; being a part of Government Lot 2 of Section 32, Township 112 North, Range 12 West;

which lies Southwestly of a line run parallel with and distant 110 feet Northeastly of Line 1 described below and Northeastly of Line 2 described below:

Line 1 Beginning at a point on the South line of said Section 32, distant 1122 feet East of the South Quarter corner thereof; thence run Northwesterly at an angle of 40 degrees 50 minutes 00 seconds from said South section line (measured from West to North) for 22.7 feet; thence deflect to the right at an angle of 05 degrees 19 minutes 00 seconds for 2289.9 feet; thence deflect to the right at an angle 02 degrees 03 minutes 00 seconds for 1344.8 feet to tangent spiral point; thence deflect to the left on a spiral curve of decreasing radius (spiral angle 02 degrees 00 minutes 00 seconds) for 200 feet and there terminating;

Line 2 Beginning at the point of intersection of the South line of said Government Lot 2 with a line run parallel with and distant 110 feet Northeastly of Line 1 described above; thence run Northwesterly to a point distant 102 feet Northeastly (measured at right angles) of a point on said Line 1, distant 200 feet Southeastly of its point of termination; thence run Northwesterly to a point distant 110 feet Northeastly (measured at right angles) of a point on said Line 1, distant 144.8 feet Southeastly of its point of termination and there terminating.

EXCEPT the following described parcel:

That part of Government Lot 2, Section 32, Township 112 North, Range 12 West, Goodhue County, Minnesota, described as follows:

Commencing at the Southwest Corner of said Government Lot 2; thence Easterly on a Minnesota State Plane Grid azimuth from North of 90 degrees 21 minutes 58 seconds along the South line of said Government Lot 2, a distance of 1374.20 feet; thence Northwesterly 317 degrees 09 minutes 04 seconds azimuth along the Northeastly right-of-way line T. H. No. 61 a distance of 157.43 feet to the beginning of the spiral curve; thence Northwesterly along a line 110.00 feet Northeastly of and parallel with an Euler spiral curve concave to the Southwest having a Theta angle of 00 degrees 33 minutes 20 seconds and a length of 129.16 feet; said line has a chord azimuth of 316 degrees 52 minutes 51 seconds and a chord length of 130.70 feet; thence Northerly 09 degrees 48 minutes 23 seconds azimuth 122.57 feet to the point of beginning; thence Northerly 14 degrees 42 minutes 23 seconds azimuth 43.39 feet; thence Easterly 104 degrees 42 minutes 23 seconds azimuth 216 feet, more or less, to the Westerly shore line of Lake Pepin; thence Southerly along said shore line to the intersection with a line drawn Easterly 105 degrees 37 minutes 39 seconds azimuth from the point of beginning; thence Westerly 285 degrees 37 minutes 39 seconds azimuth 249 feet, more or less, to the point of beginning.

Fully and accurately depicts all information required by Minnesota Statutes, Section 515B, 2-110, subsections (c)(1) through (12).

Dated this 30th day of April, 2003.

David A. Johnson
David A. Johnson, Licensed Land Surveyor
Minnesota License Number 12788

STATE OF MINNESOTA
COUNTY OF GOODHUE

The foregoing instrument was acknowledged before me this 30th day of April, 2003, by David A. Johnson, a Licensed Land Surveyor.

Beverly Lundquist
Notary Public, Goodhue County, Minnesota
My Commission Expires January 31, 2005

No delinquent taxes due and transfer entered this 6th day of May, 2003.

By: Bradford Johnson
County Auditor/Treasurer
Goodhue County, Minnesota

Checked and approved by the Goodhue County Surveyor's Office this 13th day of May, 2003.

Dennis J. Robinson
Goodhue County Surveyor

I, ROBERT D. JOHNSON, 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 and mechanical systems of all buildings containing or comprising any units hereby created are substantially completed.

Dated this 30th day of APRIL, 2003.

Robert D. Johnson
a licensed professional Architect
Minnesota License No. 15792

The foregoing certificate was acknowledged before me this 30th day of April, 2003, by Robert D. Johnson, a licensed professional Architect Minnesota License No. 15792.

Sara Nick
Notary Public, Goodhue County, Minnesota
My Commission Expires 3/20/05

This CIC plat has been recorded as part of the Declaration Document No. 485504 filed on the 13th day of May, 2003, Goodhue County Recorder's Office.

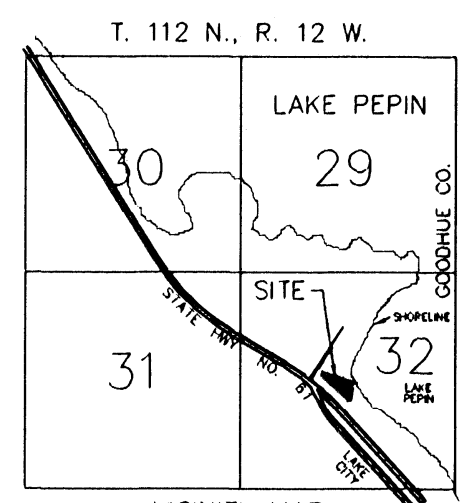


The Azimuths And Bearings Shown Hereon Are Oriented With State Plane Coordinate System, NAD 1927 Adjustment.

- DENOTES A PLACED 1" BY 18" IRON PIPE HAVING A PLASTIC CAP BEARING LAND SURVEYOR LICENSE NO. 15473.
- ⊙ DENOTES FOUND IRON MONUMENT.
- L.C.E. DENOTES LIMITED COMMON ELEMENT.
- C.E. DENOTES COMMON ELEMENT.
- () DENOTES BEARING AND DISTANCE FROM RECORD PROPERTY DESCRIPTION, WHICH WAS NOT ACTUALLY FIELD MEASURED.
- ⦿ DENOTES SET P-K NAIL.



Scale 1" = 30'



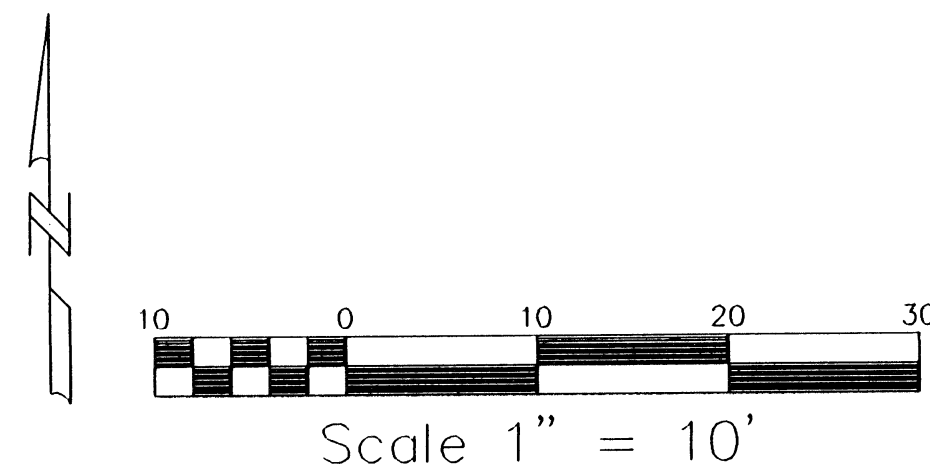
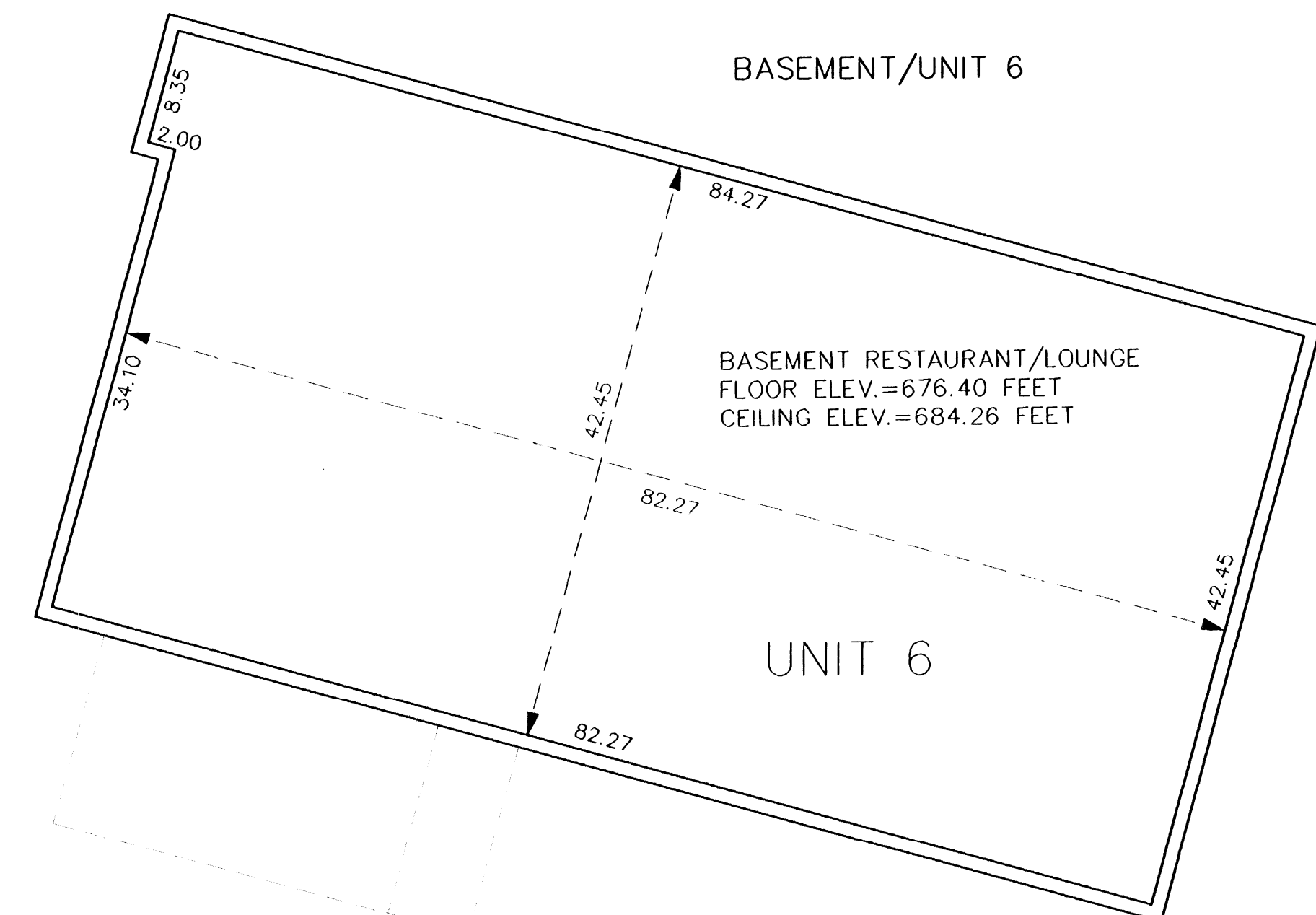
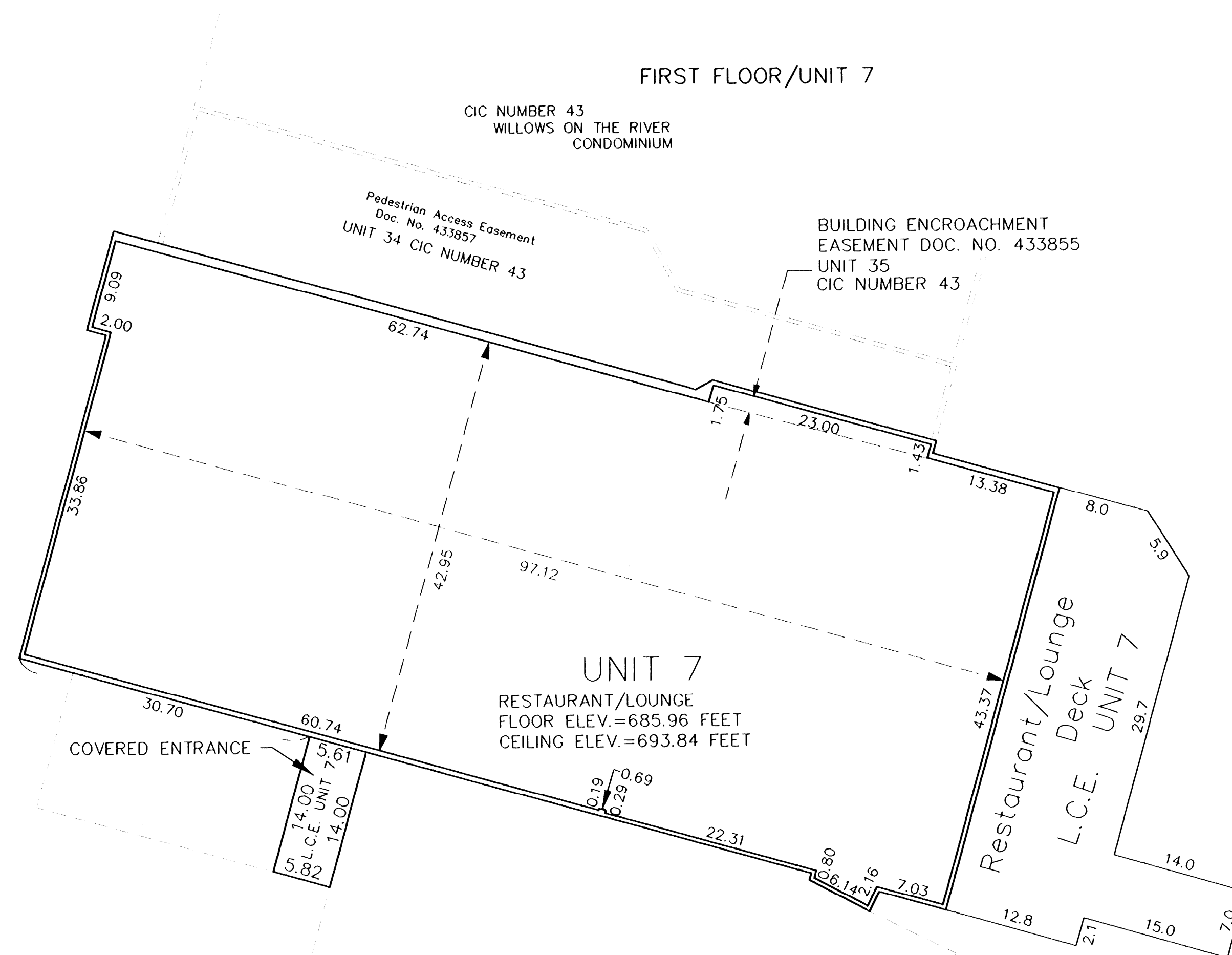
Sheet 1 of 4 Sheets



JOHNSON & SCOFIELD INC.
LAND SURVEYORS

1203 MAIN ST.-RED WING-MN 55066 (651) 388-1558
329 HIAWATHA DRIVE EAST
WABASHA-MN 55981 (651) 565-3244

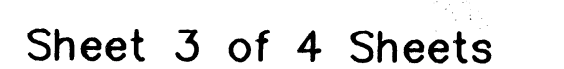
CIC NUMBER 50 WATERMAN'S TOWN HOMES



JOHNSON & SCOFIELD INC.
LAND SURVEYORS
1203 MAIN ST.-RED WING-MN 55066 (651) 388-1558
329 HIAWATHA DRIVE EAST
WABASHA-MN 55981 (651) 565-3244

BENCHMARK:
U.S.C. & G. BRASS DISK SET IN CONCRETE
DESIGNATION G249 ELEVATION 687.47 FEET,
1929 ADJUSTMENT. (NEAR APPLE HOUSE ON HWY. 61)

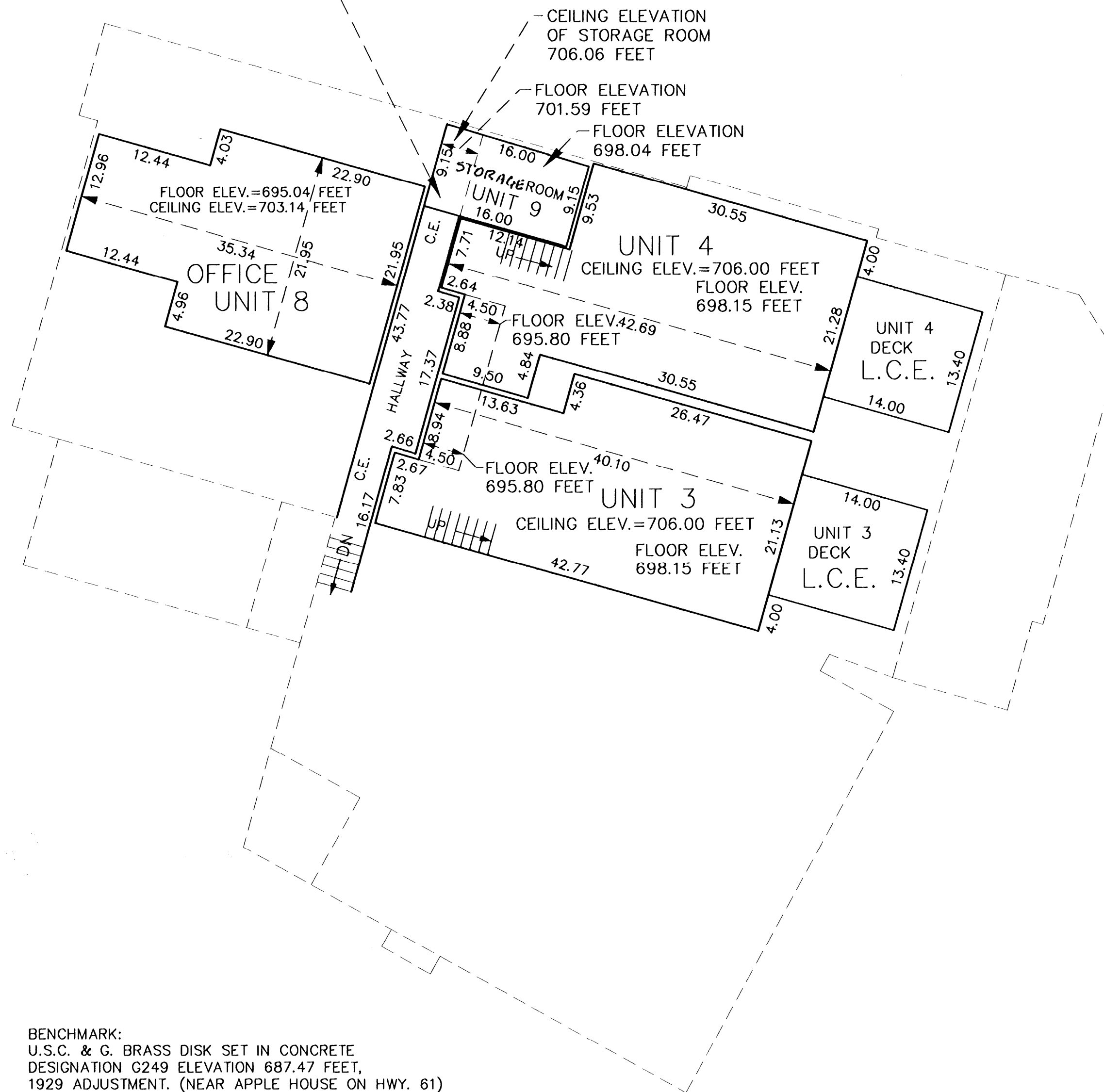
L.C.E. DENOTES LIMITED COMMON ELEMENT.
C.E. DENOTES COMMON ELEMENT.



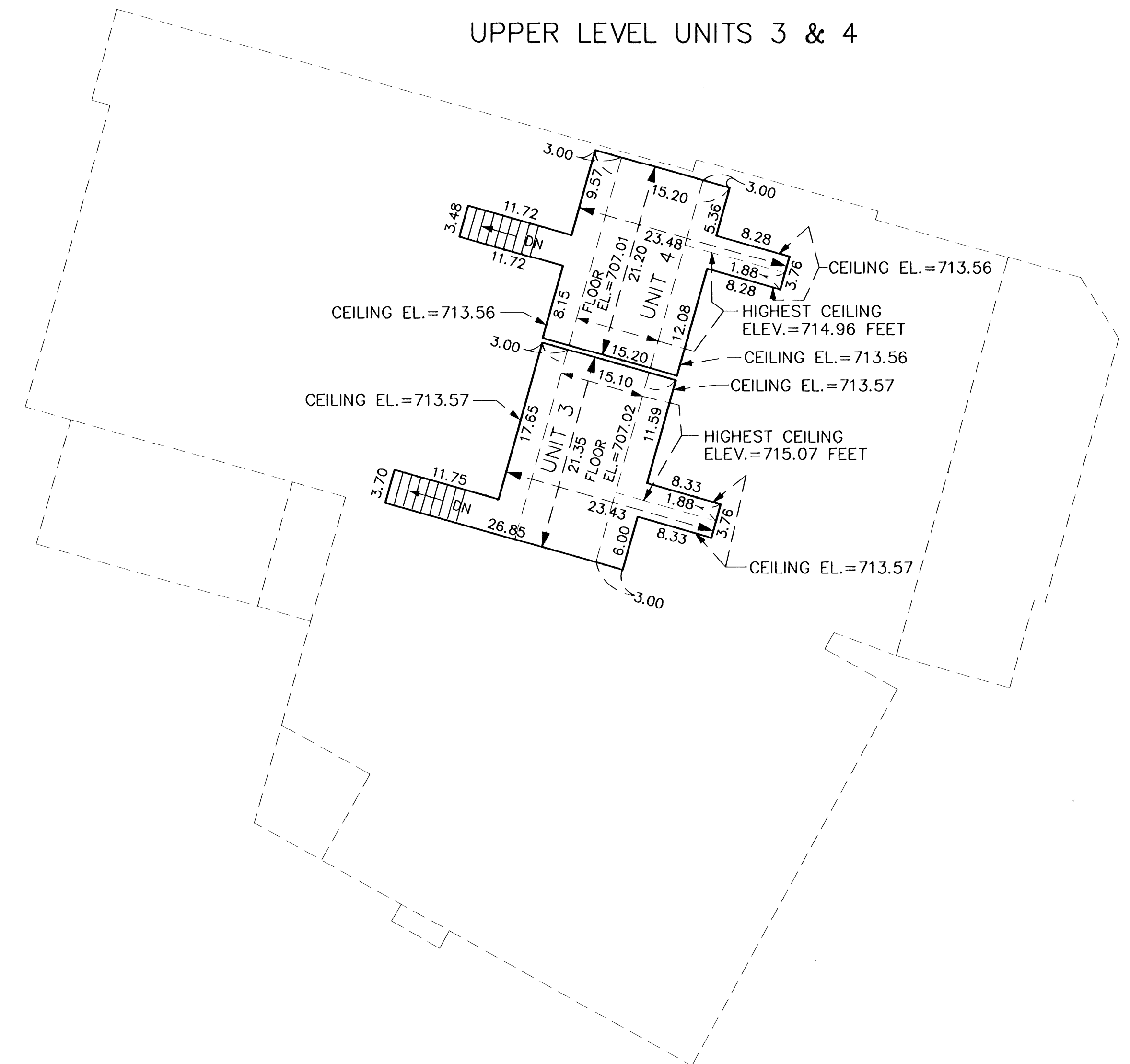
CIC NUMBER 50 WATERMAN'S TOWN HOMES

STAIRS FROM HALLWAY DOWN
TO RESTAURANT RUN UNDER
LAUNDRY ROOM

UNITS 3, 4, 8 & 9

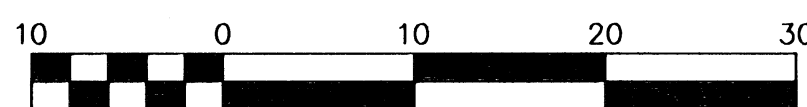


UPPER LEVEL UNITS 3 & 4



BENCHMARK:
U.S.C. & G. BRASS DISK SET IN CONCRETE
DESIGNATION G249 ELEVATION 687.47 FEET,
1929 ADJUSTMENT. (NEAR APPLE HOUSE ON HWY. 61)

L.C.E. DENOTES LIMITED COMMON ELEMENT.
C.E. DENOTES COMMON ELEMENT.



Scale 1" = 10'

JOHNSON & SCOFIELD INC.
LAND SURVEYORS
1203 MAIN ST.-RED WING-MN 55066 (851) 388-1558
329 HIAWATHA DRIVE EAST
WABASHA-MN 55981 (851) 565-3244