

CONDO-1797

31797

OFFICIAL PLAT

FILE NO. 729

CIC NUMBER 1797
A CONDOMINIUM
FRANCE 98
CIC PLAT

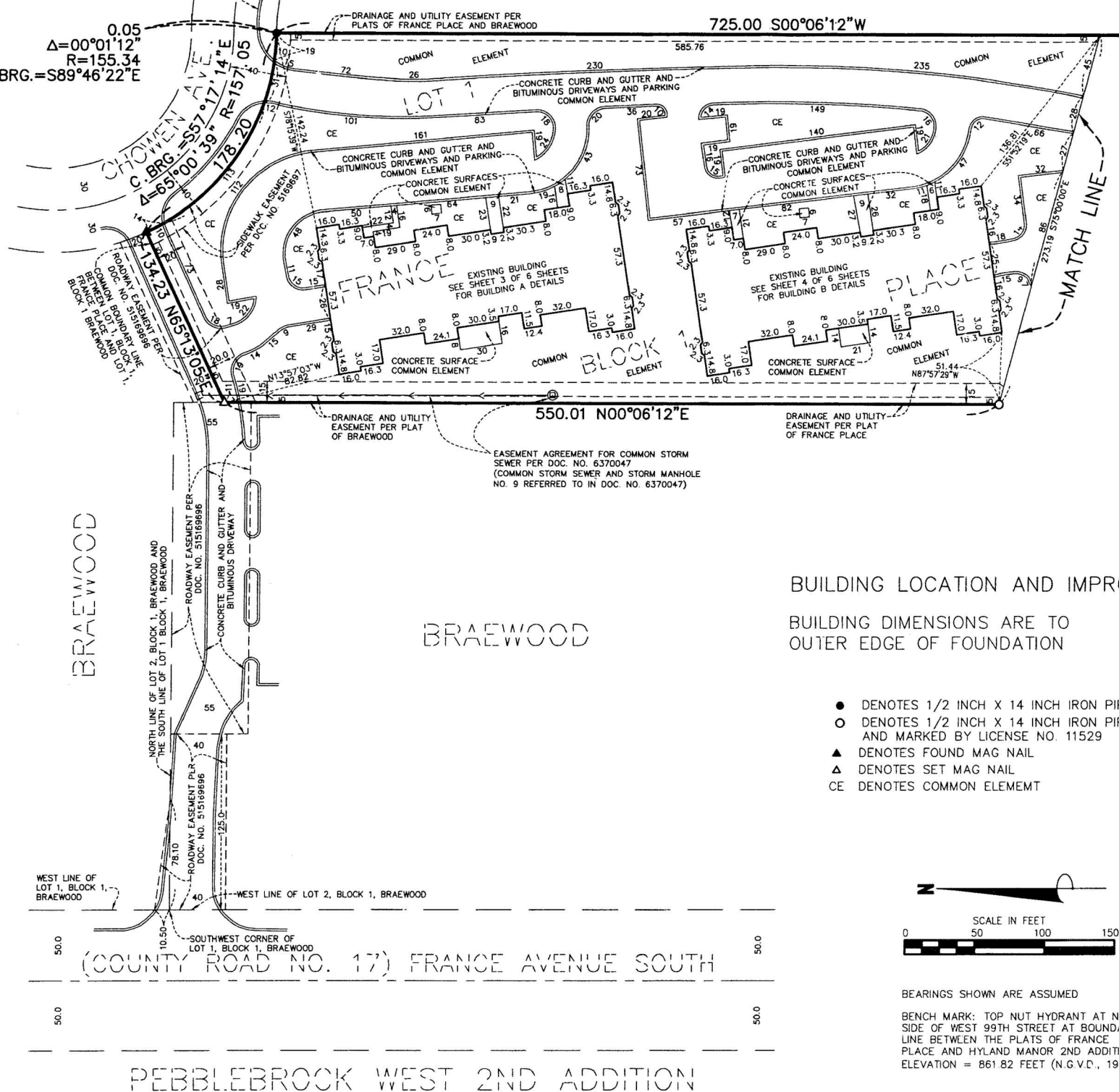
This CIC PLAT is part of the Declaration
Recorded as Document No.

9063406 on this 9th
day of November A.D., 2007.
Hennepin County Recorder

SITE PLAN

0.05
 $\Delta=00^{\circ}01'12''$
 $R=155.34$
C.BRG.=S89°46'22"E

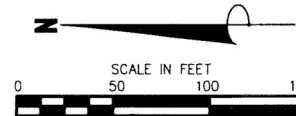
HYLAND MANOR 2ND ADDITION



BUILDING LOCATION AND IMPROVEMENTS

BUILDING DIMENSIONS ARE TO
OUTER EDGE OF FOUNDATION (AS-BUILT)

- DENOTES 1/2 INCH X 14 INCH IRON PIPE FOUND
- DENOTES 1/2 INCH X 14 INCH IRON PIPE SET AND MARKED BY LICENSE NO. 11529
- ▲ DENOTES FOUND MAG NAIL
- △ DENOTES SET MAG NAIL
- CE DENOTES COMMON ELEMENT



BEARINGS SHOWN ARE ASSUMED
BENCH MARK: TOP NUT HYDRANT AT NORTH
SIDE OF WEST 99TH STREET AT BOUNDARY
LINE BETWEEN THE PLATS OF FRANCE
PLACE AND HYLAND MANOR 2ND ADDITION.
ELEVATION = 861.82 FEET (N.G.V.D., 1929)

I, J. Gary Ryan, do hereby certify that the work was undertaken by or reviewed and approved by me for this
CIC PLAT of CIC NUMBER 1797, A CONDOMINIUM, FRANCE 98, being located upon:

Lot 1, Block 1, FRANCE PLACE, according to the recorded plat thereof,
Hennepin County, Minnesota.

and that this CIC PLAT fully and accurately depicts all information required by Minnesota Statutes
Section 515B.2-110.

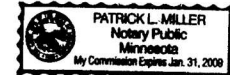
Dated this 13th day of November, 2006.

J. Gary Ryan
J. Gary Ryan, Land Surveyor
Minnesota License No. 11529

STATE OF MINNESOTA
COUNTY OF Scott

The foregoing instrument was acknowledged before me this 13th day of November, 2006, by J. Gary Ryan, Land Surveyor, Minnesota License No. 11529.

Patrick L. Miller
Notary Public Scott County, Minnesota
My Commission Expires January 31, 2009



I, Joel G. Cooper, a Licensed Engineer in the State of Minnesota, pursuant to Minnesota Statutes,
Section 515B.2-101(c), do hereby certify that the structural components of the structures containing the
units and mechanical systems serving more than one unit are substantially completed.

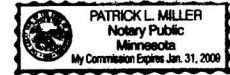
Dated this 13th day of November, 2006.

Joel G. Cooper
Joel G. Cooper, Licensed Engineer
Minnesota License No. 18495

STATE OF MINNESOTA
COUNTY OF Scott

The foregoing instrument was acknowledged before me this 13th day of November, 2006, by Joel G. Cooper, a Licensed Engineer, Minnesota License No. 18495.

Patrick L. Miller
Notary Public Scott County, Minnesota
My Commission Expires January 31, 2009



SURVEY DIVISION, Hennepin County, Minnesota

This CIC PLAT has been reviewed and is approved this 9th day of November, 2007

William P. Brown, Hennepin County Surveyor

By: *Phillip A. Nelson*

FILE NO. 729

6-313

A

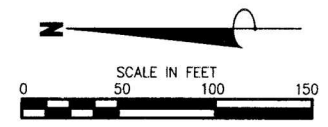
CIC NUMBER 1797
A CONDOMINIUM
FRANCE 98
CIC PLAT

C.R. DOC. NO. 9063406

SITE PLAN

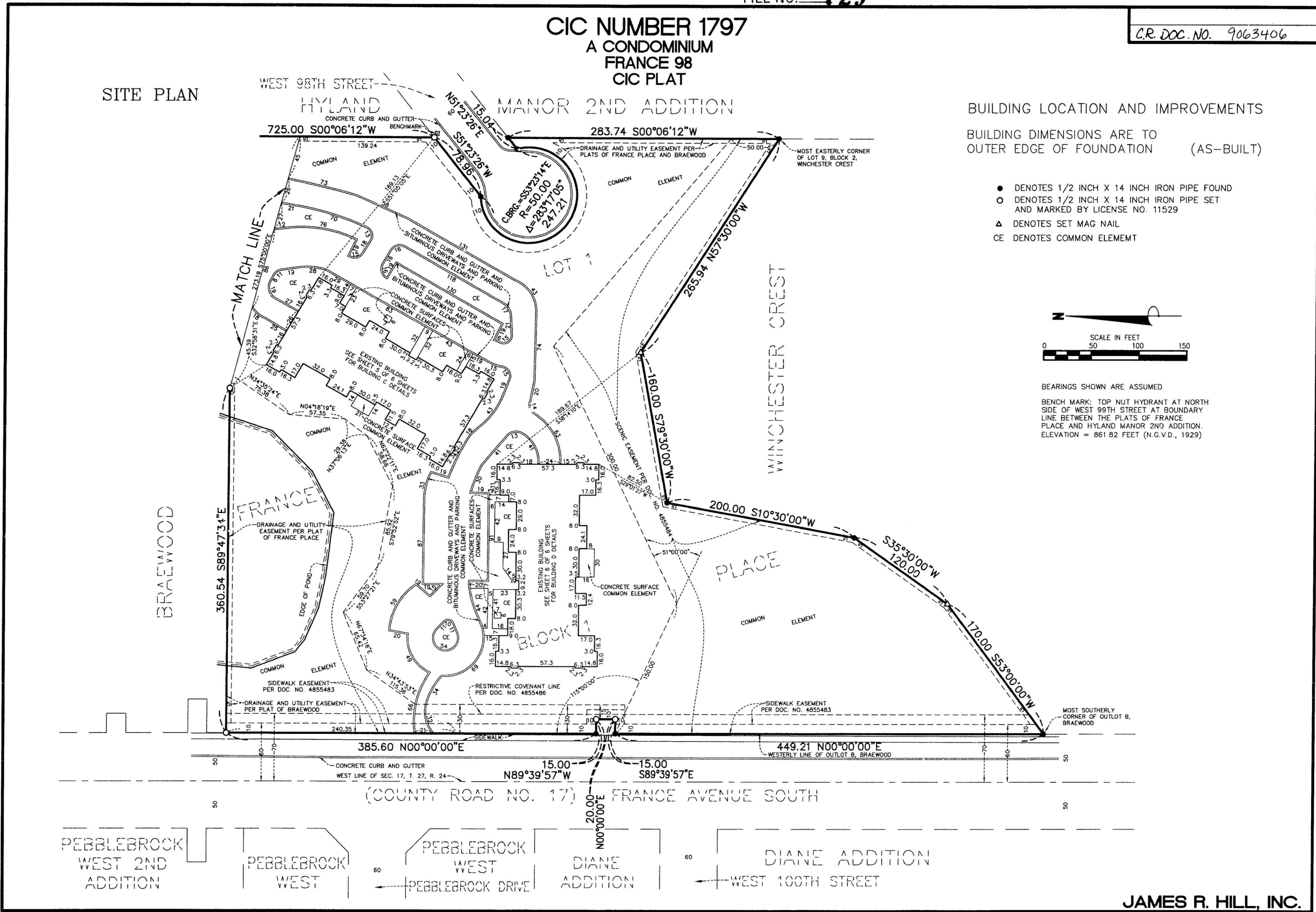
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- CE DENOTES COMMON ELEMENT



BEARINGS SHOWN ARE ASSUMED
BENCH MARK: TOP NUT HYDRANT AT NORTH SIDE OF WEST 99TH STREET AT BOUNDARY LINE BETWEEN THE PLATS OF FRANCE PLACE AND HYLAND MANOR 2ND ADDITION. ELEVATION = 861.82 FEET (N.G.V.D., 1929)

FILE NO. 729



PEBBLEBROCK WEST 2ND ADDITION

PEBBLEBROCK WEST

PEBBLEBROCK WEST
PEBBLEBROCK DRIVE

DIANE ADDITION

DIANE ADDITION
WEST 100TH STREET

A

CIC NUMBER 1797
A CONDOMINIUM
FRANCE 98
CIC PLAT

C.R. DOC. NO. 9063406

FLOOR PLAN FOR BUILDING A

ELEVATIONS SHOWN ARE REFERENCED TO A BENCHMARK AS DENOTED ON SHEET 1 OF 6 SHEETS

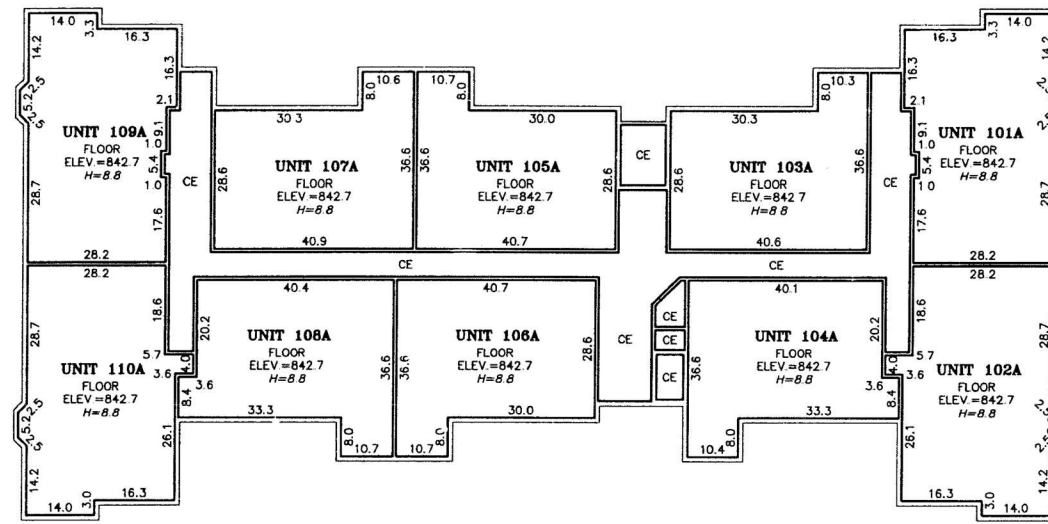
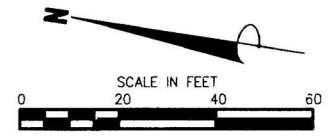
H = HEIGHT - FLOOR TO CEILING

CE DENOTES COMMON ELEMENT

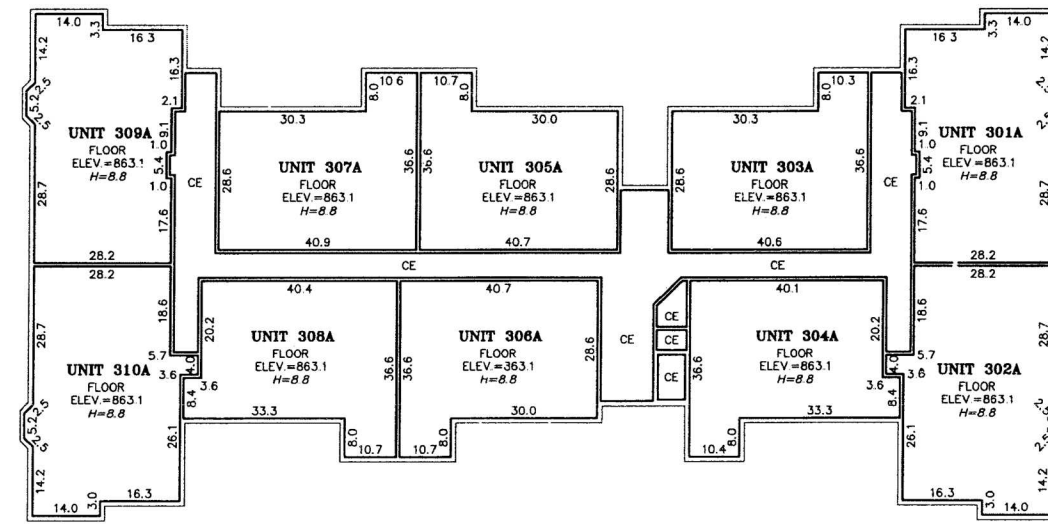
SL DENOTES STORAGE LOCKERS

PS DENOTES PARKING SPACES

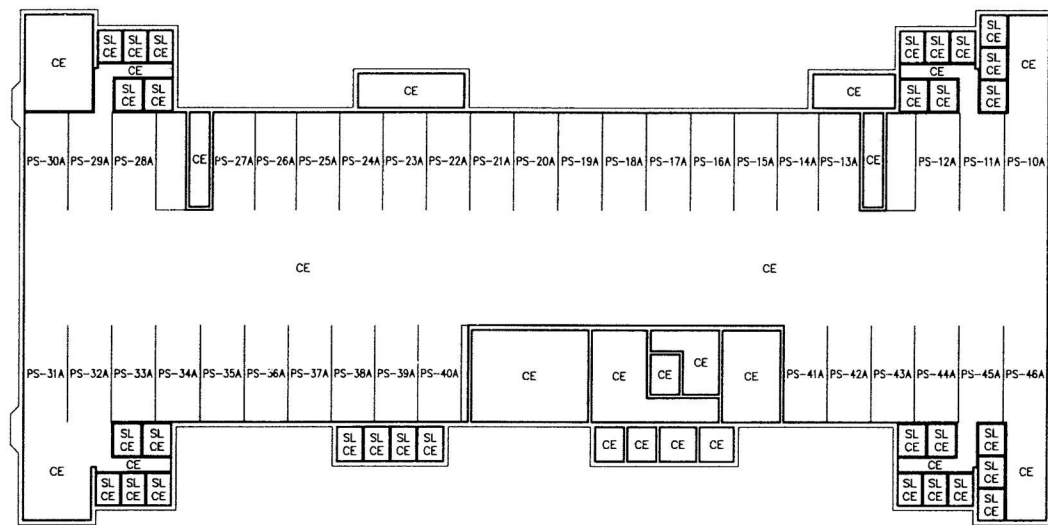
ADDITIONAL UNITS MAY BE CREATED IN ANY UNITS



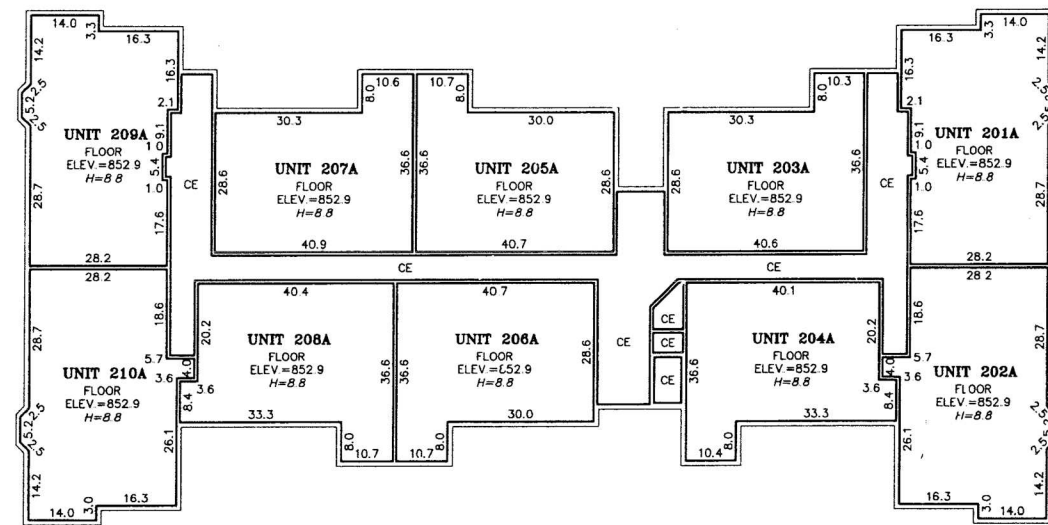
FIRST FLOOR



THIRD FLOOR



BASEMENT



SECOND FLOOR

FILE NO. 729

CIC NUMBER 1797
A CONDOMINIUM
FRANCE 98
CIC PLAT

CR. Doc. No. 9063406

FLOOR PLAN FOR BUILDING B

ELEVATIONS SHOWN ARE REFERENCED TO A BENCHMARK AS DENOTED ON SHEET 1 OF 6 SHEETS

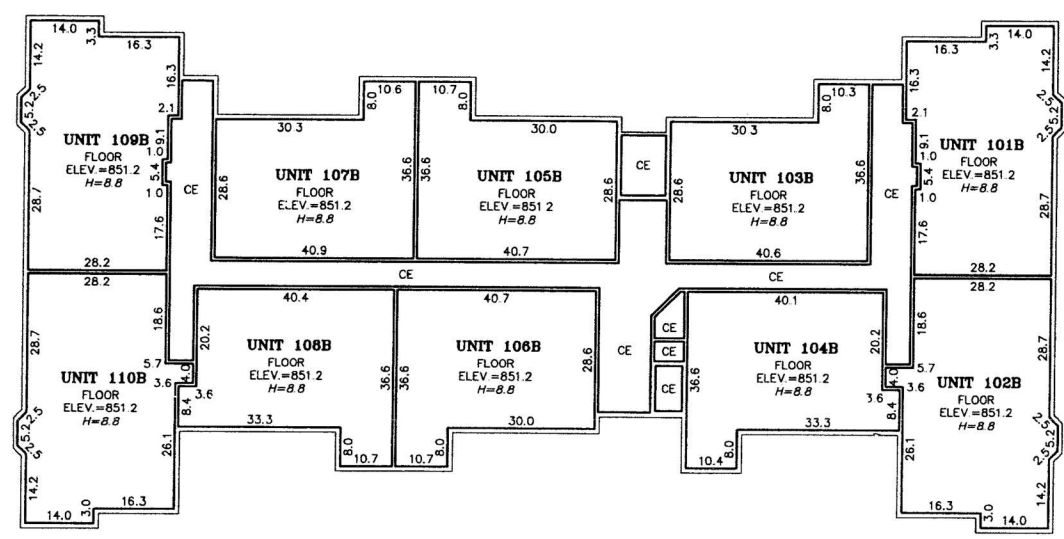
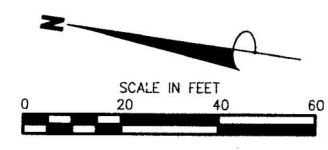
H = HEIGHT - FLOOR TO CEILING

CE DENOTES COMMON ELEMENT

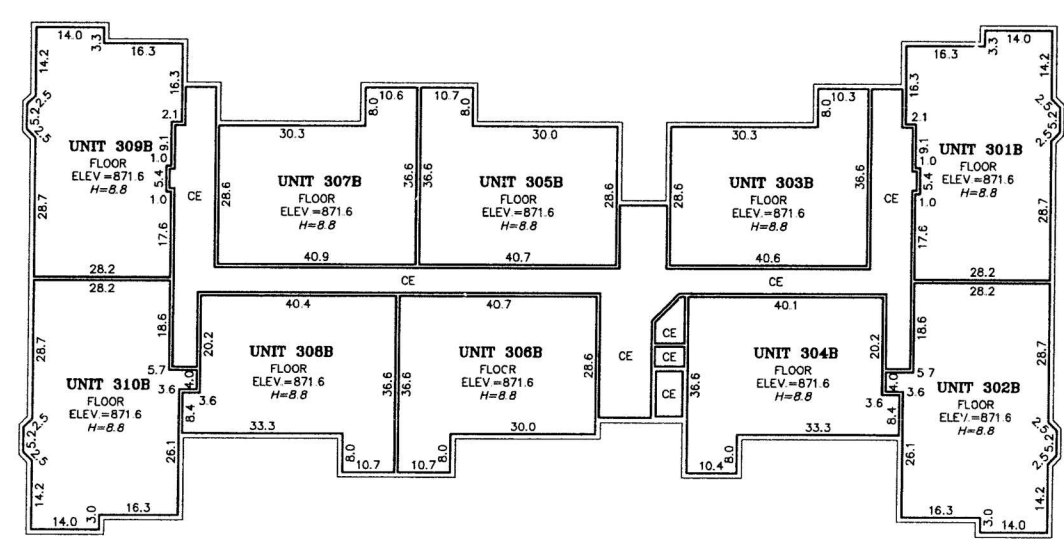
SL DENOTES STORAGE LOCKERS

PS DENOTES PARKING SPACES

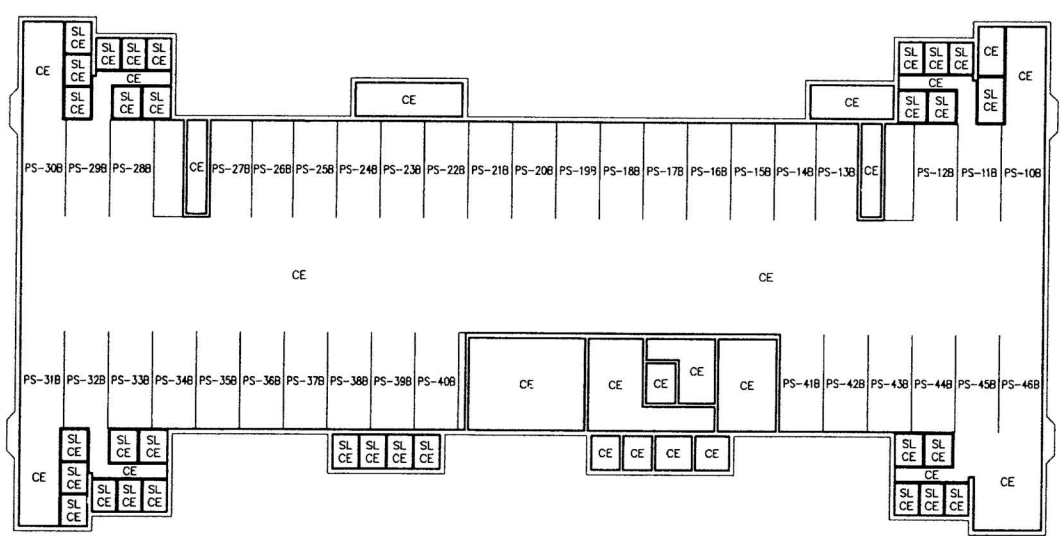
ADDITIONAL UNITS MAY BE CREATED IN ANY UNITS



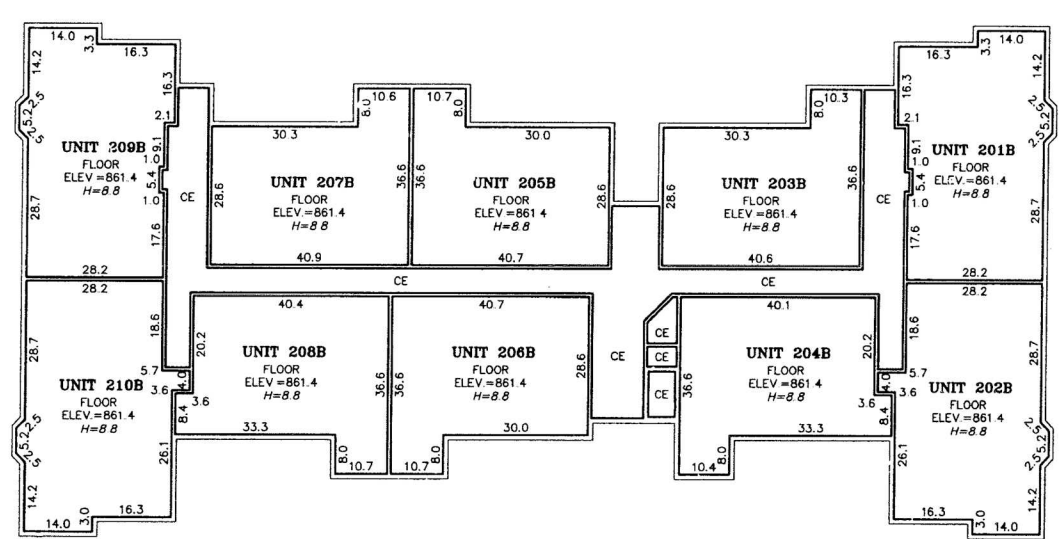
FIRST FLOOR



THIRD FLOOR



BASEMENT



SECOND FLOOR

FILE NO. 729

CIC NUMBER 1797
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FRANCE 98
CIC PLAT

C.R. DOC. NO. 9063406

FLOOR PLAN FOR BUILDING C

ELEVATIONS SHOWN ARE REFERENCED TO A BENCHMARK AS DENOTED ON SHEET 1 OF 6 SHEETS

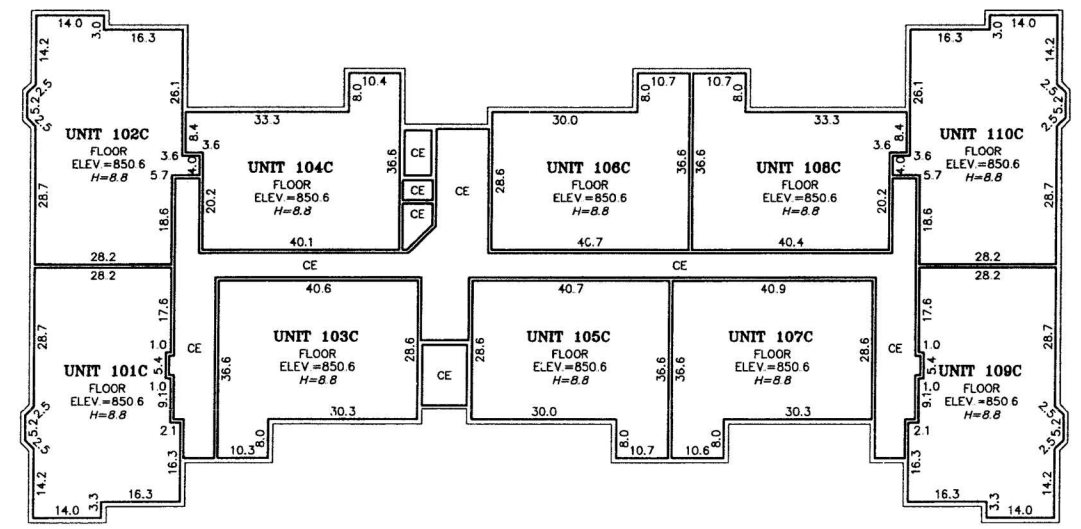
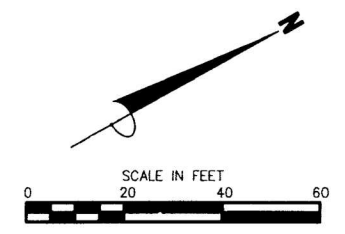
H = HEIGHT - FLOOR TO CEILING

CE DENOTES COMMON ELEMENT

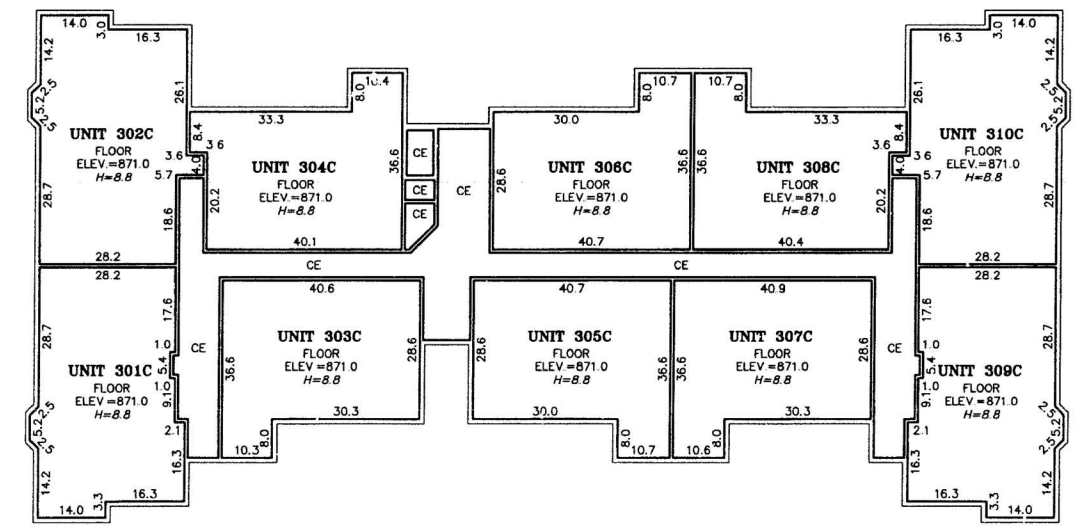
SL DENOTES STORAGE LOCKERS

PS DENOTES PARKING SPACES

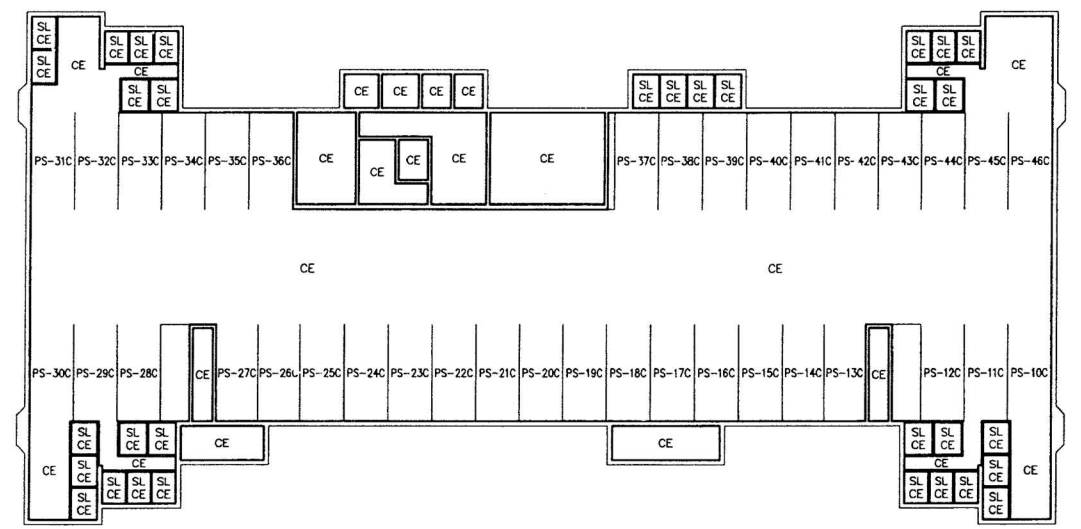
ADDITIONAL UNITS MAY BE CREATED IN ANY UNITS



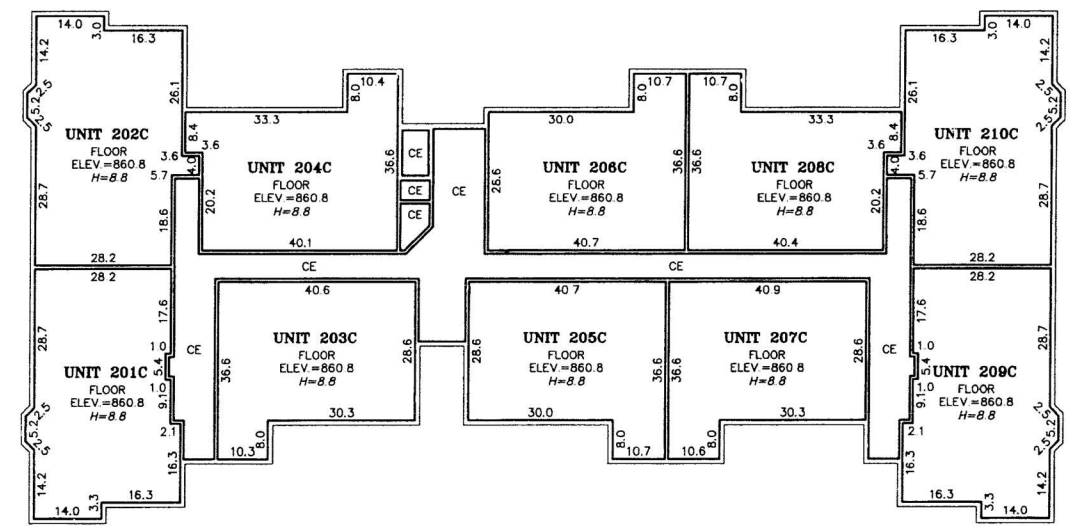
FIRST FLOOR



THIRD FLOOR



BASEMENT



SECOND FLOOR

FILE NO. 729

CIC NUMBER 1797
A CONDOMINIUM
FRANCE 98
CIC PLAT

C.R. DOC. NO. 9063406

FLOOR PLAN FOR BUILDING D

ELEVATIONS SHOWN ARE REFERENCED TO A BENCHMARK AS DENOTED ON SHEET 1 OF 6 SHEETS

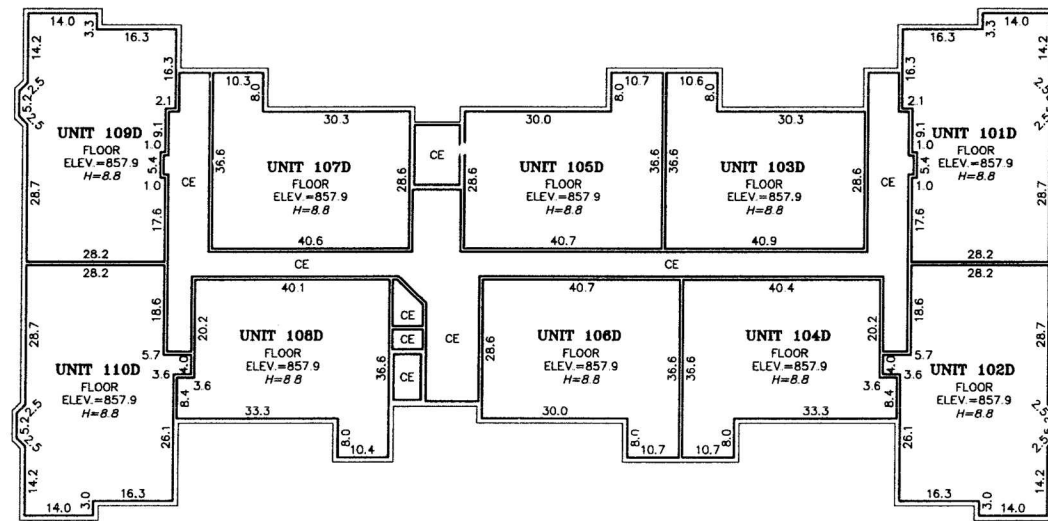
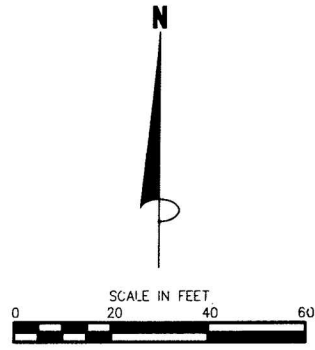
H = HEIGHT - FLOOR TO CEILING

CE DENOTES COMMON ELEMENT

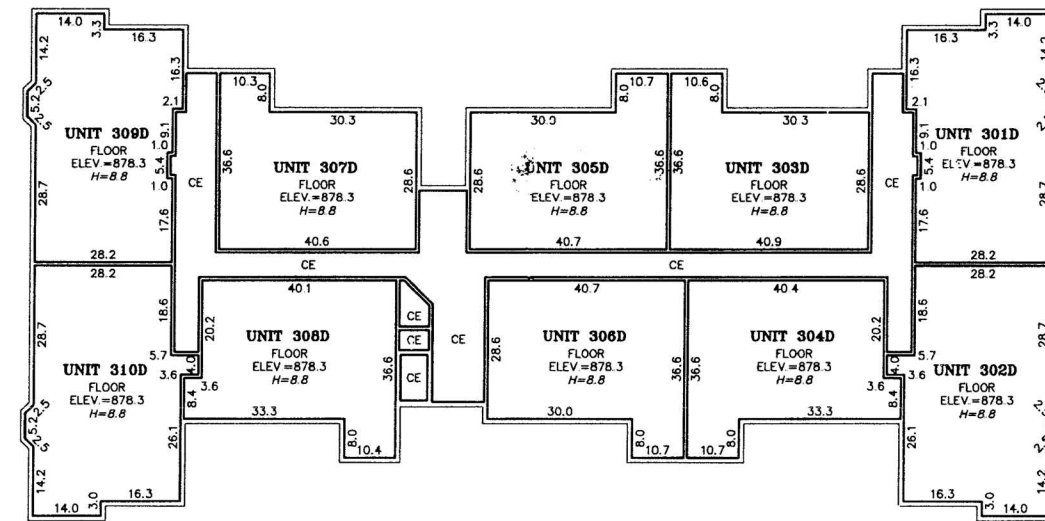
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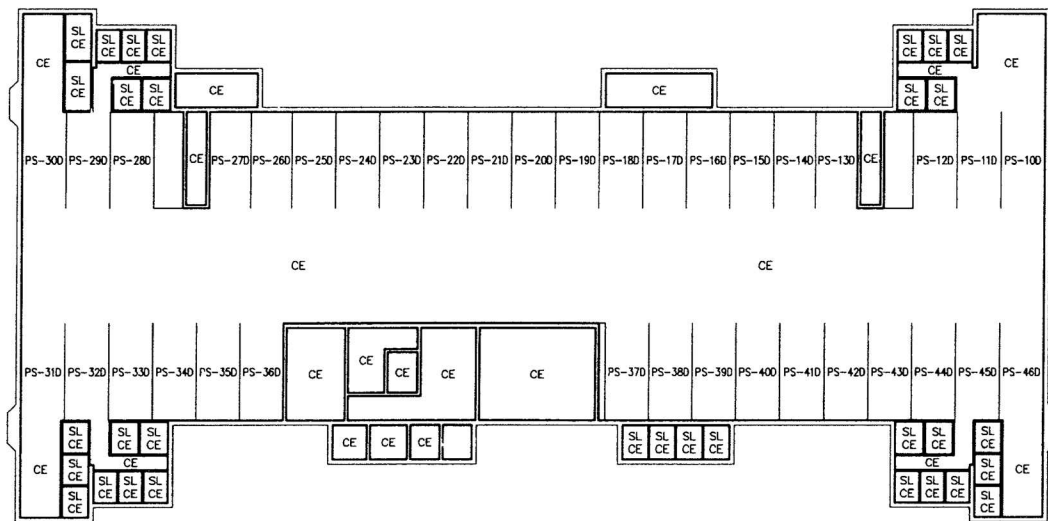
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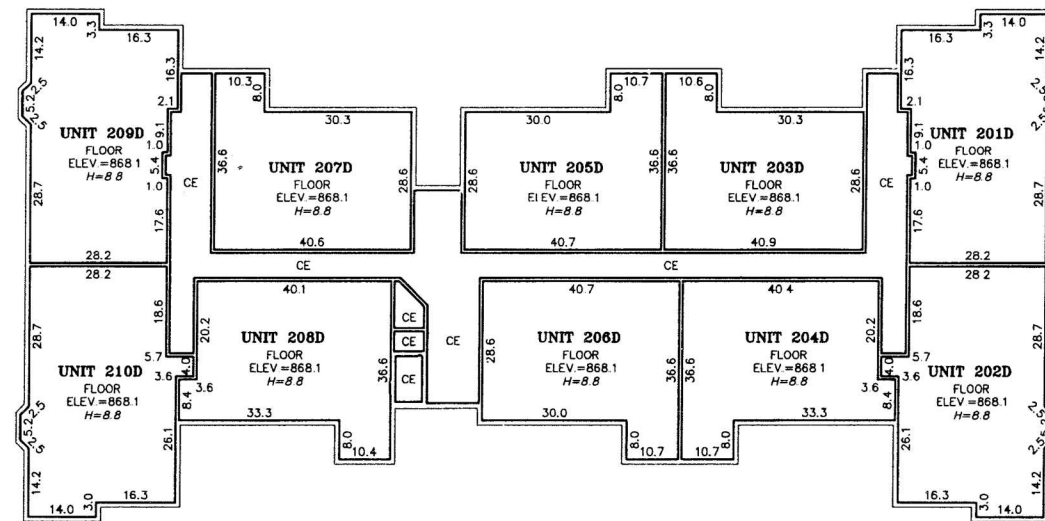
FIRST FLOOR



THIRD FLOOR



BASEMENT



SECOND FLOOR

FILE NO. 729