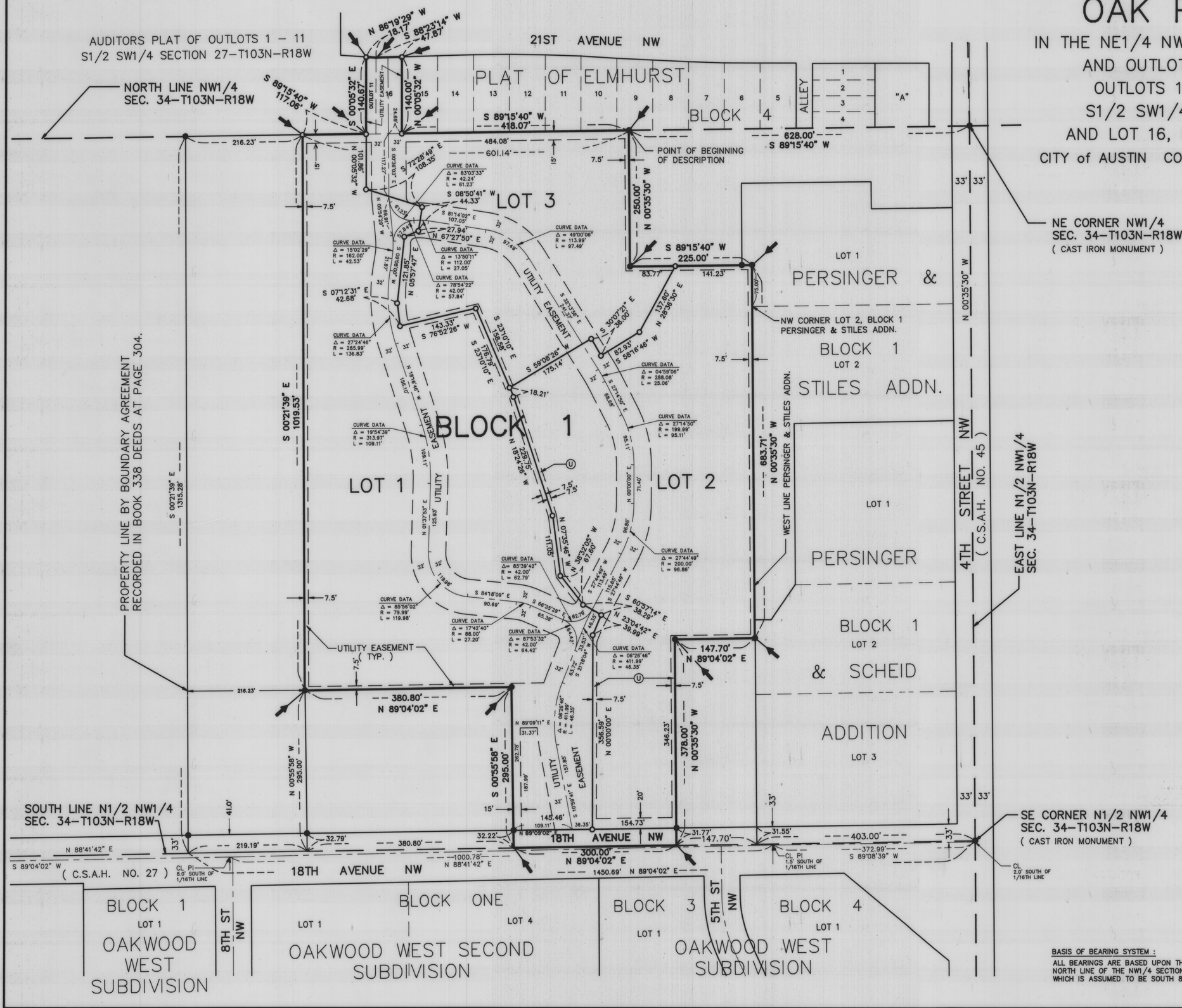
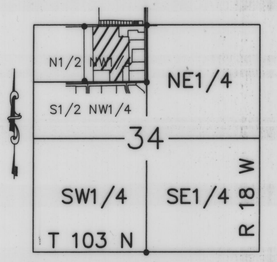
OFFICIAL PLAT

OAK PARK VILLAGE

IN THE NE1/4 NW 1/4, SECTION 34–T103N–R18W
AND OUTLOT 11 OF AUDITOR'S PLAT OF
OUTLOTS 1 TO 11, INCLUSIVE, IN THE
S1/2 SW1/4 SECTION 27–T103N–R18W
AND LOT 16, BLOCK 4, PLAT OF ELMHURST
CITY of AUSTIN COUNTY of MOWER STATE of MINNESOTA



LOCATION MAP



Scale: 1"=2000'

AREA PLATTED = 20.03 ACRES ±

LEGEND

- ○ = 5/8" Diameter x 16" iron stake monument (capped RLS 13807) – Placed
- ● = Iron stake monument – Found
- → = Subdivision Plat Corner
- Ⓤ = Utility Easement

SCALE: 1" = 100'

0 50 200
25 100 300
SCALE IN FEET

BASIS OF BEARING SYSTEM :

ALL BEARINGS ARE BASED UPON THE BEARING OF THE NORTH LINE OF THE NW1/4 SECTION 34–T103N–R18W, WHICH IS ASSUMED TO BE SOUTH 89°15'40" WEST.

JONES, HAUGH & SMITH INC.
CONSULTING ENGINEERS
LAND SURVEYORS

DRAWN BY: TED J. FLUGUM
JUNE 1994

OAK PARK VILLAGE

IN THE NE1/4 NW 1/4, SECTION 34-T103N-R18W
AND OUTLOT 11 OF AUDITOR'S PLAT OF
OUTLOTS 1 TO 11, INCLUSIVE, IN THE
S1/2 SW1/4 SECTION 27-T103N-R18W
AND LOT 16, BLOCK 4, PLAT OF ELMHURST
CITY of AUSTIN COUNTY of MOWER STATE of MINNESOTA

CERTIFICATE OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That Austin Senior Housing Partnership, a Minnesota general partnership under the laws of the State of Minnesota; and Sterling State Bank, a Minnesota corporation, owners and proprietors of the following described property situated in the City of Austin, County of Mower, State of Minnesota, to wit:

Lot 16, Block 4, in the Plat of Elmhurst in the SE 1/4 SW 1/4 Section 27-T103N-R18W; and Outlot 11 in the Auditor's Plat of Outlots 1 to 11, Inclusive, in the S 1/2 SW 1/4 Section 27-T103N-R18W, Mower County, Minnesota, as the same are platted and recorded in the office of the County Recorder of Mower County, Minnesota;

together with all that part of the N 1/2 NW 1/4 Section 34-T103N-R18W, Mower County, Minnesota; described as follows:

Commencing at the northeast corner of the NW 1/4 of said Section 34; thence South 89°15'40" West a distance of 628.00 feet, on an assumed bearing on the north line of said NW 1/4, to the point of beginning;

thence South 89°15'40" West a distance of 601.14 feet, on the north line of said NW 1/4;

thence South 00°21'39" East a distance of 1019.53 feet, to a point 295.00 feet north of the south line of the N 1/2 NW 1/4 of said Section 34;

thence North 89°04'02" East a distance of 380.80 feet, on a line parallel with and 295.00 feet north of the south line of said N 1/2 NW 1/4;

thence South 00°55'58" East a distance of 295.00 feet, to a point on the south line of said N 1/2 NW 1/4, which is 850.70 feet west of the southeast corner of said N 1/2 NW 1/4 Section 34;

thence North 89°04'02" East a distance of 300.00 feet, on the south line of said N 1/2 NW 1/4;

thence North 00°35'30" West a distance of 378.00 feet, on a line parallel with the east line of said N 1/2 NW 1/4;

thence North 89°04'02" East a distance of 147.70 feet, to a point on the west line of the Plat of Persinger & Scheid Addition, as the same is platted and recorded in the office of the County Recorder of Mower County, Minnesota;

thence North 00°35'30" West a distance of 683.71 feet, on the west line of said Persinger & Scheid Addition, and the west line of Persinger & Stiles Addition, as the same is platted and recorded in the office of the County Recorder of Mower County, Minnesota; to a point 75 feet north of the northwest corner of Lot 2, Block 1, in said Plat of Persinger & Stiles Addition;

thence South 89°15'40" West a distance of 225.00 feet;

thence North 00°35'30" West a distance of 250.00 feet, to the point of beginning;

having caused the above described premises to be surveyed and platted as shown hereon, to be known as OAK PARK VILLAGE, do by these presents dedicate to the public for public use forever, and for the use of the public utilities, the thoroughfare appearing hereon; and also the utility easements appearing hereon, for the use of the municipality or other public utilities for the installation and maintenance of facilities installed in and over said easement to serve adjacent or other premises in the vicinity.

Witness our hands and seals this ____day of _____ , 1994.

AUSTIN SENIOR HOUSING PARTNERSHIP

By: Cottage Homesteads of Austin, Inc.
A partner
By [signature]
Its President

By: Cartjo of Austin, Inc.
A partner
By [signature]
Its Vice President

STERLING STATE BANK,
a Minnesota Corporation

Jerald F. Mohrfeld
Jerald F. Mohrfeld, President

STATE OF MINNESOTA)
) ss
COUNTY OF Hennepin)

The foregoing instrument was acknowledged before me this 16th day of November , 1994, by Michael W. Sexton, the President , of Cottage Homesteads of Austin, Inc., a Minnesota corporation and partner of Austin Senior Housing Partnership, on behalf of said partnership.

GAIL P. DAVIS
NOTARY PUBLIC • MINNESOTA
HENNEPIN COUNTY
My Comm. Exp. 5/13/99

Gail P. Davis
Notary Public
Hennepin County, Minnesota
My Commission Expires 5/13/99

STATE OF MINNESOTA)
) ss
COUNTY OF Mower)

The foregoing instrument was acknowledged before me this 17 day of November, 1994, by Carter L. Wagner, the Vice President , of Cartjo of Austin, Inc., a Minnesota corporation and partner of Austin Senior Housing Partnership, a Minnesota general partnership, on behalf of said partnership.

KATHRYN BELL
NOTARY PUBLIC-MINNESOTA
MOWER COUNTY
My Commission Expires Jan. 31, 2000

Kathryn Bell
Notary Public
Mower County, Minnesota
My Commission Expires 1/31/00

STATE OF MINNESOTA)
) ss
COUNTY OF MOWER)

The foregoing instrument was acknowledged before me this 18 day of Nov , 1994, by Jerald F. Mohrfeld, President of Sterling State Bank, a Minnesota corporation, on behalf of the corporation.

Betty J. Johnson
NOTARY PUBLIC — MINNESOTA
MOWER COUNTY
My commission expires 2-16-99

Betty J. Johnson
Notary Public
Mower County, Minnesota
My Commission Expires 2-16-99

SURVEYOR'S CERTIFICATE

I, John H. Schulte IV, a duly registered land surveyor, do this 11 day of Nov , 1994, by these presents, certify that the plat hereon is a correct representation of the survey thereof, that all distances are correctly shown on said plat, that all monuments have been correctly placed in the ground as shown, that the outside boundary lines are correctly designated on the plat, that all public highways located before the platting are correctly located and designated hereon, and that there are no wet lands as defined in MS 505.02, Subd. 1, or public highways to be designated other than as shown.

John H. Schulte IV,
Registered Land Surveyor
Minnesota Reg. No. 13807

STATE OF MINNESOTA)
) ss
COUNTY OF FREEBORN)

The foregoing instrument was acknowledged before me this 11 day of Nov. , 1994 by John H. Schulte IV.

ELAINE G. WALLACE
NOTARY PUBLIC—MINNESOTA
WASECA COUNTY
MY COMMISSION EXPIRES 2-5-98

Elaine G. Wallace
Elaine G. Wallace, Notary Public
Waseca County, Minnesota
My Commission Expires Feb. 5, 1998

TITLE OPINION

I, Paul V. Sweeney, licensed attorney, State of Minnesota, do hereby certify that the owner, as indicated hereon, represents all ownership interests in the land encompassed by this plat.

Paul V. Sweeney

CITY RECORDER'S CERTIFICATE

STATE OF MINNESOTA)
) ss
COUNTY OF MOWER)

I, the duly appointed, qualified and acting City Recorder of the City of Austin, Mower County, Minnesota, and the person having official charge of all the minutes, resolution and ordinance books of said City, do hereby certify that at a regular meeting of the Common Council of the City of Austin, on July 1 , 1994, by Resolution No. 10137, duly passed at said meeting, the said Common Council did duly accept, confirm and approve the attached plat of OAK PARK VILLAGE, in said County, and that said resolution was duly published in the official newspaper of the City of Austin on July 8 , 1994. This plat has been submitted to and written comments and recommendations have been received from the County Highway Engineer.

Date: 11-21-94

Richard Benzkofen
City Recorder

COUNTY TREASURER'S CERTIFICATE

I hereby certify that, on this the 21 day of Nov , 1994, the current taxes have been paid on the land described herein.

Ruth E. Harris
County Treasurer, Mower County, MN

COUNTY AUDITOR'S CERTIFICATE

No delinquent taxes due, and current taxes are paid, and transfer has been entered this 21 day of NOV , 1994.

County Auditor, Mower County, MN
By Doug Finch

COUNTY RECORDER'S CERTIFICATE

STATE OF MINNESOTA)
) ss
COUNTY OF MOWER)

INSTRUMENT NUMBER 433321

I hereby certify that this instrument was filed in the office of the County Recorder for record on this 21 day of Nov , 1994, at 8 o'clock A.M., and was duly recorded in the Mower County records as Instrument Number 433321
Bk 14 Plats, Pg. 80

Charles Cooper
County Recorder

By: Marlene Martin
Deputy

JONES, HAUGH & SMITH INC.
CONSULTING ENGINEERS
LAND SURVEYORS

JUNE 1994