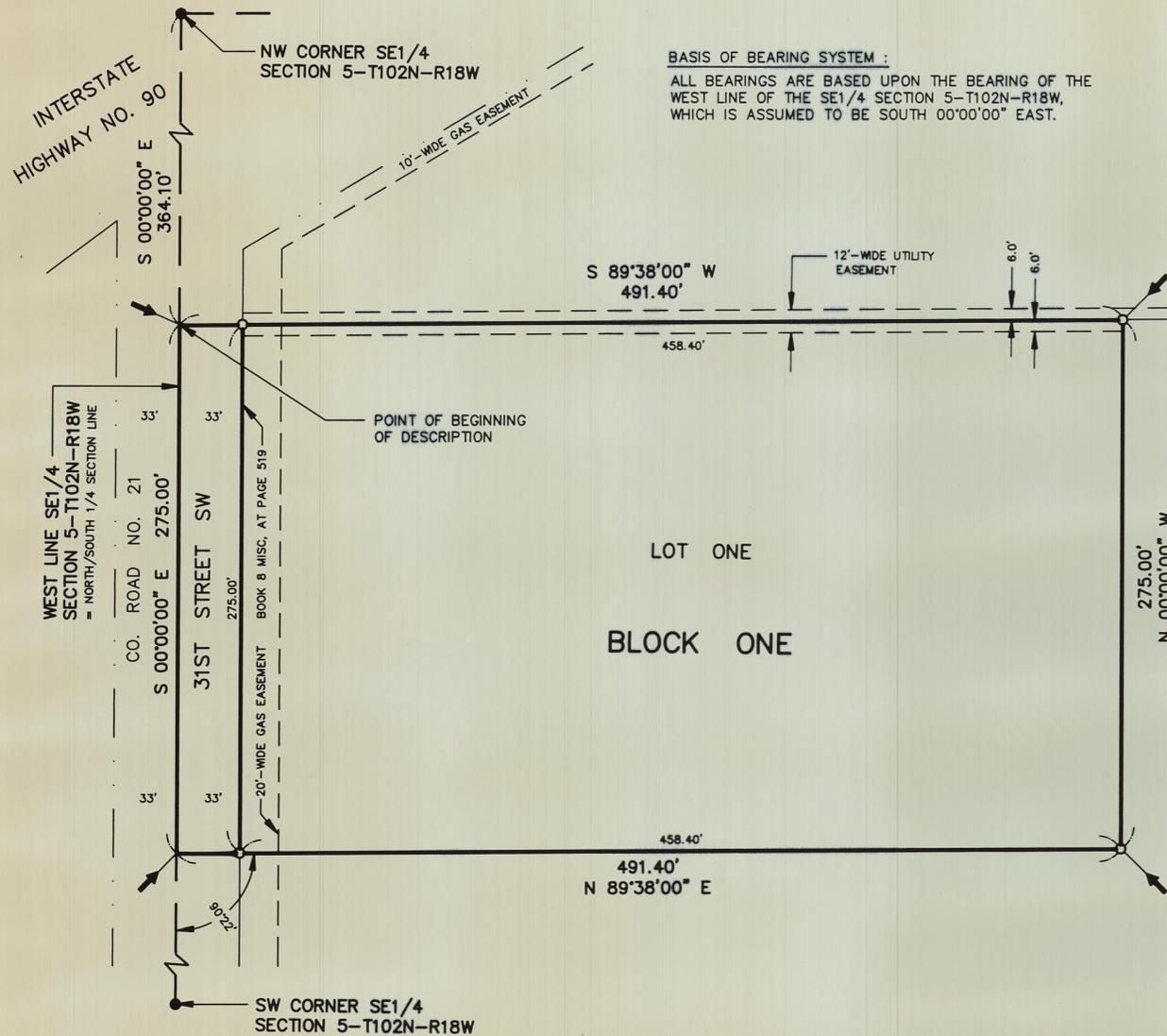


REGENCY VILLAGE

IN THE NW1/4 SE1/4 SECTION 5-T102N-R18W
CITY OF AUSTIN COUNTY OF MOWER STATE OF MINNESOTA

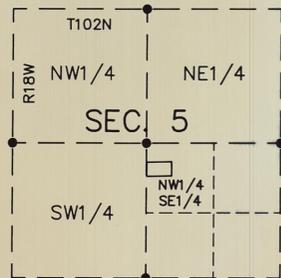


BASIS OF BEARING SYSTEM :
ALL BEARINGS ARE BASED UPON THE BEARING OF THE WEST LINE OF THE SE1/4 SECTION 5-T102N-R18W, WHICH IS ASSUMED TO BE SOUTH 00°00'00" EAST.

WEST LINE SE1/4 SECTION 5-T102N-R18W = NORTH/SOUTH 1/4 SECTION LINE

INDEX MAP

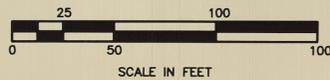
Scale: 1"=2000'



PLATTED AREA = 3.10 ACRES ±



SCALE: 1" = 50'



LEGEND

- = 5/8" ø x 16" iron stake monument (capped RLS 13807) - Placed
- = Iron stake monument - Found
- = Subdivision plat corner

JONES, HAUGH & SMITH INC
CONSULTING ENGINEERS & LAND SURVEYORS
515 SOUTH WASHINGTON AVENUE
ALBERT LEA, MINNESOTA 56007

JUNE 1993

DRAWN BY GENE E. BUHR, E.I.T.

CERTIFICATE OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That Miller Companies, Inc., 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:

Commencing at the northwest corner of the SE 1/4 Section 5-T102N-R18W; thence South 00°00'00" East a distance of 364.10 feet, on an assumed bearing on the west line of said SE 1/4, to the point of beginning of the tract to be described;

thence South 00°00'00" East a distance of 275.00 feet, on the west line of said SE 1/4;

thence North 89°38'00" East a distance of 491.40 feet;

thence North 00°00'00" West a distance of 275.00 feet, on a line parallel with the west line of said SE 1/4;

thence South 89°38'00" West a distance of 491.40 feet, to the point of beginning;

having caused the above described premises to be surveyed and platted as shown hereon, to be known as REGENCY 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 easements to serve adjacent or other premises in the vicinity.

Witness our hands and seal this 28 day of July, 1993.

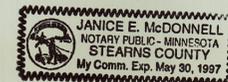
MILLER COMPANIES, INC.
a Minnesota corporation,

Galen Kabe
Galen Kabe, President

James W. Miller
James W. Miller, Chairman

STATE OF MINNESOTA)
COUNTY OF Stearns) SS

The foregoing instrument was acknowledged before me this 28th day of July, 1993 by Galen Kabe and James W. Miller, President and Chairman respectively of Miller Companies, Inc., a Minnesota corporation, on behalf of the corporation.



Janice E. McDonnell
Notary Public
Stearns County, Minnesota
My Commission Expires 5-30-97

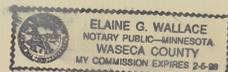
SURVEYOR'S CERTIFICATE

I, John H. Schulte IV, a duly registered land surveyor, do this 26 day of July, 1993, 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
John H. Schulte IV,
Registered Land Surveyor
Minnesota Reg. No. 13807

STATE OF MINNESOTA)
COUNTY OF FREEBORN) SS

The foregoing instrument was acknowledged before me this 26 day of July, 1993, by John H. Schulte IV.



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

TITLE OPINION

I, _____, 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.

CITY RECORDER'S CERTIFICATE

STATE OF MINNESOTA)
COUNTY OF MOWER) SS

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 SEP 19, 1993, by Resolution No. 9885, duly passed at said meeting, the said Common Council did duly accept, confirm and approve the attached plat of REGENCY VILLAGE, in said County, and that said resolution was duly published in the official newspaper of the City of Austin on SEP 13, 1993. This plat has been submitted to and written comments and recommendations have been received from the County Highway Engineer.

Date: DEC 14 1993

Rubrad Benoit
City Recorder

COUNTY TREASURER'S CERTIFICATE

I hereby certify that, on this the 14 day of December, 1993, the current taxes have been paid on the land described herein.

Edwin M. Leager
County Treasurer, Mower County, MN

COUNTY AUDITOR'S CERTIFICATE

No delinquent taxes due, and current taxes are paid, and transfer has been entered this 14th day of Dec, 1993.

Sharon W. Vereis
County Auditor, Mower County, MN

COUNTY RECORDER'S CERTIFICATE

STATE OF MINNESOTA)
COUNTY OF MOWER) SS

INSTRUMENT NUMBER 425710

I hereby certify that this instrument was filed in the office of the County Recorder for record on this 14 day of Dec, 1993, at 4 o'clock P.M., and was duly recorded in the Mower County records as Instrument Number 425710.

Charles Enger
County Recorder

By: Marka Martin
Deputy