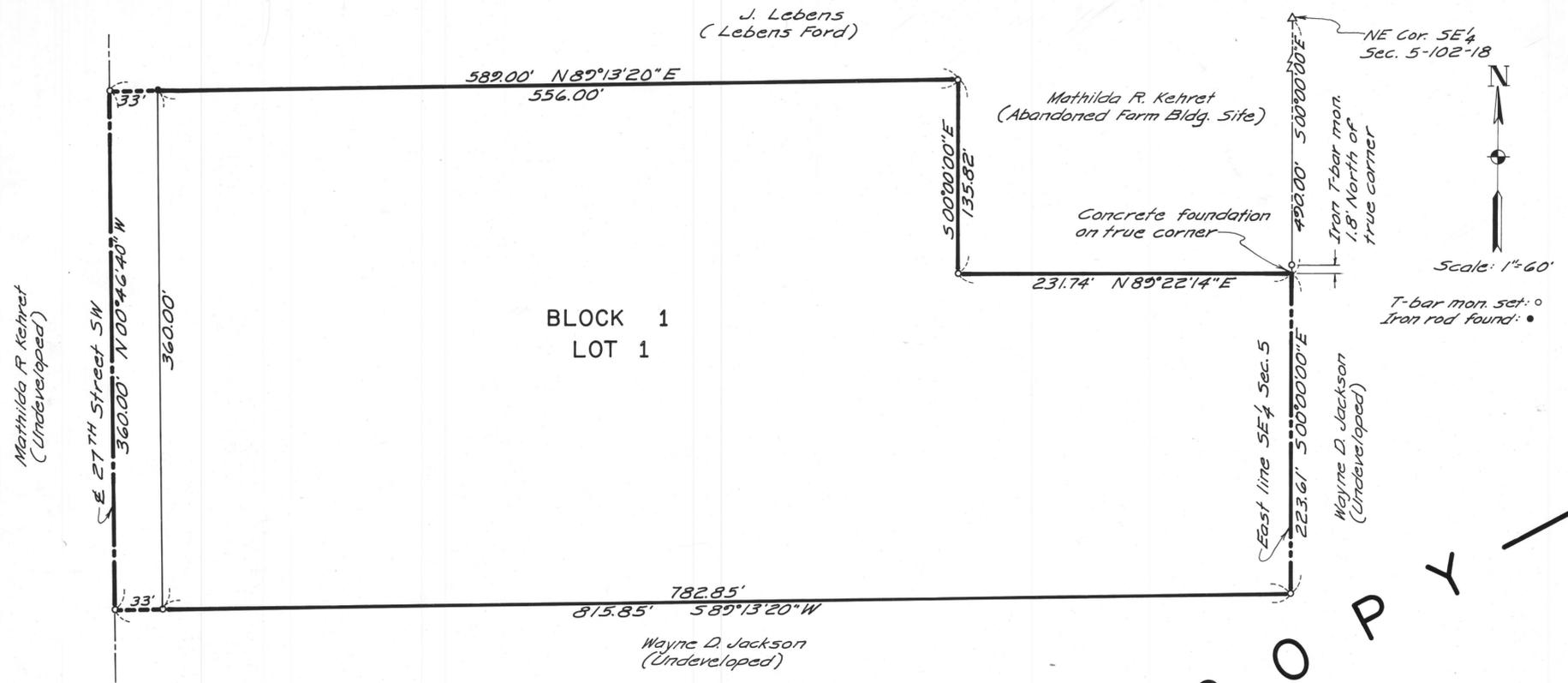


PLAT OF WESTERN MANOR AUSTIN, MINNESOTA



BLOCK 1
LOT 1

SURVEYOR'S CERTIFICATE:

I, Ralph H. Wallace, Registered Civil Engineer and Land Surveyor, do hereby certify that at the request of Wayne D. Jackson and Virginia Jackson (wife), I have surveyed and platted into lots, blocks, streets and easements as shown by the plat hereon in accordance with the City Ordinance and the laws of the State of Minnesota and which shall be known as WESTERN MANOR, the following tract of land:

That part of the North Half of the Southeast Quarter of Section 5, Township 102 North, Range 18 West of the Fifth Principal Meridian, bounded and described as follows: Commencing at the Northeast corner of said North Half of the Southeast Quarter; thence S 00° 00' 00" E 490.00 feet along the East line of said North Half of the Southeast Quarter to the point of beginning; thence continuing S 00° 00' 00" E 223.61 feet along said East line of the South Half of the Southeast Quarter; thence S 89° 13' 20" W 815.85 feet to the center line of 27th Street S.W. in the City of Austin, Minnesota; thence N 00° 46' 40" W 360.00 feet along the center line of said 27th Street S.W. to a point on the Westerly extension of the Southerly line of the Lebens property, as described in Deed Book 270, page 181, in the office of the Register of Deeds of Mower County, Minnesota; thence N 89° 13' 20" E 589.00 feet along the Westerly extension of the Southerly line and the Southerly line of said Lebens property to the Southeast corner of said Lebens property; thence S 00° 00' 00" E 135.82 feet along a line parallel with the East line of said North Half of the Southeast Quarter; thence N 89° 22' 14" E 231.74 feet along a line parallel with the Northerly line of said North Half of the Southeast Quarter to the point of beginning; containing 6.04 acres, and subject to existing street and utility easements over the Westerly 33 feet thereof and subject to other existing utility easements of record.

And I further certify that the accompanying plat is a correct representation of the survey, that all distances are correctly shown in feet and decimals of a foot, that monuments for the guidance of future surveys have been placed in the ground as shown on the plat thus (o), that the outside boundaries are correctly shown on the plat, that there are no wet lands thereon, that said plat has not been previously platted and that all bearings are in relationship to the East line of said Southeast Quarter of Section 5, said line being assumed to lie in a due North-South direction.

Dated this 6th day of July, 1971 A.D.

Ralph H. Wallace
Ralph H. Wallace, Registered Civil Engineer
and Land Surveyor No. 6409

Subscribed and sworn to before me, a Notary Public, this 6th day of July, 1971 A.D.
My commission expires July 4th, 1972.

Merwin B. Teig
Notary Public

DEDICATION:

We, the undersigned, certify that we are the sole interested parties in the tract of land described in the foregoing Surveyor's Certificate, that we have caused the same to be surveyed and platted into lots, blocks, streets and easements under the name of WESTERN MANOR as shown hereon, and that we do hereby dedicate to the public, for public use forever, the streets shown hereon, and grant easements as shown hereon.

WESTERN MANOR

In the presence of:
Gloria Landers
Lorraine Becker
Gloria Landers
Lorraine Becker

Wayne D. Jackson
Wayne D. Jackson, Owner
Virginia Jackson
Virginia Jackson, Owner

Subscribed and sworn to before me, a Notary Public, this 9th day of July, 1971 A.D.
My commission expires 7-4, 1972.

J. A. Beecher
Notary Public
J. A. Beecher

In the presence of:
Lorraine Becker
Gloria Landers

Harris R. Magnusson
Harris R. Magnusson, President
 FIRST CENTRAL SERVICE CORPORATION
 515 Merle Hay Tower, Des Moines, Iowa

Subscribed and sworn to before me, a Notary Public, this 11th day of August, 1971 A.D.
My commission expires July 4, 1972.

Lorraine Becker
Notary Public LORRAINE BECKER

APPROVAL:

State of Minnesota
County of Mower SS
City of Austin

I, Daarrell Stacy, City Clerk in and for the City of Austin, do hereby certify that on the 2nd day of August, 1971 A.D., the accompanying plat was duly approved by the Common Council of the City of Austin; in testimony thereof, I have hereunto signed my name and affixed the seal of said City of Austin this 26th day of August, 1971 A.D.

Daarrell Stacy
City Clerk

Taxes paid and entered this 26th day of Aug, 1971 A.D.

Robert K. Gelik
County Auditor

Taxes for the year 1971 A.D. on the lands described within are paid.

County Treasurer

State of Minnesota SS
County of Mower

299099

Filed for record this 26 day of August, 1971 A.D. at 11 o'clock (A.M., ~~P.M.~~) in Book 11 of Plats, on page 14.

Charles E. ...
Register of Deeds