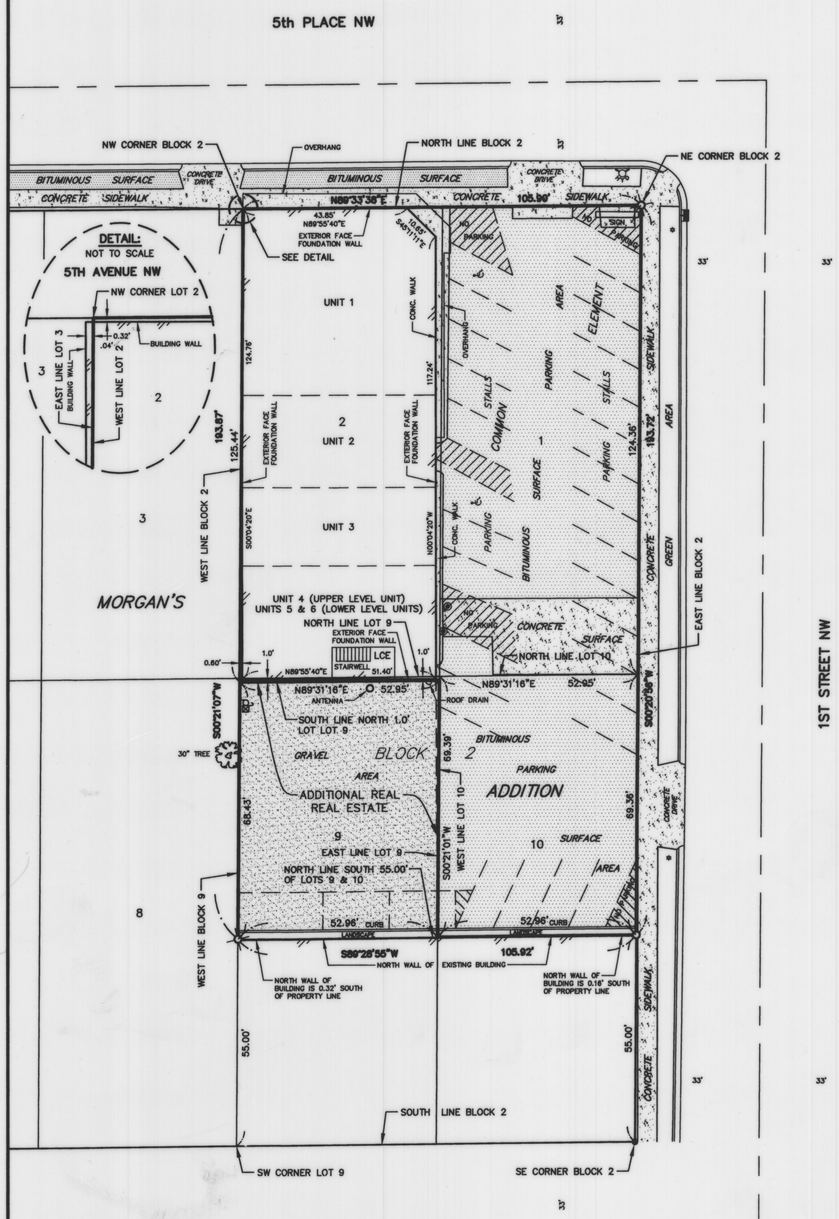
OFFICIAL PLAT

COMMON INTEREST COMMUNITY NUMBER 23, MOWER COUNTY, MINNESOTA

LARSON BUSINESS CONDOMINIUMS OF AUSTIN

COMMON INTEREST COMMUNITY PLAT SITE PLAN

THIS COMMON INTEREST COMMUNITY PLAT HAS BEEN RECORDED AS PART OF THE DECLARATION FILED AS DOCUMENT NUMBER A000572453 AND IN BOOK _____ DEEDS, AT PAGE _____ ON THE 31 DAY OF December, 2008 MOWER COUNTY RECORDER.



SURVEYOR'S CERTIFICATE

I, John H. Schulte IV, a duly Licensed Land Surveyor under the state laws of Minnesota, on this 22 day of Dec., 2008, by these presents hereby certify that the plat of this Common Interest Community, located in Austin, Minnesota was prepared by me or under my direct supervision, and that the boundary thereof is described as follows:

Lots 1 & 2, Block 2, Morgan's Addition, as the same is platted and recorded in the office of the County Recorder of Mower County, Minnesota; and the North one foot of Lot 9, in said Block 2, and Lot 10, Block 2, in said Morgan's Addition, less the South 55.00 feet of said Lot 10.

Constitutes Common Interest Community Number 23, LARSON BUSINESS CONDOMINIUMS OF AUSTIN. The Common Interest Community Plat consists of two pages and fully and accurately depicts all of the information required by Minnesota Statutes Section 515B.2–110.

John H. Schulte IV, Licensed Land Surveyor
Minnesota Lic. No. 13807

Subscribed and sworn to before me this 22 day of Dec., 2008.

Elaine G. Wallace, Notary Public
My Commission Expires 1–31–2010

ENGINEER'S CERTIFICATE

I, John H. Schulte V, a Licensed Professional Engineer for 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 thereby created, but not necessarily the units, are substantially completed consistent with the plat for COMMON INTEREST COMMUNITY NUMBER 23, LARSON BUSINESS CONDOMINIUMS OF AUSTIN.

Minnesota License No. 44639

Subscribed and sworn to before me this 22 day of Dec., 2008.

Elaine G. Wallace, Notary Public
My Commission Expires 1–31–2010

COUNTY SURVEYOR'S APPROVAL

Pursuant to Minnesota Statutes, Chapter 389.09, Subd. 2, this Common Interest Community Plat has been approved this 22 day of Dec., 2008.

Deputy Mower County Surveyor

COUNTY AUDITOR'S CERTIFICATE

Transfer entered this 31st day of December, 2008.

Mower County Auditor

DESCRIPTION OF ADDITIONAL REAL ESTATE

Lot 9, Block 2, Morgan's Addition, as the same is platted and recorded in the office of the County Recorder of Mower County, Minnesota; less the North one foot of said Lot 9 and less the South 55 feet of said Lot 9, Block 2.

LEGEND

- =5/8"ø X 16" iron stake monument (capped RLS 13807)–Placed
- =Iron stake monument–Found
- =Bollards
- =Telephone Pedestal
- =Power Pole
- =Fire hydrant
- =Catch Basin
- =Deciduous Tree
- =CONCRETE
- =BITUMINOUS
- =GRAVEL

NOTES

1. GREEN AREAS AND BITUMINOUS SURFACE DRIVEWAY ARE COMMON ELEMENTS.
2. PARKING LOTS, SIDE WALKS AND GREEN AREAS ARE COMMON ELEMENTS
3. STAIRWELL AND ACCESS AREA FOR UNITS 5 & 6 IS A LIMITED COMMON ELEMENT
4. DIMENSIONS SHOWN FROM THE PROPERTY LINES TO THE BUILDINGS, AND THE EXTERIOR BUILDINGS DIMENSIONS SHOWN ARE TO THE OUTSIDE FACE OF FOUNDATION WALLS.
5. SEE SHEET NO. 2 FOR SITE PLAN DETAILS AND FLOOR PLAN.
6. ALL UNITS ARE COMMERCIAL UNITS.

BUILDING NOTE

1. EXTERIOR DIMENSIONS SHOWN ARE TO OUTSIDE FACE OF FOUNDATION WALLS

BENCHMARK

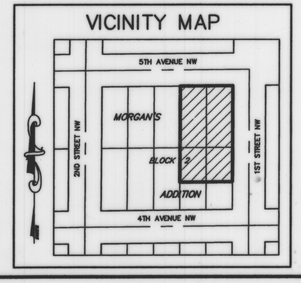
TOP NUT OF FIRE HYDRANT NORTHEAST CORNER OF 21st AVENUE NW AND 7th STREET NW = 1227.31 NGVD

BASIS OF BEARING SYSTEM :

ALL BEARINGS ARE BASED UPON THE MNDOT MOWER COUNTY COORDINATE SYSTEM NAD 83 (96) HARN ADJUSTMENT

0 10 20 40 60
SCALE IN FEET

VICINITY MAP



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

AUGUST 2008
DRAWN BY ANDY MCGOWAN
08–318CP.DWG