

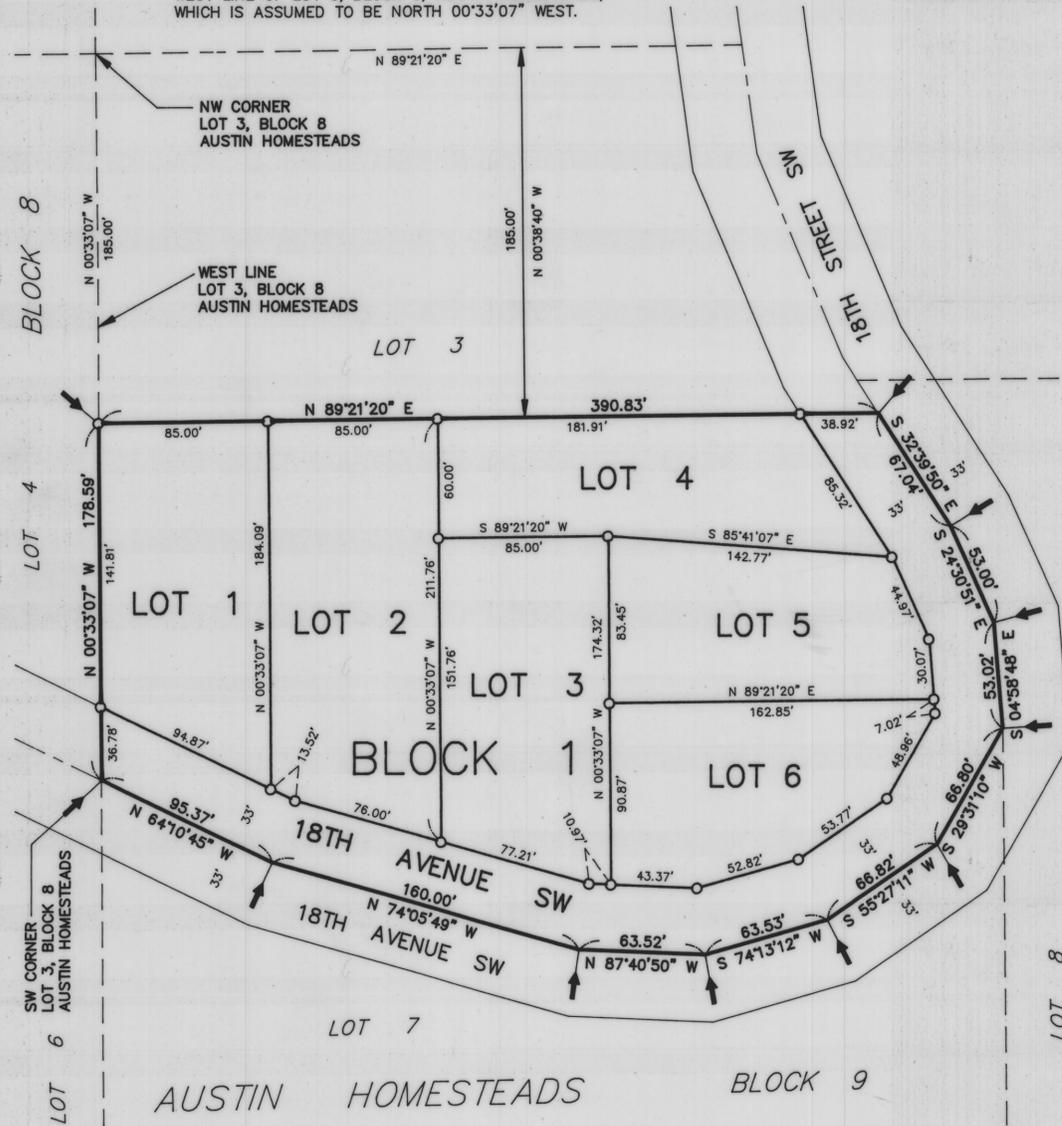
BIGELOW ACRES

A REPLAT OF PART OF LOT 3, BLOCK 8, AUSTIN HOMESTEADS CITY OF AUSTIN COUNTY OF MOWER STATE OF MINNESOTA

NOTE: THE SEGMENTS OF THE SOUTHERLY & EASTERLY LINE OF BLOCK 1, BIGELOW ACRES ARE PARALLEL WITH AND OFFSET 33 FEET FROM THE SOUTHERLY AND EASTERLY LINE OF LOT 3, BLOCK 8, AUSTIN HOMESTEADS.

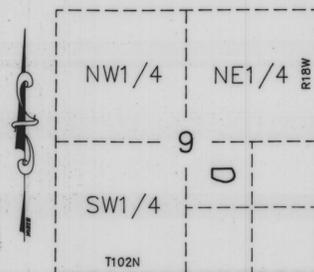
BASIS OF BEARING SYSTEM :

ALL BEARINGS ARE BASED UPON THE BEARING OF THE WEST LINE OF LOT 3, BLOCK 8, AUSTIN HOMESTEADS, WHICH IS ASSUMED TO BE NORTH 00°33'07" WEST.

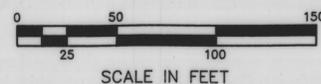


INDEX MAP

Scale: 1"=2000'



AREA OF REPLAT = 1.82 ACRES ±



LEGEND

- = 5/8" ø x 16" iron 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

DECEMBER 1994

DRAWN BY GENE E. BUHR, EIT

CERTIFICATE OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That Joel Bigelow & Sons Enterprises, Inc., a Minnesota corporation 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 3, Block 8, Austin Homesteads, as the same is platted and recorded in the office of the County Recorder of Mower County, Minnesota; less the North 185.00 feet thereof, said 185.00 feet being measured perpendicular to the north line of said Lot 3.

Having caused the above described premises to be surveyed and platted as shown hereon, to be known as BIGELOW ACRES, do by these presents dedicate to the public for public use forever the thoroughfare appearing hereon.

Witness our hands and seal this 16 day of JANUARY, 1995.

JOEL BIGELOW & SONS ENTERPRISES, INC.
a Minnesota corporation

Joel Bigelow Pres.
Joel Bigelow President

STERLING STATE BANK,
a Minnesota corporation

Joanne E. Maxfield
Joanne E. Maxfield
Senior Vice-President

STATE OF MINNESOTA)
COUNTY OF Dodge) ss

The foregoing instrument was acknowledged before me this 16th day of January, 1995 by Joel Bigelow, President of Joel Bigelow & Sons Enterprises, Inc., a Minnesota corporation, on behalf of the corporation.



Sandra Techmauer
Notary Public
Dodge County, Minnesota
My Commission Expires 4-26-95

STATE OF MINNESOTA)
COUNTY OF MOWER)

The foregoing instrument was acknowledged before me this 17th day of January, 1995 by Joanne E. Maxfield, Senior Vice-President of Sterling State Bank, a Minnesota corporation, on behalf of the corporation.



Betty J. Johnson
Notary Public
Mower County, Minnesota
My Commission Expires 1-31-2000

TITLE OPINION

I, Paul M. Ohl, 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 M. Ohl

SURVEYOR'S CERTIFICATE

I, John H. Schulte IV, a duly registered land surveyor, do this 12 day of Jan., 1995, 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 12 day of Jan., 1995 by John H. Schulte IV.



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

CITY RECORDER'S CERTIFICATE

STATE OF MINNESOTA)
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 FEB 6, 1995, by Resolution No. 10252, duly passed at said meeting, the said Common Council did duly accept, confirm and approve the attached plat of BIGELOW ACRES, in said County, and that said resolution was duly published in the official newspaper of the City of Austin on FEB 27, 1995.

Date: MAR 1, 1995

Douglas E. Salander
City Recorder

COUNTY TREASURER'S CERTIFICATE

I hereby certify that, on this the 1 day of March, 1995, 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 15 day of MARCH, 1995.

Sharon W. Verneid
County Auditor, Mower County, MN

COUNTY RECORDER'S CERTIFICATE

STATE OF MINNESOTA)
COUNTY OF MOWER)

INSTRUMENT NUMBER 435217

I hereby certify that this instrument was filed in the office of the County Recorder for record on this 1 day of Mar, 1995, at 4 o'clock P.M., and was duly recorded in the Mower County records as Instrument Number BK14 Plats pg 92.

Charles Enger
County Recorder

By: *Aaron M. Davis*
Deputy