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OFFICIAL PLAT

DOWN TOWN PLAZA SHOPPING CENTER THIRD SUBDIVISION

A REPLAT OF A PART OF LOT 1, DOWN TOWN PLAZA SHOPPING CENTER REARRANGED PLAT

CITY OF AUSTIN COUNTY OF MOWER STATE OF MINNESOTA

CERTIFICATE OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That Warwick D. Ford and Barbara A. Ford, Co-Trustees under Declaration of Trust dated December 29, 1981 for the benefit of The Ford Family Trust, owners and proprietors of the following described property situated in the County of Mower, State of Minnesota, to wit:

That part of Lot 1, Down Town Plaza Shopping Center, Rearranged Plat of Outlots A, B and C of Down Town Plaza Shopping Center Subdivision in the south half of the southeast quarter of Section 34, Township 103 North, Range 18 West in the City of Austin, Mower County, Minnesota, lying south of a line (herein called Line "A") which Line A both intersects the east line of said Lot 1 at an angle of 90°, passes through a point (herein called Point "B") hereinafter described, and intersects the west line of said Lot 1; Point B is a point upon a line (herein called Line "C") which Point B is 458 feet south of the north line of said Lot 1 and which Line C is parallel to the east line of said Lot 1 and intersects the north line of said Lot 1 at a point on said north line (herein called Point "D") which Point D is 197 feet west (along said north line) of the northeast corner of said Lot 1;

more particularly described as follows:

Commencing at the point of intersection of the aforedescribed Line A with the east line of said Lot 1;

thence North 88°30'32" West a distance of 448.63 feet, on said Line A, assuming the east line of said Lot 1 has a bearing of North 01°29'28" East, to a point on the west line of said Lot 1;

thence South 00°35'28" West a distance of 444.21 feet, on the west line of said Lot 1, to the southwest corner thereof;

thence North 89°58'28" East a distance of 441.81 feet, on the south line of said Lot 1, to the southeast corner thereof;

thence North 01°29'28" East a distance of 432.46 feet, on the east line of said Lot 1, to the point of beginning;

having caused the above described premises to be surveyed and platted as shown hereon, to be known as DOWN TOWN PLAZA SHOPPING CENTER THIRD SUBDIVISION, do by these presents dedicate to the public the easement appearing hereon, for the use of the municipality or other public utilities, for the installation and maintenance of facilities installed in said easement to serve adjacent or other premises in the vicinity.

Witness our hands this 20 day of March, 1990.

Warwick D. Ford TTE
Warwick D. Ford, Trustee

Barbara A. Ford TTE
Barbara A. Ford, Trustee

STATE OF Ca)
) SS
COUNTY OF Santa Barbara)

The foregoing instrument was acknowledged before me this 20 day of March, 1990 by Warwick D. Ford and Barbara A. Ford, Co-Trustees under Declaration of Trust dated December 29, 1981 for the benefit of The Ford Family Trust.

OFFICIAL SEAL
YVONNE L. BARROW
NOTARY PUBLIC - CALIFORNIA
PRINCIPAL OFFICE IN
SANTA BARBARA COUNTY
My Commission Exp. May 29, 1993

Notary Public
My Commission Expires 5-29-93

SURVEYOR'S CERTIFICATE

I, John H. Schulte IV, a duly registered land surveyor, do this 21 day of March, 1990, 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 to be designated in accordance with Section 505.02 of 1965 Minnesota Statutes, except as shown on the plat.

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 21 day of March, 1990, by John H. Schulte IV.

Elaine G. Wallace
Notary Public—Minnesota
Waseca County
My Comm. Exp. 2-5-92

Elaine G. Wallace, Notary Public
Waseca County, Minnesota
My Commission Expires Feb. 5, 1992

TITLE OPINION

I, PATRICK A. OMAN, 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)
) 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 MARCH 14 1990, by Resolution No. 9108, duly passed at said meeting, the said Common Council did duly accept, confirm and approve the attached plat of DOWN TOWN PLAZA SHOPPING CENTER THIRD SUBDIVISION, in said County, and that said resolution was duly published in the official newspaper of the City of Austin on MARCH 25, 1990.

Date: MARCH 26, 1990

Richard Benzkofer
City Recorder

COUNTY TREASURER'S CERTIFICATE

I hereby certify that, on this the 21st day of March, 1990, the current taxes have been paid on the land described herein.

Eileen Tapager
County Treasurer, Mower County, MN

COUNTY AUDITOR'S CERTIFICATE

No delinquent taxes due, and current taxes are paid, and transfer has been entered this 21st day of March, 1990.

Sherwood W. Voreide
County Auditor, Mower County, MN

COUNTY RECORDER'S CERTIFICATE

STATE OF MINNESOTA)
) SS
COUNTY OF MOWER)

INSTRUMENT NUMBER 398703

I hereby certify that this instrument was filed in the office of the County Recorder for record on this 26 day of March, 1990, at 3 o'clock P M., and was duly recorded in the Mower County records as Instrument Number 398703.

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County Recorder

By:
Deputy

JONES, HAUGH & SMITH INC.
Civil Engineers & Land Surveyors
Albert Lea, Minnesota

JANUARY 1990
GEB

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