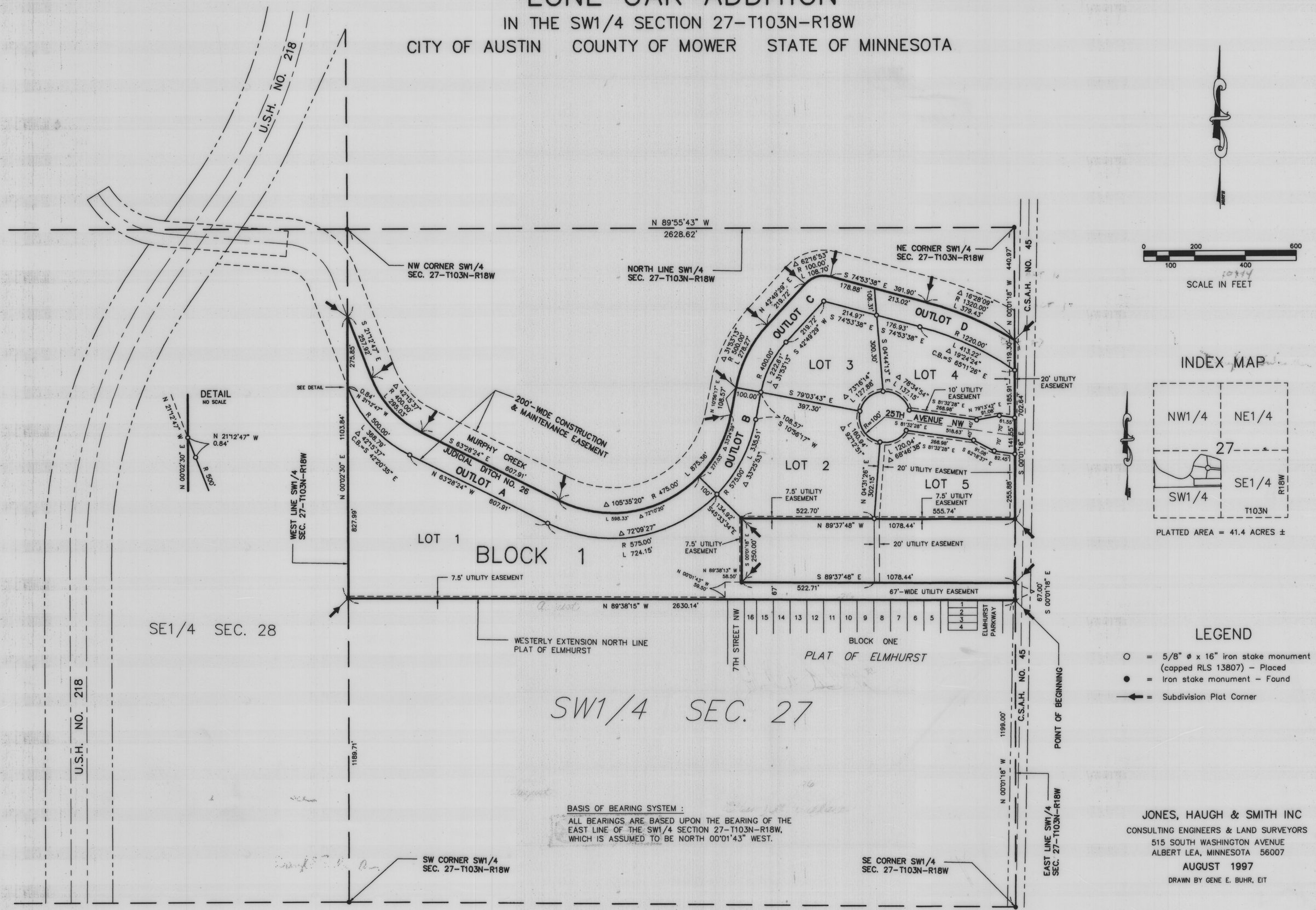
OFFICIAL PLAT

LONE OAK ADDITION

IN THE SW1/4 SECTION 27-T103N-R18W

CITY OF AUSTIN COUNTY OF MOWER STATE OF MINNESOTA



BASIS OF BEARING SYSTEM :

ALL BEARINGS ARE BASED UPON THE BEARING OF THE EAST LINE OF THE SW1/4 SECTION 27-T103N-R18W, WHICH IS ASSUMED TO BE NORTH 00°01'43" WEST.

INDEX MAP

PLATTED AREA = 41.4 ACRES ±

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

AUGUST 1997

DRAWN BY GENE E. BUHR, EIT

LONE OAK ADDITION

IN THE SW1/4 SECTION 27–T103N–R18W

CITY OF AUSTIN COUNTY OF MOWER STATE OF MINNESOTA

CERTIFICATE OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That the City of Austin, a Minnesota Municipal Corporation, owner and proprietor of the following described property situated in the City of Austin, County of Mower, State of Minnesota, to-wit:

All that part of the SW 1/4 Section 27-T103N-R18W, Mower County, Minnesota; described as follows:

Commencing at the southeast corner of the SW 1/4 of said Section 27; thence North 00°01'18" West a distance of 1199.00 feet, on an assumed bearing on the east line of said SW 1/4, to a point on the north line of the Plat of Elmhurst, as the same is platted and recorded in the office of the County Recorder of Mower County, Minnesota, which is the point of beginning;

thence North 89°38'15" West a distance of 2630.14 feet, on the north line of said Plat of Elmhurst, and a westerly extension of said north line, to a point on the west line of said SW 1/4, which is 1189.71 feet north of the southwest corner thereof;

thence North 00°02'30" East a distance of 1103.84 feet, to a point on the centerline of Judicial Ditch No. 26 (Murphy Creek);

thence Easterly along the centerline of said Judicial Ditch No. 26, as follows:

South 21°12'47" East a distance of 257.92 feet;

Southeasterly a distance of 295.03 feet, on a tangential curve, concave to the northeast with a radius of 400.00 feet and a central angle of 42°15'37";

South 63°28'24" East a distance of 607.91 feet, on a tangential line;

Southeasterly and Northeasterly a distance of 875.36 feet, on a tangential curve, concave to the northwest, with a radius of 475.00 feet and a central angle of 105°35'20";

North 10°56'17" East a distance of 108.57 feet, on a tangential line;

Northeasterly a distance of 278.27 feet, on a tangential curve, concave to the southeast, with a radius of 500.00 feet, and a central angle of 31°53'13";

North 42°49'29" East a distance of 219.72 feet, on a tangential line;

Easterly a distance of 108.70 feet, on a tangential curve, concave to the south with a radius of 100.00 feet and a central angle of 62°16'53";

South 74°53'38" East a distance of 391.90 feet, on a tangential line;

Southeasterly a distance of 379.43 feet, on a tangential curve, concave to the southwest with a radius of 1320.00 feet and a central angle of 16°28'09", to a point on the east line of said SW 1/4;

thence South 00°01'18" East a distance of 702.64 feet, on a nontangential line on the east line of said SW 1/4;

thence North 89°37'48" West a distance of 1078.44 feet;

thence South 00°01'18" East a distance of 250.00 feet, to a point 67 feet north of the north line of said Plat of Elmhurst;

thence South 89°37'48" East a distance of 1078.44 feet, on a line parallel with and 67 feet north of the north line of said Plat of Elmhurst, to a point on the east line of said SW 1/4;

thence South 00°01'18" East a distance of 67.00 feet, on the east line of said SW 1/4, to the point of beginning.

Having caused the above described premises to be surveyed and platted as shown hereon, to be known as LONE OAK ADDITION, do by these presents dedicate to the public use forever the thoroughfare and 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 23 day of DEC, 1997.

CITY OF AUSTIN,
A Minnesota Municipal Corporation

Bonnie Besse Rietz
Bonnie Besse Rietz
Mayor

Daryl E Sulander
Daryl E. Sulander
City Recorder

STATE OF MINNESOTA)
) ss
COUNTY OF MOWER)

The foregoing instrument was acknowledged before me this 23rd day of Dec., 1997 by Bonnie Besse Rietz and Daryl E. Sulander, Mayor and City Recorder, respectively for the City of Austin, a Minnesota Municipal Corporation, on behalf of the corporation.

Lucy M. Johnson
Notary Public
Mower County, Minnesota
My Commission Expires 1-31-00

LUCY M. JOHNSON
NOTARY PUBLIC—MINNESOTA
MY COMMISSION EXPIRES 1-31-00

RESTRICTIVE COVENANT

Utility Easements: Easements for the installation and maintenance of electric, gas and water lines and mains are reserved upon those portions of the platted property designated on the plat as such, and no buildings, fences or other obstructions shall be placed upon the property included in such easements, without the consent of Austin Utilities and its heirs and assigns.

SURVEYOR'S CERTIFICATE

I, John H. Schulte IV, a duly registered land surveyor, do this 26 day of August, 1997, 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,
Registered Land Surveyor
Minnesota Reg. No. 13807

STATE OF MINNESOTA)
) ss
COUNTY OF FREEBORN)

The foregoing instrument was acknowledged before me this 26 day of August, 1997 by John H. Schulte IV.

Elaine G. Wallace
Elaine G. Wallace, Notary Public
Waseca County, Minnesota
My Commission Expires 1-31-2000

ELAINE G. WALLACE
NOTARY PUBLIC—MINNESOTA
MY COMMISSION EXPIRES 1-31-2000

TITLE OPINION

I, DAVID V. HOVERSTEN, 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.

David V. Hoversten

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 OCT 6, 1997, by Resolution No. 10944, duly passed at said meeting, the said Common Council did duly accept, confirm and approve the attached plat of LONE OAK ADDITION, in said County, and that said resolution was duly published in the official newspaper of the City of Austin on OCT 10, 1997. This plat has been submitted to and written comments and recommendations have been received from the Mower County Highway Engineer.

Date: DEC 23, 1997

Daryl E Sulander
City Recorder

COUNTY TREASURER'S CERTIFICATE

I hereby certify that, on this the 25 day of Feb, 1998, 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 27 day of JAN, 1998.

Thomas G. Nagle
County Auditor, Mower County, MN
By Cory Arch

COUNTY RECORDER'S CERTIFICATE

STATE OF MINNESOTA)
) ss
COUNTY OF MOWER)

INSTRUMENT NUMBER 459989

I hereby certify that this instrument was filed in the office of the County Recorder for record on this 2 day of March, 1998, at 11 o'clock A.M., and was duly recorded in the Mower County records as Instrument Number 459989. Book 15 plats page 61

Charles Enger
County Recorder

By: Susan M. Davis
Deputy