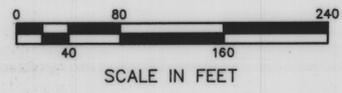
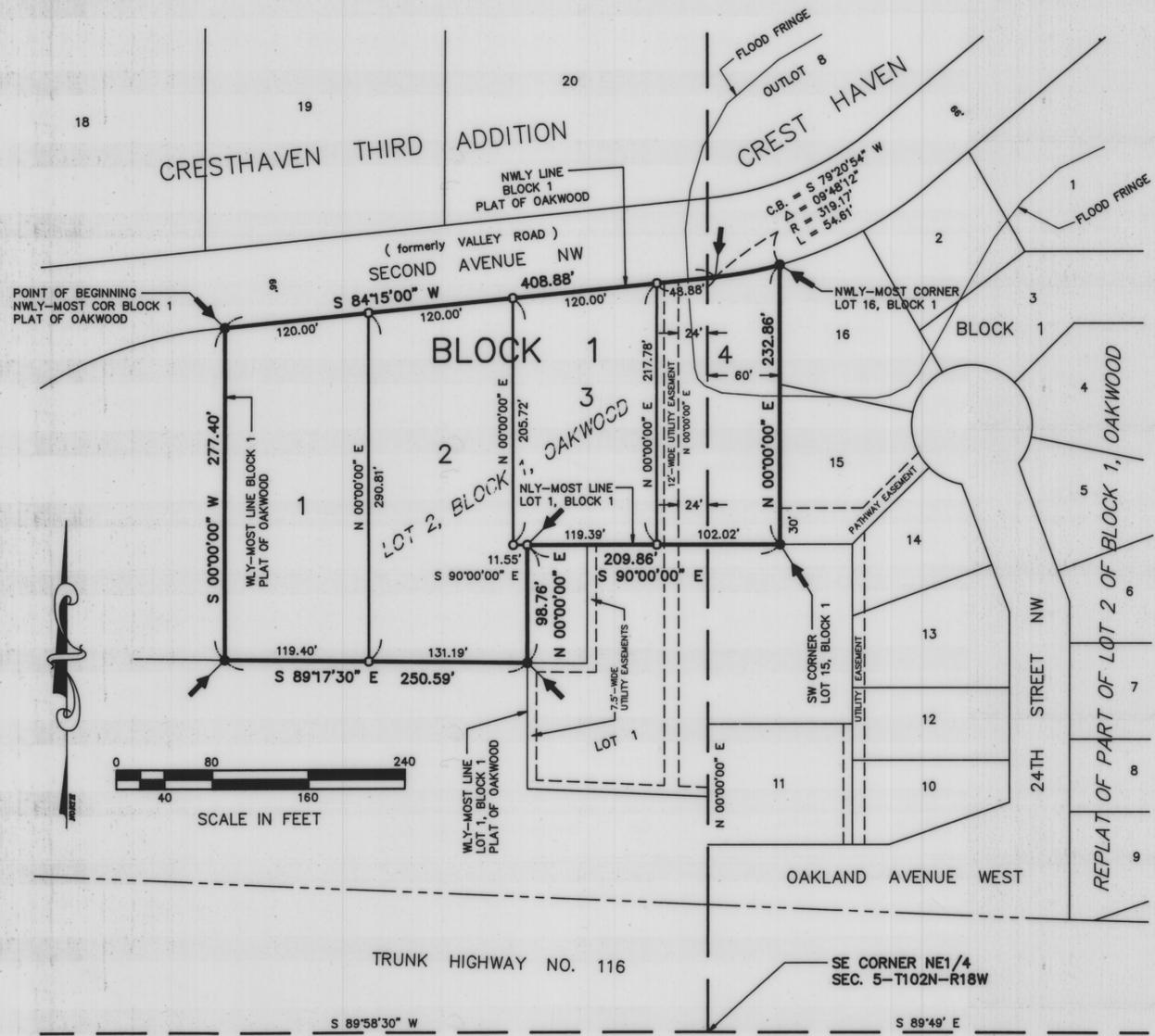
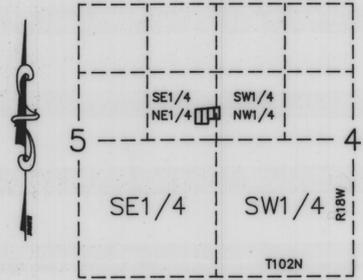


# OAKWOOD SECOND ADDITION

A REPLAT OF PART OF LOT 2, BLOCK 1, OAKWOOD  
CITY OF AUSTIN COUNTY OF MOWER STATE OF MINNESOTA



### INDEX MAP



AREA OF REPLAT = 2.72 ACRES ±

- ### LEGEND
- = 5/8" ø x 16" iron stake monument (capped RLS 13807) - Placed
  - = Iron stake monument - Found
  - ← = Subdivision Plat Corner
  - FLOOD FRINGE = Buildings permitted in accordance with special requirements set forth by the City of Austin Planning and Zoning Dept.

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

FEBRUARY 1996  
DRAWN BY GENE E. BUHR, EIT

BASIS OF BEARING SYSTEM:  
ALL BEARINGS ARE BASED UPON THE BEARING OF THE WESTERLY-MOST LINE OF BLOCK 1, PLAT OF OAKWOOD, WHICH IS ASSUMED TO BE SOUTH 00°00'00" WEST.

### CERTIFICATE OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That Beverly A. VanRuden and Dennis M. VanRuden, husband and wife; James W. Cox, a single person; Curtis W. Cornell and Susan K. Cornell, husband and wife; 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:

All that part of Lot 2, Block 1, Plat of Oakwood, as the same is platted and recorded in the office of the County Recorder of Mower County, Minnesota; described as follows:

Commencing at the northwesterly-most corner of said Block 1;  
thence South 00°00'00" West a distance of 277.40 feet, on an assumed bearing on the westerly-most line of said Block 1;  
thence South 89°17'30" East a distance of 250.59 feet, on a southerly line of said Block 1, to a point on the westerly-most line of Lot 1, in said Block 1;  
thence North 00°00'00" East a distance of 98.76 feet, on a northerly extension of the westerly-most line of said Lot 1, to the point of intersection with a westerly extension of the northerly-most line thereof;  
thence South 90°00'00" East a distance of 209.86 feet, on the northerly-most line of said Lot 1, and a westerly extension thereof, to the southwest corner of Lot 15, Block 1, in the Replat of Part of Lot 2 of Block 1, Oakwood, as the same is platted and recorded in the office of the County Recorder of Mower County, Minnesota;  
thence North 00°00'00" East a distance of 232.86 feet, on the west line of Lots 15 & 16, Block 1, in said Replat of Part of Lot 2 of Block 1, Oakwood, to the northwesterly-most corner of said Lot 16;  
thence Southwesterly a distance of 54.61 feet, on the northwesterly line of said Block 1, Plat of Oakwood, on a nontangential curve, concave to the north, with a radius of 319.17 feet, a central angle of 09°48'12" and a chord bearing of South 79°20'54" West;  
thence South 84°15'00" West a distance of 408.88 feet, on a tangential line, on the northwesterly line of said Block 1, Plat of Oakwood, to the point of beginning.

Having caused the above described premises to be surveyed and platted as shown hereon, to be known as OAKWOOD SECOND ADDITION, do by these presents dedicate to the public for public use forever the 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 8th day of Sept, 1996.

Beverly A. VanRuden James W. Cox  
Beverly A. VanRuden James W. Cox  
Dennis M. VanRuden  
Dennis M. VanRuden  
Curtis W. Cornell Deborah A. Uecker  
Curtis W. Cornell Deborah A. Uecker  
Assistant Vice President  
Susan K. Cornell  
Susan K. Cornell

STATE OF MINNESOTA )  
COUNTY OF MOWER )

The foregoing instrument was acknowledged before me this 8th day of Sept, 1996 by Beverly A. VanRuden and Dennis M. VanRuden, husband and wife.



Charles E. Farnham  
Notary Public, My Commission Expires

STATE OF MINNESOTA )  
COUNTY OF MOWER )

The foregoing instrument was acknowledged before me this 8th day of Sept, 1996 by Curtis W. Cornell and Susan K. Cornell, husband and wife.



Charles E. Farnham  
Notary Public, My Commission Expires

STATE OF MINNESOTA )  
COUNTY OF MOWER )

The foregoing instrument was acknowledged before me this 8th day of Sept, 1996 by James W. Cox, a single person.



Charles E. Farnham  
Notary Public, My Commission Expires

STATE OF MINNESOTA )  
COUNTY OF MOWER )

The foregoing instrument was acknowledged before me this 9th day of Sept, 1996 by Deborah A. Uecker, Assistant Vice President of Sterling State Bank, a Minnesota corporation, on behalf of the corporation.



Charles E. Farnham  
Notary Public, My Commission Expires

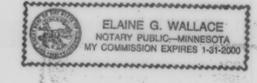
### SURVEYOR'S CERTIFICATE

I, John H. Schulte IV, a duly registered land surveyor, do this 15 day of March, 1996, 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 )

The foregoing instrument was acknowledged before me this 15 day of March, 1996, by John H. Schulte IV.



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

### TITLE OPINION

I, David Hoveston, 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 Hoveston

### 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 March 18, 1996, by Resolution No. 10577, duly passed at said meeting, the said Common Council did duly accept, confirm and approve the attached plat of OAKWOOD SECOND ADDITION, in said County, and that said resolution was duly published in the official newspaper of the City of Austin on March 25, 1996.

Date: SEP 12, 1996

Daryl E. Silander  
City Recorder

### COUNTY TREASURER'S CERTIFICATE

I hereby certify that, on this the 16th day of Sept, 1996, the current taxes have been paid on the land described herein.

Russell Smith  
County Treasurer, Mower County, MN

### COUNTY AUDITOR'S CERTIFICATE

No delinquent taxes due, and current taxes are paid, and transfer has been entered this 16 day of Sept, 1996.

Sherrwood W. Weiside  
County Auditor, Mower County, MN  
V. J. Jansen, Deputy

### COUNTY RECORDER'S CERTIFICATE

STATE OF MINNESOTA )  
COUNTY OF MOWER )

I hereby certify that this instrument was filed in the office of the County Recorder for record on this 16th day of Sept, 1996, at 3 o'clock P.M., and was duly recorded in the Mower County records as Instrument Number 447869. Book 15 Page 44

Charles Engel  
County Recorder  
By: Sherryl Taylor  
Deputy