

PINE MANOR ADDITION

To the CITY of AUSTIN
COUNTY of MOWER STATE of MINNESOTA

DEDICATION CERTIFICATE

STATE OF IOWA)
)SS
COUNTY OF LINN)

The undersigned Property Investments (a partnership), hereby states as follows:
1. The undersigned is the owner of the land in Mower County, Minnesota described as follows:

The following described portions of the Northwest Quarter of the Southwest Quarter of Section 4 and the Northeast Quarter of the Southeast Quarter of Section 5, all in Township 102 North, Range 18 West: (1) Commencing at the Northeast Corner of the Southeast Quarter of said Section 5, thence Southerly 70.01 feet along the East line of said quarter section to the point of beginning of the land being described, which point lies on the Southerly boundary of the right-of-way of U.S. Highway 116 and is marked by a Judicial Landmark labeled B; (2) Thence Westerly at a deflection angle to the right of 92° 03' for 235.87 feet along the Southerly boundary of U.S. Highway 116, which point is marked by a Judicial Landmark labeled A; (3) Thence Southerly at a deflection angle to the left of 92° 49' 40" for 293.98 feet; (4) Thence Southerly at a deflection angle to the right of 0° 46' 40" for 135.82 feet; (5) Thence Easterly at a deflection angle to the left of 90° 37' 46" for 231.74 feet to the East line of said Section 5 and the West line of said Section 4, passing through a Judicial Landmark labeled H located 1.00 foot East of the West end of said line; (6) Thence Easterly at a deflection angle to the right of 0° 08' 56" for 314.92 feet to the West line of 24th Street Southwest (formerly Crestwood Road) in the City of Austin, passing through a Judicial Landmark labeled G located 107.97 feet West of the East end of said line at the intersection of said line with the South-easterly line of the telephone company easements recorded in Book W of Miscellaneous, pages 33 and 34, and through a Judicial Landmark labeled F located 0.15 of a foot West of the East end of said line; (7) Thence as follows, along the West line of said 24th Street Southwest: (a) Northwesterly at a deflection angle to the left of 105° 14' 11" for 92.14 feet to the point of commencement of a curve having a central angle of 1° 47' and a radius of 5762.65 feet; (b) Northwesterly along this curve for 179.37 feet to the point of termination of said curve, passing through a Judicial Landmark labeled E located 118.04 feet Northerly from the Southeast corner of said tract, measured along the Easterly line of said tract; (c) North-westerly 143.12 feet to the Southerly right-of-way line of U.S. Highway 116 at a point which lies 209.34 feet more or less from the West line of the Southwest Quarter of said Section 4 at a point 8.00 feet South of the point of beginning, which point is marked by a Judicial Landmark labeled D; (8) Thence West 209.34 feet more or less, along the Southerly right-of-way line of said U.S. Highway 116 to the West line of said quarter section at a point 8.00 feet South of the point of beginning, which point is marked by a Judicial Landmark labeled C; (9) Thence North 8.00 feet along the West line of said quarter section and the Southerly line of the right of way of U.S. Highway 116 to the point of beginning.

2. The undersigned has caused said land to be surveyed by Harold H. Haugh, a Registered Land Surveyor of the State of Minnesota, and platted into the within plat of PINE MANOR ADDITION TO THE CITY OF AUSTIN. The portion of said plat designated thereon as 25th Street S.W. is hereby dedicated to the City of Austin in said county for a public street. The portions of said plat designated thereon as Utility Easements are hereby dedicated for public utility purposes to said City of Austin, and no buildings or similar obstructions shall be located thereon.

Dated May 14, 1977.

PROPERTY INVESTMENTS
By David R. Lubben
Partner

STATE OF ~~IOWA~~) MINNESOTA
)SS
COUNTY OF ~~LINN~~) MOWER

The foregoing instrument was acknowledged before me this 14th day of May, 1977 by David R. Lubben, partner, in behalf of Property Investments, a partnership.

4254
OFFICE OF THE REGISTRAR OF TITLES
State of Minnesota - County of Mower

I hereby Certify that the within instrument was filed in this office on the 30 day of June, 1977 at 4 o'clock P.M. in Book 12 of PLATS pg. 31
Charles Engler
Registrar of Titles
By Dorothy Johnson
Deputy Registrar of Titles



SURVEYOR'S CERTIFICATE

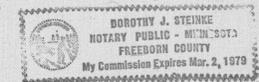
STATE OF MINNESOTA)
)SS
COUNTY OF FREEBORN)

I, Harold H. Haugh, a duly registered land surveyor of the State of Minnesota, being first duly sworn, do hereby state and certify as follows: (1) At the request of Property Investments, a partnership, I surveyed and platted into lots, blocks and roadways, as shown on the within plat, to be known as PINE MANOR ADDITION TO THE CITY OF AUSTIN, the land described in the within Dedication Certificate of said Property Investments. (2) Said plat is a correct representation of said survey; all distances thereon are correctly shown in feet and decimal parts of a foot, and the angles are correctly shown in degrees and minutes; all monuments have been correctly placed on the ground as shown; and the outside boundary lines are correctly designated on the plat. (3) Said plat contains no wet lands. (4) The easements of Northwestern Bell Telephone Company recorded in Book W of Miscellaneous, pages 33 and 34 in the office of the County Recorder of said county and described in Certificate of Title No. 3807 in the office of the Registrar of Titles of said county, lie upon the strip of land 16.5 feet wide running across the Southeast portion of Block 2 in said plat, the location of which is shown on the face of the plat. (5) The approximate course of the following described easement, which drains a portion of said land and runs Easterly into Turtle Creek, is shown on said plat on the Northerly portion of Block 2, to-wit: the easement described in the deed from Banfield to Kehret recorded in Book 138 of Deeds, page 479 as "an easement across a portion of the North 570 feet of the Northwest quarter of the Southwest quarter of said Section 4 lying West of the centerline of Turtle Creek and East of the portion of said North 570 feet hereby conveyed, for one drainage tile line as now constructed". There is no surface evidence of the exact location of the tile.

Harold H. Haugh
Harold H. Haugh
Registered Land Surveyor
Registration Number 5907

Subscribed and sworn to before me this 12th day of May, 1977.

Dorothy J. Steinke



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 June 6, 1977, by Resolution No. 1055 duly passed at said meeting, the said Common Council did duly accept, confirm and approve the attached plat of PINE MANOR ADDITION TO THE CITY OF AUSTIN, in said county, and that said resolution was duly published in the official newspaper of the City of Austin on June 29, 1977.

Dated June 29, 1977.

Richard Bangsford
City Recorder

COUNTY AUDITOR'S CERTIFICATE

STATE OF MINNESOTA)
)SS
COUNTY OF MOWER)

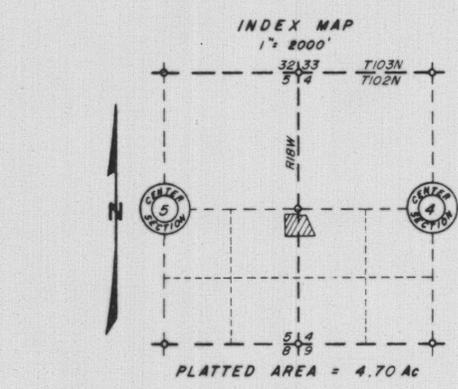
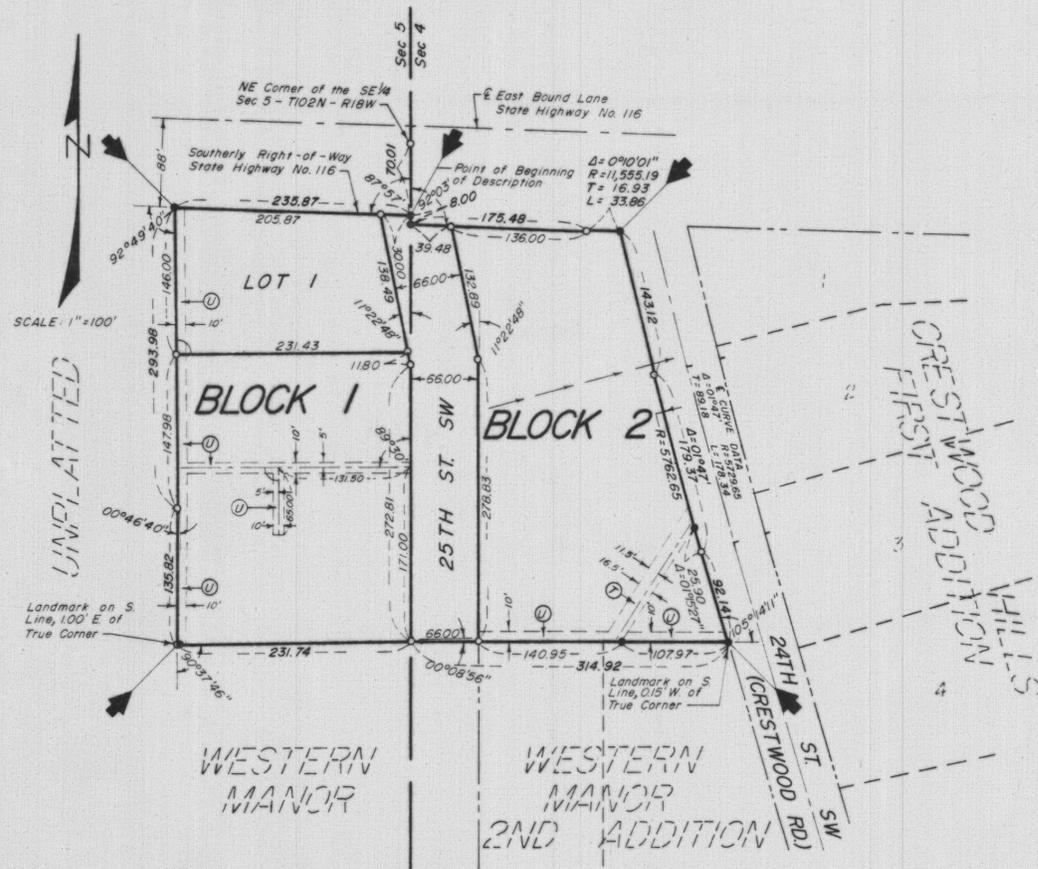
I, Graham R. Uzlik, the duly appointed, qualified and acting County Auditor of Mower County, Minnesota, and the person having official charge of the records of the proceedings of the Board of County Commissioners of said county, do hereby certify that at a regular meeting of said Board of County Commissioners on June 6, 1977, the said Board did duly accept, confirm and approve the attached plat of PINE MANOR ADDITION TO THE CITY OF AUSTIN.

Dated May, 1977.

Graham R. Uzlik
County Auditor
Mower County, Minnesota

I, Graham R. Uzlik, County Auditor, Mower County, Minnesota, hereby certify that liens, if any, against the above described premises in any drainage proceedings have been apportioned to the respective lots, tracts and parcels situated in the described tract, pursuant to Minnesota Statutes (1953) 106.401, as amended by 1957 Session Laws, Chapter 495.

Graham R. Uzlik
County Auditor



LEGEND
○ = Iron Stake Monument 5/8" dia
● = Judicial Landmark
▲ = Subdivision Corner
— = Drain Tile Easement
⊙ = Utility Easement
⊗ = Telephone Easement
∠ = 90°00' Angle
NOTE: Judicial Landmarks are 5/8" x 2 1/2" iron stakes w/aluminum caps bolted on.
JONES, HAUGH & SMITH INC.
Civil Engineers & Land Surveyors
Albert Lea, Minnesota
March 1977
Drawn by Lori Weik