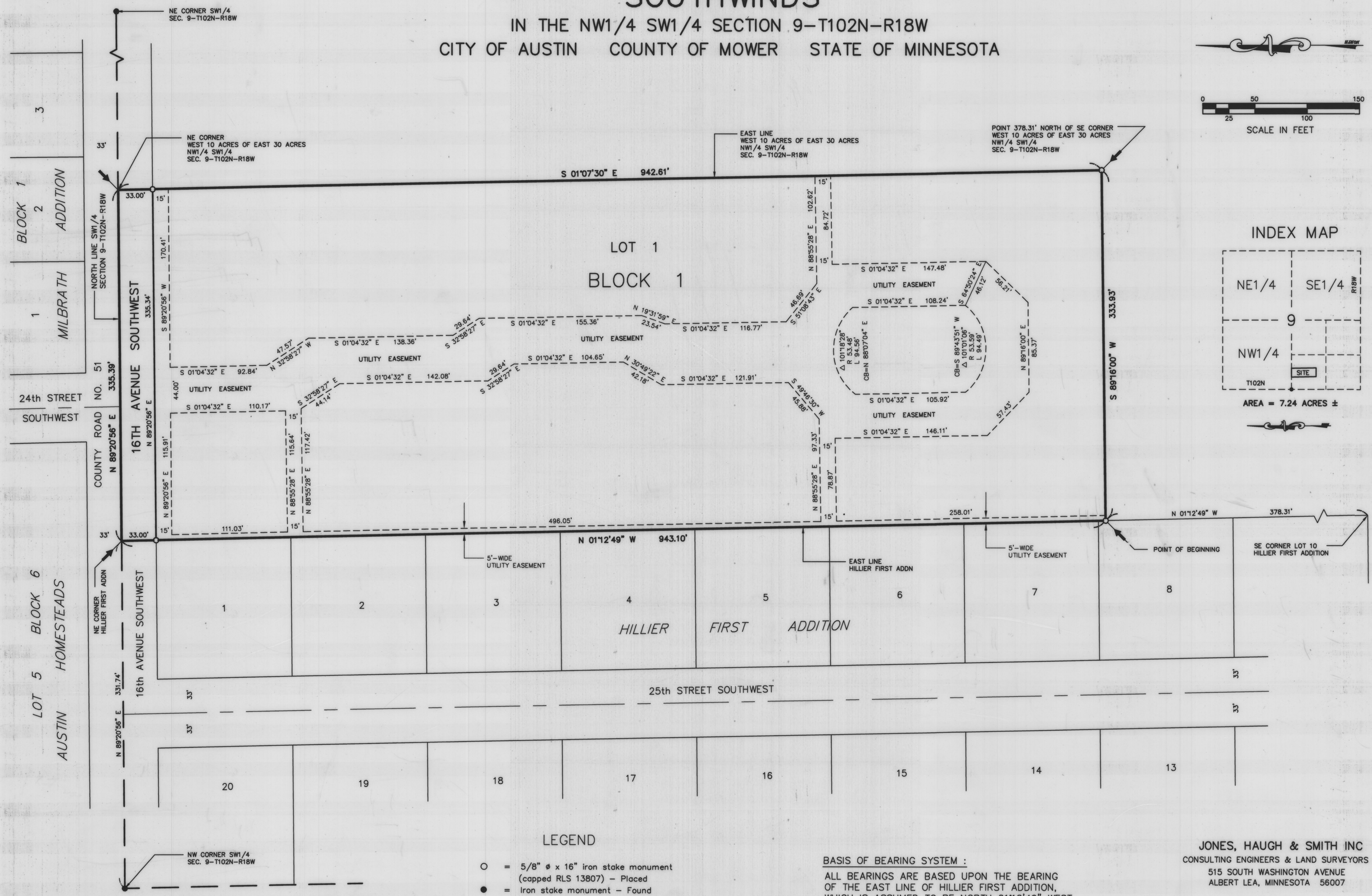
OFFICIAL PLAT

SOUTHWINDS

IN THE NW1/4 SW1/4 SECTION 9–T102N–R18W

CITY OF AUSTIN COUNTY OF MOWER STATE OF MINNESOTA



INDEX MAP

AREA = 7.24 ACRES ±

LEGEND

○ = 5/8" ø x 16" iron stake monument (capped RLS 13807) – Placed

● = Iron stake monument – Found

◄ = Subdivision Plat Corner

BASIS OF BEARING SYSTEM :

ALL BEARINGS ARE BASED UPON THE BEARING OF THE EAST LINE OF HILLIER FIRST ADDITION, WHICH IS ASSUMED TO BE NORTH 01°12'49" WEST.

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

DECEMBER 1997

DRAWN BY GENE E. BUHR, EIT

SOUTHWINDS

IN THE NW1/4 SW1/4 SECTION 9-T102N-R18W

CITY OF AUSTIN COUNTY OF MOWER STATE OF MINNESOTA

CERTIFICATE OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That Carriage Homes Inc., a Minnesota Corporation; and Zapp National Bank of St. Cloud, a National Banking Association; 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 the NW 1/4 SW 1/4 Section 9-T102N-R18W, Mower County, Minnesota; described as follows:

Commencing at the southeast corner of Lot 10, Hillier First Addition, as the same is platted and recorded in the office of the County Recorder of Mower County, Minnesota; thence North 01°12'49" West a distance of 378.31 feet, on an assumed bearing on the east line of said Hillier First Addition, to the point of beginning;

thence North 01°12'49" West a distance of 943.10 feet, on the east line of said Hillier First Addition, to the northeast corner thereof;

thence North 89°20'56" East a distance of 335.39 feet, on the north line of said SW 1/4, to the northeast corner of the west 10 acres of the east 30 acres of said NW 1/4 SW 1/4;

thence South 01°07'30" East a distance of 942.61 feet, on the east line of the west 10 acres of the east 30 acres of said NW 1/4 SW 1/4, to a point 378.31 feet north of the southeast corner of the west 10 acres of the east 30 acres of said NW 1/4 SW 1/4;

thence South 89°16'00" West a distance of 333.93 feet, to the point of beginning.

Having caused the above described premises to be surveyed and platted as shown hereon, to be known as SOUTHWINDS, 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 seals this 1st day of October, 1997.

CARRIAGE HOMES INC.
A Minnesota Corporation

John Arkell
John Arkell
President, Secretary

ZAPP NATIONAL BANK OF ST. CLOUD
A National Banking Association

William H. Anderson
William H. Anderson
Vice President

STATE OF MINNESOTA)
) ss
COUNTY OF WASHINGTON)

The foregoing instrument was acknowledged before me this 30 day of SEPT., 1997 by John Arkell, President, Secretary of Carriage Homes Inc., a Minnesota Corporation, on behalf of the corporation.

CORY ARKELL
NOTARY PUBLIC
MINNESOTA
My commission expires 01-31-2000

Cory Arkell
Notary Public
WASHINGTON County, Minnesota
My Commission Expires 1-31-2000

STATE OF MINNESOTA)
) ss
COUNTY OF Stearns)

The foregoing instrument was acknowledged before me this 1st day of October, 1997 by William H. Anderson, Vice President of Zapp National Bank of St. Cloud, a National Banking Association, on behalf of the association.

JODI ANDERSON
NOTARY PUBLIC - MINNESOTA
My Comm. Exp.

Jodi Anderson
Notary Public
Stearns County, Minnesota
My Commission Expires 1/31/00

SURVEYOR'S CERTIFICATE

I, John H. Schulte IV, a duly registered land surveyor, do this 26 day of Sept., 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 Sept., 1997 by John H. Schulte IV.

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

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

TITLE OPINION

I, J. Michael Enger, 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.

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.

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 June 16, 1997, by Resolution No. 10897, duly passed at said meeting, the said Common Council did duly accept, confirm and approve the attached plat of SOUTHWINDS, in said County, and that said resolution was duly published in the official newspaper of the City of Austin on June 23, 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 AUDITOR'S CERTIFICATE

No delinquent taxes due, and current taxes are paid, and transfer has been entered this 23 day of December, 1997.

Therese W Vanda By Cory Hoch
County Auditor, Mower County, MN

COUNTY TREASURER'S CERTIFICATE

I hereby certify that, on this the 23 day of December 1997, the current taxes have been paid on the land described herein.

Ruth E. Harris
County Treasurer, Mower County, MN

COUNTY RECORDER'S CERTIFICATE

STATE OF MINNESOTA)
) ss
COUNTY OF MOWER)

INSTRUMENT NUMBER 458521

I hereby certify that this instrument was filed in the office of the County Recorder for record on this 26 day of Dec, 1997, at 9 o'clock A.M., and was duly recorded in the Mower County records as Instrument Number 458521. BK 15 Plats Page 59

Charles Enger
County Recorder

By: Susan M. Davis
Deputy