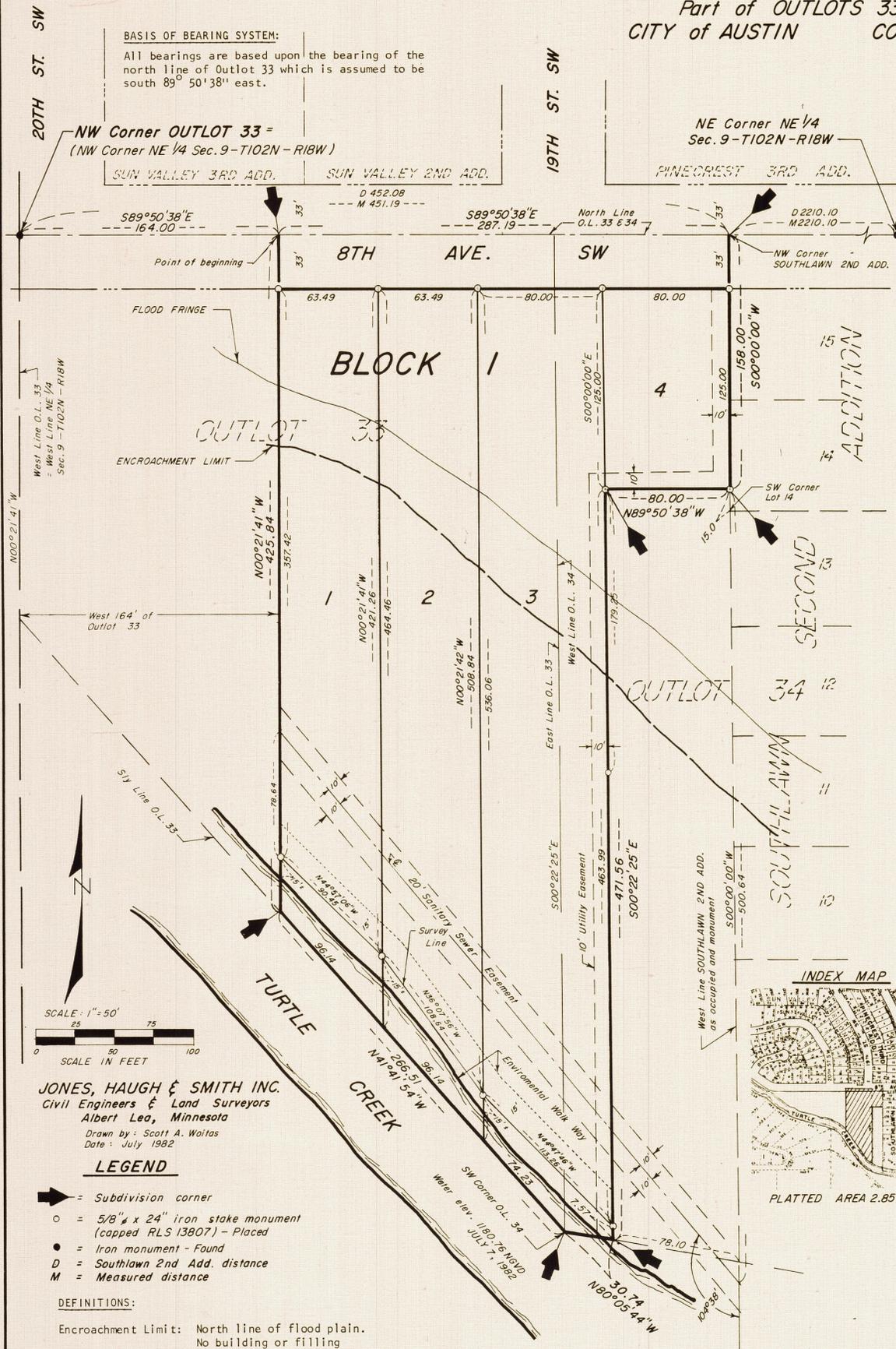


# WARD'S ADDITION

Part of OUTLOTS 33 and 34, In NE 1/4 Sec. 9 - T102N - R18W  
CITY of AUSTIN COUNTY of MOWER STATE of MINNESOTA

**BASIS OF BEARING SYSTEM:**  
All bearings are based upon the bearing of the north line of Outlot 33 which is assumed to be south 89° 50' 38" east.



PLATTED AREA 2.85 Acres ±

**JONES, HAUGH & SMITH INC.**  
Civil Engineers & Land Surveyors  
Albert Lea, Minnesota  
Drawn by: Scott A. Waitas  
Date: July 1982

- LEGEND**
- ▲ = Subdivision corner
  - = 5/8" x 24" iron stake monument (capped RLS 13807) - Placed
  - = Iron monument - Found
  - D = Southlawn 2nd Add. distance
  - M = Measured distance

**DEFINITIONS:**  
Encroachment Limit: North line of flood plain. No building or filling permitted.  
Flood Fringe: Building permitted in accordance with specification requirements set forth by the Austin City Charter and Code Chapter 12 Flood Plain Ordinance.

**BENCH MARK:** Tail of arrow of fire hydrant at NE corner 8th Avenue & 20th Street. Elevation 1196.20 FEET NGVD

**NOTE:** Locations of encroachment limit and flood fringe are approximate and were plotted using Army Corps of Engineers Plate #7 "Topographic Map of Flooded Area - Cedar River" (June 1969)

### CERTIFICATE OF DEDICATION

Lester H. Ward and Ruby Ward, his wife; and Sterling State Bank, a Minnesota Corporation, owning all of the following described premises in the City of Austin, Minnesota, to-wit:

All that part of Outlots 33 and 34, as shown on the plat of "Survey of NE 1/4 Section 9 - T102N - R18W" as the same is platted and recorded in the office of the County Recorder of Mower County, Minnesota, described as follows:

Commencing at the northwest corner of said Outlot 33, thence south 89° 50' 38" east 164.00 feet, on an assumed bearing on the north line of said Outlot 33, to the point of beginning;

thence south 89° 50' 38" east 287.19 feet, on the north line of said Outlots 33 and 34, to the northwest corner of "Plat of Southlawn Second Addition to Austin, Minnesota", as the same is platted and recorded in the office of the County Recorder of Mower County, Minnesota;

thence south 00° 00' 00" west 158.00 feet, on the west line of said Southlawn Second Addition, to a point 15 feet north of the southwest corner of Lot 14 in said Addition;

thence north 89° 50' 38" west 80.00 feet;

thence south 00° 22' 25" east 471.56 feet, on a line parallel with the west line of said Outlot 34, to a point on the south line thereof;

thence north 80° 05' 44" west 30.74 feet, on the south line of said Outlot 34, to the southwest corner thereof;

thence north 41° 41' 54" west 266.51 feet, on the southerly line of said Outlot 33, to the southeast corner of the "west 164.00 feet of said Outlot 33";

thence north 00° 21' 41" west 425.84 feet, on a line parallel with and 164.00 feet east of the west line of said Outlot 33, to the point of beginning, containing 2.85 acres more or less.

having caused the above described premises to be surveyed and platted as shown hereon, to be known as WARD'S ADDITION, do by these presents dedicate to the public for public use forever, and for the use of the public utilities, the thoroughfares appearing hereon, the environmental walkway, and also 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 24th day of August, 1982.

*Lester H. Ward*  
Lester H. Ward

*Ruby Ward*  
Ruby Ward

STERLING STATE BANK, AUSTIN, MINNESOTA  
*Jerald F. Mohrfeld*  
Jerald F. Mohrfeld, President

*Dennis W. Cunningham*  
Dennis W. Cunningham, Loan Officer

STATE OF MINNESOTA )  
COUNTY OF MOWER ) SS

The foregoing instrument was acknowledged before me this 24th day of August, 1982, by Lester H. Ward and Ruby Ward, his wife.

*Elaine M. Johnson*  
Elaine M. Johnson  
Notary Public  
Mower County, Minnesota  
My Commission Expires May 6, 1987

STATE OF MINNESOTA )  
COUNTY OF MOWER ) SS

The foregoing instrument was acknowledged before me this 10 day of September, 1982, by Jerald F. Mohrfeld and Dennis W. Cunningham, President and Loan Officer respectively of Sterling State Bank of Austin, a Minnesota corporation, on behalf of the corporation.

*Geraldine J. Oswald*  
Geraldine J. Oswald  
Notary Public  
STEEL COUNTY, MINNESOTA  
MY COMMISSION EXPIRES  
NOVEMBER 18, 1984

*Elaine M. Johnson*  
Elaine M. Johnson  
Notary Public  
Mower County, Minnesota  
My Commission Expires

*Geraldine J. Oswald*  
Geraldine J. Oswald  
Notary Public  
Mower County, Minnesota  
My Commission Expires

### SURVEYOR'S CERTIFICATE

I, John H. Schulte IV, a duly Registered Land Surveyor, do this 9th day of August, 1982, 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*  
John H. Schulte IV  
Registered Land Surveyor  
Minnesota Reg. No. 13807

STATE OF MINNESOTA )  
COUNTY OF FREEBORN ) SS

The foregoing instrument was acknowledged before me this 9th day of August, 1982, by John H. Schulte IV.

*Dorothy J. Steinke*  
DOROTHY J. STEINKE  
NOTARY PUBLIC - MINNESOTA  
FREEBORN COUNTY  
MY COMMISSION EXPIRES MAR. 2, 1986

*Dorothy J. Steinke*  
Dorothy J. Steinke  
Notary Public  
Freeborn County, Minnesota  
My Commission Expires March 2, 1986

### CITY APPROVAL

STATE OF MINNESOTA )  
COUNTY OF MOWER ) SS

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 October 4, 1982, by Resolution No. 6899, duly passed at said meeting, the said Common Council did duly accept, confirm and approve the attached plat of Ward's Addition, in said county, and that said resolution was duly published in the official newspaper of the City of Austin on October 13, 1982.

Dated: October 6, 1982.

*Richard Benzler*  
Richard Benzler  
City Recorder

### COUNTY AUDITOR'S CERTIFICATE

No delinquent taxes due, and transfer entered this 7th day of Oct, 1982

*Charles R. Ulyb*  
Charles R. Ulyb  
County Auditor

354425

### COUNTY RECORDER'S CERTIFICATE

STATE OF MINNESOTA )  
COUNTY OF MOWER ) SS

I hereby certify that this instrument was filed in the office of the County Recorder for record on this 15 day of Oct, 1982, at 2:30 o'clock P.M., and was duly recorded in the Mower County records as instrument number in Book 13 of Plats page 29

*[Signature]*  
County Recorder

By: Deputy