

PLAT OF WESTERN MANOR SECOND ADDITION AUSTIN, MINNESOTA

DEDICATION:

We, the undersigned, certify that we are the sole interested parties in the tract of land described in the foregoing Surveyor's Certificate, that we have caused the same to be surveyed and platted into lots, blocks, streets and easements under the name of WESTERN MANOR as shown hereon, and that we do hereby dedicate to the public for public use forever, the streets shown hereon, and grant easements as shown hereon.

In the presence of:
Wayne D. Jackson
Wayne D. Jackson, Owner
Virginia Jackson
Virginia Jackson, Owner

Subscribed and sworn to before me, a Notary Public, this 7th day of April, 1972 A.D. My commission expires July 4, 1972.
James P. Wiley
Notary Public

In the presence of:
Harris R. Magnuson
Harris R. Magnuson, President

Subscribed and sworn to before me, a Notary Public, this 7th day of April, 1972 A.D. My commission expires July 4, 1972.
James P. Wiley
Notary Public

APPROVAL:

State of Minnesota SS
County of Mower
City of Austin

I, *Danell Stacy*, City Clerk in and for the City of Austin, do hereby certify that on the 17th day of January, 1972 A.D. the accompanying plat was duly approved by the Common Council of the City of Austin; in testimony thereof, I have hereunto signed my name and affixed the seal of said City of Austin this 21st day of April, 1972 A.D.

Danell Stacy
City Clerk

No delinquent taxes and transfer entered this 21st day of April, 1972 A.D.

Susan Ruzick
County Auditor

State of Minnesota SS
County of Mower

Filed for record this 21 day of April, 1972 A.D. at 2:00 o'clock (a.m., p.m.) in Book 11 of Plats, on page 17.

Paul M. Guff
Register of Deeds

SURVEYOR'S CERTIFICATE

I, Ralph H. Wallace, Registered Civil Engineer and Land Surveyor, do hereby certify that at the request of Wayne D. Jackson and Virginia Jackson (wife), I have surveyed and platted into lots, blocks, streets and easements as shown by the plat hereon, in accordance with the City Ordinance of Austin, Minnesota, and the laws of the State of Minnesota and which shall be known as WESTERN MANOR SECOND ADDITION, the following tract of land:

That part of the North Half of the Southwest Quarter of Section 4, Township 102 North, Range 18 West of the Fifth Principal Meridian bounded and described as follows: Commencing at the Northwest corner of said North Half of the Southwest Quarter; thence S 00°00'00" E 490.00 feet along the West line of said North Half of the Southwest Quarter to the point of beginning; thence continuing S 00°00'00" E 835.59 feet along said West line of the North Half of the Southwest Quarter to the Southwest corner of said North Half of the Southwest Quarter and the Northerly line of Nob Hill First Addition to the City of Austin, Minnesota; thence N 89°44'00" E 406.00 feet along the Southerly line of said North Half of the Southwest Quarter and the Northerly line of Nob Hill First Addition, to the Northeast corner of said addition and the Westerly line of 24th Street S.W. in said City of Austin, Minnesota; thence N 00°00'00" W 437.30 feet along the Westerly line of said 24th Street S.W. to a point on a 1113.28 foot radius non-tangent curve concave Westerly; thence Northerly 213.54 feet along said curve, with a long chord of 213.21 feet bearing N 10°13'19" W, and the Westerly line of said 24th Street S.W. to the point of tangency of said curve; thence N 15°43'01" W 196.56 feet along said Westerly line of said 24th Street S.W. to a point distant 490 feet Southerly, measured along a line parallel with the West line of said North Half of the Southwest Quarter, from the Northerly line of said North Half of the Southwest Quarter; thence S 89°31'10" W 314.92 feet along a line parallel with said Northerly line of the North Half of the Southwest Quarter to the point of beginning; containing 7.44 acres and subject to existing utility easements of record.

And I further certify that the accompanying plat is a correct representation of the survey, that all distances are correctly shown in feet and decimals of a foot, that monuments for the guidance of future surveys have been placed in the ground as shown on the plat thus (o), that the outside boundaries are correctly shown on the plat, that there are no wet lands thereon, that said plat has not been previously platted and that all bearings are in relationship to the West line of said Southwest Quarter of Section 4, said line being assumed to lie in a due North-South direction.

Dated this 8th day of December, 1971 A.D.

Ralph H. Wallace
Ralph H. Wallace, Registered Civil Engineer and Land Surveyor No. 6409

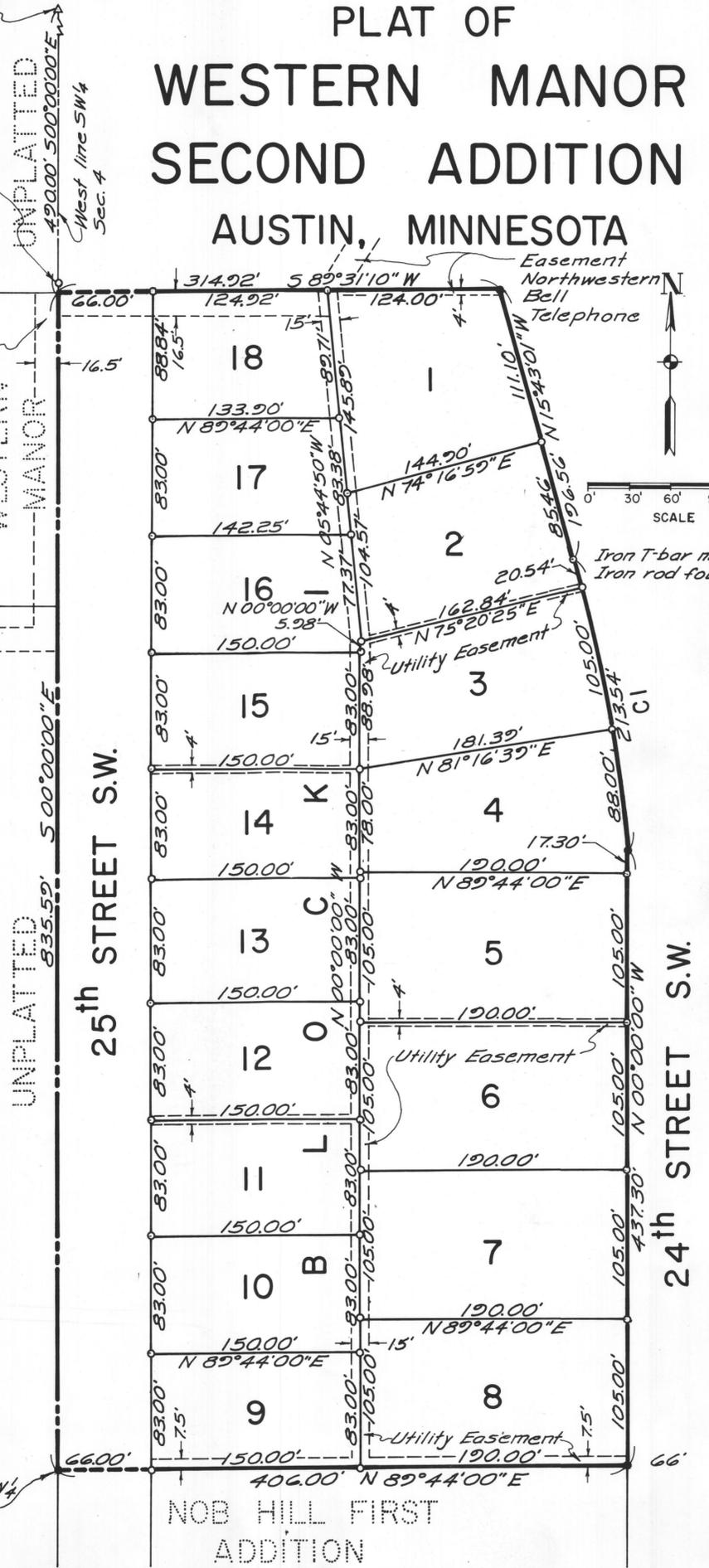
Subscribed and sworn to before me, a Notary Public, this 8th day of December, 1971 A.D. My commission expires July 4, 1972.

Merrin B. Feig
Notary Public

CURVE	SUB-CURVE	Δ	Δ/2	RADIUS	ARC LENGTH	CHORD
C I		10-59-24	05-29-42	1113.28	213.54	213.21
	Lot 2	01-03-26	00-31-43	1113.28	20.54	20.54
	Lot 3	05-24-14	02-42-07	1113.28	105.00	104.96
	Lot 4	04-31-44	02-15-52	1113.28	88.00	87.98

Iron T-bar mon. 1.8' North of true corner. (Concrete slab at true corner prevents bar being set on true corner.)

SW Corner N 1/2 SW 4 Sec. 4-102-18



UNPLATTED
Easement Northwestern Bell Telephone
WESTERN MANOR

UNPLATTED
West line SW 4 Sec. 4
190.00' 500'00"00" E

UNPLATTED
835.59' 500'00"00" E

CRESTWOOD HILLS FIRST ADDITION

NOB HILL FIRST ADDITION