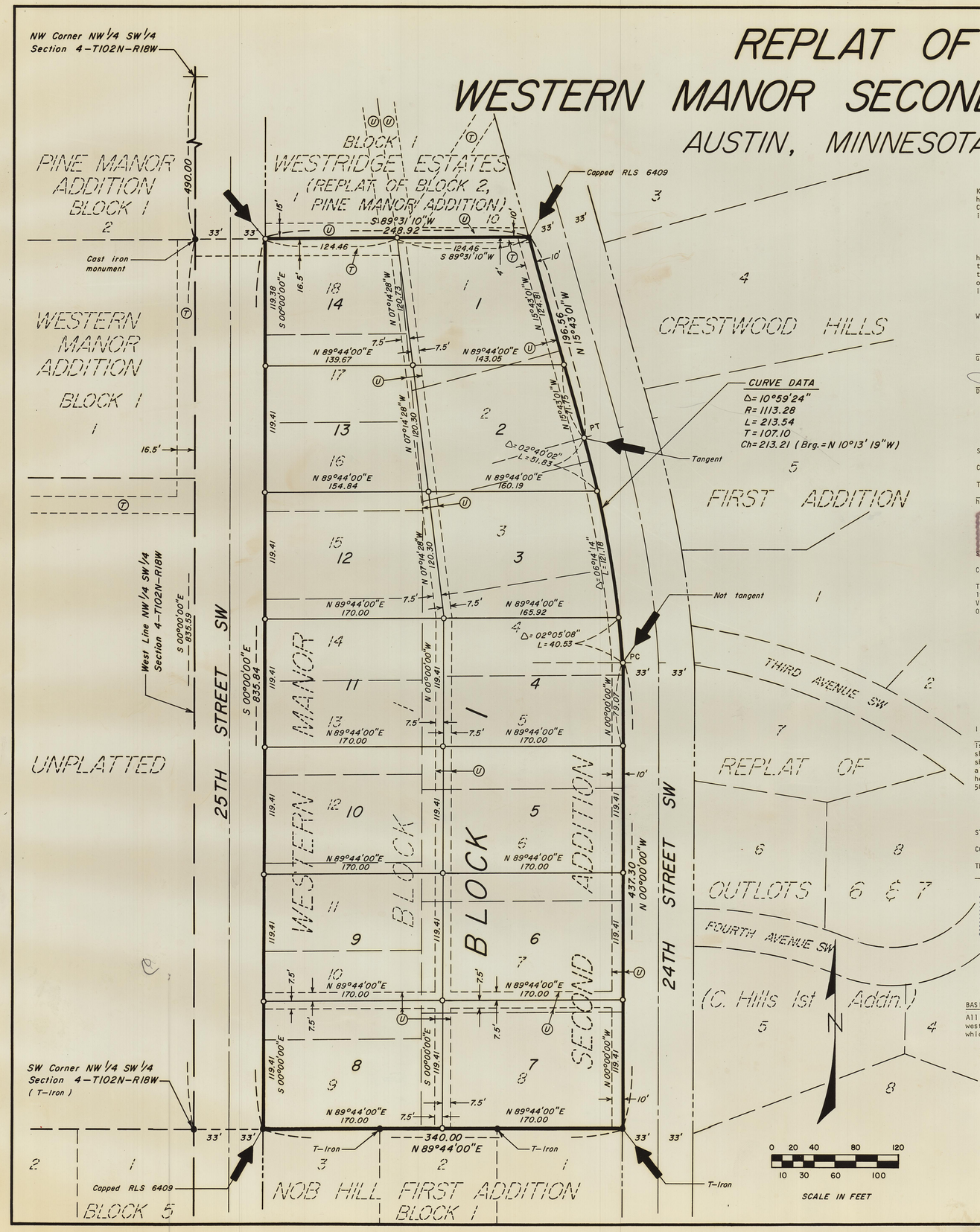
36

OFFICIAL PLAT

REPLAT OF WESTERN MANOR SECOND ADDITION

AUSTIN, MINNESOTA



JONES, HAUGH & SMITH INC.
Civil Engineers & Land Surveyors
Albert Lea, Minnesota

Drawn by GENE E. BUHR

OCTOBER 1988

CERTIFICATE OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That Gordon S. Anderson and Dellene L. Anderson, his wife and First Bank Southeast National Association, Austin Office, 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:

Block 1, Western Manor Second Addition, as the same is platted and recorded in the office of the County Recorder of Mower County, Minnesota.

having caused the above described premises to be surveyed and platted as shown hereon, to be known as REPLAT OF WESTERN MANOR SECOND ADDITION, do by these presents dedicate to the public the easements appearing hereon, for the use of the municipality or other public utilities, for the installation and maintenance of facilities installed in said easements to serve adjacent or other premises in the vicinity.

Witness our hands this 14th day of Nov, 1988

Gordon S. Anderson
Gordon S. Anderson

Dellene L. Anderson
Dellene L. Anderson

FIRST BANK SOUTHEAST NATIONAL ASSOCIATION, AUSTIN OFFICE

Anthony W. Hotchkiss
Anthony W. Hotchkiss, Assistant Vice-President

Gary R. Gavin
Gary R. Gavin, Vice-President

STATE OF MINNESOTA)) SS
COUNTY OF MOWER)

The foregoing instrument was acknowledged before me this 14th day of Nov, 1988 by Gordon S. Anderson and Dellene L. Anderson, his wife.

JUNE H. SCHAMMEL NOTARY PUBLIC - MINNESOTA MOWER COUNTY My commission expires 10/31/93

June H. Schammel
Notary Public
Mower County, Minnesota
My Commission Expires 10-31-93

STATE OF MINNESOTA)) SS
COUNTY OF MOWER)

The foregoing instrument was acknowledged before me this 14th day of Nov, 1988 by Anthony W. Hotchkiss and Gary R. Gavin, Assistant Vice-President and Vice-President respectively of First Bank Southeast National Association, Austin Office, a Minnesota corporation, on behalf of the corporation.

JUNE H. SCHAMMEL NOTARY PUBLIC - MINNESOTA MOWER COUNTY My commission expires 10/31/93

June H. Schammel
Notary Public
Mower County, Minnesota
My Commission Expires 10-31-93

SURVEYOR'S CERTIFICATE

I, John H. Schulte IV, a duly registered land surveyor, do this 11 day of November, 1988, 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
Registered Land Surveyor
Minnesota Reg. No. 13807

STATE OF MINNESOTA)) SS
COUNTY OF FREEBORN)

The foregoing instrument was acknowledged before me this 11 day of Nov, 1988, by John H. Schulte IV.

Elaine G. Wallace Notary Public—Minnesota Waseca County My Comm. Exp. 2-5-92

Elaine G. Wallace
Elaine G. Wallace, Notary Public
Waseca County, Minnesota
My Commission Expires Feb. 5, 1992

BASIS OF BEARING SYSTEM:

All bearings are based upon the bearing of the west line of the NW¼ SW¼ Section 4 - T102N - R18W, which is assumed to be south 00° 00'00" east.

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 November 7, 1988, by Resolution No. 8962, duly passed at said meeting, the said Common Council did duly accept, confirm and approve the attached plat of REPLAT OF WESTERN MANOR SECOND ADDITION, in said County, and that said resolution was duly published in the official newspaper of the City of Austin on November 14, 1988.

Date: May 2, 1989.

Richard Bauer
City Recorder

TITLE OPINION

I, Robert M Maus, 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.

Robert M Maus

COUNTY TREASURER'S CERTIFICATE

I hereby certify that, on this the 2 day of May, 1989, the current taxes have been paid on the land described herein.

E.M. Tapager
County Treasurer, Mower County, MN

COUNTY AUDITOR'S CERTIFICATE

No delinquent taxes due, and current taxes are paid, and transfer has been entered this 2nd day of May, 1989.

Donald L. LaValley
County Auditor, Mower County, MN
By: Sue Vareeth, Deputy

393602

COUNTY RECORDER'S CERTIFICATE

STATE OF MINNESOTA)) SS
COUNTY OF MOWER)

INSTRUMENT NUMBER 393602

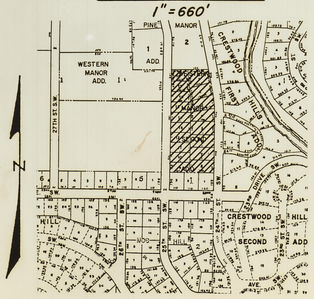
I hereby certify that this instrument was filed in the Office of the County Recorder for record on this 10 day of May, 1989, at 3 o'clock P.M., and was duly recorded in the Mower County records as Instrument Number 393602
Bk 14 Plats, Pg 35.

Charles Enger
County Recorder

By: Marlene Martin
Deputy

INDEX MAP

1" = 660'



AREA OF REPLAT = 6.17 Acres ±

LEGEND

- ○ = 5/8"Ø x 24" iron stake monument (capped RLS 13807) — Placed
- ● = Iron monument — Found
- Ⓣ = Telephone easement (NW Bell Tel. Co.)
- Ⓤ = Utility easement
- → = Addition plat corner
- PC = Point of curvature
- PT = Point of tangency
- ▬ = Replat boundary line
- 8 = Underlying or adjacent platted lots
- = Underlying or adjacent platted lot lines