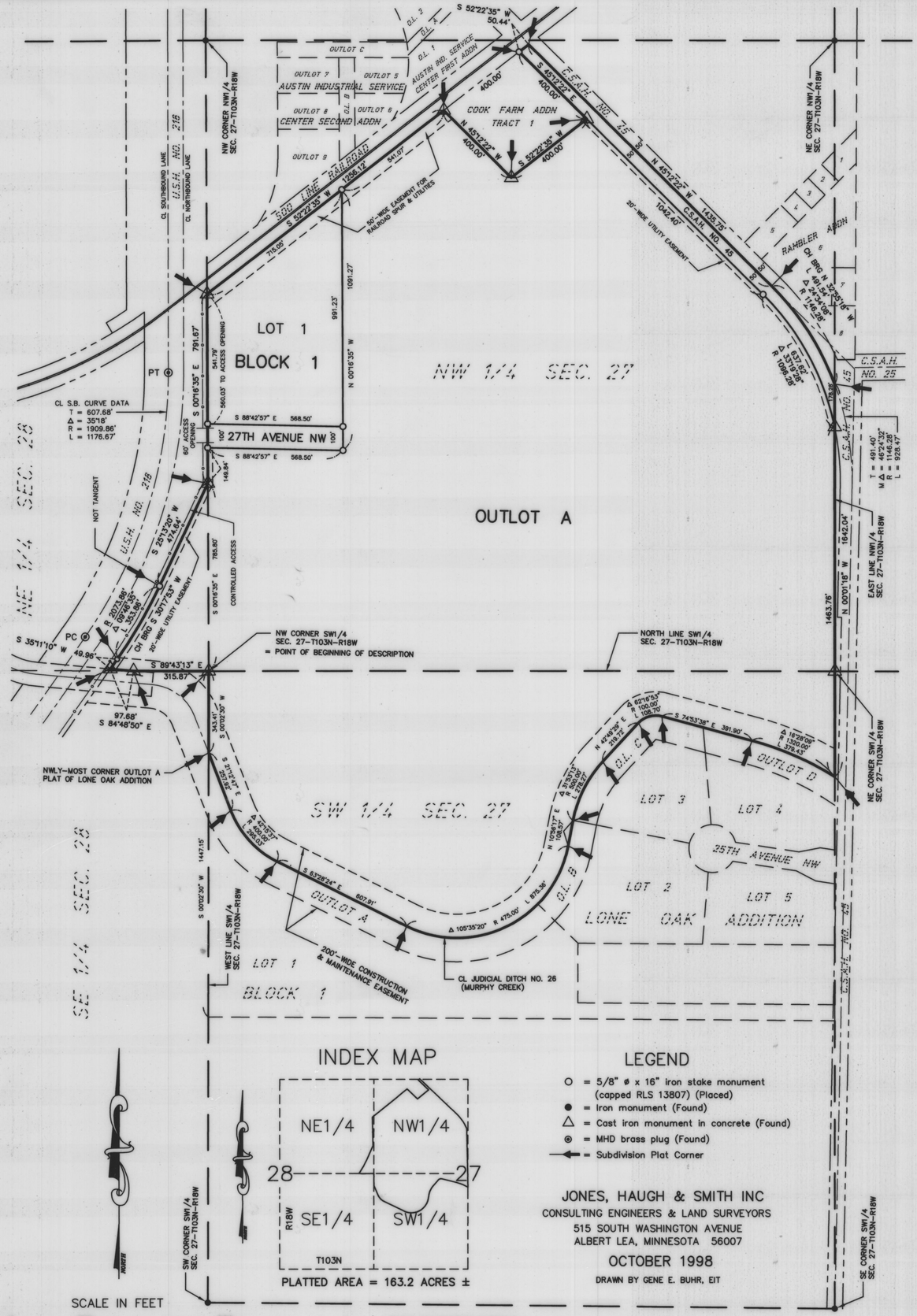
OFFICIAL PLAT

AUSTIN BUSINESS PARK

IN THE NE 1/4 SECTION 28, TOWNSHIP 103 NORTH, RANGE 18 WEST AND NW 1/4 & SW 1/4 SECTION 27, TOWNSHIP 103 NORTH, RANGE 18 WEST CITY OF AUSTIN COUNTY OF MOWER STATE OF MINNESOTA



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

OCTOBER 1998

DRAWN BY GENE E. BUHR, EIT

BASIS OF BEARING SYSTEM :
ALL BEARINGS ARE BASED UPON THE BEARING OF THE WEST LINE OF THE SW1/4 SECTION 27-T103N-R18W, WHICH IS ASSUMED TO BE SOUTH 00°02'30" WEST.

CERTIFICATE OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That the City of Austin, a Minnesota Municipal Corporation; owner and proprietor of the following described property situated in the City of Austin, County of Mower, State of Minnesota, to-wit:

All that part of the NE 1/4 Section 28-T103N-R18W and the NW 1/4 & SW 1/4 Section 27-T103N-R18W, Mower County, Minnesota; described as follows:

Commencing at the northwest corner of the SW 1/4 of said Section 27; thence South 00°02'30" West a distance of 343.41 feet, on an assumed bearing on the west line of said SW 1/4, to the northwesterly-most corner of Outlot A in the Plat of Lone Oak Addition, as the same is platted and recorded in the office of the County Recorder of Mower County, Minnesota; which is the point of beginning;

thence Easterly along the northerly line of Outlots A, B, C & D in said Plat of Lone Oak Addition, as follows:

South 21°12'47" East a distance of 257.92 feet;

Southeasterly a distance of 295.03 feet, on a tangential curve, concave to the northeast with a radius of 400.00 feet and a central angle of 42°15'37";

South 63°28'24" East a distance of 607.91 feet, on a tangential line;

Southeasterly and Northeasterly a distance of 875.36 feet, on a tangential curve, concave to the northwest, with a radius of 475.00 feet and a central angle of 105°35'20";

North 10°56'17" East a distance of 108.57 feet, on a tangential line;

Northeasterly a distance of 278.27 feet, on a tangential curve, concave to the southeast, with a radius of 500.00 feet, and a central angle of 31°53'13";

North 42°49'29" East a distance of 219.72 feet, on a tangential line;

Easterly a distance of 108.70 feet, on a tangential curve, concave to the south with a radius of 100.00 feet and a central angle of 62°16'53";

South 74°53'38" East a distance of 391.90 feet, on a tangential line;

Southeasterly a distance of 379.43 feet, on a tangential curve, concave to the southwest with a radius of 1320.00 feet and a central angle of 16°28'09", to a point on the east line of said SW 1/4, which is the northeasterly corner of said Outlot D;

thence North 00°01'18" West a distance of 1642.04 feet, on the east line of the SW 1/4 & NW 1/4 of said Section 27, to a point on the centerline of County State Aid Highway No. 45 (formerly Trunk Highway No. 218) as it now exists;

thence Northwesterly a distance of 491.54 feet, on the centerline of said County State Aid Highway No. 45, on a non-tangential curve, concave to the southwest with a radius of 1146.28 feet, a central angle of 24°34'08" and a chord bearing of North 32°55'18" West;

thence North 45°12'22" West a distance of 1435.75 feet, on the centerline of said County State Aid Highway No. 45, to a point on the southeasterly right-of-way line of Soo Line Railroad (formerly Chicago, Milwaukee, St. Paul & Pacific Railroad);

thence South 52°22'35" West a distance of 50.44 feet, on the southeasterly right-of-way line of said Soo Line Railroad, to the northerly-most corner of the Plat of Cook Farm Addition Tract 1, as the same is platted and recorded in the office of the County Recorder of Mower County, Minnesota;

thence South 45°12'22" East a distance of 400.00 feet, on the northeasterly line of said Plat of Cook Farm Addition Tract 1, to the easterly-most corner thereof, which point is monumented with a 4" diameter cast iron;

thence South 52°22'35" West a distance of 400.00 feet, on the southeasterly line of said Plat of Cook Farm Addition Tract 1, to the southerly-most corner thereof, which point is monumented with a 4" diameter cast iron;

thence North 45°12'22" West a distance of 400.00 feet, on the southwesterly line of said Plat of Cook Farm Addition Tract 1 to the westerly-most corner thereof, which point is monumented with a 4" diameter cast iron;

thence South 52°22'35" West a distance of 1256.12 feet, on the southeasterly right-of-way line of said Soo Line Railroad, to a point on the west line of the NW 1/4 of said Section 27, which point is monumented with a 4" diameter cast iron;

thence South 00°16'35" East a distance of 791.67 feet, on the west line of said NW 1/4, a point 785.80 feet north of the southwest corner thereof, which point is monumented with a 4" diameter cast iron;

thence South 25°13'20" West a distance of 474.64 feet, on the easterly right-of-way line of Trunk Highway No. 218;

thence Southwesterly a distance of 353.86 feet, on the easterly right-of-way line of said Trunk Highway No. 218 on a non-tangential curve, concave to the northwest, with a radius of 2073.86 feet, a central angle of 09°46'35", and a chord bearing of South 30°17'53" West;

thence South 35°11'10" West a distance of 49.96 feet, on the easterly right-of-way line of said Trunk Highway No. 218, on a tangential line, to a point monumented with a 4" diameter cast iron;

thence South 84°48'50" East a distance of 97.68 feet, on the easterly right-of-way line of said Trunk Highway No. 218, to the point of intersection with the south line of the NE 1/4 of said Section 28, which is monumented with a 4" diameter cast iron;

thence South 89°43'13" East a distance of 315.87 feet, on the south line of the NE 1/4 of said Section 28, to the point of beginning;

having caused the above described premises to be surveyed and platted as shown hereon, to be known as AUSTIN BUSINESS PARK, do by these presents dedicate to the public use forever, and for the use of the public utilities, the thoroughfares appearing hereon; and also the utility easements and railroad spur easement appearing hereon, 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 8 day of December, 1998.

CITY OF AUSTIN
a Minnesota Municipal Corporation

Bonnie Besse Rietz
Bonnie Besse Rietz
Mayor

Tom Dankert
~~Daryl E. Sulander~~
City Recorder

STATE OF MINNESOTA)
) ss
COUNTY OF MOWER)

The foregoing instrument was acknowledged before me this 8th day of December, 1998 by Bonnie Besse Rietz and Daryl E. Sulander, Mayor and City Recorder, respectively, for the City of Austin, a Minnesota Municipal Corporation, on behalf of the corporation.

(Jeanne) H. Franta
Notary Public
Mower County, Minnesota
My Commission Expires 1-2000

SURVEYOR'S CERTIFICATE

I, John H. Schulte IV, a duly registered land surveyor, do this 13 day of Dec., 1998, 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 13 day of Dec., 1998 by John H. Schulte IV.

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

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

TITLE OPINION

I, David V. Hoversten 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.

David V. Hoversten

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 ~~December~~ Dec., 1998, by Resolution No. 11186, duly passed at said meeting, the said Common Council did duly accept, confirm and approve the attached plat of AUSTIN BUSINESS PARK, in said County, and that said resolution was duly published in the official newspaper of the City of Austin on December 2, 1998. This plat has been submitted to and written comments and recommendations have been received from the County Highway Engineer.

Date: December 8, 1998

Tom Dankert
City Recorder

COUNTY AUDITOR'S CERTIFICATE

No delinquent taxes due, and current taxes are paid, and transfer has been entered this 9th day of Dec., 1998.

Sherwood W. Vereide
County Auditor, Mower County, MN

COUNTY TREASURER'S CERTIFICATE

I hereby certify that, on this the 9 day of Dec, 1998, 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 468174

I hereby certify that this instrument was filed in the office of the County Recorder for record on this 9 day of Dec., 1998, at 4 o'clock P.M., and was duly recorded in the Mower County records as Instrument Number 468174. Book 15 Plats Page 76

Charles Enger
County Recorder

By: Susan M. Davis
Deputy