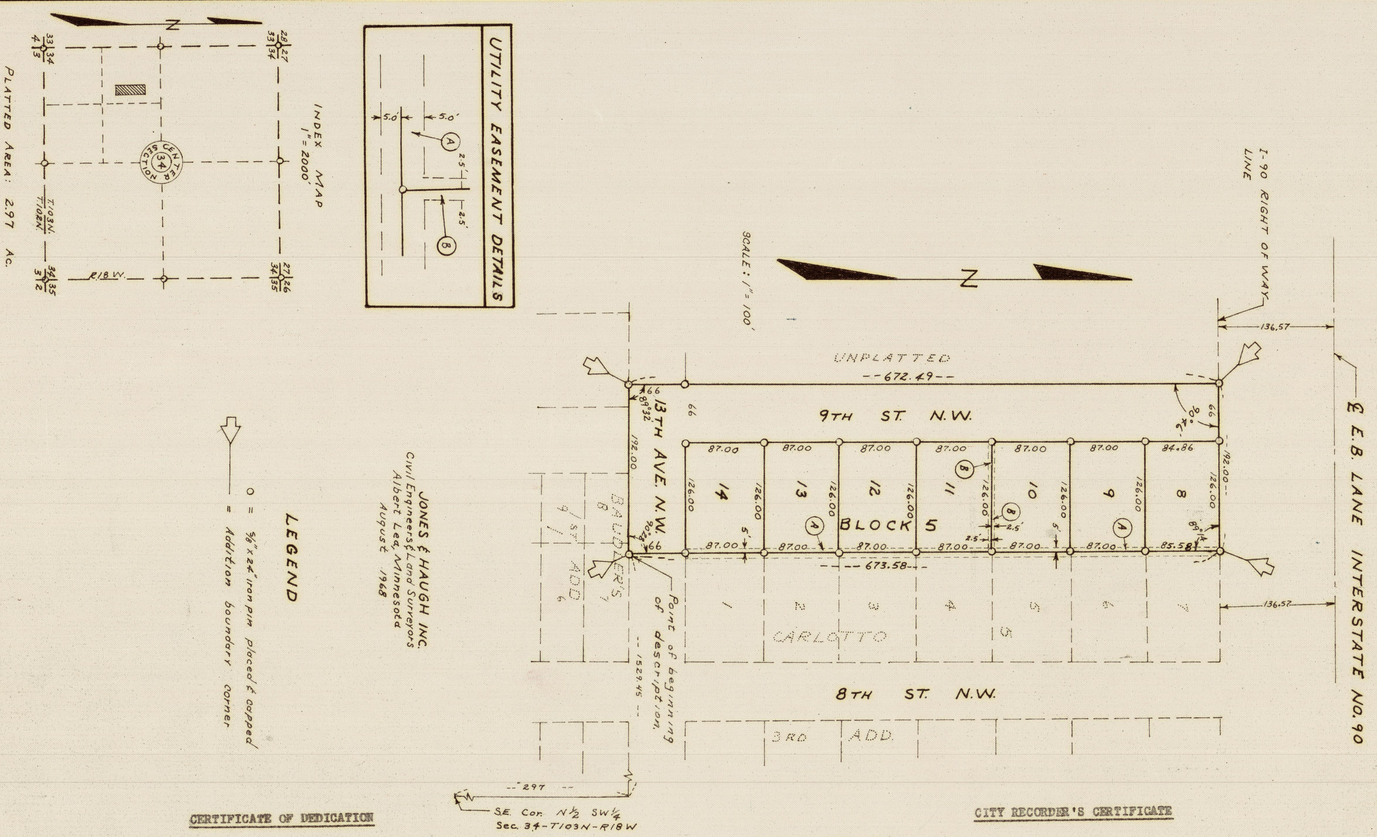
CARLOTTO FOURTH ADDITION

IN THE NW¼-SW¼ SEC. 34, T103N, R18W

CITY OF AUSTIN COUNTY OF MOWER STATE OF MINNESOTA

DRAWN BY R.M. TORGUSON



CERTIFICATE OF DEDICATION

Otto Baudler and Katherine K. Baudler, his wife; Richard C. Baudler and Bernice Baudler, his wife; Carl Robert Baudler and Katherine D. Baudler, his wife; Julia E. Baudler, a widow; Lucille Baudler, a single person; Mabel Baudler, a widow, owning all of the following described premises in Mower County, Minnesota, to-wit:

Beginning at a point on the north line of Baudler's First Addition to the City of Austin, as the same is platted and recorded in the office of the Register of Deeds of Mower County; which point is 1529.45 feet west of a point in the east line of the NW¼ SW¼ of Section 34 - T103N - R18W, which is 297 feet north of the southeast corner of said NW¼ SW¼;

thence northerly 675.58 feet, at a deflection angle of 90° 28' right, on the west line extended, and the west line, of Carlotto Third Addition to the City of Austin, as the same is platted and recorded in the office of the Register of Deeds of Mower County, to the south right-of-way line of Interstate Highway No. 90;

thence westerly 192.00 feet, at a deflection angle of 90° 46' left, on said right-of-way line;

thence southerly 672.49 feet, at a deflection angle of 89° 14' left, on a line parallel to said west line of said Carlotto Third Addition, to the north line of Baudler's First Addition extended west;

thence easterly 192.00 feet, at a deflection angle of 90° 28' left, on said north line of said Baudler's First Addition and its westerly extension, to the point of beginning;

being part of the NW¼ SW¼, Section 34 - T103N - R18W; and containing 2.97 acres;

having caused the above described premises to be surveyed and platted as shown hereon, to be known as CARLOTTO FOURTH ADDITION, do by these presents dedicate to the public for public use forever all streets, and roads appearing hereon; and also the utility easements appearing hereon, for the use of the public utilities, for the installation and maintenance of facilities installed in and over said easements to serve adjacent or other premises in the vicinity.

In the Presence of:

Otto Baudler
Otto Baudler

Katherine K. Baudler
Katherine K. Baudler

Richard C. Baudler
Richard C. Baudler

Bernice Baudler
Bernice Baudler

Carl Robert Baudler
Carl Robert Baudler

Katherine D. Baudler
Katherine D. Baudler

Julia E. Baudler
Julia E. Baudler

Lucille Baudler
Lucille Baudler

Mabel Baudler
Mabel Baudler

STATE OF MINNESOTA)
) SS
COUNTY OF MOWER)

On this 19 day of August, 1968, before me, a Notary Public within and for said county and state personally appeared Otto Baudler, Katherine K. Baudler, Richard C. Baudler, Bernice Baudler, Carl Robert Baudler, Katherine D. Baudler, Julia E. Baudler, Lucille Baudler, and Mabel Baudler, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Loretta Kay Smith
Notary Public
Mower County, Minnesota
My Commission Expires Oct. 30th, 1973

SURVEYOR'S CERTIFICATE

I, Harold H. Haugh, a duly registered land surveyor, do this 13th day of August, 1968, 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 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 505.03 of 1945 Minnesota Statutes.

Harold H. Haugh
Harold H. Haugh

STATE OF MINNESOTA)
) SS
COUNTY OF FREEBORN)

On this 13th day of August, 1968, before me, a Notary Public within and for said county and state, personally appeared Harold H. Haugh, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Dorothy J. Steinke
Dorothy J. Steinke, Notary Public
Freeborn County, Minnesota
My Commission Expires March 2, 1972

CITY RECORDER'S CERTIFICATE

STATE OF MINNESOTA)
) SS
COUNTY OF MOWER)

I, Darrell Stacy 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 September 16, 1968, by Resolution No. 4928 duly passed at said meeting, the said Common Council did duly accept, confirm and approve the attached plat of CARLOTTO FOURTH ADDITION, in said county, and that said resolution was duly published in the official newspaper of the City of Austin on September 24, 1968.

Dated September 25, 1968

Darrell Stacy
~~D.J. Haines~~ Darrell Stacy
City Recorder

I, Graham R. Uslik, County Auditor, Mower County, Minnesota, hereby certify that liens, if any, against the above described premises in any drainage proceedings have been apportioned to the respective lots, tracts and parcels situated in the described tract, pursuant to Minnesota Statutes (1965) 106.401, as amended 1957 Session Laws, Chapter 495.

Graham R. Uslik
County Auditor
D.J. Kelley

Taxes paid and transfer entered this 24 day of Sept. 1968
Graham R. Uslik
County Auditor
D.J. Kelley

I hereby certify that taxes for the year 1968 on the land described within are paid.
Donald J. Sandeen
County Treasurer RW

RESTRICTIVE COVENANTS

1. Use:
   (a) The whole of said platted area is hereby designated as a residential area.
   (b) In said residential area, structures on each residential building plot shall be confined to one single-family dwelling house, with a private garage for not more than three cars.
   (c) Said residential area shall be used for residential purposes only.
2. Location of Buildings:
   (a) No building shall be located on any residential building plot nearer to the front street line than thirty feet or nearer to any side street line than five feet, or nearer to any side line of a residential building plot than five feet.
   (b) No residential structure shall be allowed on any building plot which plot has an area less than 7,000 square feet or a width of less than 75 feet at the front street line.
3. Style and Floor Space:
   No dwelling house shall be smaller than the so-called low-roof bungalow design, or ranch type design. Stairways to the second floor must be constructed in all dwelling houses of 1½ stories or more. All dwelling houses shall have, exclusive of porches, the following space area:
   (a) If a low-roof bungalow or ranch type dwelling, at least 1,200 square feet on the ground floor.
   (b) If 1½ stories, ground floor space of at least 1,050 square feet.
   (c) If 2 stories, at least 720 square feet on the ground floor and a total of at least 1,440 square feet; and the upstairs of each two-story dwelling must be finished before occupancy.
4. Siding:
   The outside surface of all buildings shall be composed of brick, stone, stained shingles, woodlap, stucco, or other type of siding approved by good building trade standards.
5. Building Time:
   All external construction of any dwelling house or garage must be completed within one year after construction has begun.
6. Unauthorized Residence or Church:
   No trailer, basement, tent, shack, garage, barn or other outbuilding erected on said premises shall at any time be used as a residence or as a church, temporarily or permanently, and no structure of a temporary character shall be used as a residence or as a church.
7. Construction on Site:
   No buildings shall be moved upon said premises. All buildings must be erected on the building site.
8. Utilities Easements:
   Easements for the installation and maintenance of electric and telephone easements are reserved upon those portions of the platted property designated on the plat as such, and no buildings or similar obstructions shall be placed upon the property included in such easements.
9. Benefit:
   These restrictions shall run with the land and shall be for the benefit of any owner of any portion of any block in said addition.
10. Duration:
    The utilities easements herein shall be perpetual except insofar as they may be surrendered or modified by the legislative authority of said City of Austin. The other restrictions herein shall remain in force to September 1, 1986, and thereafter they shall be automatically extended for successive periods of ten years each unless during the last year of said original period, or to any such extension period they are changed in whole or in part by vote of a majority of the then owners.

Office of Register of Deeds } SS.
Mower County, Minnesota }
I hereby certify that the within instrument was filed for record on the 24 day of Sept. A.D., 1968 at 1 o'clock P. M. and duly recorded in Book 11 of PLATS on page 5
Paul M. Enger Register of Deeds
Dorothy Johnson Deputy

287281

STATE OF MINNESOTA, COUNTY OF MOWER, } SS.
I hereby certify that I have compared the within instrument with the original instrument now on file in my office, and that it is a true and correct copy of the same, and of the whole thereof.
Dated Sept. 24, 1968
Paul M. Enger Register of Deeds
by Dorothy Johnson, Deputy

COPY

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