OFFICIAL PLAT

COOK FARM BUSINESS PARK

A REPLAT OF PART OF VACATED 27TH AVENUE NW AND OUTLOT A, AUSTIN BUSINESS PARK

CITY OF AUSTIN COUNTY OF MOWER STATE OF MINNESOTA

SCALE IN FEET

0 100 200 400 600

INDEX MAP

28 R18W T103N NE1/4 NW1/4 SE1/4 SW1/4 27

AREA OF REPLAT = 152.00 ACRES ±

BASIS OF BEARING SYSTEM :
ALL BEARINGS ARE BASED UPON THE BEARINGS AS SHOWN ON PLAT OF AUSTIN BUSINESS PARK

SW CORNER SW1/4 SECTION 27-T103N-R18W

NW CORNER NW1/4 SECTION 27-T103N-R18W

NE CORNER NW1/4 SECTION 27-T103N-R18W

SE CORNER SW1/4 SECTION 27-T103N-R18W

U.S.H. NO. 218 CONTROLLED ACCESS

℄ SOUTHBOUND LANE U.S.H. NO. 218 ℄ NORTHBOUND LANE

60' ACCESS OPENING

POINT OF BEGINNING OF DESCRIPTION SW CORNER 27th AVE. NW

℄ S.B. CURVE DATA L=1176.67' R=1909.86' Δ=35°18'00" T=607.68'

NOT TANGENT

PC PT

CB=S30°17'53"W Δ=09°46'35" R=2013.86' L=353.86'

S84°48'50"E 97.68'

S89°43'13"E 315.87'

OUTLOT A

S25°13'20"W 474.64'

S00°16'35"E 100.00'

149.84' S00°16'35"E

SOUTH LINE OF 27th AVE. NW

WEST LINE BLOCK 1

SW CORNER LOT 1, BLOCK 1 AUSTIN BUSINESS PARK

EAST LINE BLOCK 1 AUSTIN BUSINESS PARK S00°16'35"E 1081.27'

1001.27'

SEE DETAIL "B"

DETAIL B NOT TO SCALE

DETAIL A NOT TO SCALE

SEE DETAIL "A"

SEE DETAIL "X"

11TH STREET NW

26TH AVENUE NW

27TH AVENUE NW

7th STREET NW

25TH AVENUE NW

24TH AVENUE NW

BLOCK 1

BLOCK 2

BLOCK 3

OUTLOT B

OUTLOT C

OUTLOT D

AUSTIN BUSINESS PARK

MURPHY CREEK ADDN

LONE OAK ADDN

COOK FARM TRACT 1 ADDN

AUSTIN INDUSTRIAL SERVICE CENTER FIRST ADDN

RAMBLER ADDN

℄ JUDICIAL DITCH NO. 26 (MURPHY CREEK)

℄ F.M.&.S.E. RAILROAD (FORMERLY SOO LINE RAILROAD)

C.S.A.H. NO. 45

C.S.A.H. NO. 25

50' E-W X 20' N-S UTILITY EASEMENT

200' MDE CONSTRUCTION & MAINTENANCE EASEMENT

N88°42'57"W 351.05'

N88°42'57"W 217.45'

N88°42'57"W 217.17'

N01°17'03"E 995.41'

N01°17'03"E 552.00'

N01°17'03"E 553.41'

N01°17'03"E 1123.41'

N00°01'18"W 1349.07'

N00°01'18"W 229.63'

N 00°01'18" W 1463.76'

S01°17'03"W 734.72'

S01°17'03"W 624.16'

S01°17'03"W 10.00'

S88°42'57"E 342.00'

S88°42'57"E 452.00'

S89°43'59"E 259.67'

S89°43'59"E 260.32'

S89°43'59"E 65.18'

S00°02'30"W 343.41'

S21°12'47"E 257.92'

S89°43'59"E 400.78'

S52°22'35"W 541.07'

N45°12'22"W 1042.40'

N10°56'17"E 108.57'

N42°49'29"E 219.72'

S74°53'39"E 351.90'

N89°58'42"W 1206.20'

N88°35'02"W 782.06'

N89°58'42"W 1206.11'

S01°17'03"W 553.28'

N88°42'57"W 455.86'

S88°42'57"E 342.00'

S88°42'57"E 452.00'

S88°42'57"E 553.41'

S88°42'57"E 1123.41'

S00°16'35"E 100.00'

S00°16'35"E 400.00'

N45°12'22"W 400.00'

S52°22'35"W 400.00'

N88°42'57"W 351.05'

N88°42'57"W 217.45'

N88°42'57"W 217.17'

N01°17'03"E 553.41'

N01°17'03"E 552.00'

N01°17'03"E 995