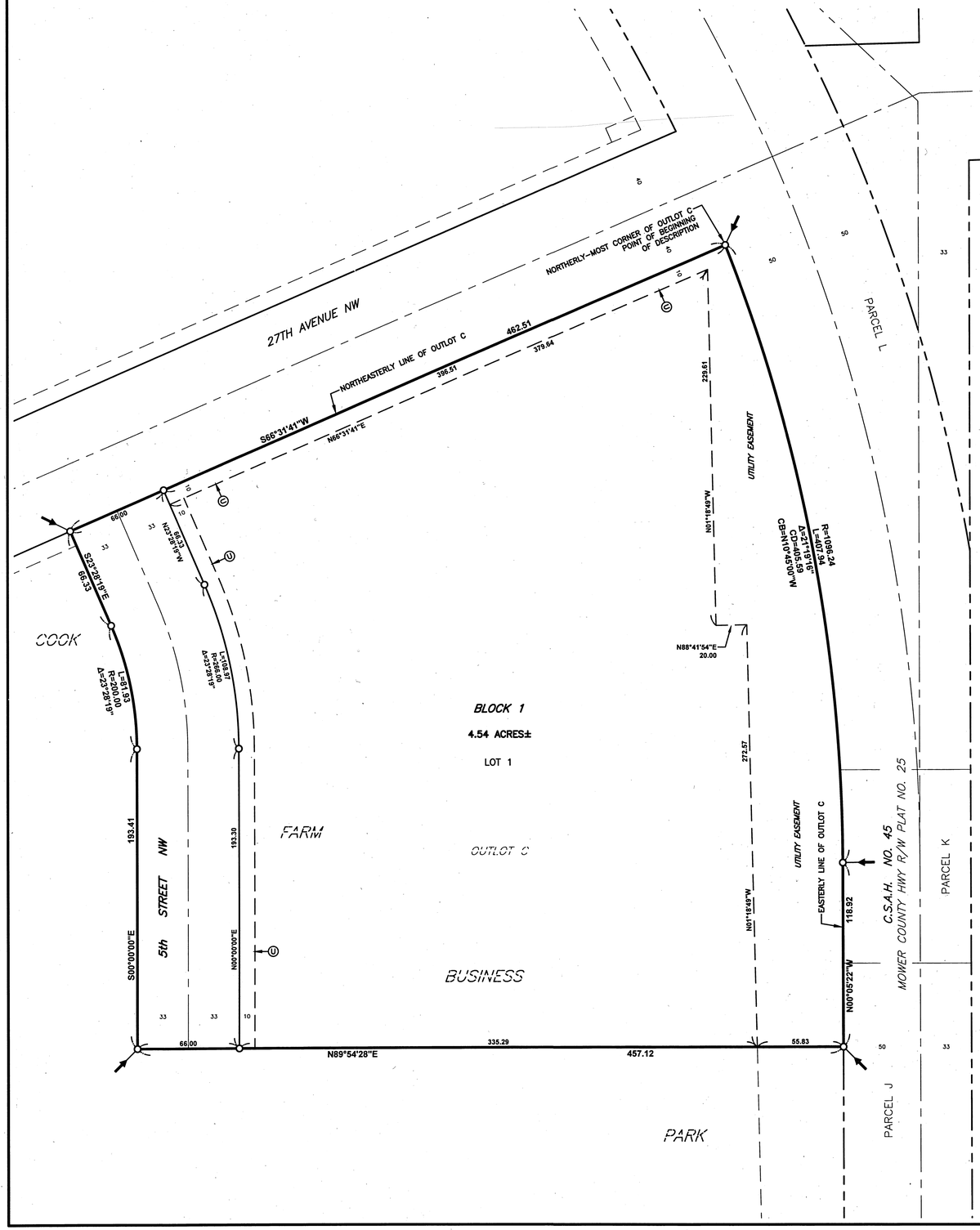
OFFICIAL PLAT

COOK FARM BUSINESS PARK SECOND

A REPLAT OF PART OF OUTLOT C, COOK FARM BUSINESS PARK
CITY OF AUSTIN, MOWER COUNTY, MINNESOTA



CERTIFICATE OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That the Austin Port Authority, 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 Outlot C, Cook Farm Business Park, as the same is platted and recorded in the office of the County Recorder of Mower County, Minnesota; described as follows:

Commencing at the northerly-most corner of said Outlot C;

thence South 66°31'41" West a distance of 462.51 feet, on an assumed bearing on the northeasterly line of said Outlot C;

thence South 23°28'19" East a distance of 66.33 feet;

thence Southeasterly a distance of 81.93 feet, on a tangential curve concave to the east with a radius of 200.00 feet and a central angle of 23°28'19";

thence South 00°00'00" East a distance of 193.41 feet;

thence North 89°54'28" East a distance of 457.12 feet, to easterly line of said Outlot C;

thence North 00°05'22" West a distance of 118.92 feet, on the easterly line of said Outlot C;

thence Northwesterly a distance of 407.94 feet, on the easterly line of said Outlot C, on a tangential curve concave to the west with a radius of 1096.24 feet and a central angle of 21°19'16", to the point of beginning;

having caused the above described premises to be surveyed and platted as shown hereon, to be known as COOK FARM BUSINESS PARK SECOND, do by these presents dedicate to the public use forever and for the use of the public utilities, the thoroughfare appearing hereon, and also the utility easements 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 my hand this 9th day of June, 2017

AUSTIN PORT AUTHORITY
A Minnesota Municipal Corporation

Jerry McCarthy, President

STATE OF MINNESOTA
COUNTY OF MOWER

The foregoing instrument was acknowledged before me this 9th day of June, 2017 by Jerry McCarthy, President of the Austin Port Authority, a Minnesota Municipal Corporation, on behalf of the corporation.

Joanne M. Wilkinson
Notary Public
My Commission Expires 1-31-2020

SURVEYOR'S CERTIFICATE

I, Steven J. Thompson, a duly Licensed Land Surveyor, do this 25 day of May, 2017, 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 or will be correctly placed in the ground as shown on the plat within one year after recording or sooner, as specified by the Approving Government Unit; 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.

Steven J. Thompson
Licensed Land Surveyor
Minnesota LS No. 22705

STATE OF MINNESOTA
COUNTY OF FREEBORN

The foregoing instrument was acknowledged before me this 25 day of May, 2017 by Steven J. Thompson.

Elaine G. Wallace
Elaine G. Wallace, Notary Public
My Commission Expires 1-31-2020

TITLE OPINION

I, Dennis 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.

Dennis V. Hoversten

CITY APPROVAL

We do hereby certify that the within plat of COOK FARM BUSINESS PARK SECOND was duly accepted and approved by the City Council of the City of Austin, on the 15th day of May, 2017

Thomas A Stiles
Mayor

Attest: Anna M. Kasel
City Clerk

CITY RECORDER'S CERTIFICATE

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 a regular meeting of the Common Council of the City of Austin, on May 15, 2017, by Resolution No. 15432, duly passed at said meeting, the said Common Council did duly accept, confirm and approve the attached plat of COOK FARM BUSINESS PARK SECOND, in said County, and that said resolution was duly published in the official newspaper in the City of Austin on _____, 20___. This plat has been submitted to and written comments and recommendations have been received from the County Highway Engineer.

Tom Dahl
City Recorder

COUNTY AUDITOR & TREASURER CERTIFICATES

No delinquent taxes due and transfer has been entered this 19 day of June, 2017

Steve Rammet
County Auditor, Mower County, MN

I hereby certify that on this the 19 day of June, 2017 the current taxes have been paid on the land described herein.

Steve Rammet
County Treasurer, Mower County, MN

COUNTY RECORDER'S CERTIFICATE

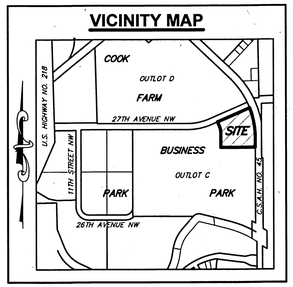
DOCUMENT NUMBER A633713

I hereby certify that this instrument was filed in the office of the County Recorder for record on this 22nd day of June, 2017, at 9:25 o'clock A M., and was duly recorded in the Mower County records as Document Number A633713.

Jill Cordts
County Recorder, Mower County, MN

By: Sara Madison
Deputy

VICINITY MAP



SCALE 1"=40'
SCALE IN FEET

BASIS OF BEARING SYSTEM

All bearings are based upon the MnDot Mower County Coordinate system Nad 83 (96) Harn Adjustment Grid

LEGEND

- ○ = 5/8Ø X 16" Iron stake monument (capped LS 22705)-Placed
- ● = Iron stake monument - Found
- ◄ = Subdivision Plat Corner
- Ⓤ = Utility Easement

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

APRIL 2017

DRAWN BY ANDY MCGOWAN
16-221FP.