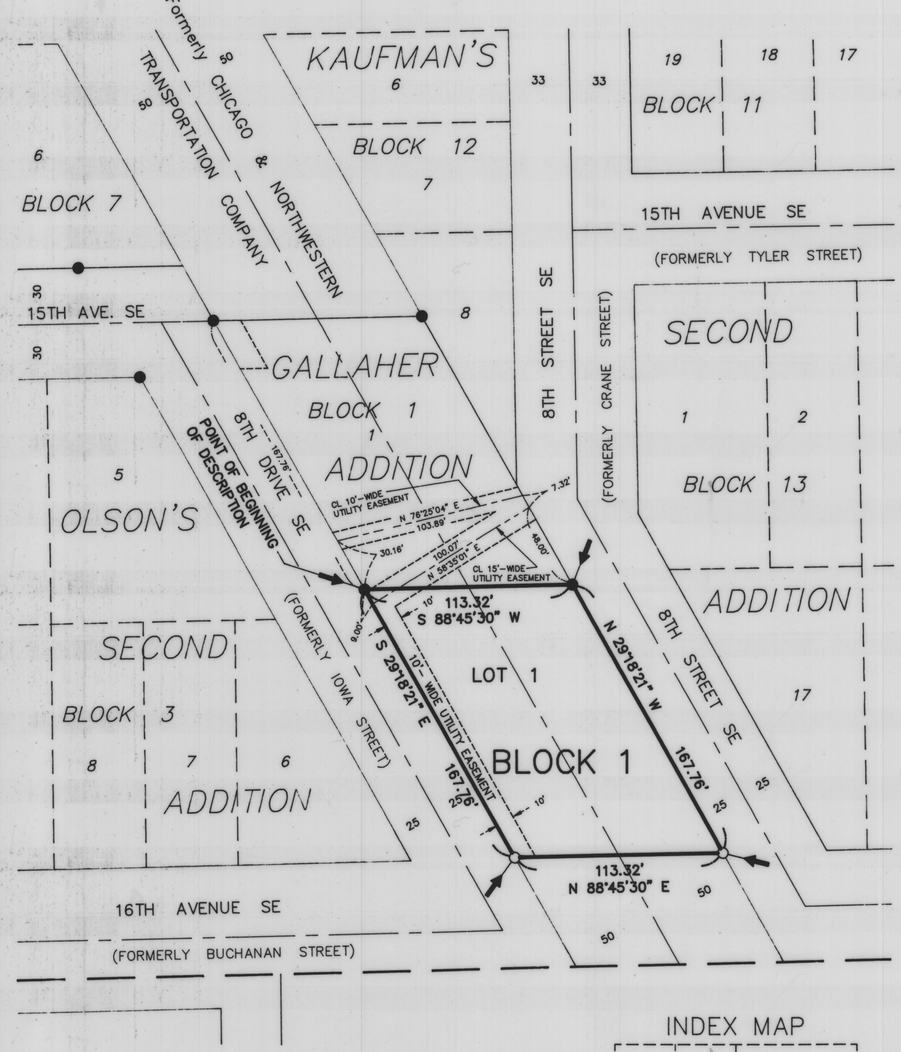
OFFICIAL PLAT

DENISEN ADDITION

IN THE S1/2 NW1/4 SECTION 11–T102N–R18W

CITY OF AUSTIN COUNTY OF MOWER STATE OF MINNESOTA



LEGEND

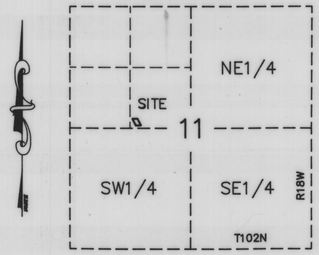
- ○ = 5/8" ø x 16" iron stake monument (capped RLS 22705) – Placed
- ● = Iron stake monument – Found
- ← = Subdivision Plat Corner

BASIS OF BEARING SYSTEM:

ALL BEARINGS ARE BASED UPON THE BEARING OF THE WESTERLY LINE OF GALLAHER ADDITION, WHICH IS ASSUMED TO BE SOUTH 29°18'21" EAST.

0 25 100
50 150
SCALE IN FEET

INDEX MAP



PLATTED AREA = 0.38 ACRES ±

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

MAY 1996

CERTIFICATE OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That Gregory K. Denisen and Amy E. Denisen, husband and wife; owners of the following described property situated in the City of Austin, County of Mower, State of Minnesota, to wit:

Commencing at the point of intersection of the westerly right-of-way line of the Chicago & North Western Transportation Company (now abandoned) and an easterly extension of the centerline of 15th Avenue Southeast (formerly Tyler Street), as shown on the plat of Olson's Second Addition, as the same is platted and recorded in the office of the County Recorder of Mower County, Minnesota; thence South 29°18'21" East a distance of 167.76 feet, on an assumed bearing on the easterly line of 8th Drive SE (formerly Iowa Street), to the southwest corner of Gallaher Addition, as the same is platted and recorded in the office of the County Recorder of Mower County, Minnesota, said corner being the point of beginning;

thence South 29°18'21" East a distance of 167.76 feet, on the easterly line of said 8th Drive SE, to the point of intersection with an easterly extension of the north line of 16th Avenue SE (formerly Buchannan Street), as shown on said Plat of Olson's Second Addition;

thence North 88°45'30" East a distance of 113.32 feet, on the easterly extension of the north line of said 16th Avenue SE to the point of intersection with the westerly line of 8th Street SE (formerly Crane Street), as shown on the plat of Kaufman's Second Addition, as the same is platted and recorded in the office of the County Recorder of Mower County, Minnesota;

thence North 29°18'21" West a distance of 167.76 feet, on the westerly right-of-way line of said 8th Street SE, to the southeast corner of said Gallaher Addition;

thence South 88°45'30" West a distance of 113.32 feet, on the south line of said Gallaher Addition, to the point of beginning.

Having caused the above described premises to be surveyed and platted as shown hereon, to be known as DENISEN ADDITION, do by these presents dedicate to the public for public use forever, and for the use of the public utilities, the utility easement appearing hereon, for the use of the municipality or other public utilities, 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 this 19th day of JUNE, 1996.

Gregory K. Denisen

Amy E. Denisen

STATE OF MINNESOTA)
) ss
COUNTY OF MOWER)

The foregoing instrument was acknowledged before me this 19 day of June, 1996 by Gregory K. Denisen and Amy E. Denisen, husband and wife.

SUSAN M. DAVIS
NOTARY PUBLIC-MINNESOTA
MOWER COUNTY
My Commission Expires 1-31-2000

Susan M. Davis
Notary Public
County, Minnesota
My Commission Expires _____

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

SURVEYOR'S CERTIFICATE

I, John H. Schulte IV, a duly registered land surveyor, do this 28 day of May, 1996, 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 28 day of May, 1996, by John H. Schulte IV.

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

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

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 June 3, 1996, by Resolution No. 10644, duly passed at said meeting, the said Common Council did duly accept, confirm and approve the attached plat of DENISEN ADDITION, in said County, and that said resolution was duly published in the official newspaper of the City of Austin on June 7, 1996.

Date: JUNE 17, 1996

Doug E Sulander
City Recorder

COUNTY TREASURER'S CERTIFICATE

I hereby certify that, on this the 19th day of June, 1996, the current taxes have been paid on the land described herein.

Ruth V Harris
County Treasurer, Mower County, MN
By: C. Skow

COUNTY AUDITOR'S CERTIFICATE

No delinquent taxes due, and current taxes are paid, and transfer has been entered this 19 day of JUNE, 1996.

Shawna M Wanous
County Auditor, Mower County, MN
By Doug E Ard

COUNTY RECORDER'S CERTIFICATE

STATE OF MINNESOTA)
) ss
COUNTY OF MOWER)

INSTRUMENT NUMBER 445711

I hereby certify that this instrument was filed in the office of the County Recorder for record on this 19th day of June, 1996, at 4 o'clock P.M., and was duly recorded in the Mower County records as Instrument Number ~~445711~~ 445711.

Charles Enger
County Recorder

By: Cheryl A Taylor
Deputy

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