OFFICIAL

FOX POINTE

A REPLAT OF OUTLOTS 1, 2, 3, 4, 5, 6, 7, 8 & 10 IN AUDITOR'S PLAT OF OUTLOTS 1–11
IN THE S1/2 SW1/4 SECTION 27, TOWNSHIP 103 NORTH, RANGE 18 WEST
CITY OF AUSTIN COUNTY OF MOWER STATE OF MINNESOTA

SW CORNER SW1/4 SEC. 27-T103N-R18W
SW CORNER OUTLOT 3
NW CORNER OUTLOT 10
N 01°24'45" W 1193.11'
419.68'
LOT 2 O.L. 2
BLOCK 1
30' WIDE UTILITY EASEMENT
N 88°35'15" E 191.02'
MURPHY CREEK
113.00' EASEMENT
20'
313.30'
O.L. 3
WETLAND BOUNDARY APPROXIMATE LOCATION
O.L. 10
586.31'
R 117.00' L 39.37' Δ 22°46'59"
S 09°58'44" W 135.66'
N 12°48'15" W 125.80'
R 113.00' L 200.94' Δ 101°53'15"
R 132.00' L 52.49' Δ 22°46'59"
R 80.00' L 142.26' Δ 101°53'15"
8TH STREET NW
R 165.00' L 65.61' Δ 22°46'59"
R 47.00' L 83.58' Δ 101°53'15"
N 13°53'44" W 194.50'
20' WIDE UTILITY EASEMENT
N 13°53'44" W 168.51'
S 77°38'26" E 37.27'
3.21'
20.48'
20.44'
S 77°38'26" E
S 00°02'25" E 323.72'
O.L. 4
O.L. 1
21.38'
R 233.00' L 46.97' Δ 11°33'46"
R 200.00' L 39.78' Δ 11°23'46"
R 167.00' L 33.22' Δ 11°23'46"
S 88°05'29" W
33'
30' WIDE UTILITY EASEMENT
113.81' S 00°00'00" E
N 89°05'01" E 765.23'
24TH AVENUE NW
AUDITOR'S PLAT OF OUTLOTS IN S1/2 SW1/4 SEC. 27
LOT 2 BLOCK 2
22ND AVENUE NW
23RD AVENUE NW
N 89°05'01" E 292.25'
N 89°05'01" E 295.90'
255.39'
N 89°05'01" E 474.56'
S 13°18'17" E 44.99'
N 00°00'00" E 333.11'
123.81' N 00°00'00" E
N 88°20'02" E 136.10'
148.83' N 89°05'01" E
146.14' N 89°05'01" E
145.92'
LOT 1
LOT 3
375.22' S 00°05'22" E
123.81' S 00°05'22" E
7TH STREET NW
440.80'
156.81'
S 00°05'22" E 1053.23'
OUTLOT A
O.L. 5
O.L. 6
O.L. 7
O.L. 9
N 76°41'43" E 242.82'
N 76°41'43" E 246.18'
S 76°05'11" W 215.39'
N 76°41'43" E 166.81'
243.85' S 00°02'25" E
39.32' N 18°22'46" E
139.72' S 13°12'11" E
72.84' N 76°41'43" E
N 89°15'40" E 163.50'
N 88°20'02" E 167.77'
130.56' N 88°20'02" E
418.55' S 00°05'22" E
S 47°37'57" W 25.29'
33.15'
S 84°39'23" E 14.92'
455.61'
S 00°05'22" E 140.67'
NW CORNER LOT 1, BLOCK 1, BURBANK ADDITION
S 89°15'40" W 752.60'
BURBANK ADDITION
LOT 1 BLOCK 1
O.L. 8
LOT 1
OAK PARK VILLAGE
LOT 1 BLOCK 1 C.I.C. PLAT NO. 7
LOT 3
LOT 3 16 OL 11
BLOCK 4 15 PLAT OF ELMHURST
SE CORNER OUTLOT 4
NE CORNER OUTLOT 4
21ST AVENUE NW
SE CORNER OUTLOT 8
BLOCK 8
12 11 10 9 8 7
REARRANGEMENT OF BLOCKS 5, 6, 7 & 8 IN ELMHURST SUBD.
22ND AVENUE NW
BLOCK 7
12 11 10 9 8 7
23RD AVENUE NW
16
BLOCK 1 15 PLAT OF ELMHURST
NE CORNER OUTLOT 10

NORTH
0 60 180
30 120
SCALE IN FEET

INDEX MAP

NW1/4 NE1/4
N1/2 SW1/4
27
SE1/4 NE1/4
T103N R18W

AREA OF REPLAT = 20.65 ACRES ±

LEGEND

- ○ = 5/8" ø x 16" iron stake monument (capped RLS 13807) – Placed
- ● = Iron stake monument – Found
- ⟵ = Subdivision Plat Corner

BASIS OF BEARING SYSTEM :
ALL BEARINGS ARE BASED UPON THE BEARING OF THE NORTH LINE OF BLOCK 1, BURBANK ADDITION, WHICH IS ASSUMED TO BE NORTH 89°15'40" EAST.

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DRAWN BY GENE BUHR