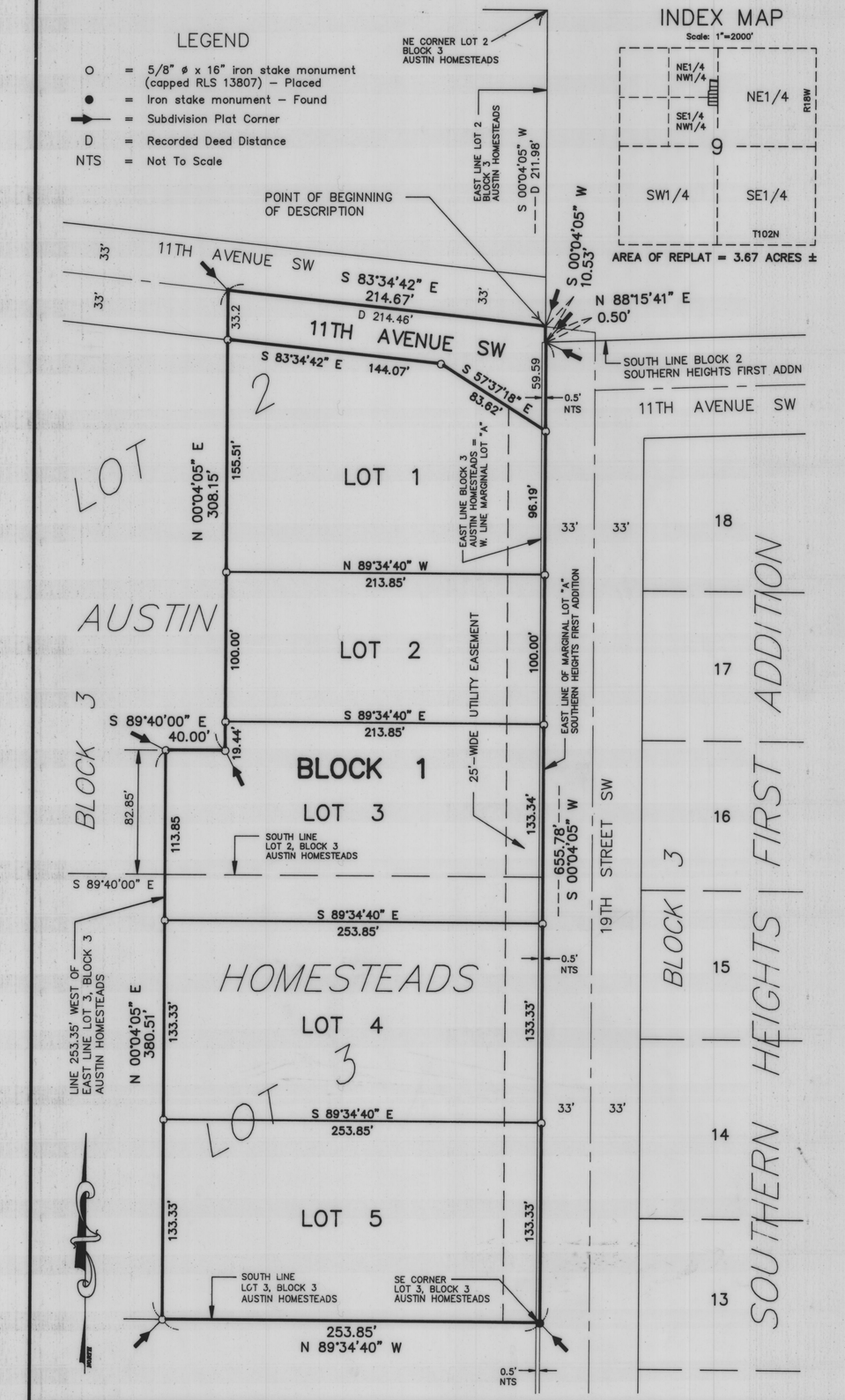
OFFICIAL PLAT

NORDAUNE FIRST SUBDIVISION

REPLAT OF PART OF LOTS 2 & 3, BLOCK 3, AUSTIN HOMESTEADS & OF PART OF MARGINAL LOT "A", SOUTHERN HEIGHTS FIRST ADDITION CITY OF AUSTIN COUNTY OF MOWER STATE OF MINNESOTA



CERTIFICATE OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That Vernon A. Nordaune and Donna J. Nordaune, husband and wife; Steven G. Binder and Debra K. Binder, husband and wife; and Norwest Bank Minnesota South Central, National Association, formerly known as Northwestern State Bank of Austin, owners and proprietors of the following described property situated in the City of Austin, County of Mower, State of Minnesota, to wit:

All that part of Lots 2 & 3, Block 3 in the Plat of Austin Homesteads and Marginal Lot 'A' in the Plat of Southern Heights First Addition, as the same are platted and recorded in the office of the County Recorder of Mower County, Minnesota; described as follows:

Commencing at the northeast corner of said Lot 2, Block 3 in said Plat of Austin Homesteads; thence South 00°04'05" West a distance of 211.98 feet, on an assumed bearing on the east line of said Lot 2, Block 3, to the point of beginning;

thence South 00°04'05" West a distance of 10.53 feet, on the east line of said Lot 2, Block 3, to the southwest corner of Block 2 in the Plat of said Southern Heights First Addition;

thence North 88°15'41" East a distance of 0.50 feet, on the south line of said Block 2, Southern Heights First Addition, to the northeast corner of Marginal Lot 'A' in said Plat of Southern Heights First Addition;

thence South 00°04'05" West a distance of 655.78 feet, on the east line of said Marginal Lot 'A', to the point of intersection with an easterly extension of the south line of Lot 3, Block 3 in said Plat of Austin Homesteads;

thence North 89°34'40" West a distance of 253.85 feet, on the south line of said Lot 3, Block 3, Austin Homesteads and said easterly extension thereof, to a point on a line parallel with and 253.35 feet west of the east line of said Lot 3, Block 3, Austin Homesteads;

thence North 00°04'05" East a distance of 380.51 feet, on a line parallel with and 253.35 feet west of the east line of said Block 3, to a point on a line parallel with and 82.85 feet north of the south line of Lot 2, Block 3 of said Austin Homesteads;

thence South 89°40'00" East a distance of 40.00 feet, on a line parallel with and 82.85 feet north of the south line of said Lot 2, Block 3;

thence North 00°04'05" East a distance of 308.15 feet, on a line parallel with the east line of said Block 3;

thence South 83°34'42" East a distance of 214.67 feet, to the point of beginning;

having caused the above described premises to be surveyed and platted as shown hereon, to be known as NORDAUNE FIRST SUBDIVISION, do by these presents dedicate to the public for public use forever, and for the use of the public utilities, the thoroughfare appearing hereon; and also 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 easement to serve adjacent or other premises in the vicinity.

Witness of hands and seal this 30th day of MARCH, 1994.

Vernon A. Nordaune
Vernon A. Nordaune

Donna J. Nordaune
Donna J. Nordaune

Steven G. Binder
Steven G. Binder

Debra K. Binder
Debra K. Binder

NORWEST BANK MINNESOTA SOUTH CENTRAL, NATIONAL ASSOCIATION, formerly known as NORTHWESTERN STATE BANK OF AUSTIN

Lynn Koch, President

STATE OF MINNESOTA)
) ss
COUNTY OF MOWER)

The foregoing instrument was acknowledged before me this 30th day of March, 1994 by Vernon A. Nordaune and Donna J. Nordaune, husband and wife.

SUZANNE F. MILLER NOTARY PUBLIC—MINNESOTA MOWER COUNTY MY COMMISSION EXPIRES 5-18-96

Suzanne F. Miller
Notary Public
_____ County, Minnesota
My Commission Expires _____

STATE OF MINNESOTA)
) ss
COUNTY OF MOWER)

The foregoing instrument was acknowledged before me this 1st day of April, 1994 by Steven G. Binder and Debra K. Binder, husband and wife.

BERNADETTE M. BLOCK NOTARY PUBLIC-MINNESOTA MOWER COUNTY My Comm. Expires Jan 29, 1997

Bernadette M Block
Notary Public
Mower County, Minnesota
My Commission Expires 1-29-97

STATE OF MINNESOTA)
) ss
COUNTY OF MOWER)

The foregoing instrument was acknowledged before me this 30 day of March, 1994 by Lynn Koch, President of Norwest Bank Minnesota South Central, National Association, formerly known as Northwestern State Bank of Austin, on behalf of the association.

PEGGY A. TAMKE NOTARY PUBLIC - MINNESOTA MOWER COUNTY My commission expires 5/23/97

Peggy Tamke
Notary Public
Mower County, Minnesota
My Commission Expires 5/23/97

SURVEYOR'S CERTIFICATE

I, John H. Schulte IV, a duly registered land surveyor, do this 4 day of Feb., 1994, 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 4 day of Feb., 1994 by John H. Schulte IV.

ELAINE G. WALLACE NOTARY PUBLIC—MINNESOTA WASECA COUNTY MY COMMISSION EXPIRES 2-5-98

Elaine G. Wallace
Elaine G. Wallace, Notary Public
Waseca County, Minnesota
My Commission Expires Feb. 5, 1998

TITLE OPINION

I, Gary E. Leonard, 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.

Gary E. Leonard

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 JAN 18 1994, by Resolution No. 9955, duly passed at said meeting, the said Common Council did duly accept, confirm and approve the attached plat of NORDAUNE FIRST SUBDIVISION, in said County, and that said resolution was duly published in the official newspaper of the City of Austin on JAN 25, 1994.

Date: April 4 1994

Richard Benzkofer
City Recorder

COUNTY TREASURER'S CERTIFICATE

I hereby certify that, on this the 4th day of April, 1994, the current taxes have been paid on the land described herein.

Ruth E. Harris
County Treasurer, Mower County, MN

COUNTY AUDITOR'S CERTIFICATE

No delinquent taxes due, and current taxes are paid, and transfer has been entered this 4th day of April, 1994.

Sherwood V. Varis
County Auditor, Mower County, MN

COUNTY RECORDER'S CERTIFICATE

STATE OF MINNESOTA)
) SS
COUNTY OF MOWER)

INSTRUMENT NUMBER 428233

I hereby certify that this instrument was filed in the office of the County Recorder for record on this 4 day of Apr., 1994, at 2 o'clock P.M., and was duly recorded in the Mower County records as Instrument Number 428233

County Recorder

By: _____
Deputy

BASIS OF BEARING SYSTEM :

ALL BEARINGS ARE BASED UPON THE BEARING OF THE EAST LINE OF LOT 2, BLOCK 3, AUSTIN HOMESTEADS, WHICH IS ASSUMED TO BE SOUTH 00°04'05" WEST.

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

NOVEMBER 1993
DRAWN BY GENE E. BUHR, E.I.T.