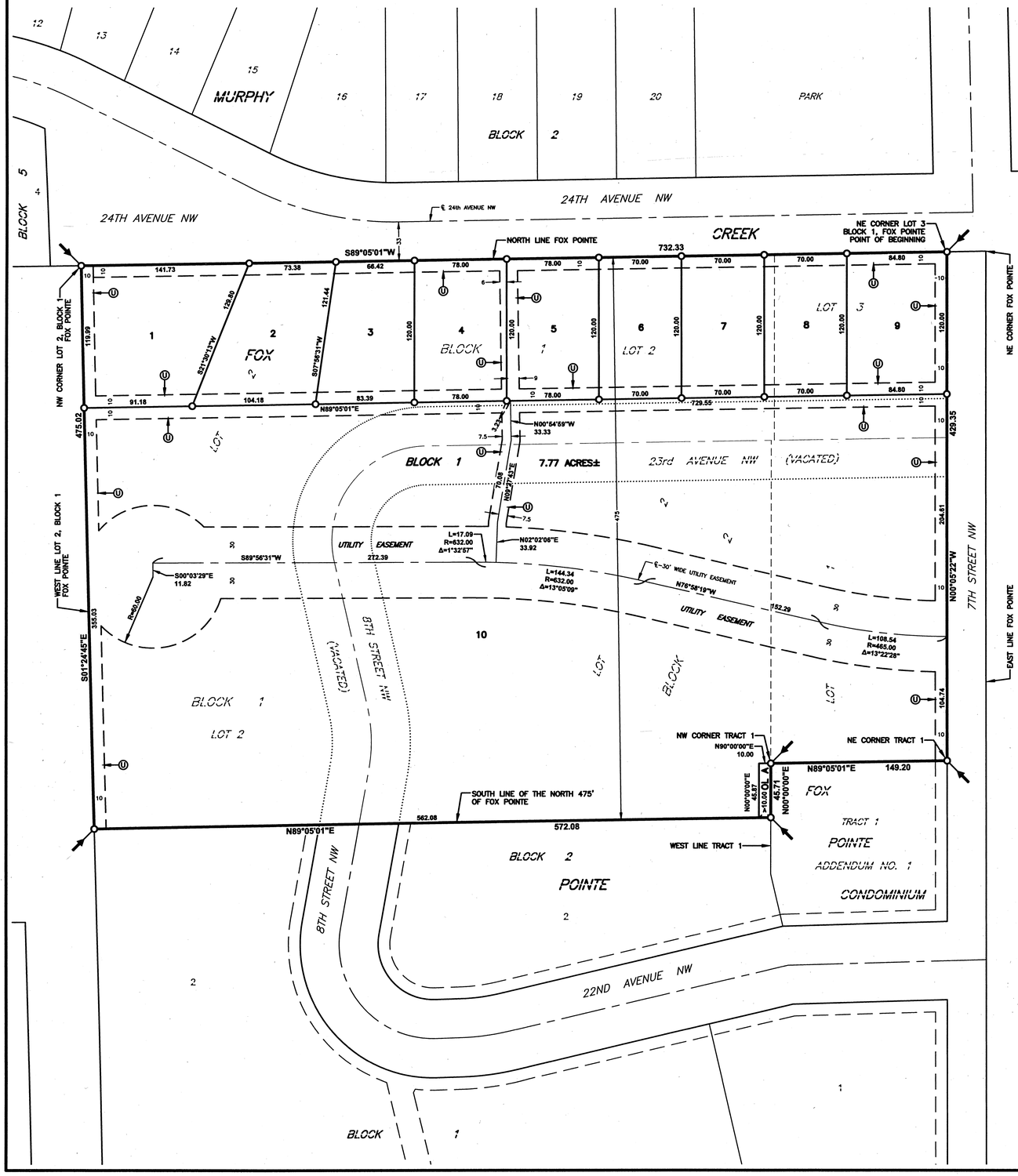
OFFICIAL PLAT

NORTH POINTE

REPLAT OF LOTS 2 & 3, BLOCK 1 AND LOTS 1 & 2, BLOCK 2 AND VACATED 8th STREET NW & VACATED 23rd AVENUE NW IN THE PLAT OF FOX POINTE
AUSTIN, MOWER COUNTY, MINNESOTA



CERTIFICATE OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That The Housing and Redevelopment Authority in and for the City of Austin, a Minnesota 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 Lots 2 & 3, Block 1 and Lots 1 & 2, Block 2, Fox Pointe, as the same is platted and recorded in the office of the County Recorder of Mower County, Minnesota; together with Vacated 8th Street NW and Vacated 23rd Avenue NW, as dedicated in said plat of Fox Pointe; described as follows:

Commencing at the northeast corner of Lot 3, Block 1 in said Fox Pointe;

thence South 89°05'01" West a distance of 732.33 feet, on an assumed bearing on the north line of Lots 2 & 3, Block 1 in said Fox Pointe, to the northwest corner of said Lot 2, Block 2;

thence South 01°24'45" East a distance of 475.02 feet, on the west line of Lot 2, Block 1 in said Fox Pointe, to a point on a line drawn parallel with and 475 feet south of the north line of said Fox Pointe;

thence North 89°05'01" East a distance of 572.08 feet, parallel with said north line, to a point on the west line of Tract 1, Fox Pointe Condominium, Addendum No. 1, as the same is recorded in the office of the County Recorder of Mower County, Minnesota;

thence North 00°00'00" East a distance of 45.71 feet, to the northwest corner of said Tract 1;

thence North 89°05'01" East a distance of 149.20 feet, to the northeast corner of said Tract 1;

thence North 00°05'22" West a distance of 429.35 feet, to the point of beginning.

having caused the above described premises to be surveyed and platted as shown hereon, to be known as NORTH POINTE, do by these presents dedicate to the public for public use forever and for the use of the public utilities, 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 30th day of August, 2017.

THE HOUSING & REDEVELOPMENT AUTHORITY
IN & FOR THE CITY OF AUSTIN, MINNESOTA
a Minnesota Corporation

Jon W. Erickson

STATE OF MINNESOTA
COUNTY OF MOWER

The foregoing instrument was acknowledged before me this 30th day of August, 2017 by Jon W. Erickson for The Housing & Redevelopment Authority in and for the City of Austin, a Minnesota Corporation, on behalf of the Corporation.

Holly Wallace
Notary Public
My Commission Expires 1-31-2018

SURVEYOR'S CERTIFICATE

I, Steven J. Thompson, a duly Licensed Land Surveyor, do this 25th day of August, 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 25th day of August, 2017 by Steven J. Thompson.

Andrea J. Stotts
Andrea J. Stotts, Notary Public
My Commission Expires 1-31-2018

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

CITY APPROVAL

We do hereby certify that the within plat of NORTH POINTE was duly accepted and approved by the City Council of the City of Austin, on the 17th day of July, 2017.

Thomas A. Stiehm
Mayor

Attest: Tom Dankbar
City Clerk Recorder

COUNTY AUDITOR & TREASURER CERTIFICATES

No delinquent taxes due and transfer has been entered this 6th day of Sept, 2017

Steve Reinart
County Auditor, Mower County, MN

I hereby certify that on this the 6th day of Sept, 2017, the current taxes have been paid on the land described herein.

Steve Reinart
County Treasurer, Mower County, MN

COUNTY RECORDER'S CERTIFICATE

DOCUMENT NUMBER A162585

I hereby certify that this instrument was filed in the office of the County Recorder for record on this _____ day of September, 2017, at 10:17 o'clock A.M., and was duly recorded in the Mower County records as Document Number A162585.

County Recorder, Mower County, MN

By: _____
Deputy

SCALE: 1" = 50'

0 50
25 100
SCALE IN FEET

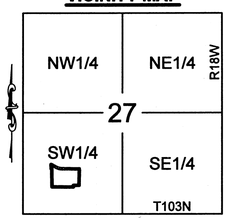
LEGEND

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

AREA

(8.05 ACRES± (350,851 Ft²)

VICINITY MAP



Scale: 1"=2000'

BASIS OF BEARING SYSTEM

All bearings are based upon the plat of Fox Pointe

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

AUGUST 2017

DRAWN BY ANDY MCGOWAN
16-471FP_REV1.dwg