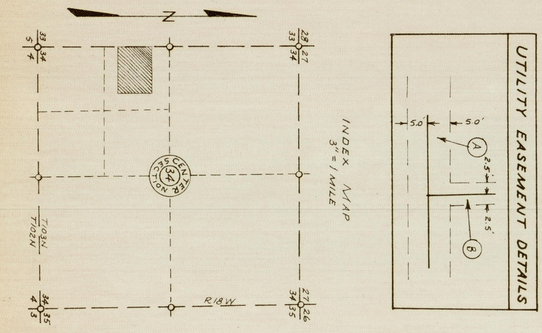
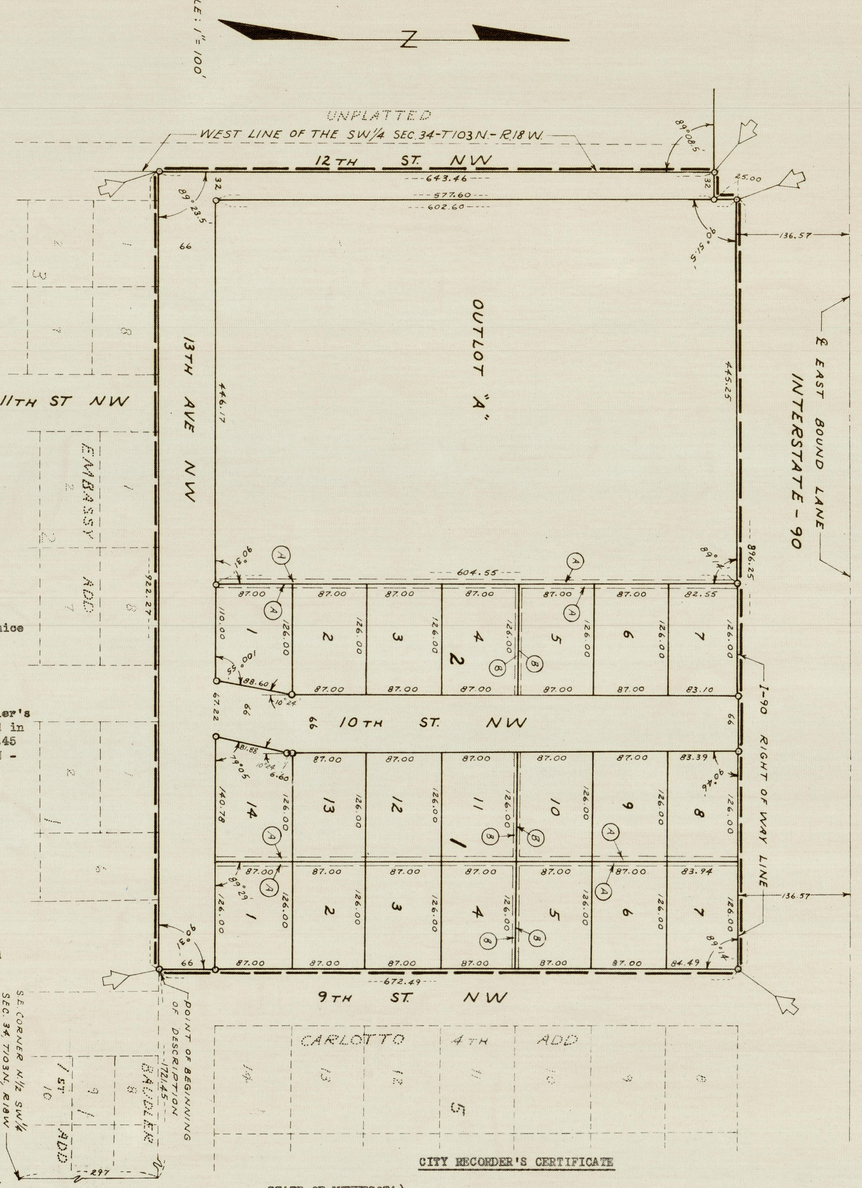
# OTTO BAUDLER ADDITION

IN THE NW¼ - SW¼ OF SEC. 34, T103N R18W.

CITY OF AUSTIN COUNTY OF MOWER STATE OF MINNESOTA




## CERTIFICATE OF DEDICATION

Otto Baudler and Katherine K. Baudler, his wife; Richard C. Baudler and Bernice Baudler, his wife; Carl Robert Baudler and Katherine D. Baudler, his wife; Julia E. Baudler, a widow; Lucille Baudler, a single person; Mabel Baudler, a widow, owning all of the following described premises in Mower County, Minnesota, to-wit:

Beginning at a point on a line extended west from the north line of Baudler's First Addition to the City of Austin, as the same is platted and recorded in the office of the Register of Deeds of Mower County; which point is 1721.45 feet west of a point in the east line of the NE¼ SW¼ of Section 34 - T103N - R18W, which is 297 feet north of the southeast corner of said NE¼ SW¼;

thence northerly 672.49 feet, on the west line of Carlotto Fourth Addition to the City of Austin, as the same is platted and recorded in the office of the Register of Deeds of Mower County, to the south right-of-way line of Interstate Highway No. 90;

thence westerly 896.25 feet, at a deflection angle of 90° 46' left, on said right-of-way line;

thence southerly 25.00 feet, at a deflection angle of 89° 08.5' left, on said right-of-way line;

thence west 32.00 feet, at a deflection angle of 90° 51.5' right, on said right-of-way line;

thence southerly 643.46 feet at a deflection angle of 89° 08.5' left, on the west line of the SW¼ of said section;

thence easterly 922.27 feet, at a deflection angle of 90° 36.5' left, on the north line of Embassy Addition to the City of Austin, as the same is platted and recorded in the office of the Register of Deeds of Mower County, to the point of beginning;

being part of the NW¼ SW¼ of Section 34 - T103N - R18W; and containing 14.168 acres;

having caused the above described premises to be surveyed and platted as shown hereon, to be known as OTTO BAUDLER ADDITION, do by these presents dedicate to the public for public use forever all streets, and roads appearing hereon; and also the utility easements appearing hereon, for the use of the public utilities, for the installation and maintenance of facilities installed in and over said easements to serve adjacent or other premises in the vicinity.

In the Presence of:

Loretta Kay Smith

Kathy Otterdahl

Office of Register of Deeds
Mower County, Minnesota
I hereby certify that the within instrument was filed for record on the 3rd day of March A.D. 1969 at 11 o'clock A.M. and duly recorded in Book 11 Plats on page 6
Paul M. Engen
Register of Deeds
By Dorothy Johnson Deputy

289229

Otto Baudler
Otto Baudler

Richard C Baudler
Richard C. Baudler

Carl Robert Baudler
Carl Robert Baudler

Julia E Baudler
Julia E. Baudler

Mabel Baudler
Mabel Baudler

Katherine K. Baudler
Katherine K. Baudler

Bernice Baudler
Bernice Baudler

Katherine D. Baudler
Katherine D. Baudler

Lucille Baudler
Lucille Baudler

I hereby certify that taxes for the year 1969 on the land described within are paid.
N. Sandlien
County Treasurer

STATE OF MINNESOTA )
) SS
COUNTY OF MOWER )

On this 1st day of March, 1969, before me, a Notary Public within and for said county and state personally appeared Otto Baudler, Katherine K. Baudler, Richard C. Baudler, Bernice Baudler, Carl Robert Baudler, Katherine D. Baudler, Julia E. Baudler, Lucille Baudler, and Mabel Baudler, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

STATE OF MINNESOTA, COUNTY OF MOWER, ss.
I hereby certify that I have compared my attached instrument with the original instrument now on file in my office, and that it is a true and correct copy of the same, and of the whole thereof.
Dated March 24, 1969
Paul M. Engen Register of Deeds
By Dorothy Johnson Deputy
289229

Loretta Kay Smith
Notary Public Loretta Kay Smith
Mower County, Minnesota
My Commission Expires October 30, 1975

## SURVEYOR'S CERTIFICATE

I, Harold H. Haugh, a duly registered land surveyor, do this 20th day of February, 1969, 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 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 to be designated in accordance with Section 506.03 of 1945 Minnesota Statutes.

Harold H. Haugh
Harold H. Haugh

STATE OF MINNESOTA )
) SS
COUNTY OF FREEBORN )

On this 20th day of February, 1969, before me, a Notary Public within and for said county and state, personally appeared Harold H. Haugh, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Taxes paid and transfer entered this 3rd day of Mar. 1969
Graham R. Uzlik
County Auditor

Dorothy J. Steinke
Dorothy J. Steinke, Notary Public
Freeborn County, Minnesota
My Commission Expires March 2, 1972

## CITY RECORDER'S CERTIFICATE

STATE OF MINNESOTA )
) SS
COUNTY OF MOWER )

I, Darrell Stacy, 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 March 3, 1969, by Resolution No. 4964 duly passed at said meeting, the said Common Council did duly accept, confirm and approve the attached plat of OTTO BAUDLER ADDITION, in said county, and that said resolution was duly published in the official newspaper of the City of Austin on March 7, 1969.

Dated March 10, 1969

Darrell Stacy
Darrell Stacy
City Recorder

I, Graham R. Uzlik, County Auditor, Mower County, Minnesota, hereby certify that liens, if any, against the above described premises in any drainage proceedings have been apportioned to the respective lots, tracts and parcels situated in the described tract, pursuant to Minnesota Statutes (1953) 106.401, as amended 1957 Session Laws, Chapter 495.

Graham R. Uzlik
County Auditor

## RESTRICTIVE COVENANTS

1. Use:
   (a) The whole of said platted area is hereby designated as a residential area, except Outlot "A" which may be used for any and all church purposes.
   (b) In said residential area, structures on each residential building plot shall be confined to one single-family dwelling house, with a private garage for not more than three cars.
   (c) Said residential area shall be used for residential purposes only.
2. Location of Buildings as to Residential Area:
   (a) No building shall be located on any residential building plot nearer to the front street line than thirty feet or nearer to any side street line than five feet, or nearer to any side line of a residential building plot than five feet.
   (b) No residential structure shall be allowed on any building plot which plot has an area less than 7,000 square feet or a width of less than 75 feet at the front street line.
3. Style and Floor Space as to Residential Area: No dwelling house shall be smaller than the so-called low-roof bungalow design, or ranch type design. Stairways to the second floor must be constructed in all dwelling houses of 1½ stories or more. All dwelling houses shall have, exclusive of porches, the following space area:
   (a) If a low-roof bungalow or ranch type dwelling, at least 1,200 square feet on the ground floor.
   (b) If 1½ stories, ground floor space of at least 1,050 square feet.
   (c) If 2 stories, at least 720 square feet on the ground floor and a total of at least 1,440 square feet; and the upstairs of each two-story dwelling must be finished before occupancy.
4. Siding as to Residential Area: The outside surface of all buildings shall be composed of brick, stone, stained shingles, woodlap, stucco, or other type of siding approved by good building trade standards.
5. Building Time as to Residential Area: All external construction of any dwelling house or garage must be completed within one year after construction has begun.
6. Unauthorized Residence or Church as to Residential Area: No trailer, basement, tent, shack, garage, barn or other outbuilding erected on said premises shall at any time be used as a residence or as a church, temporarily or permanently, and no structure of a temporary character shall be used as a residence or as a church.
7. Construction on Site: No buildings shall be moved upon said premises. All buildings must be erected on the building site.
8. Utilities Easements: Easements for the installation and maintenance of electric and telephone easements are reserved upon those portions of the platted property designated on the plat as such, and no buildings or similar obstructions shall be placed upon the property included in such easements, and all electric and telephone conduits, cables and wires shall be buried underground.
9. Utilities Service Lines: All electric and telephone conduits, cables and wires which shall serve any residence, building or other structure located upon the platted area or any portion thereof shall be buried underground.
10. Benefit: Those restrictions shall run with the land and shall be for the benefit of any owner of any portion of any block in said additiom.
11. Duration: The utilities easements herein shall be perpetual except insofar as they may be surrendered or modified by the legislative authority of said City of Austin. The other restrictions herein shall remain in force to March 1st, 1989, and thereafter they shall be automatically extended for successive periods of ten years each unless during the last year of said original period, or to any such extension period they are changed in whole or in part by vote of a majority of the then owners.

COPY