PLEHAL DOLAN ADDITION

IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 103 NORTH, RANGE 18 WEST AND THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 103 NORTH, RANGE 18 WEST AND A REPLAT OF OUTLOT A, BURBANK ADDITION AND A REPLAT OF PART OF LOT 2, BLOCK 1, FOX POINTE
CITY OF AUSTIN, COUNTY OF MOWER, STATE OF MINNESOTA.

SEE BOTTOM RIGHT

SW CORNER OF THE SW1/4, SW1/4 OF SEC. 27
SOUTH LINE OF SECTION 27
NORTHEAST CORNER OF OUTLOT A, BURBANK ADDITION
21ST AVE. NW
21ST AVENUE NW
N89°15'40"E 897.08
N89°15'40"E 129.95
N89°15'40"E 76.13
C.BRG.=S72°43'31"E C=113.18 L=115.07 R=183.00 Δ=36°01'36"
EDGE OF WETLAND
WET LAND
L=184.36 R=117.00 Δ=90°16'53"
S89°36'22"W 25.00
147.24
470.18
322.94
S0°23'38"E
20 FT. UTILITY EASEMENT
WEST LINE OF SECTION 34
OAK PARK MALL SECOND SUBDIVISION
525.66
494.66
N0°24'31"W
NORTH LINE PLAT OF THE OAKS CONDOMINIUM
S89°04'27"W 329.28
166.85
397.37
N89°37'56"E 843.96
279.74
S0°22'04"E 20.00
OAK PARK MALL FOURTH SUBDIVISION
LOT 1
BLOCK 1
S0°27'27"E 321.37
EAST LINE OF OUTLOT A, BURBANK ADDITION
172.36
S0°27'27"E
8TH ST. NW
33
UTILITY EASEMENT PER PLAT OF BURBANK ADDITION
C.BRG.=S16°34'10"E C=96.96 L=98.25 R=174.66 Δ=32°13'49"
R=135.36 R=240.68 Δ=32°13'37"
C.BRG.=S23°45'27"E C=14.68 L=14.68 R=240.68 Δ=1°45'02"
20 FT. UTILITY EASEMENT
L=98.25 R=174.68 Δ=32°13'37"
SEE DETAIL
L=93.19 R=60.00 Δ=88°59'25" C.BRG.=S43°34'49"W C=84.10
WEST LINE PLAT OF BURBANK ADDITION
344.75 330.90 344.04
S0°27'27"E 344.04
8TH STREET NW
66
BURBANK ADDITION
THE OAKS CONDOMINIUM
(COMMON INTEREST COMMUNITY PLAT NO. 3)
793.37
732.33
N0°25'50"W
EAST LINE PLAT OF THE OAKS CONDOMINIUM
S89°04'27"W 343.90
368.30
S0°25'50"E 428.02
428
LOT 1
BLOCK 2
BURBANK ADDITION
NORTH RIGHT OF WAY LINE MOWER COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 18
S89°15'38"W 406.07
SW CORNER NW1/4, NW1/4 OF SEC. 34
SW CORNER OF THE E1/2, W1/2, NW1/4
61.04
P.O.B.
18TH AVENUE NORTHWEST
59.72
MOWER CO. HWY. R.O.W. PLAT NO. 18
329.6
18TH AVENUE NW
S89°04'27"W 406.08
SOUTH LINE OF THE NW1/4, NW1/4
(C.S.A.H. NO. 27)
8TH ST. NW

INSET A

Scale in feet
0 100 200 300

MURPHY CREEK
66
SOUTH LINE PLAT OF MURPHY CREEK
N89°05'01"E 763.83
NORTHWEST CORNER PLAT OF FOX POINTE
24TH AVE. NW.
23RD AVE. NW.
22ND AVE. NW.
8TH ST. NW
FOX POINTE
SE 1/4 OF THE SE 1/4 OF SECTION 28 - T103N - R18W
349.69
WET LAND
OUTLOT B
S55°15'05"E 198.17
122.21
S3°31'19"E 123.39
N89°21'05"E 75.43
EDGE OF WETLAND
N89°15'40"E 221.31
S5°17'36"E 103.94
N27°34'28"E 120.73
S64°36'11"E 51.47
N20°38'50"W 107.56
N49°46'28"W 85.58
N29°54'24"W 63.58
1190.70
1158.11
S1°24'45"E
WEST LINE OF SECTION 27
N37°25'17"W 140.74
N16°23'52"W 35.44
N40°04'19"E 27.60
N11°14'42"W 19.52
683.80
N1°14'45"W
BUSTAD 2ND ADDITION
BLOCK 2
LOT 1
EDGE OF WETLAND
DRAINAGE AND UTILITY EASEMENT OVER ENTIRE LOT 1
605.27
WEST LINE PLAT OF FOX POINTE
OUTLOT A
S89°15'40"W 147.37
N52°55'23"W 60.92
204.19
N1°14'42"W
SW CORNER OF THE SW1/4, SW1/4 OF SEC. 27
399.69
N89°15'40"E
SOUTH LINE OF SECTION 27
307.52
897.17
60.00
21ST AVE. NW
21ST AVENUE NW
231.42
N89°15'40"E 897.08
C.BRG.=S72°43'31"E C=113.18 L=115.07 R=183.00 Δ=36°01'36"
N89°15'40"E 129.95
N89°15'40"E 76.13
WET LAND

Scale in feet
0 100 200 300

SEE TOP LEFT

INSET B

DETAIL
NOT TO SCALE
LOT 1
BLOCK 1
L=98.25 R=174.68 Δ=32°13'37"
L=93.19 R=60.00 Δ=88°59'25" C.BRG.=S43°34'49"W C=84.10
S0°27'27"E 344.75
S0°27'27"E 344.04
8TH ST. NW

BEARING REFERENCE NOTE:
1996 HARN MOWER COUNTY COORDINATE SYSTEM

LEGEND

- ○ DENOTES 1/2 INCH BY 18 INCH IRON MONUMENT SET AND MARKED BY R.L.S. NO. 16321
- ● DENOTES IRON MONUMENT FOUND
- P.O.B. DENOTES POINT OF BEGINNING

Hansen Thorp Pellinen Olson Inc.
Engineers • Surveyors • Landscape Architects