ROSENTHAL SECOND ADDITION

YAGGY COLBY ASSOCIATES
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CERTIFICATE OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That Bigelow–Lennon Construction, a Partnership, and Wells Fargo Bank Minnesota N.A., formerly known as Norwest Bank Minnesota South N.A., both being owners and proprietors of the following described property situated in the County of Mower, State of Minnesota, to wit:

Lots 1 through 9, Block 1, and Lots 1 through 4, Block 2, ROSENTHAL ADDITION, according to the plat thereof on file at the County Recorder's office, Mower County, Minnesota, and that part of vocated Greenwich Street lying south of the south right–of–way line of 16th Avenue S.W. (formerly River Drive).

AND

That part of the Northwest Quarter of the Southeast Quarter of Section 10, Township 102 North, Range 18 West, Mower County, Minnesota, described as follows:

Commencing at the northwest corner of said Northwest Quarter of the Southeast Quarter; thence easterly on an assumed azimuth from north of 89 degrees 29 minutes 24 seconds along the north line of said Northwest Quarter of the Southeast Quarter 1316.24 feet to the east line of said Northwest Quarter of the Southeast Quarter; thence southerly 179 degrees 04 minutes 28 seconds azimuth along said east line 182.70 feet to the southeast corner of Lot 7, Block 3, ROSENTHAL ADDITION, according to the plat thereof on file at the County Recorder's office, Mower County, Minnesota, and the point of beginning; thence westerly 269 degrees 29 minutes 24 seconds azimuth along the south line of said ROSENTHAL ADDITION and its westerly extension 1305.93 feet to the westerly right–of–way line of Fourth Street SW (formerly Kenwood Avenue); thence southerly 162 degrees 10 minutes 33 seconds azimuth along said westerly right of–way line 3.37 feet; thence southerly 131.23 feet along said westerly right–of way line, on a tangential curve concave westerly, having a radius of 832.98 feet, a central angle of 09 degrees 01 minutes 36 seconds, and a chord azimuth of 166 degrees 48 minutes 18 seconds; thence easterly 89 degrees 07 minutes 11 seconds azimuth 498.22 feet; thence southerly 178 degrees 06 minutes 31 seconds azimuth 1004.44 feet to the center line of the Red Cedar River; thence northeasterly 22 degrees 58 minutes 18 seconds azimuth along said center line 322.26 feet; thence northeasterly 41 degrees 02 minutes 03 seconds azimuth along said center line 153.44 feet; thence easterly 69 degrees 11 minutes 58 seconds azimuth along said center line 235.11 feet; thence easterly 87 degrees 50 minutes 27 seconds azimuth along said center line 182.14 feet; thence easterly 100 degrees 05 minutes 13 seconds azimuth along said center line 127.92 feet to the east line of said Northwest Quarter of the Southeast Quarter; thence northerly 359 degrees 04 minutes 28 seconds azimuth along said east line 658.40 feet to the point of beginning.

Said tract contains 16.99 acres more or less.

Has caused the same to be surveyed and platted and replatted as ROSENTHAL SECOND SUBDIVISION, and does hereby donate and dedicate to the public for public use forever the thoroughfares and also dedicate the easements as shown on this plat for drainage and utility puposes only.

In witness whereof said Bigelow–Lennon Construction, a Partnership, has caused these presents to be signed by its proper officer this 10th day of July, 2001.

Jerome A. Bigelow

STATE OF MINNESOTA
COUNTY OF Dodge

The foregoing instrument was acknowledged before me this 10th day of July, 2001, by Jerome A. Bigelow, Bigelow Lennon Construction.

KATHRYN M. URCH
NOTARY PUBLIC-MINNESOTA
MY COMMISSION EXPIRES 1-31-2005

Kathryn M. Urch
Notary Public,
Dodge County, Minnesota
My Commission Expires 1-31-2005

In witness whereof said Wells Fargo Bank Minnesota N.A., formerly known as Norwest Bank Minnesota South N.A., has caused these presents to be signed by its proper officer this 10th day of July, 2001.

David G. Wittenberg
Vice President

STATE OF MINNESOTA
COUNTY OF OLMSTED

The foregoing instrument was acknowledged before me this 10th day of July, 2001 by David G. Wittenberg, Vice President of Wells Fargo Bank Minnesota N.A. formerly known as Norwest Bank Minnesota South N.A., a national association, on behalf of the association.

MICHELE R. SURSELY
NOTARY PUBLIC-MINNESOTA
My Commission Expires Jan. 31, 2005

Michele R. Sursely
Notary Public, Olmsted County, MN
My Commission Expires 1-31-05

SURVEYOR'S CERTIFICATE

I do hereby certify that I have surveyed and platted the property described on this plat as ROSENTHAL SECOND SUBDIVISION; that this plat is a correct representation of said survey; that all distances are correctly shown on said plat in feet and hundredths of a foot; that all monuments have been correctly placed in the ground as shown; or will be correctly place in the ground by May 15, 2002; that the outside boundary lines are correctly designated; and that there are no wetlands as defined in MS 505.02, Subd. 1, or public highways to be designated on said plat other than as shown.

Douglas G. Rude
Minnesota L.S. No. 22422

STATE OF MINNESOTA
COUNTY OF OLMSTED

The foregoing Surveyor's Certificate was acknowledged before me this 6th day of July, 2001, by Douglas G. Rude, L.S. No. 22422.

BARBARA S. DICKHUT
NOTARY PUBLIC-MINNESOTA
MY COMMISSION EXPIRES 1-31-2005

Barbara S. Dickhut
Notary Public, Olmsted County, MN
My Commission Expires 1-31-2005

TITLE OPINION

I, James C. Ohly, licensed attorney, State of Minnesota, do hereby certify that the owner, as indicated hereon, represents all ownership interests in the and encompassed by this plat.

James C. Ohly

RESTRICTIVE COVENANT

Utility Easements: Easements for the installation and maintenance of electric, gas and water lines and mains are reserved upon those portions of the platted property designated on the plat as such, and no buildings, fences or other obstructions shall be placed upon the property included in such easements, without the consent of Austin Utilities and its heirs and assigns.

CITY RECORDER'S CERTIFICATE

STATE OF MINNESOTA
COUNTY OF MOWER
CITY OF AUSTIN

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 June 4, 2001, by Resolution No. 11839, said Common Council did duly accept, confirm and approve the attached plat of ROSENTHAL SECOND SUBDIVISION in said County, and that said resolution was duly published in the official newspaper of the City of Austin on July 13, 2001. This plat has been reviewed by the Mower County Highway Engineer.

Tom Dankert
City Recorder

COUNTY AUDITOR'S CERTIFICATE

No delinquent taxes due, and current taxes are paid, and transfer has been entered this 6 day of July, 2001.

Sharon A. Vanvalkenburg By Judy Hook
County Auditor, Mower County, MN

COUNTY TREASURER'S CERTIFICATE

I hereby certify that, on this the 6 day of July, 2001, the current taxes have been paid on the land described herein.

Ruth E. Harris
County Treasurer, Mower County, MN

COUNTY RECORDER'S CERTIFICATE

STATE OF MINNESOTA
COUNTY OF MOWER

INSTRUMENT NUMBER 493856

I hereby certify that this instrument was filed in the Office of the County Recorder for record on this 19th day of July, 2001, at 10 o'clock A.m. and was duly recorded in the Mower County Records as Instrument Number 493856.

Susan M. Davis
County Recorder

By: Jill Cordis
Deputy Recorder

PROJECT NUMBER: 7227 COMPUTER FILE: 7227 S FNPL 01.DWG DATE: 4/26/2004 DRAFTSPERSON: P.G.O.