

OFFICIAL PLAT

NATURE RIDGE SECOND

IN OUTLOT D, NATURE RIDGE
AUSTIN, MOWER COUNTY, MINNESOTA

SW1/4 SEC 36-T103N-R18W

CERTIFICATE OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That Nature Ridge Properties of Austin Co., owner of the following described property situated in the City of Austin, County of Mower, State of Minnesota, to-wit:

All that part of Outlot D, Nature Ridge, as the same is platted and recorded in the office of the County Recorder of Mower County, Minnesota; described as follows:

Commencing at the northeast corner of said Outlot D; thence South 00°54'24" East a distance of 30.15 feet on an assumed bearing on the east line of said Outlot D, to the point of beginning;

thence South 00°54'24" East a distance of 339.51 feet on said east line, to the easterly extension of the north line of Outlot A in said Nature Ridge;

thence South 89°06'51" West a distance of 279.09 feet on said north line and the extension of said north line, to the northwest corner of said Outlot A;

thence South 07°30'18" East a distance of 31.39 feet on the westerly line of Outlot A, to the northeast corner of Lot 7, Block 5 in said Nature Ridge;

thence South 86°32'30" West a distance of 134.87 feet on the north line of said Lot 7, to the northwest corner of said Lot 7;

thence North 74°50'25" West a distance of 69.79 feet, to the northeast corner of Lot 6, Block 4 in said Nature Ridge;

thence South 89°06'51" West a distance of 106.80 feet on the north line of said Lot 6, to the northwest corner of said Lot 6;

thence North 00°53'09" West a distance of 207.46 feet;

thence North 89°06'51" East a distance of 52.62 feet;

thence North 00°53'09" West a distance of 150.00 feet, to the south line of the North 30.15 feet of said Nature Ridge;

thence North 89°06'51" East a distance of 531.33 feet on the south line of said North 30.15 feet, to the point of beginning.

having caused the above described premises to be surveyed and platted as shown hereon, to be known as NATURE RIDGE SECOND, do by these presents dedicate to the public use forever and for the use of the public utilities, the thoroughfare appearing hereon, and also the utility easement 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 our hands this ___ day of ___, 2019.

Michael Merten, President; Lee Hansen, Secretary

STATE OF MINNESOTA
COUNTY OF MOWER

The foregoing instrument was acknowledged before me this ___ day of ___, 2019, by Paul V. Sween.

Notary Public
My Commission Expires

SURVEYOR'S CERTIFICATE

I, Steven J. Thompson, do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designed on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wetlands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated ___ day of ___, 2019.

Licensed Land Surveyor
Minnesota Licensed No. 22705

STATE OF MINNESOTA
COUNTY OF MOWER

This Instrument was acknowledged before me on this ___ day of ___, 2019 by Steven J. Thompson.

Notary Public
My Commission Expires 1-31-2023

TITLE OPINION

I, ___, 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.

CITY APPROVAL

We do hereby certify that the within plat of NATURE RIDGE SECOND, was duly accepted and approved by the City Council of the City of Austin, on the ___ day of ___, 2019.

Mayor; Attest: City Clerk

CITY RECORDER'S CERTIFICATE

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 a regular meeting of the Common Council of the City of Austin, on ___, 2019, by Resolution No. ___, duly passed at said meeting, the said Common Council did duly accept, confirm and approve the attached plat of NATURE RIDGE SECOND, in said County, and that said resolution was duly published in the official newspaper in the City of Austin on ___, 2019.

City Recorder

COUNTY AUDITOR & TREASURER CERTIFICATE

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 2019 on the land hereinbefore described have been paid. Also, pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer entered this ___ day of ___, 2019.

County Auditor & Treasurer, Mower County, MN

COUNTY RECORDER'S CERTIFICATE

I hereby certify that this plat of NATURE RIDGE SECOND was filed in the office of the County Recorder for public record on this ___ day of ___, 2019, at ___ o'clock ___ M., and was duly filed in Book ___ of Plats, Page ___ as Document Number ___.

County Recorder, Mower County, Minnesota

By: Deputy



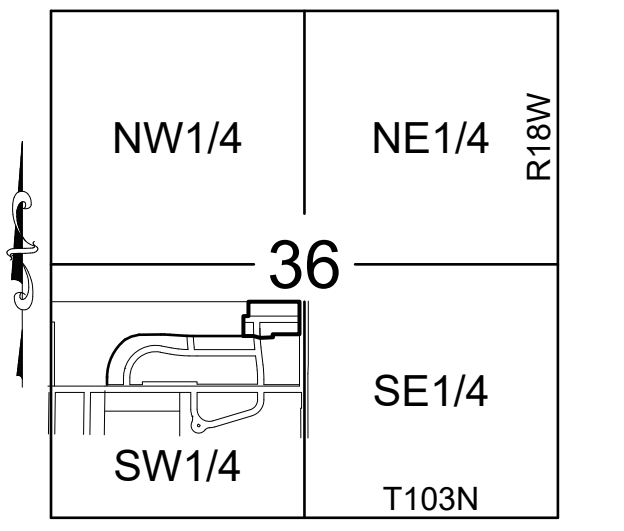
SCALE: 1" = 40'
0 40 80
SCALE IN FEET

LEGEND

- 5/8" X 16" Iron stake monument (capped SJT 22705)-Placed
Iron stake monument - Found
Subdivision Plat Corner
Utility Easement

AREA
4.56 ACRES± (198,705 Ft²)

VICINITY MAP



Scale: 1"=2000'

BASIS OF BEARING SYSTEM

All bearings are based upon the MnDot Mower County Coordinate System Nad 83 (96) Harn Adjustment Grid

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

JULY 2019

DRAWN BY ANDY MCGOWAN
18-201FP_Rev1.dwg