



# WILLOW CREEK COMMONS

Have caused the same to be surveyed and platted as WILLOW CREEK COMMONS and do hereby dedicate to the public for public use the public ways and the drainage and utility easements as created by this plat.

In witness whereof said Franklin P. Kottschade and Bonnie R. Kottschade, husband and wife, have hereunto set their hands this 3rd day of June, 2014.

Franklin P. Kottschade  
Franklin P. Kottschade

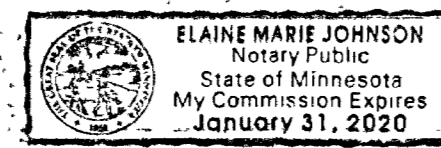
Bonnie R. Kottschade  
Bonnie R. Kottschade

STATE OF Minnesota  
COUNTY OF Olmsted

The foregoing instrument was acknowledged before me on this 3rd day of November, 2014, by Franklin P. Kottschade and Bonnie R. Kottschade.

Elaine Marie Johnson

Elaine Marie Johnson  
Notary Public Olmsted County, Minnesota  
My commission expires January 31, 2020



In witness whereof said SJC Properties, LLC, a Minnesota Limited Liability Corporation, has caused these presents to be signed by its proper officers this 3rd day of November, 2014.

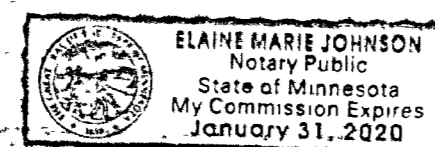
Signed: SJC Properties, LLC, by Franklin P. Kottschade its Chief Mgr.

STATE OF Minnesota  
COUNTY OF Olmsted

The foregoing instrument was acknowledged before me on this 3rd day of November, 2014, by Franklin P. Kottschade Chief Manager of SJC Properties, LLC, a Minnesota Limited Liability Corporation, on behalf of the corporation.

Elaine Marie Johnson

Elaine Marie Johnson  
Notary Public Olmsted County, Minnesota  
My commission expires January 31, 2020



In witness whereof said Willow Creek Commons, LLC, a Minnesota Limited Liability Corporation, has caused these presents to be signed by its proper officers this 3rd day of November, 2014.

Signed: Willow Creek Commons, LLC, by Franklin P. Kottschade its Gen. Mgr. / President

STATE OF Minnesota  
COUNTY OF Olmsted

The foregoing instrument was acknowledged before me on this 3rd day of November, 2014, by Franklin P. Kottschade General Manager / President of Willow Creek Commons, LLC, a Minnesota Limited Liability Corporation, on behalf of the corporation.

Elaine Marie Johnson

Elaine M. Johnson  
Notary Public Olmsted County, Minnesota  
My commission expires January 31, 2020



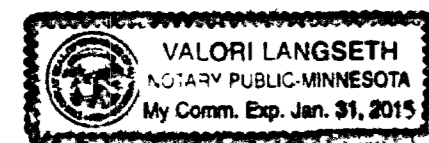
In witness whereof said City of Rochester, a Minnesota municipal corporation, has caused these presents to be signed by its proper officers this 10th day of November, 2014.

Signed: City of Rochester, Minnesota, by Ardell F. Brede Mayor by Jan S. Ream Clerk  
by Dale R. Markinson Finance Officer

STATE OF Minnesota  
COUNTY OF Olmsted

The foregoing instrument was acknowledged before me on this 10th day of November, 2014, by Ardell F. Brede Mayor, Aaron S. Reeves Clerk, and Dale R. Markinson Finance Officer of the City of Rochester, a Minnesota municipal corporation, on behalf of the corporation.

Valori Langseth  
Notary Public Williston County, Olmsted  
My commission expires 01-31-15



I Brent R Peters 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 designated 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 wet lands, 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 this 21st day of October, 2014.

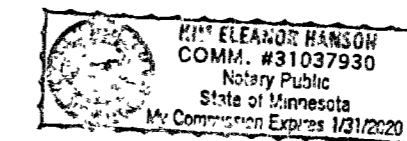
Brent R Peters  
Brent R Peters, Licensed Land Surveyor  
Minnesota License No. 44123

STATE OF MINNESOTA  
COUNTY OF Hennepin

This instrument was acknowledged before me on this 21st day of October, 2014, by Brent R Peters, Licensed Land Surveyor.

Kim Eleanor Hanson

Kim Eleanor Hanson  
Notary Public Anoka County, Minnesota  
My commission expires January 31, 2020



STATE OF MINNESOTA  
COUNTY OF OLMSTED  
CITY OF ROCHESTER

Valori Langseth Deputy  
I, Aaron S. Reeves, City Clerk in and for the City of Rochester, do hereby certify that on the 16th day of June, 2014, the accompanying plat was duly approved by the Common Council of the City of Rochester. In testimony whereof, I have hereunto signed my name and affixed the Seal of said City of Rochester this 16th day of November, 2014.

Valori Langseth  
Deputy  
City Clerk, City of Rochester

COUNTY SURVEYOR, OLMSTED COUNTY, MINNESOTA

I certify that this plat has been checked mathematically and that the plat conforms to applicable platting laws this 10 day of NOVEMBER, 2014.

Joel S. Thoreson

Joel Thoreson, County Surveyor

PROPERTY RECORDS AND LICENSING

Taxes payable in the year 2014 on the land herein described have been paid, there are no delinquent taxes and transfer has been entered this 12th day of November, 2014.

Document Number: A1358731

I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record on this 12th day of November, 2014, at 4 o'clock PM and was duly recorded in the Olmsted County Records.

W. Mark Kupski  
Director of Property Records and Licensing

Wendy von Wald  
Deputy



# WILLOW CREEK COMMONS

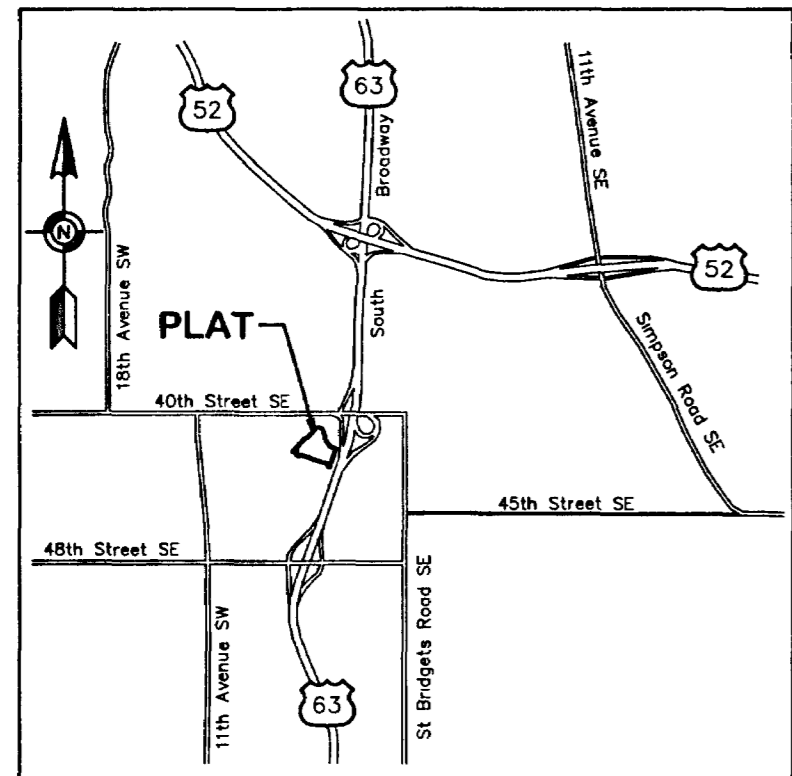
MINNESOTA DEPARTMENT OF TRANSPORTATION  
RIGHT OF WAY PLAT NO. 55-45  
(VARIABLE WIDTH)

N.E. CORNER OF THE N.E. 1/4  
SEC. 26, TWP. 106 N. RGE. 14 W.  
OLMSTED COUNTY, MN  
(FOUND 1" SQUARE PIPE #15809)

MINNESOTA DEPARTMENT OF TRANSPORTATION  
RIGHT OF WAY PLAT NO. 55-48  
(VARIABLE WIDTH)

N.W. CORNER OF THE N.E. 1/4 SEC.  
26, TWP. 106 N. RGE. 14 W.,  
OLMSTED COUNTY, MN  
(FOUND 1" COPPER PLUG #15809)

PARCEL 10 PER MINNESOTA DEPARTMENT OF  
TRANSPORTATION RIGHT OF WAY PLAT NO. 55-48



VICINITY MAP  
NOT TO SCALE

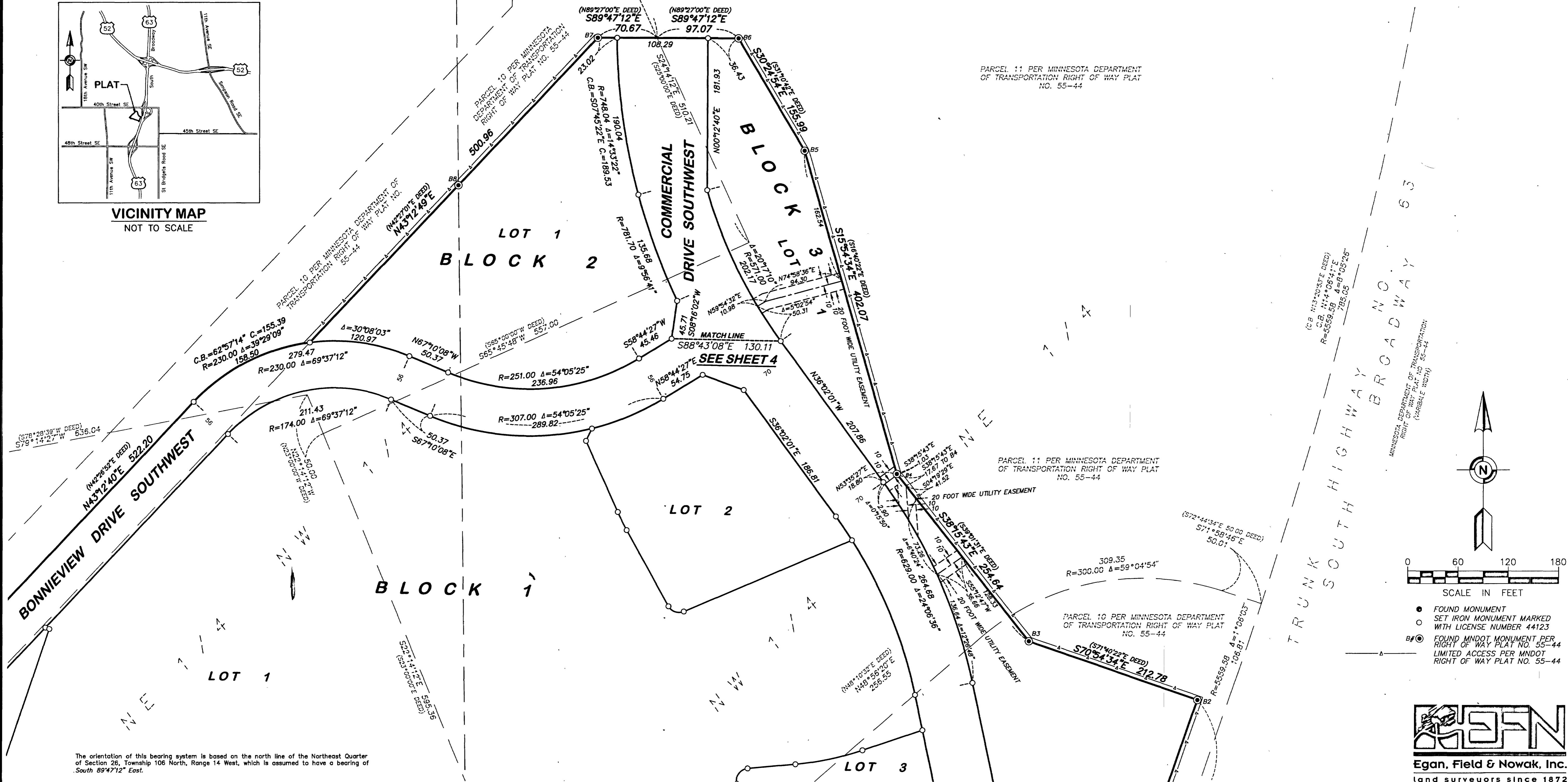
40TH STREET SOUTHWEST

A LINE PARALLEL WITH AND 33.00 FEET DISTANT OF THE NORTH LINE OF THE NORTHEAST QUARTER

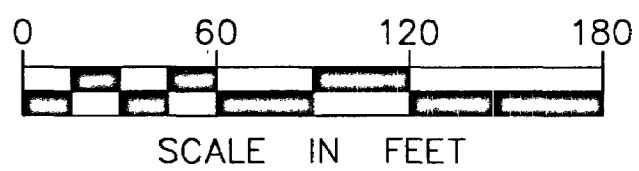
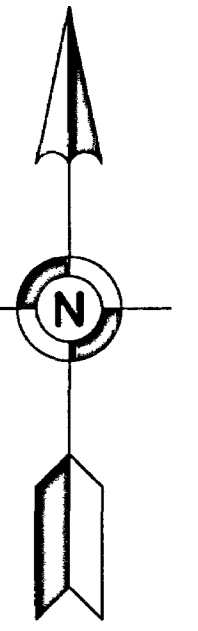
PARCEL 11 PER MINNESOTA DEPARTMENT OF  
TRANSPORTATION RIGHT OF WAY PLAT  
NO. 55-44

PARCEL 11 PER MINNESOTA DEPARTMENT OF  
TRANSPORTATION RIGHT OF WAY PLAT  
NO. 55-44

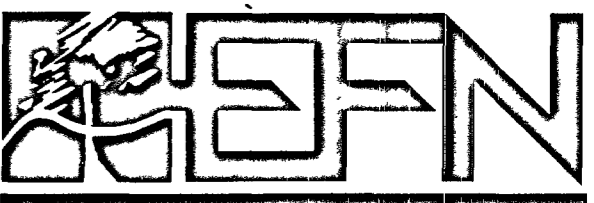
PARCEL 10 PER MINNESOTA DEPARTMENT OF  
TRANSPORTATION RIGHT OF WAY PLAT  
NO. 55-44



TRUNK SOUTH HIGHWAY BROADWAY NO. 63



- FOUND MONUMENT
- SET IRON MONUMENT MARKED WITH LICENSE NUMBER 44123
- ⊙ FOUND MNDOT MONUMENT PER RIGHT OF WAY PLAT NO. 55-44 LIMITED ACCESS PER MNDOT RIGHT OF WAY PLAT NO. 55-44

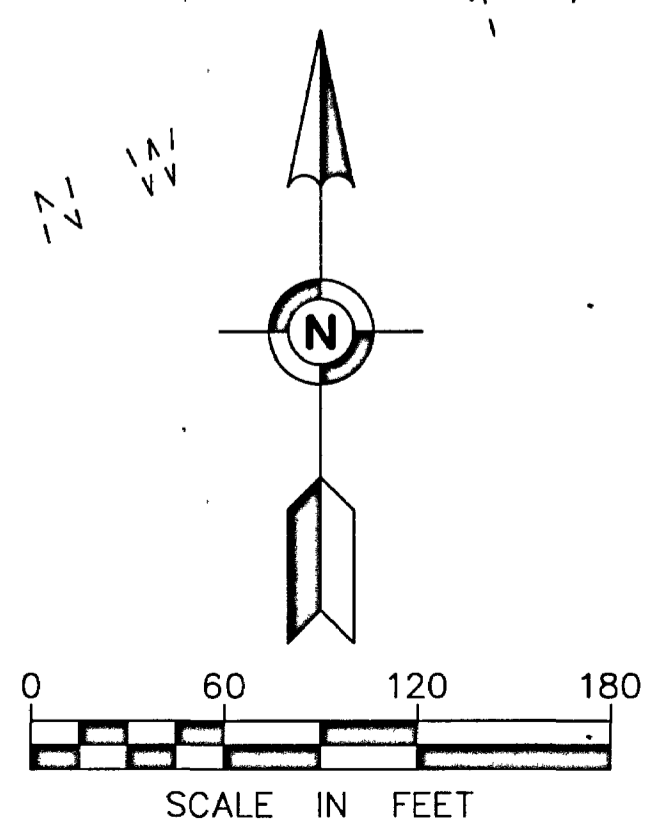
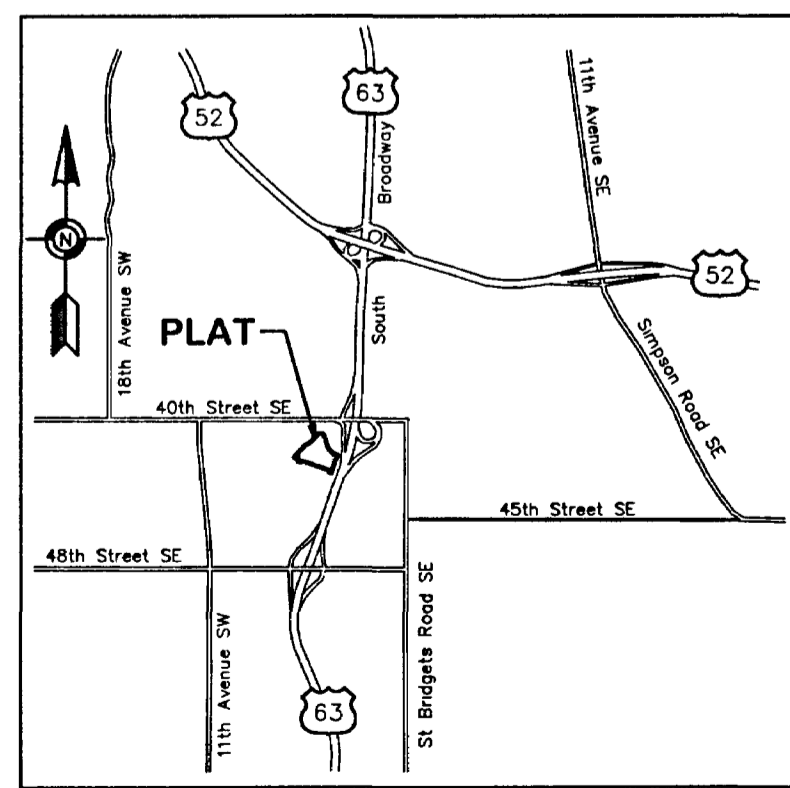
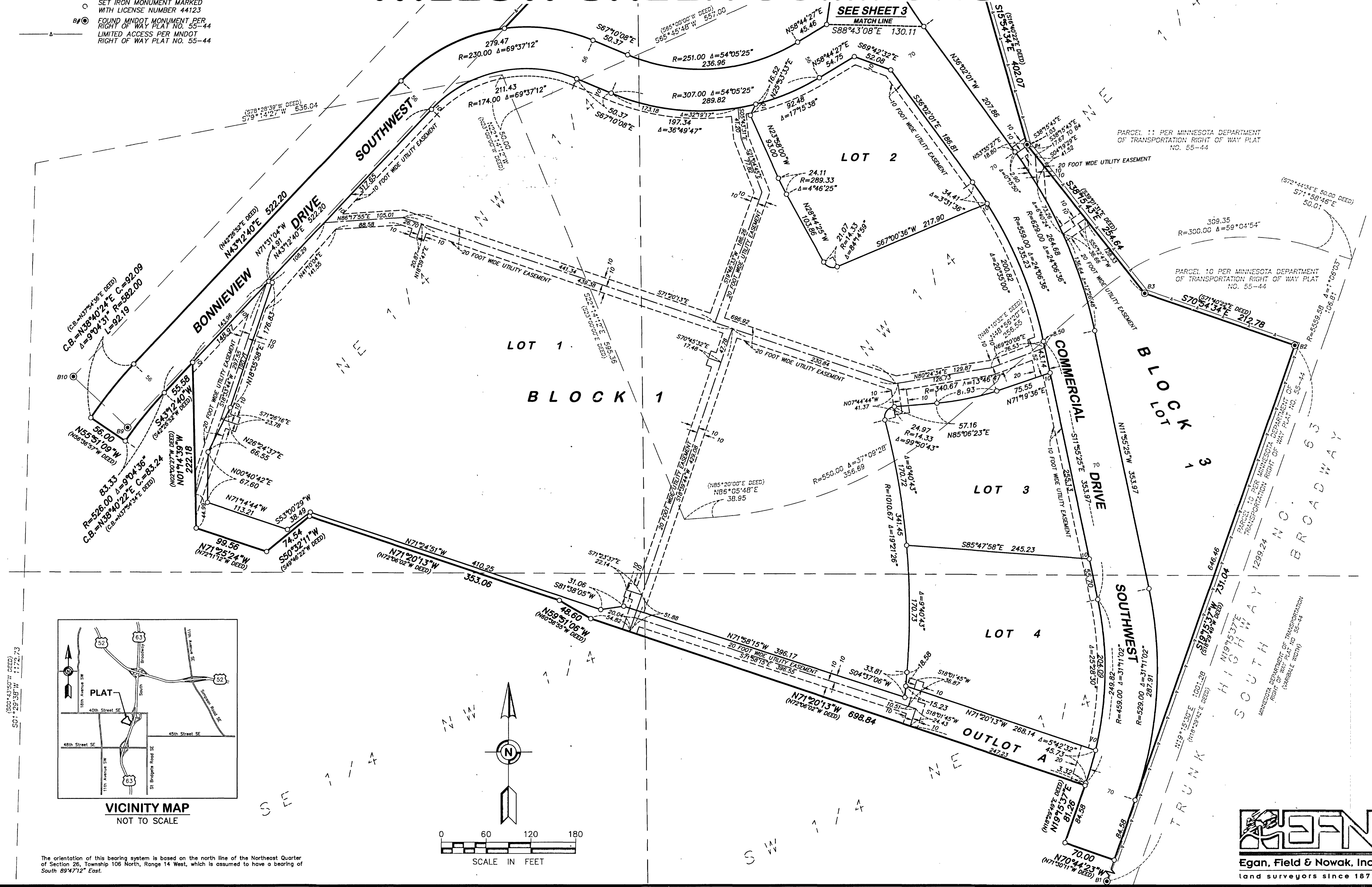


Egan, Field & Nowak, Inc.  
land surveyors since 1872

The orientation of this bearing system is based on the north line of the Northeast Quarter of Section 26, Township 106 North, Range 14 West, which is assumed to have a bearing of South 89°47'12" East.

# WILLOW CREEK COMMONS

○ SET IRON MONUMENT MARKED WITH LICENSE NUMBER 44123  
 ● FOUND MNDOT MONUMENT PER RIGHT OF WAY PLAT NO. 55-44  
 ○ LIMITED ACCESS PER MNDOT RIGHT OF WAY PLAT NO. 55-44



PARCEL 11 PER MINNESOTA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAT NO. 55-44

PARCEL 10 PER MINNESOTA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAT NO. 55-44

MINNESOTA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAT NO. 55-44 (VARIABLE WIDTH)

**Egan, Field & Nowak, Inc.**  
 land surveyors since 1872