

THE WILLOWS

SURVEYOR'S CERTIFICATE

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

Geoffrey G. Griffin, L.S.
Minnesota License Number 21940

State of Minnesota
County of Olmsted

The surveyor's certificate was subscribed and sworn to before me, a Notary Public, this 3rd day of October, 2000.

Krista M. Hubbin
Notary Public, Olmsted County, Minnesota



My commission expires: 1-31-05

COUNTY SURVEYOR

I certify that this plat has been checked mathematically and that the plat conforms to the applicable laws, this 4th day of October, 2000.

Edward P. Kusilek
Olmsted County Surveyor

PROPERTY RECORDS AND LICENSING

Taxes payable in the year 2000 on the land herein described have been paid, there are no delinquent taxes and transfer has been entered this 6th day of October, 2000.

DOCUMENT NUMBER **A-854101**

I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record on this 10th day of October, 2000, at 9:12 AM o'clock A M., and was duly recorded in the Olmsted County records.

Daniel J. Hall
Director of Property Records & Licensing

Wendy von Wald
Deputy

PROPERTY RECORDS AND LICENSING

Taxes payable in the year 2000 on the land herein described have been paid, there are no delinquent taxes and transfer has been entered this 6th day of October, 2000.

DOCUMENT NUMBER **T-87887**

I hereby certify that this instrument was filed in the Office of the Registrar of Titles for record on this 6th day of October, 2000, at 4 o'clock P M., and was duly recorded in the Olmsted County records.

Daniel J. Hall
Registrar of Titles - Property Records & Licensing

Carolyn Bicknese
Deputy

CITY APPROVAL

State of Minnesota
County of Olmsted
City of Rochester

I, Chuck Garfield, Mayor, and Judy K. Scherr, City Clerk, in and for the City of Rochester, do hereby certify that on the 21st day of AUGUST, 2000, the accompanying plat was duly approved by the Common Council of the City of Rochester. In testimony thereof I have hereunto signed by name and affixed the seal of said City of Rochester this 5th day of OCTOBER, 2000.

Chuck Garfield, Mayor
Judy K. Scherr
Judy K. Scherr, City Clerk

INSTRUMENT OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That J&C Gardens, L.L.C., owners and proprietors of the following described property in the City of Rochester, State of Minnesota, to wit:

TRACT 1
Parcel of land in the Northeast One Quarter (NE ¼) of Section 13, Township 106, Range 14 West.
Commencing at the Northeast corner of Section 13, Township 106 North, Range 14 West; thence West along the North line of said Section 13 a distance of 859.47 feet for a place of beginning; thence Southeasterly at a deflection angle of 97 degrees 36 minutes to the left a distance of 450.0 feet; thence West parallel with the North line of said Section 13 a distance of 195.33 feet to the centerline of County State Aid Highway No.1; thence Northwesterly at a deflection angle of 82 degrees 24 minutes to the right a distance of 450.0 feet to a point on the North line of said Section 13; thence East along said North line at a deflection angle of 97 degrees 36 minutes to the right a distance of 195.33 feet to the place of beginning.

TRACT 2
That part of the Northeast Quarter (NE ¼) of Section Thirteen (13), Township One Hundred Six (106), Range Fourteen (14), described as follows:
Beginning at a point on the North line of said Northeast Quarter (NE ¼) of Section Thirteen (13), a distance of 300.32 feet westerly of the northeast corner of said Northeast Quarter (NE ¼) of Section Thirteen (13) (for purposes of this description the bearing of said north line is assumed North 90°00'00" West); thence continuing along said North line 90°00'00" West, a distance of 559.58 feet to a point which is 195.33 feet Easterly of centerline of 20th Street Southeast and 11th Avenue Southeast; thence South 07°36'52" East, parallel with the centerline of 11th Avenue Southeast a distance of 450 feet; thence North 90°00'00" West parallel with the North line of said Northeast Quarter (NE ¼) of Section Thirteen (13), a distance of 195.33 feet to the centerline of 11th Avenue Southeast; thence South along said centerline 275 feet; thence North 56°50'12" East, 298.90 feet; thence South 33°09'48" East, 202.98 feet to the centerline of Willow Creek as located; thence continuing along the centerline of said Creek North 02°45'37" East, 60.04 feet; thence North 52°36'33" East 92.46 feet; thence North 28°18'21" East, 110.68 feet; thence North 20°24'48" East, 89.95 feet; thence North 68°31'24" West, 40.74 feet; thence North 07°45'09" East, 47.72 feet; thence North 51°45'24" East, 75.02 feet; thence North 10°25'12" East, 25.26 feet; thence North 38°42'27" East, 31.64 feet; thence North 74°01'21" East, 56.17 feet; thence North 03°33'58" West, 63.74 feet; thence North 67°48'28" East, 161.23 feet; thence North 49°28'17" West, 69.42 feet; thence North 83°17'28" West, 41.19 feet; thence North 14°14'37" West, 81.60 feet to the point of beginning.

The above described conveyance contains 9.16 acres, more or less.

Have caused the same to be surveyed and platted as THE WILLOWS and do hereby donate and dedicate to the public for the public use forever the thoroughfares, and also dedicate the easements as shown on this plat.

In witness whereof said J&C Gardens, L.L.C., have caused these presents to be signed by its proper officer this 3rd day of October, 2000.

Larry L. Corbin
Larry L. Corbin, President

State of Minnesota
County of Olmsted

The foregoing instrument was acknowledged before me this 3rd day of October, 2000 by Larry L. Corbin, President of J&C Gardens, L.L.C., on behalf of the corporation.

Krista M. Hubbin
Notary Public, Olmsted County, Minnesota

My commission expires: 1-31-05



KNOW ALL MEN BY THESE PRESENTS: That US Bank National Association, holder of a mortgage on the above described property hereby consents to the plat described herein including the dedication and donation to the public use forever of the thoroughfares and the dedication of easements.

US BANK NATIONAL ASSOCIATION
By Nichelle L. Martin Title: Vice President

By M. Schmidt Title: Assistant Vice President

State of Minnesota
County of Olmsted

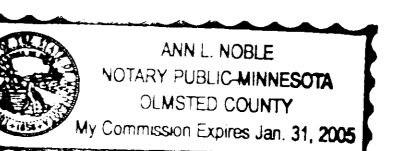
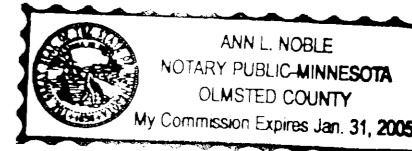
On October 3rd, 2000, before me, a Notary Public within and for said County, personally appeared Nichelle L. Martin to me personally known, who, being by me duly sworn did say the he/she is Vice President of US Bank National Association, and that said instrument was signed on behalf of US Bank National Association, and acknowledged said instrument to be the free act and deed of said Association.

Ann L. Noble
Notary Public

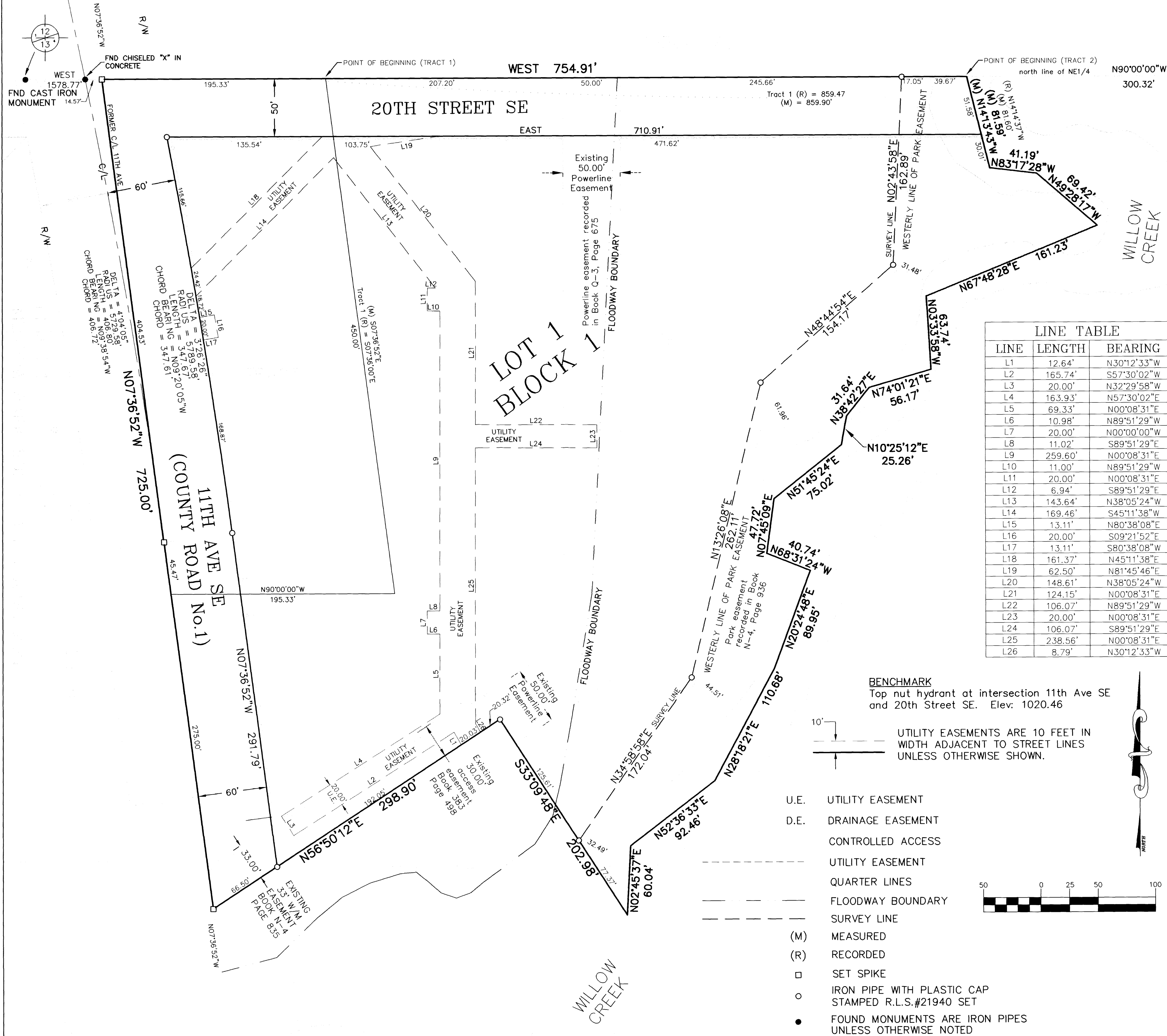
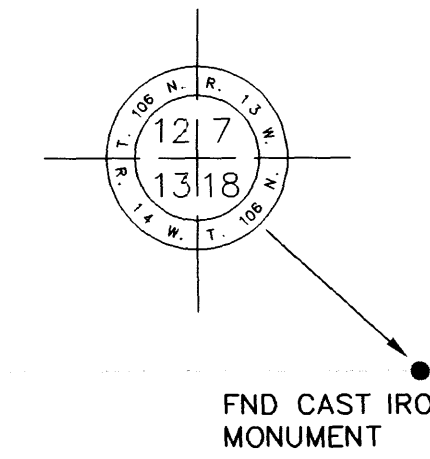
State of Minnesota
County of Olmsted

On October 3rd, 2000, before me, a Notary Public within and for said County, personally appeared M. Schmidt to me personally known, who, being by me duly sworn did say the he/she is Assistant Vice President of US Bank National Association, and that said instrument was signed on behalf of US Bank National Association, and acknowledged said instrument to be the free act and deed of said Association.

Ann L. Noble
Notary Public



"OFFICIAL PLAT"
THE WILLOWS



BEARINGS
ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 106 NORTH, RANGE 14 WEST TO HAVE AN ASSUMED BEARING OF N90°00'00"W.

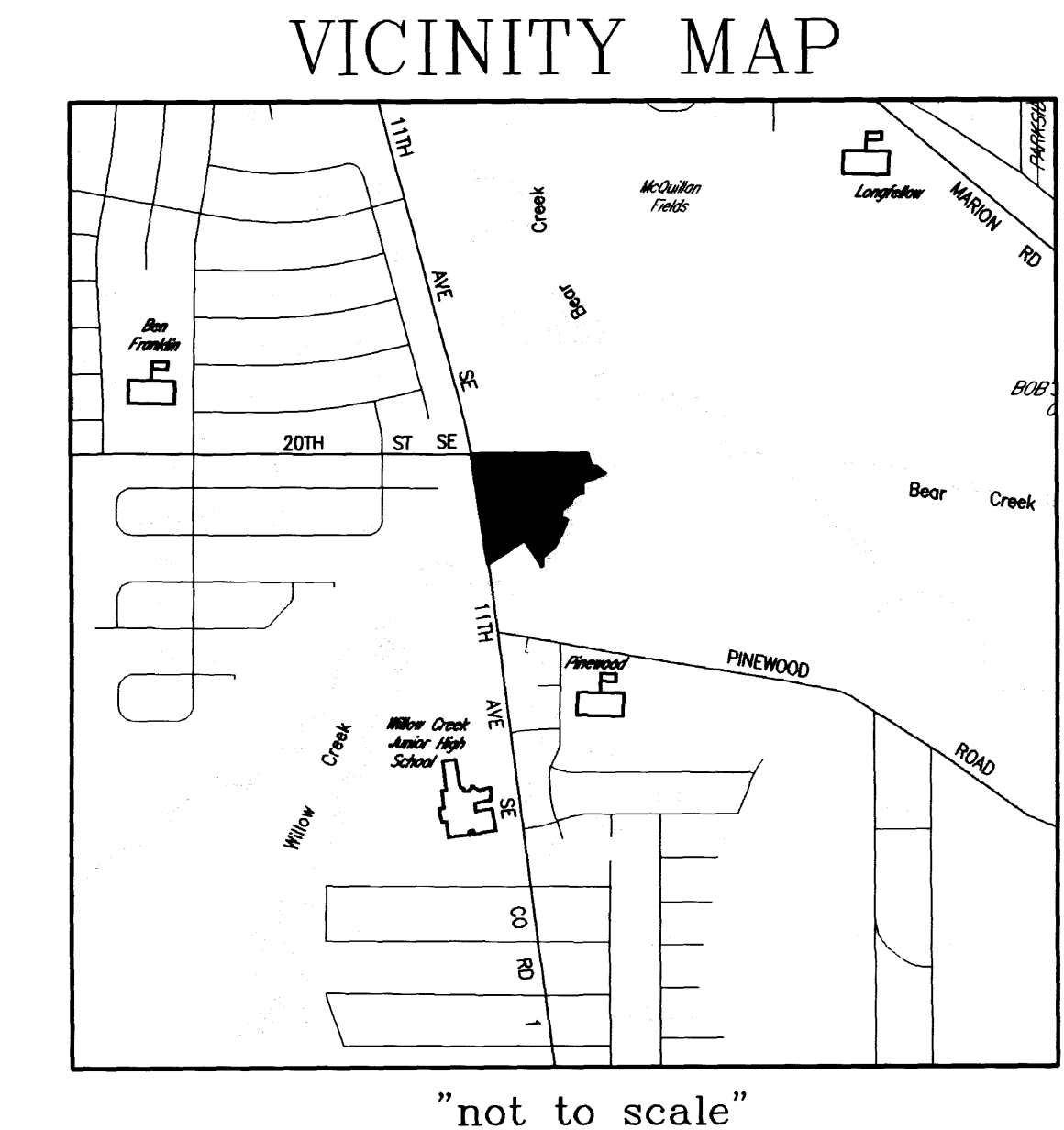
CONTROLLED ACCESS DEFINED
INGRESS TO, FROM, OR ACROSS THE ABUTTING ROADWAY IS RESTRICTED BY THE ROAD AUTHORITY PURSUANT TO MINNESOTA STATE STATUTE 160.08.

UTILITY EASEMENT DEFINED
AN UNOBSTRUCTED EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF ALL NECESSARY UNDERGROUND OR SURFACE PUBLIC UTILITIES INCLUDING THE RIGHTS TO CONDUCT DRAINAGE AND TRIMMING ON SAID EASEMENT.

DRAINAGE EASEMENT DEFINED
AN UNOBSTRUCTED EASEMENT FOR THE OPERATION AND MAINTENANCE OF ALL WATERWAYS, BOTH SURFACE AND UNDERGROUND, RUNNING OVER, UNDER, AND ACROSS SAID EASEMENT

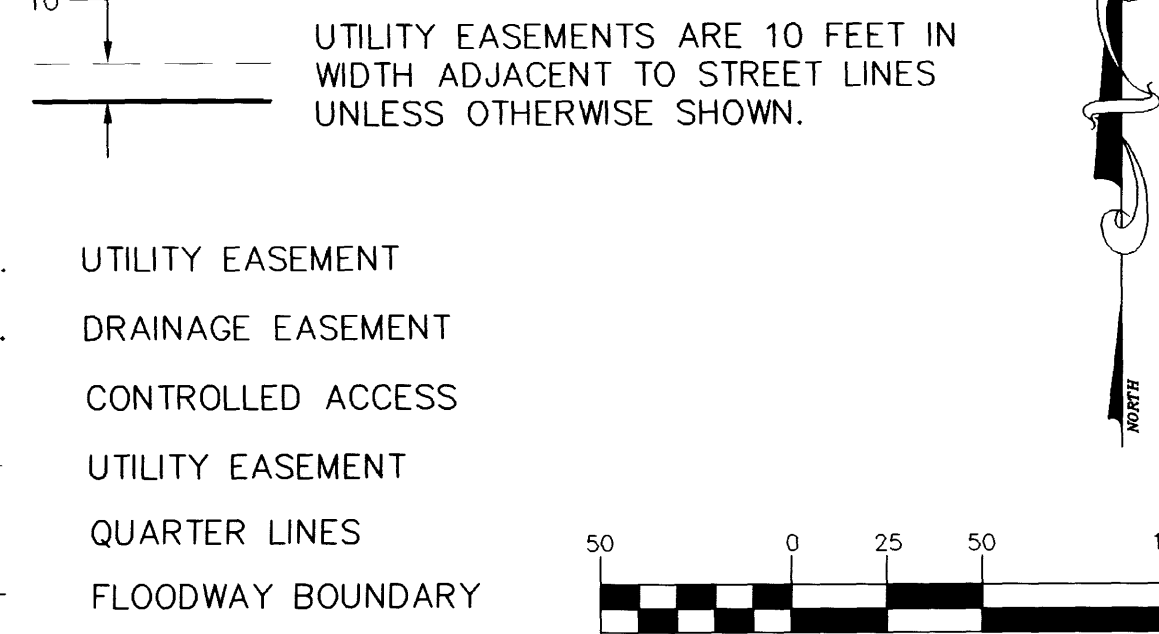
VERTICAL CONTROL
THE ELEVATIONS ON THIS PLAN ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929

HIGH WATER ELEVATION
100 YEAR FLOOD ELEVATION = 1016.5' AT THE 11TH AVENUE BRIDGE CROSSING WILLOW CREEK (120± FEET SOUTH OF SOUTHWEST CORNER OF LOT 1, BLOCK 1) AS INDICATED BY THE DNR DIVISION OF WATERS OFFICE



"not to scale"

BENCHMARK
Top nut hydrant at intersection 11th Ave SE and 20th Street SE. Elev. 1020.46



- U.E. UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- CONTROLLED ACCESS
- UTILITY EASEMENT
- QUARTER LINES
- FLOODWAY BOUNDARY
- SURVEY LINE
- (M) MEASURED
- (R) RECORDED
- SET SPIKE
- IRON PIPE WITH PLASTIC CAP
- STAMPED R.L.S.#21940 SET
- FOUND MONUMENTS ARE IRON PIPES UNLESS OTHERWISE NOTED

SHEET 2 OF 2

GGG Engineering Surveying Planning
14070 Hwy 52 SE
Chatfield, Mn. 55923 Ph. 507-867-1666
FILE NO. 20-0848P



PUBLIC WORKS DEPARTMENT
2122 CAMPUS DR SE
ROCHESTER MN 55904-4744
507/285-8231

October 3, 2000

Dan Hall
Olmsted County Assessor/Recorder
Olmsted County Government Center
151 4th Street, SE
Rochester, MN 55904

RE: The Willows Subdivision

Dear Mr. Hall:

Pursuant to Minnesota Statutes 505.3, Subsection 2, you are hereby notified that the Olmsted County Engineer was given opportunity by the City to review and comment on the above referenced subdivision plat which abuts a County Highway.

Sincerely,

Michael Sheehan
County Engineer

MS:bw

c: Brent Svenby, Planning Dept.

t:\engindoc\misc\Dan Hall letter



AN EQUAL OPPORTUNITY/AFFIRMATIVE ACTION EMPLOYER