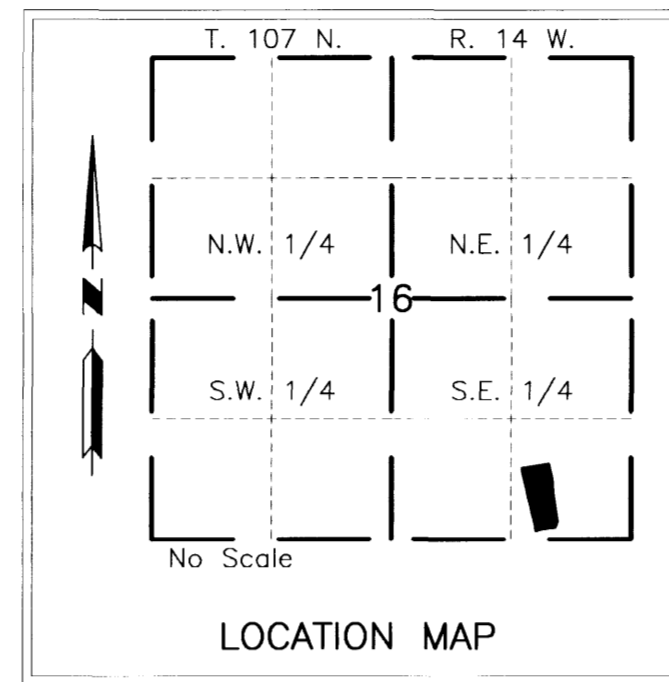
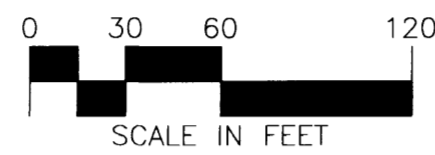
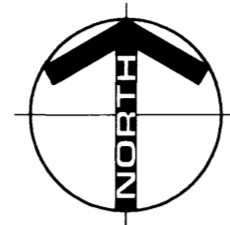


# COMMONWEAL FIRST SUBDIVISION



### BEARINGS

Plat bearings are Minnesota State Plane Grid Azimuths measured to the right from Grid North.

### UTILITY EASEMENT DEFINED

An unobstructed easement for the construction and maintenance of all necessary overhead, underground or surface public utilities, including rights to conduct drainage and trimming on said easement.

### DRAINAGE EASEMENT DEFINED

An unobstructed easement for the construction and maintenance of underground and surface drainage facilities and utility easement.

### CONTROLLED ACCESS DEFINED

Ingress and egress to, from or across the abutting roadway is restricted by the road authority pursuant to Minnesota State Statute 160.08.

U.E. = UTILITY EASEMENT  
D.E. = DRAINAGE EASEMENT

STATE OF WISCONSIN  
COUNTY OF EAU CLAIRE

The foregoing instrument was acknowledged before me this 15<sup>th</sup> day of October, 1996, by Michael O'Meara, Chairman of Peoples National Bank, a Wisconsin Corporation on behalf of the Corporation.

Stuart M. Schmit  
Notary Public, Eau Claire County, WI  
My Commission Expires 11-21-99

### COUNTY RECORDER

Document Number 738681

I hereby certify that this instrument was filed in the Office of the County Register of Titles for record on this 22<sup>nd</sup> day of October, 1996, at 8 o'clock A.m. and was duly recorded in Olmsted County Records.

Ronald J. Heckley  
Olmsted County Recorder  
Robert Murray

### COUNTY AUDITOR/TREASURER

Taxes payable in the year 1996 on the land herein described have been paid, there are no delinquent taxes and transfer has been entered this 22<sup>nd</sup> day of October, 1996.

Bruce Ryan  
Olmsted County Auditor/Treasurer  
By [Signature], Deputy

### COUNTY SURVEYOR

I certify that this plat has been checked mathematically and that the plat conforms to applicable platting laws.

This 10 day of October, 1996.

Edward P. Kiviale  
Olmsted County Surveyor

### CITY APPROVAL

STATE OF MINNESOTA  
COUNTY OF OLMDSTED  
CITY OF ROCHESTER

I, Judy Kay Schere, City Clerk, in and for the City of Rochester, do hereby certify that on the 7<sup>th</sup> day of October, 1996, 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 21<sup>st</sup> day of October, 1996.

Judy Kay Schere  
City Clerk

### SURVEYOR'S CERTIFICATE

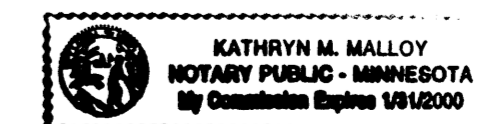
I do hereby certify that I have surveyed and platted the property described on this plat as COMMONWEAL FIRST SUBDIVISION, that this plat is a correct representation of said survey, that all distances are correctly shown on said plat in feet and hundredths of a foot, that all monuments have been correctly placed in the ground as shown or will be correctly placed in the ground by August 1, 1997; 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.

Michael J. Fritz  
Michael J. Fritz  
Minnesota L.S. No. 20703

### STATE OF MINNESOTA COUNTY OF OLMDSTED

The foregoing Surveyor's Certificate was acknowledged before me this 10<sup>th</sup> day of October, 1996, by Michael J. Fritz, L.S. No. 20703.

Kathryn M. Malloy  
Notary Public, Olmsted County, MN  
My Commission Expires 1-31-2000



### MONUMENTS

- 1/2" Rebars
  - 3/4" Iron Pipes
  - Found Monuments (Pipe, Rod, Etc.)
  - No Monuments Found or Set
- All monuments set have a plastic cap stamped R.L.S. 20703.

### INSTRUMENT OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That Commonweal Development Corporation of Wisconsin, a Wisconsin Corporation, owner and proprietor, and Peoples National Bank, a Wisconsin Corporation, Mortgagee of the following described property situated in the County of Olmsted, State of Minnesota, to wit:

That part of the South Half of the Southeast Quarter of Section 16, Township 107 North, Range 14 West, Olmsted County, Minnesota, described as follows:

Commencing at the southwest corner of said Southeast Quarter; thence easterly on a Minnesota State Plane Grid Azimuth from north of 88 degrees 12 minutes 04 seconds along the south line of said Southeast Quarter 1595.21 feet; thence northerly 358 degrees 12 minutes 04 seconds azimuth 50.00 feet to the easterly right-of-way line of West Frontage Road; thence northerly 49.84 feet along said right-of-way line on a tangential curve concave westerly, having a central angle of 05 degrees 21 minutes 28 seconds, and a radius of 533.00 feet to the northerly right-of-way line of T.H. No. 52 as defined by the Minnesota Department of Transportation Right-Of-Way Plat No. 55-21 and the point of beginning; thence northerly 75.47 feet along said easterly right-of-way line of West Frontage Road on a tangential curve concave westerly, having a central angle of 08 degrees 06 minutes 48 seconds, and a radius of 533.00 feet, and a chord azimuth of 348 degrees 47 minutes 14 seconds; thence easterly 79 degrees 28 minutes 46 seconds azimuth along the southerly line of said Block 4, a distance of 295.67 feet to the westerly right-of-way line of T.H. No. 52, as defined by the Minnesota Department of Transportation Right-Of-Way Plat No. 55-22; thence southerly 165 degrees 42 minutes 18 seconds azimuth along said right-of-way line 159.30 feet; thence southerly 173 degrees 52 minutes 19 seconds azimuth along said right-of-way line 300.67 feet; thence southerly 195 degrees 02 minutes 02 seconds azimuth along said right-of-way line 64.10 feet to the northerly right-of-way line of T.H. No. 52, as defined by the Minnesota Department of Transportation Right-Of-Way Plat No. 55-21; thence westerly 258 degrees 27 minutes 42 seconds azimuth along said right-of-way line 215.66 feet to the point of beginning.

Said tract contains 4.30 acres more or less.

Have caused the same to be surveyed and platted as COMMONWEAL FIRST SUBDIVISION and do hereby donate and dedicate to the public for public use forever the thoroughfares and grant the easements, as shown on this plat.

In witness whereof, said Commonweal Development Corporation of Wisconsin, has caused these presents to be signed by its proper Officer this 15<sup>th</sup> day of October, 1996.

D. Clumpner  
Daniel C. Clumpner, President

### STATE OF MINNESOTA COUNTY OF OLMDSTED

The foregoing instrument was acknowledged before me this 15<sup>th</sup> day of October, 1996, by Daniel C. Clumpner, President of Commonweal Development Corporation, a Wisconsin Corporation on behalf of the Corporation.

James B. Grandtold  
Notary Public, Eau Claire County, WI  
My Commission Expires 11-07-99

In witness whereof, said Peoples National Bank has caused these presents to be signed by its proper Officer this 15<sup>th</sup> day of OCTOBER, 1996.

Michael O'Meara  
Michael O'Meara, Chairman

PROJECT NUMBER 5176-96 COMPUTER FILE: 51765F01.DWG DATE: 08/27/96 DRAFTER: PERSON: R.A.S.

