STONEHEDGE TOWNHOMES FOURTH
COMMON INTEREST COMMUNITY NUMBER 291
THIRD SUPPLEMENTAL

INSTRUMENT OF DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS: That Stonehedge Townhouses, LLC, owner of the following described property:

That part of the West Half of the Southeast Quarter of Section 19, Township 107 North, Range 13 West, Olmsted County, Minnesota, described as follows:

Commencing at the northeast corner of said Southeast Quarter; thence westerly on a Minnesota State Plane Grid Azimuth from North of 269 degrees 13 minutes 33 seconds along the north line of said Southeast Quarter 1835.67 feet to the point of beginning; thence continue westerly 269 degrees 13 minutes 33 seconds azimuth along the north line of said Southeast Quarter 837.90 feet to the northwest corner of said Southeast Quarter; thence southerly 179 degrees 08 minutes 56 seconds azimuth along the west line of said Southeast Quarter 1,687.13 feet; thence easterly 89 degrees 29 minutes 47 seconds azimuth 396.08 feet; thence northerly 11 degrees 35 minutes 52 seconds azimuth 1631.13 feet; thence northeasterly 42 degrees 28 minutes 42 seconds azimuth 131.46 feet to the point of beginning excepting therefrom STONEHEDGE ESTATES FOURTH SUBDIVISION.

Together with Outlot A, STONEHEDGE TOWNHOMES FOURTH, COMMON INTEREST COMMUNITY NUMBER 291, SECOND SUPPLEMENTAL.

Said tracts contain 24.52 acres, more or less.

Has caused the same to be platted as STONEHEDGE TOWNHOMES FOURTH, COMMON INTEREST COMMUNITY NUMBER 291, THIRD SUPPLEMENTAL, and do hereby donate and dedicate the easements as shown on this plat for drainage and utility purposes only.

In witness whereof said Stonehedge Townhouses, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this 29 day of June, 2020

Stonehedge Townhouses, LLC

Elizabeth Stoflet
President

STATE OF MINNESOTA
COUNTY OF OLMSTED

The foregoing instrument was acknowledged before me this 29 day of June, 2020, by Elizabeth Stoflet, President of Stonehedge Townhouses, LLC, a Minnesota limited liability company, on behalf of the company.

Mandy Deltjen
Notary printed name

Notary Public, Olmsted County, Minnesota

My Commission Expires 1-31-22

CITY APPROVAL

STATE OF MINNESOTA
COUNTY OF OLMSTED
CITY OF ROCHESTER

I, Anissa Hollingshead, City Clerk in and for the City of Rochester, do hereby certify that on the 2nd day of March ~~August~~, 2020 the accompanying plat was duly approved by the Common Council of the City of Rochester. In testimony thereof, I have hereunto signed my name and affixed the seal of said City of Rochester this 5 day of August, 2020

Kelly K Deistler DEPUTY

Anissa Hollingshead
City Clerk
City of Rochester

COUNTY SURVEYOR

I certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this 19 day of June, 2020.

Mark E. Severtson
Olmsted County Surveyor

SURVEYOR'S CERTIFICATE

I, Mark J. Haselius, 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 by June 15, 2021; 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 29 day of JUNE, 2020.

Mark J. Haselius
Mark J. Haselius, Licensed Land Surveyor
Minnesota License No. 47034

STATE OF MINNESOTA
COUNTY OF DODGE

This instrument was acknowledged before me this 29 day of June, 2020, by Mark J. Haselius.

Mandy Deltjen
Notary printed name

Notary Public, Dodge County, MN

My Commission Expires 1-31-22

PROPERTY RECORDS AND LICENSING

Taxes payable in the year 2020 on the land herein described have been paid, there are no delinquent taxes and transfer has been entered this 18th day of August, 2020.

Document Number A1508213

I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record on this 18th day of August, 2020, at 8 o'clock A.m. and was duly recorded in Olmsted County Records.

W. Mark Krupski
Olmsted County Director of Property
Records and Licensing

By Wendy von Wald
Deputy

1496A

SEH

Mark Haselius P:\PT\S\STONT\151394\9-survey\92-CAD\15-dwg\SF 151394F-Plat01-C3D18.dwg Monday, June 15, 2020

STONEHEDGE TOWNHOMES FOURTH
COMMON INTEREST COMMUNITY NUMBER 291
THIRD SUPPLEMENTAL

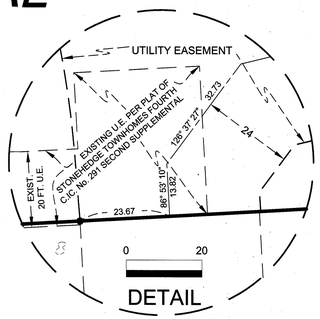
NE COR. S.E. 1/4
SEC. 19, T. 107 N., R 13 W.
CAST IRON CAP ON TELSPAR PIPE

269°13'33" 1835.67

60 30 0 60 120
SCALE IN FEET

ORIENTATION OF THIS AZIMUTH SYSTEM IS ASSUMED AND BASED ON THE EAST LINE OF THE SW 1/4 OF SEC. 19, T107N, R13W, HAVING AN AZIMUTH OF 359°08'56" MEASURED CLOCKWISE FROM 00°00'00" NORTH

UTILITY EASEMENT CURVE DATA					
CURVE	LENGTH	RADIUS	Δ DELTA	CHORD	CHORD AZIMUTH
C1	126.04	324.00	22°17'19"	125.25	64°24'26"
C2	156.92	47.00	191°17'49"	93.54	317°36'52"
C3	28.32	47.00	34°31'45"	27.90	178°55'00"
C4	22.93	16.50	79°37'18"	21.13	201°27'47"
C5	116.28	276.00	24°08'22"	115.42	253°20'37"



DRAINAGE EASEMENT DEFINED

AN UNOBSTRUCTED EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF UNDERGROUND OR SURFACE DRAINAGE FACILITIES AND UTILITY EASEMENT.

D.E. = DRAINAGE EASEMENT

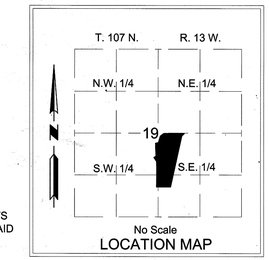
UTILITY EASEMENT DEFINED

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.

U.E. = UTILITY EASEMENT

D.U.E. = DRAINAGE & UTILITY EASEMENT

WETLANDS SHOWN HEREON WERE DELINEATED BY YAGGY COLBY ASSOCIATES, IN JULY, 2013.



LEGEND

- ○ DENOTES 1/2 INCH BY 18 INCH REBAR SET AND MARKED BY LICENSE NO. 47034
- ○ DENOTES 3/4 INCH BY 18 INCH IRON PIPE SET AND MARKED BY LICENSE NO. 47034
- ● DENOTES FOUND 5/8 INCH IRON PIPE UNLESS NOTED OTHERWISE
- DENOTES WETLANDS

42° 28' 42" 131.46
145.85
347°24'15" 6.99
661.52
77°54'45" 23.06
WETLANDS
EMERALD HILLS THIRD OUTLOT A SUBDIVISION
11° 35' 52" 1403.21
1631.13
WETLANDS
W 1/2 OF S.E. 1/4 SEC. 19 - T. 107 N. - R. 13 W.
WETLANDS
OUTLOT B
OUTLOT B
UNPLATTED
30 FT. PUBLIC U.E. DOC. No. A-1491064
269° 13' 33"
WETLANDS
340°40'48" 271.33
30 U.E.
15
06°00'28" 323.57
347°55'13" 226.08
179°08'56" 1168.94
20 D.U.E.
10
30 U.E.
15
39
39
B L O C K 1
OUTLOT A
50.32
143.42
93.10
101°13'52"
227.92
153.89
20 U.E.
10
106°06'48" 156.31
20 U.E.
10
22°09'30" 274.08
198.04
20 D.E.
10
221.71
N. LINE OF SE 1/4 SEC. 19, T107N, R13W
396.08
88°08'56"
269° 13'33" 176.38
52° 24' 43" 145.77
EXCEPTION
15° 45' 10" 208.45
179°08'56" 287.19
NW COR. S.E. 1/4 SEC. 19, T. 107 N., R 13 W.
E. LINE OF SW 1/4 SEC. 19, T107N, R13W
256° 26' 18" 92.75
176° 53' 10" 408.15
237° 22' 55" 79.15
147° 22' 55" 153.12
177° 04' 10" 248.77
180° 00' 00" 550.08
90° 00' 00" 60.70
89° 29' 47" 396.08
(396.09 PER PLAT OF STONEHEDGE TOWNHOMES FOURTH COMMON INTEREST COMMUNITY No. 291, FIRST SUPPLEMENTAL)
114.18
179°08'56" 1399.94
20 D.E.
10
138°36'41" 117.06
355°36'41" 155.36
20 U.E.
248°23'20" 63.69
C2
C3
C4
C5
53° 15' 47" 24.09
116.31
UTILITY EASEMENT
10 D.U.E.
316°35'02" 97.76
138°36'02" 85.26
257°36'40" 29.58
347°36'40" 83.00
77°36'40" 83.00
167°36'40" 83.00
265° 24' 48" 16.39
85.21 179°08'56"
37.94 179°08'56"
10
179°08'56" 29.58
351°38'10" 178.05
111.40
STONEHEDGE ESTATES FOURTH SUBDIVISION
BLOCK 1
EXISTING D.E. PER PLAT OF STONEHEDGE ESTATES FOURTH SUBDIVISION
EXISTING U.E. PER PLAT OF STONEHEDGE TOWNHOMES FOURTH C.I.C. No. 291 SECOND SUPPLEMENTAL
SEE DETAIL
STONEHEDGE TOWNHOMES FOURTH OUTLOT A
C.I.C. No. 291 SECOND SUPPLEMENTAL
B L O C K 1
39
1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38
321°53'00" 98.00 49.00 51°53'00" 83.00 49.00 141°53'00" 83.00 49.00 231°53'00" 83.00
324°55'50" 98.00 49.00 54°55'50" 83.00 49.00 144°55'50" 83.00 49.00 234°55'50" 83.00
357°10'40" 83.96 01°09'00" 98.00 49.00 91°09'00" 83.00 49.00 181°09'00" 83.00 49.00 271°09'00" 83.00
312°45'10" 98.00 49.00 42°45'10" 83.00 49.00 132°45'10" 83.00 49.00 222°45'10" 83.00
313°57'40" 98.00 49.00 43°57'40" 83.00 49.00 133°57'40" 83.00 49.00 223°57'40" 83.00
202°09'30" 98.00 49.00 22°09'30" 83.00 49.00 112°09'30" 83.00 49.00 292°09'30" 83.00
23°34'30" 83.00 49.00 293°34'30" 83.00 49.00 203°34'30" 83.00
327°22'50" 96.50 47.50 237°22'50" 83.00 49.00 147°22'50" 83.00 49.00
L = 116.54
Δ = 55°38'33"
L = 92.90 Δ = 44°21'27"
R = 120.00 Δ = 100°00'00"
L=209.44
L = 91.34
Δ = 43°36'38"
R = 120.00
L = 231.63 R = 120.00 Δ = 110°35'37"
222.78
160°16'30"
Δ = 90°00'00" L = 94.25 R = 60.00
Δ = 90°00'00" L = 94.25 R = 60.00
STONEHEDGE TOWNHOMES FOURTH C.I.C. No. 291 FIRST SUPPLEMENTAL
EXISTING 20 FT. U.E. PER PLAT OF STONEHEDGE TOWNHOMES FOURTH C.I.C. No. 291 SECOND SUPPLEMENTAL
SEH