"OFFICIAL PLAT"

FIELDSTONE NINTH

INSTRUMENT OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That GP Development Inc., a Minnesota corporation, owner of the following described property in the County of Olmsted, State of Minnesota, to wit:

That part of the Northwest Quarter of Section 22, Township 106 North, Range 14 West, Olmsted County, Minnesota, described as follows:

Commencing at the southeast corner of said Northwest Quarter; thence North 01 degree 04 minutes 48 seconds West, assumed bearing, along the east line thereof, 678.00 feet to the northeast corner of HART FARM SUBDIVISION; thence South 87 degrees 40 minutes 12 seconds West, along the north line thereof, 200.00 feet to the southwest corner of Lot 1, Block 1, FIELDSTONE (the next eleven courses are along the southerly line of said FIELDSTONE); thence North 01 degree 04 minutes 48 seconds West, 147.00 feet; thence South 87 degrees 40 minutes 12 seconds West, 200.00 feet; thence South 01 degree 04 minutes 48 seconds East 47.35 feet for the point of beginning; thence North 89 degrees 45 minutes 34 seconds West, 131.77 feet; thence South 69 degrees 04 minutes 09 seconds West, 56.00 feet; thence southerly 81.37 feet along a nontangential curve, concave to the west, radius of 75.63 feet, central angle of 61 degrees 38 minutes 49 seconds and the chord of said curve bears South 09 degrees 53 minutes 33 seconds West, 77.51 feet; thence South 40 degrees 42 minutes 58 seconds West tangent to said curve, 69.79 feet; thence South 85 degrees 04 minutes 20 seconds West, 151.15 feet; thence South 03 degrees 57 minutes 56 seconds West, 76.57 feet; thence South 06 degrees 02 minutes 54 seconds East, 165.84 feet; thence South 33 degrees 45 minutes 58 seconds East, 222.74 feet to the most westerly corner of OUTLOT A, HART FARM SUBDIVISION. (The next four courses are along the northerly line of said HART FARM SUBDIVISION); thence North 52 degrees 12 minutes 55 seconds East, 189.26 feet; thence North 87 degrees 35 minutes 23 seconds East, 79.22 feet; thence North 01 degree 48 minutes 31 seconds West, 267.16 feet; thence North 39 degrees 10 minutes 57 seconds East, 63.49 feet; thence North 01 degree 04 minutes 48 seconds West, 152.65 feet to the point of beginning.

Containing 3.576 acres more or less.

Has caused the same to be surveyed and platted as FIELDSTONE NINTH and does hereby dedicate to the public for the public use forever the public ways and the drainage and utility easements as created by this plat.

In witness whereof said GP Development Inc., a Minnesota corporation, has caused these presents to be signed by its proper officer this 10 day of December, 2020

Signed: GP Development Inc.

Eugene D. Peters, Chief Executive Officer

STATE OF MINNESOTA
COUNTY OF Olmsted

This instrument was acknowledged before me this 10 day of December, 2020 by Eugene D. Peters, Chief Executive Officer of GP Development Inc., a Minnesota corporation, on behalf of the company.

Andrew Buck
Andrew Buck Printed Name
Notary Public, Olmsted County, Minnesota
My commission expires: 01/31/2025

SURVEYOR'S CERTIFICATE

I Geoffrey G Griffin 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 9 day of December, 2020.

Geoffrey G Griffin, Land Surveyor
Minnesota Registration No. 21940

STATE OF MINNESOTA
COUNTY OF Olmsted
This instrument was acknowledged before me this 9 day of December, 2020 by Geoffrey G Griffin, Minnesota Registration No. 21940

Andrew Buck
Andrew Buck Printed Name
Notary Public, Olmsted County, Minnesota
My commission expires: 01/31/2025

COUNTY SURVEYOR

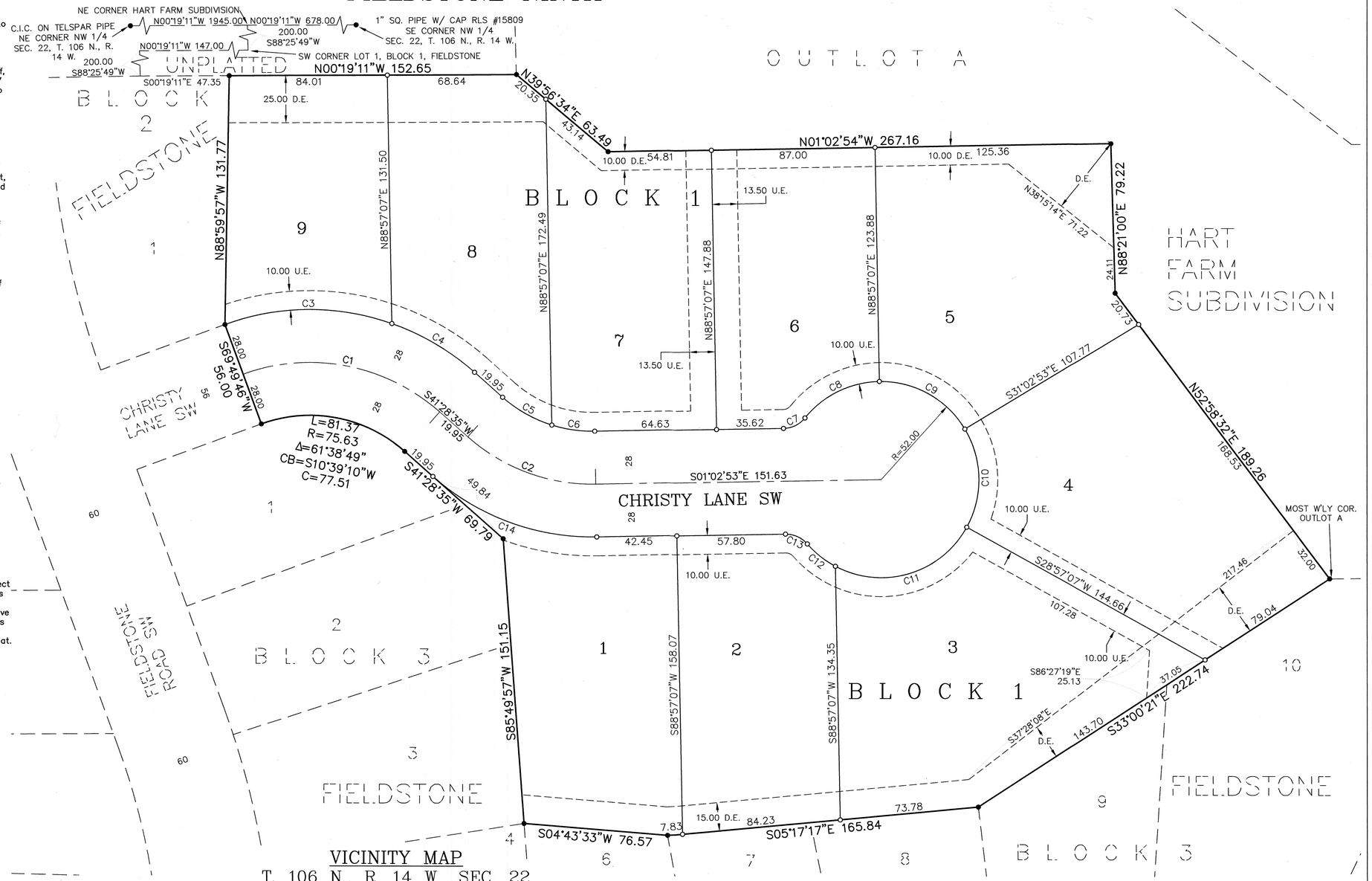
I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this 11 day of DECEMBER, 2020.

Mark E. Ibertson
Olmsted County Surveyor

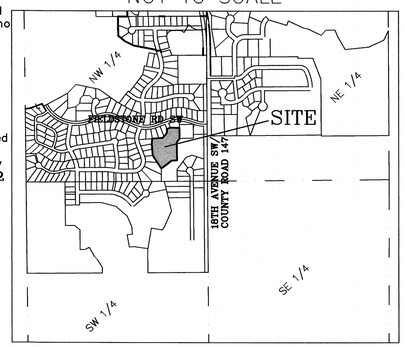
CITY COUNCIL

This plat was approved by the City Council of the City of Rochester, Minnesota, on the 18th day of MAY, 20__, and hereby certifies compliance with all requirements as set forth in Minnesota Statutes, Section 505.03, Subd. 2.

By: Kelly Geistler
Kelly Geistler, Deputy City Clerk



VICINITY MAP
T. 106 N., R. 14 W., SEC. 22
"NOT TO SCALE"



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 entered this 24th day of December, 2020

DOCUMENT NUMBER

A- 1521524

I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record on this 24th day of December, 2020 at 10 o'clock A M., and was duly recorded in the Olmsted County records.

W. Mark Krupski
Director of Property Records & Licensing

by Wendy von Wald
Deputy

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	111.50	103.63	61°38'49"	S10°39'10"E	106.20
C2	74.22	100.00	42°31'28"	S20°12'52"W	72.53
C3	90.49	131.63	39°23'14"	S00°28'37"E	88.72
C4	51.14	131.63	22°15'35"	S30°20'49"W	50.82
C5	30.30	72.00	24°06'38"	S29°25'17"W	30.08
C6	23.14	72.00	18°24'50"	S08°09'32"W	23.04
C7	13.11	15.00	50°04'28"	S26°05'07"E	12.70
C8	45.45	52.00	50°04'28"	S26°05'07"E	44.01
C9	54.45	52.00	60°00'00"	S28°57'07"W	52.00
C10	54.45	52.00	60°00'00"	N88°57'07"E	52.00
C11	80.74	52.00	88°58'03"	S16°33'51"E	72.87
C12	19.16	52.00	21°06'25"	S38°28'23"W	19.05
C13	13.11	15.00	50°04'28"	S23°59'21"W	12.70
C14	95.00	128.00	42°31'28"	S20°12'52"W	92.84

BEARINGS
ALL BEARINGS ARE BASED ON THE SOUTH LINE OF LOT 1, BLOCK 2, FIELDSTONE, WHICH IS ASSUMED TO BEAR N88°59'57"W/S88°59'57"E.

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.

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

LEGEND

- ○ 1/2 INCH IRON PIPE WITH PLASTIC CAP STAMPED LS 21940 SET
- ● FOUND MONUMENTS ARE 1/2 INCH IRON PIPES UNLESS OTHERWISE NOTED
- D.E. DRAINAGE EASEMENT
- U.E. UTILITY EASEMENT
- EASEMENT LINE
- CENTERLINE

GRAPHIC SCALE
30 0 15 30 60
SCALE IN FEET

1511A

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