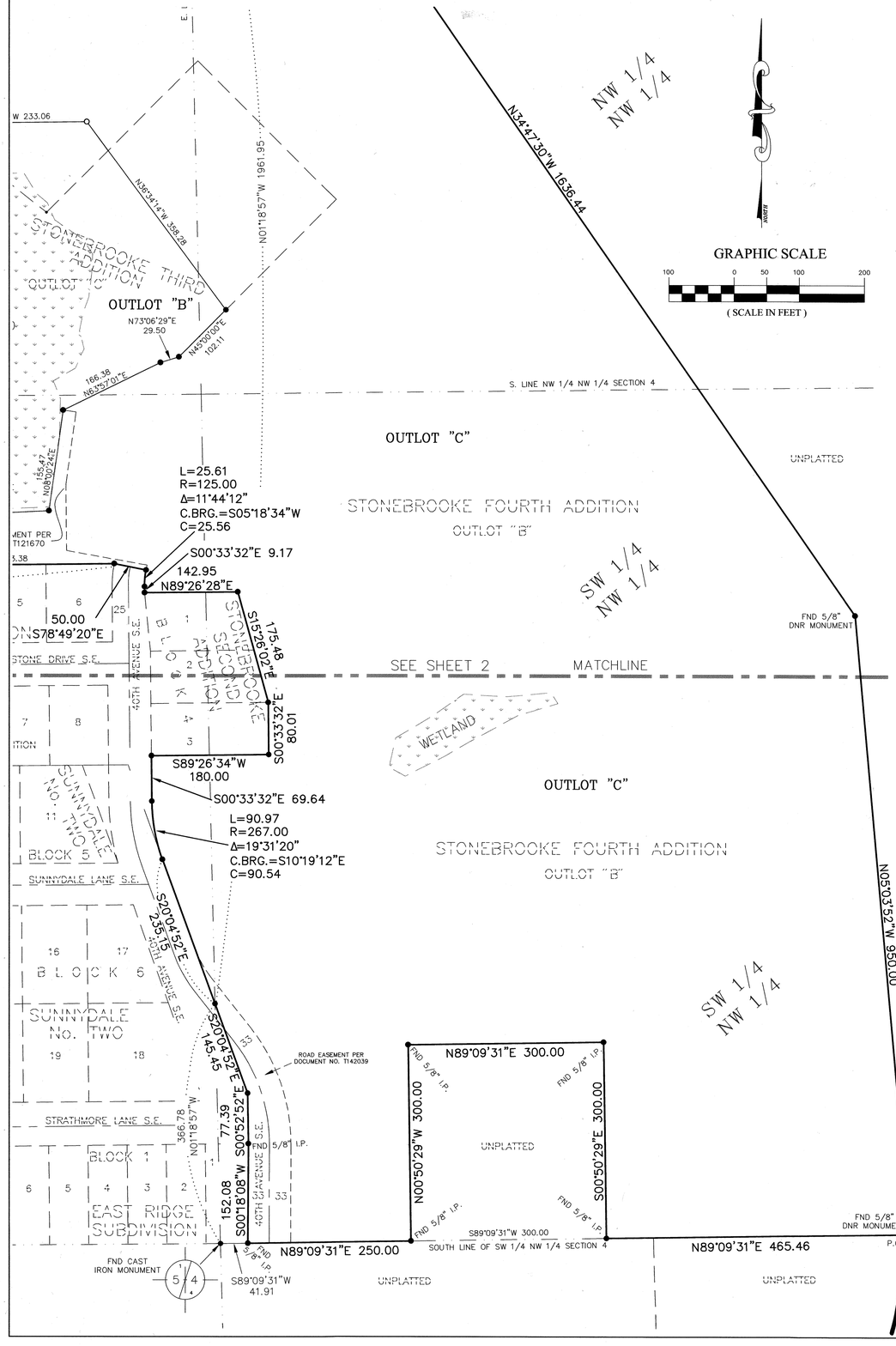
"OFFICIAL PLAT"

STONEBROOKE FIFTH ADDITION



INSTRUMENT OF DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS: That Stonebrooke of Rochester, LLC, a Minnesota limited liability company, owner of the following described property:

All of Outlot "B", STONEBROOKE FOURTH ADDITION, and all of Outlot "C", STONEBROOKE THIRD ADDITION, according to the recorded plats thereof on file at the office of the County Recorder, Olmsted County, Minnesota.

Containing 80.39 acres more or less.

Has caused the same to be surveyed and platted as STONEBROOKE FIFTH ADDITION and does 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 Stonebrooke of Rochester, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this 20 day of December, 2021.

Signed: Stonebrooke of Rochester, LLC

Andrew J. Dunlap, President

STATE OF MINNESOTA
COUNTY OF Olmsted
The foregoing instrument was acknowledged before me this 20 day of December 2021 by Andrew J. Dunlap, President of Stonebrooke of Rochester, LLC, a Minnesota limited liability company, on behalf of the company.

Andrew Buck
Notary Public, Olmsted County, Minnesota
My Commission expires: 01/31/2023

Andrew Buck
Printed Name

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 20 day of December, 2021.

Geoffrey G Griffin, Land Surveyor
Minnesota Registration No. 21940

STATE OF MINNESOTA
COUNTY OF Olmsted
This instrument was acknowledged before me this 20 day of December, 2021, by Geoffrey G Griffin, Minnesota Registration No. 21940.

Andrew Buck
Notary Public, Olmsted County, Minnesota

Andrew Buck
Printed Name

My commission expires: 01/31/2023

COUNTY SURVEYOR

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this 21 day of DECEMBER, 2021.

Mark E. Newtson
Olmsted County Surveyor

CITY APPROVAL

STATE OF MINNESOTA
COUNTY OF OLMSTED
CITY OF ROCHESTER

This plat was approved by the City Council of Rochester, Minnesota, on the 6th day of December, 2021, and hereby certifies compliance with all requirements set forth in Minnesota Statutes, Section 505.03, Subd. 2.

Kimberly Gassack
City Clerk (Deputy)

PROPERTY RECORDS AND LICENSING

Taxes payable in the year 2021 on the land herein described have been paid, there are no delinquent taxes and transfer entered this 28th day of December, 2021.

DOCUMENT NUMBER T- 156440

I hereby certify that this instrument was filed in the Office of the Registrar of Titles for the record on this 28th day of December 2021, at 11 o'clock A M., and was duly recorded in the Olmsted County records.

W. Mark Krupski
Registrar of Titles – Property Records & Licensing

Wendy von Wald
By Deputy

OLMSTED COUNTY ENGINEER

I hereby certify that this plat conforms to the approved roadway design for Olmsted County this 21 day of December, 2021.

Olmsted County Engineer

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	30.06	267.00	06°27'05"	S02°35'05"W	30.05
C2	130.71	150.00	49°55'39"	N36°57'30"W	126.61
C3	430.42	350.00	70°27'39"	N26°41'30"W	403.81
C4	80.11	500.00	09°10'48"	N03°56'56"E	80.02
C5	162.90	180.00	51°51'09"	N35°59'45"W	157.40
C6	98.47	120.00	47°00'52"	N38°24'53"W	95.73
C7	69.18	320.00	12°23'14"	N55°43'42"W	69.05
C8	95.25	380.00	14°21'42"	N54°44'28"W	95.00
C9	65.76	380.00	09°54'57"	N42°36'08"W	65.68
C10	65.76	380.00	09°54'57"	N32°41'11"W	65.68
C11	98.37	320.00	17°36'45"	N40°43'42"W	97.98

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C12	98.36	320.00	17°36'44"	N23°06'58"W	97.98
C13	65.76	380.00	09°54'57"	N22°46'15"W	65.68
C14	65.76	380.00	09°54'56"	N12°51'18"W	65.68
C15	98.35	320.00	17°36'36"	N05°30'18"W	97.97
C16	65.76	380.00	09°54'56"	N02°56'22"W	65.68
C17	43.25	380.00	06°31'14"	N05°16'43"E	43.22
C18	29.26	320.00	05°14'20"	N05°55'10"E	29.25
C19	63.39	530.00	06°51'10"	N05°06'45"E	63.35
C20	44.90	470.00	05°28'26"	N05°48'07"E	44.88
C21	30.40	470.00	03°42'22"	N01°12'43"E	30.40
C22	21.53	530.00	02°19'38"	N00°31'21"E	21.52

LINE TABLE		
LINE	LENGTH	BEARING
L1	13.86	N61°55'19"W
L2	126.27	N08°32'20"E
L3	154.46	N00°38'28"W
L4	13.86	N61°55'19"W
L5	13.86	N61°55'19"W
L6	52.60	N08°32'20"E
L7	23.97	N08°32'20"E
L8	70.00	N08°32'20"E
L9	70.00	N08°32'20"E
L10	32.30	N08°32'20"E
L11	3.67	N08°32'20"E
L12	44.46	N00°38'28"W

LINE TABLE		
LINE	LENGTH	BEARING
L13	47.46	N00°38'28"W
L14	80.00	N00°38'28"W
L15	77.00	N00°38'28"W
L16	30.00	N00°38'28"W
L17	30.00	N00°38'28"W
L18	39.46	S28°13'28"W
L19	187.06	S89°28'09"W
L20	136.77	N34°42'20"W
L21	91.74	N11°58'19"W
L22	86.56	N10°33'20"W
L23	26.45	S79°48'52"W
L24	69.48	S08°54'56"E

1544A

FILE NO: 05-070FP-5th

G-Cubed
ENGINEERING SURVEYING PLANNING
14070 Hwy 52 S.E.
Chatfield, MN 55923
Ph. 507-867-1666
Fax 507-867-1665
www.gcubed.com

"OFFICIAL PLAT"

STONEBROOKE FIFTH ADDITION

UNPLATTED UNPLATTED UNPLATTED UNPLATTED UNPLATTED UNPLATTED UNPLATTED UNPLATTED

COLLEGE VIEW ROAD EAST (C.S.A.H. #9)
S89°29'40"W 746.42

EXISTING 10.00 U.E. PER STONEBROOKE THIRD ADDITION

60 OPEN

L=686.48
R=2312.32
Δ=17°00'36"
C.BRG.=N82°00'02"W
C=683.96

201.55

RIGHT OF WAY PER OLMSTED COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 204, RECORDED AS DOCUMENT NO. T141263

L=160.18
R=2158.48
Δ=04°15'07"
C.BRG.=N75°37'18"W
C=160.14

203.49
N73°29'44"W

FND 1" SQ PIPE WITH CAP

N. LINE NW 1/4 NW 1/4

N01°18'57"W 192.45

78.18

RIGHT OF WAY PER OLMSTED COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 205 RECORDED AS DOCUMENT NO. T141445

SUNNYSIDE LN S.E.

N38°28'25"W 260.16

76.38
N45°56'10"W

203.26
N13°41'33"E

62.12
S03°01'12"W

120.00
S00°38'27"E

STONEBROOKE THIRD ADDITION
BLOCK 1

OUTLOT "A"

N89°21'33"E 202.69

N89°21'33"E 142.90

OUTLOT "A" 336.88

S89°21'32"W 536.88

W. LINE NE 1/4 NE 1/4 SECTION 5

NW 1/4 NE 1/4

NE 1/4 NE 1/4

E. LINE NE 1/4 NE 1/4 SECTION 5

OUTLOT "C"

STONEBROOKE FOURTH ADDITION
OUTLOT "B"

80.00 S89°21'32"W
65.00 S00°38'28"E
U.E.
65.00 S00°38'28"E
130.00

S89°21'32"W 195.68
140.00 N89°21'32"E 140.00

S89°21'32"W 190.70
140.00 N89°21'32"E 140.00

N86°56'06"W 186.21
140.55 S88°18'50"E 140.55

N81°27'40"W 174.08
S81°27'40"E 149.28

N81°27'40"W 159.87
S81°27'40"E 160.60

N87°58'54"W 149.70
N86°42'00"W 170.68

S82°06'10"W 153.40
S75°41'24"W 166.69

S72°11'14"W 173.60
S68°54'40"W 145.69

S67°16'17"W 192.89
N64°07'55"W 158.65

S57°21'28"W 194.97

S72°29'28"E 215.95

S04°11'52"E 250.07
S00°38'27"E 247.50
S00°52'50"E 117.37

BLOCK 1 STONEBROOKE
BLOCK 2 STONEBROOKE
STONELAKE DRIVE SE

BROOKESTONE DRIVE S.E.
S00°38'27"E 403.16

OUTLOT "B"

N69°19'53"W 244.12
N68°23'30"W 173.64
S89°21'32"W 233.06

N34°47'30"W 1636.44

N01°18'57"W 1961.95

N36°34'14"W 358.28

STONEBROOKE ADDITION THIRD OUTLOT "B"

OUTLOT "B"
N73°06'29"E 29.50
N45°00'00"E 102.11

WETLAND

EXISTING D.E. PER PLAT OF STONEBROOKE FOURTH ADDITION

DRAINAGE EASEMENT PER DOCUMENT NO. T121670

S. LINE NE 1/4 NE 1/4

166.38
N63°57'01"E

S. LINE NW 1/4 NW 1/4 SECTION 4

SE 1/4 NE 1/4

134.67
N86°58'52"E

54.71
N78°39'24"E

155.47
N08°00'24"E

N57°39'59"E 30.48

49.64
N00°35'31"W

DRAINAGE EASEMENT PER DOCUMENT NO. T121670

L=25.61
R=125.00
Δ=11°44'12"
C.BRG.=S05°18'34"W
C=25.56

S00°33'32"E 9.17

142.95
N89°26'28"E

N89°26'28"E 924.48

276.46 243.73 313.38

50.00 S78°49'20"E

S15°26'02"E 175.48

S00°33'32"E 80.01

S89°26'34"W 180.00

S00°33'32"E 69.64

40TH AVENUE S.E.

STONEBROOKE SECOND ADDITION

MATCHLINE

MATCHLINE SEE SHEET 1

OUTLOT "C"

UNPLATTED

STONEBROOKE FOURTH ADDITION
OUTLOT "B"

NW 1/4 NW 1/4

SW 1/4 NW 1/4

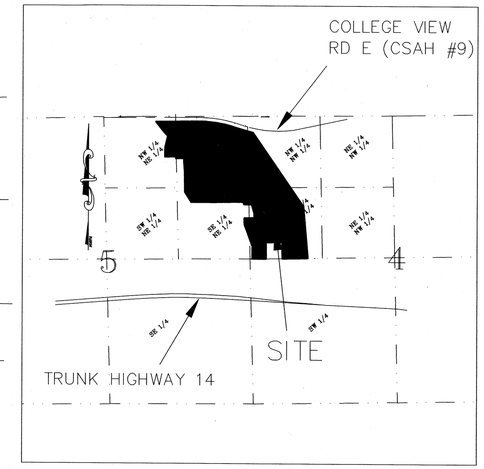
FND 5/8" DNR MONUMENT

WETLAND

FILE NO: 05-070FP-5th

VICINITY MAP

T. 106 N., R. 13 W., SEC. 4 & 5
"NOT TO SCALE"



GRAPHIC SCALE

100 0 50 100 200
(SCALE IN FEET)

LEGEND
- ● FOUND MONUMENTS ARE 1/2 INCH IRON PIPES UNLESS OTHERWISE NOTED
- o 1/2 INCH IRON PIPE WITH PLASTIC CAP STAMPED LS 21940 SET
- (M) MEASURED
- (R) RECORDED
- SECTION LINE
- EASEMENT LINE
- CONTROLLED ACCESS
- ADJACENT PROPERTY LINE
- U.E. UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- EXISTING WETLANDS – DELINEATED JUNE 2021 BY STEVE LAWLER
- CENTER LINE
- MATCH LINE

BEARINGS
ALL BEARINGS ARE BASED ON THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 5–T106N–R13W WHICH IS ASSUMED TO BEAR N01°18'57"W.

G-Cubed
ENGINEERING SURVEYING PLANNING
14070 Hwy 52 S.E.
Chatfield, MN 55923
Ph. 507-867-1666
Fax. 507-867-1665
www.gcubed.com