"OFFICIAL PLAT"

HARVEST WEST



LEGEND

- ○ 1/2 INCH IRON PIPE WITH PLASTIC CAP STAMPED LS 21940 SET
- ● FOUND MONUMENTS ARE 1/2 INCH IRON PIPES UNLESS OTHERWISE NOTED
- EXISTING PUBLIC UTILITY EASEMENT LINE PER PLAT OF HARVESTVIEW FIFTH
- EXISTING ACCESS EASEMENT PER DOC. NO. A1608417
- PROPOSED PUBLIC UTILITY EASEMENT LINE
- PROPOSED PUBLIC WATERMAIN UTILITY EASEMENT LINE
- PROPOSED PUBLIC SANITARY MAIN UTILITY EASEMENT LINE
- SECTION LINE
- ADJACENT PLAT LINE
- BOUNDARY / LOT LINE
- PROPOSED PUBLIC SANITARY MAIN UTILITY EASEMENT

INSTRUMENT OF DEDICATION

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

Lots 1 and 2, Block 1, HARVESTVIEW FIFTH, according to the recorded plat thereof on file at the office of the County Recorder, Olmsted County, Minnesota.

Containing 7.94 acres, more or less.

Has caused the same to be surveyed and platted as HARVEST WEST and does hereby dedicate to the public for the public use the public utility easements as created by this plat.

In witness whereof said Bigelow Homes LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this 5 day of August, 2024

Bigelow Homes LLC

Mike J. Paradise – Chief Manager/President

STATE OF MN
COUNTY OF Olmsted

This instrument was acknowledged before me on this 5 day of August, 2024 by Mike J. Paradise, Chief Manager/President of Bigelow Homes LLC, a Minnesota limited liability company.

Angela Connelly
Notary Public, Olmsted County, Minnesota
My Commission expires: 1-31-2025

Angela M. Connelly
Notary 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 31 day of July, 2024

Geoffrey G Griffin, Land Surveyor
Minnesota Registration No. 21940

STATE OF MINNESOTA
COUNTY OF Olmsted

This instrument was acknowledged before me on this 31 day of July, 2024 by Geoffrey G Griffin, Minnesota Registration No. 21940.

Andrew Buck
Notary Public, Olmsted County, Minnesota
My Commission expires: 01/31/2028

Andrew Buck
Notary Printed Name

OLMSTED COUNTY SURVEYOR

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this 3 day of SEPTEMBER, 2024

Eric C. Stemmo
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 15th day of JULY, 2024 and hereby certifies compliance with all requirements as set forth in Minnesota Statutes, Section 505.03, Subd. 2.

Kelly K. Deisth
City Clerk

PROPERTY RECORDS AND LICENSING

Taxes payable in the year 2024 on the land herein described have been paid, there are no delinquent taxes and transfer entered this 24th day of October, 2024

DOCUMENT NUMBER A-1613660

I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record on this 24th day of October, 2024 at 12 o'clock P M., and was duly recorded in the Olmsted County Records.

Mary Blair-Hoeft
Director of Property Records & Licensing

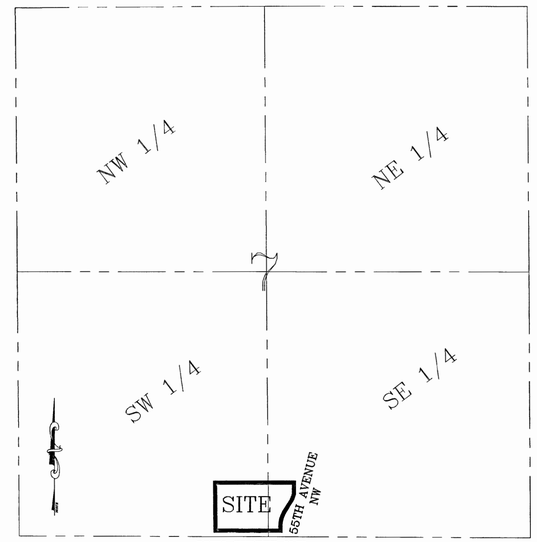
by Wendy von Wald
Deputy

BEARINGS

ALL BEARINGS ARE BASED ON NORTH LINE OF HARVESTVIEW FIFTH, WHICH IS ASSUMED TO BEAR N90°00'00"W/S90°00'00"E.

VICINITY MAP

SECTION 7, TOWNSHIP 106 NORTH, RANGE 14 WEST
"NOT TO SCALE"



1621A

FILE NO: 19-008 FP

G-Cubed
ENGINEERING
SURVEYING
PLANNING
14070 Hwy 52 S.E.
Chatfield, MN 55923
Ph 507-867-1666
Fax 507-867-1565
www.gcubed.com

"OFFICIAL PLAT"

HARVEST WEST

56TH STREET N.W.

NORTH LINE OF HARVESTVIEW FIFTH

S90°00'00"E 790.65

S90°00'00"E 371.01

S90°00'00"E 38.00

S90°00'00"E 276.50

S69°18'36"W 60.02

S00°00'00"W 89.09

L=91.82
R=165.00
Δ=31°52'58"

S31°52'58"W 135.57

L=149.04
R=270.00
Δ=31°37'38"

S00°15'20"W 46.60

N89°44'40"W 119.59

N89°46'23"W 531.67

N00°14'09"W 476.73

BLOCK 1

HARVESTVIEW PLACE

S66°35'47"E 53.39

UNPLATTED

SW 1/4

SE 1/4

55TH AVENUE N.W.

EAST LINE LOT 2, BLOCK 1, HARVESTVIEW FIFTH

N00°00'00"W 73.00

S00°00'00"E 73.00

N90°00'00"W 341.01

N90°00'00"W 261.50

N45°00'00"W 21.21

S45°00'00"W 21.21

S43°44'25"W 39.70

S00°30'24"E 28.69

S25°19'30"W 31.73

S72°43'54"W 147.16

N90°00'00"W 75.00

EXISTING ACCESS EASEMENT PER DOC. NO. A-1608417

N90°00'00"W 54.17

N90°00'00"W 23.71

N90°00'00"W 54.45

N90°00'00"W 23.72

N90°00'00"W 30.00

S90°00'00"E 90.00

S90°00'00"E 75.00

S85°33'09"E 45.14

S90°00'00"E 23.71

N85°33'09"E 45.14

S71°21'42"E 25.03

N29°01'20"E 71.28

N45°57'00"W 82.18

EAST LINE OF THE SW1/4

HARVESTVIEW FIFTH

BLOCK 1

LINE TABLE		
LINE	LENGTH	BEARING
L1	21.21	N45°00'00"W
L2	21.21	S45°00'00"W
L3	13.97	N60°00'00"W
L4	8.74	N90°00'00"W
L5	8.45	N90°00'00"W
L6	13.97	S60°00'00"W
L7	21.21	N45°00'00"W
L8	21.21	S45°00'00"W
L9	13.97	N60°00'00"W
L10	8.73	N90°00'00"W
L11	8.45	N90°00'00"W
L12	13.97	S60°00'00"W
L13	21.21	S45°00'00"E
L14	21.21	N45°00'00"E

LEGEND

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- FOUND MONUMENTS ARE 1/2 INCH IRON PIPES UNLESS OTHERWISE NOTED
- EXISTING PUBLIC UTILITY EASEMENT LINE PER PLAT OF HARVESTVIEW FIFTH
- EXISTING CONTROLLED ACCESS PER PLAT OF HARVESTVIEW FIFTH
- EXISTING ACCESS EASEMENT PER DOC. NO. A1608417
- PROPOSED PUBLIC UTILITY EASEMENT LINE
- PROPOSED PUBLIC WATERMAIN UTILITY EASEMENT LINE
- PROPOSED PUBLIC SANITARY MAIN UTILITY EASEMENT LINE
- SECTION LINE
- ADJACENT PLAT LINE
- BOUNDARY / LOT LINE
- EXISTING DRAINAGE EASEMENT PER DOC. NO. A-1613659

GRAPHIC SCALE

30 0 15 30 60

(IN FEET)

55TH STREET N.W.

SOUTH LINE OF THE SW1/4

SE CORNER SW1/4 SEC. 7-107-14

SOUTH LINE OF THE SE1/4

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HARVEST WEST

56TH STREET N.W.

NORTH LINE OF HARVESTVIEW FIFTH

EAST LINE LOT 2, BLOCK 1, HARVESTVIEW FIFTH

HARVESTVIEW PLACE

UNPLATTED

EXISTING ACCESS EASEMENT PER DOC. NO A-1608417

BLOCK 1

HARVESTVIEW FIFTH

HARVESTVIEW SEVENTH

55TH AVENUE N.W.

SE 1/4

SW 1/4

SOUTH LINE OF THE SW1/4

EAST LINE OF THE SW1/4

SE CORNER SW1/4 SEC. 7-107-14

SOUTH LINE OF THE SE1/4

55TH STREET N.W.

GRAPHIC SCALE

30 0 15 30 60

(IN FEET)

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- PROPOSED PUBLIC WATERMAIN UTILITY EASEMENT LINE
- PROPOSED PUBLIC SANITARY MAIN UTILITY EASEMENT LINE
- SECTION LINE
- ADJACENT PLAT LINE
- BOUNDARY / LOT LINE
- PROPOSED PUBLIC WATERMAIN UTILITY EASEMENT

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NORTH LINE OF HARVESTVIEW FIFTH

EAST LINE LOT 2, BLOCK 1, HARVESTVIEW FIFTH

HARVESTVIEW PLACE

UNPLATTED

55TH AVENUE N.W.

SE 1/4

SW 1/4

HARVESTVIEW FIFTH

BLOCK 1

EXISTING ACCESS EASEMENT PER DOC. NO. A-1608417

EAST LINE OF THE SW1/4

SOUTH LINE OF THE SW1/4

SOUTH LINE OF THE SE1/4

55TH STREET N.W.

SE CORNER SW1/4 SEC. 7-107-14

LEGEND

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- SECTION LINE
- ADJACENT PLAT LINE
- BOUNDARY / LOT LINE
- PROPOSED PUBLIC UTILITY EASEMENT

GRAPHIC SCALE

30 0 15 30 60

(IN FEET)

LINE TABLE		
LINE	LENGTH	BEARING
L17	10.00	S90°00'00"E
L18	5.67	S45°00'00"E
L19	11.31	S90°00'00"E
L20	11.75	N72°04'55"E
L21	14.22	N00°04'28"W
L22	6.36	N70°40'46"E
L23	8.00	N00°04'28"W
L24	2.00	S90°00'00"E
L25	10.00	N89°46'23"W
L26	13.89	S59°44'37"W
L27	10.00	S00°00'00"E
L28	13.89	S59°44'37"E
L29	13.89	S59°44'37"W
L30	13.89	N59°44'48"W
L31	6.59	N00°00'00"W
L32	10.00	N89°44'40"W
L33	10.72	N90°00'00"W
L34	11.34	S90°00'00"E
L35	10.00	S90°00'00"E
L36	3.98	S45°00'00"E
L37	11.31	S90°00'00"E
L38	13.89	N59°44'26"E

LINE TABLE		
LINE	LENGTH	BEARING
L39	13.89	S59°44'37"E
L40	11.31	S90°00'00"E
L41	3.59	N45°00'00"E
L42	3.59	S45°00'00"E
L43	11.31	S90°00'00"E
L44	11.75	N72°04'55"E
L45	14.22	N00°04'28"W
L46	6.36	N70°40'46"E
L47	8.00	N00°04'28"W
L48	13.89	S59°44'37"W
L49	10.00	S00°00'00"E
L50	13.89	S59°44'37"E
L51	13.89	S59°44'37"W
L52	10.00	S00°00'00"E
L53	13.89	S59°44'37"E
L54	18.15	S90°00'00"E
L55	13.85	S72°04'55"W
L56	13.35	S00°04'28"E
L57	13.85	S72°04'55"W
L58	13.35	S00°04'28"E
L59	17.21	S14°57'20"W
L60	6.00	N00°00'00"W

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	10.02	280.00	2°03'01"	S03°33'46"W	10.02

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