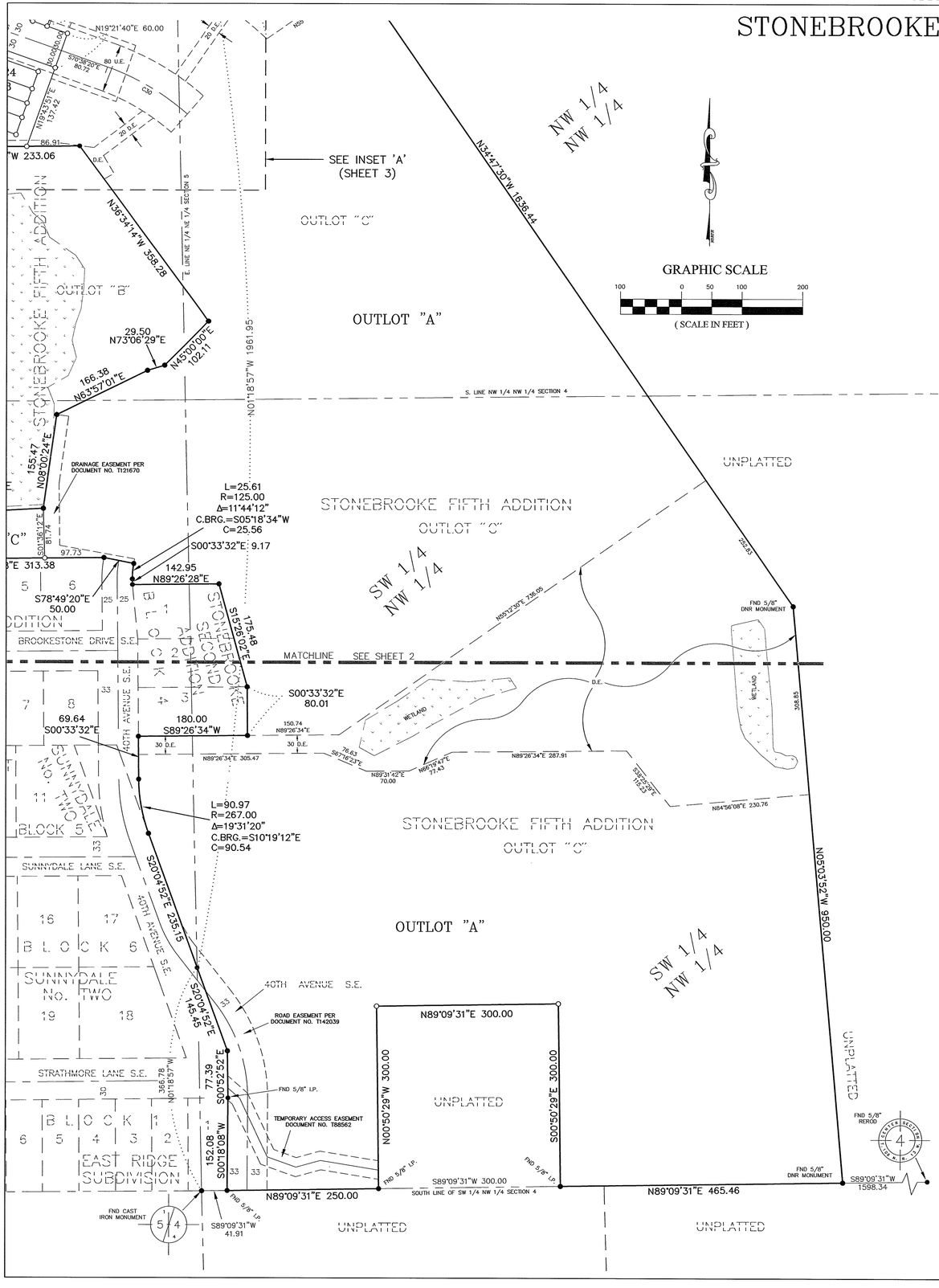
"OFFICIAL PLAT"

STONEBROOKE SIXTH 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:

OUTLOT "C", STONEBROOKE FIFTH ADDITION in the City of Rochester, Minnesota, according to the plat thereof on file and of record in the office of the Registrar of Titles in and for said county.

Containing 62.50 acres, more or less.

Has caused the same to be surveyed and platted as STONEBROOKE SIXTH ADDITION and does hereby dedicate to the public for the 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 25 day of September, 2025.

Signed: Stonebrooke of Rochester, LLC

Andrew J. Dunlap, President

STATE OF MINNESOTA
COUNTY OF Olmsted

The foregoing instrument was acknowledged before me this 25 day of September, 2025 by Andrew J. Dunlap, President of Stonebrooke of Rochester, LLC, a Minnesota limited liability company.

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

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 24 day of September, 2025

Geoffrey G Griffin, Land Surveyor
Minnesota Registration No. 21940

STATE OF MINNESOTA
COUNTY OF Olmsted

This instrument was acknowledged before me this 24 day of September, 2025 by Geoffrey G Griffin, Minnesota Registration No. 21940

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

Andrew Buck
Printed Name

COUNTY SURVEYOR

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this 25 day of SEPTEMBER, 2025.

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 the City of Rochester, Minnesota, on the 22nd day of September, 2025 and hereby certifies compliance with all requirements as set forth in Minnesota Statutes, Section 505.03, Subd. 2.

City Clerk

PROPERTY RECORDS AND LICENSING

Taxes payable in the year 2025 on the land herein described have been paid, there are no delinquent taxes and transfer entered this 3RD day of October, 2025

TORRENS DOCUMENT NUMBER T163797

I hereby certify that this instrument was filed in the Office of the Registrar of Titles for the record on this 3RD day of October, 2025 at 10 1/2 o'clock A M., and was duly recorded in the Olmsted County Records.

Mary Blair-Hart
Registrar of Titles – Property Records & Licensing

by Wendy von Wald
Deputy

BEARINGS
ALL BEARINGS ARE BASED ON THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 106 NORTH, RANGE 13 WEST WHICH IS ASSUMED TO BEAR N01°18'57"W.

LEGEND
- ● FOUND MONUMENTS ARE 1/2 INCH IRON PIPES UNLESS OTHERWISE NOTED
- ○ 1/2 INCH IRON PIPE WITH PLASTIC CAP STAMPED LS 21940 SET
- PROPERTY LINE
- SECTION LINE
- EASEMENT LINE
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- CENTER LINE
- U.E. UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- EXISTING WETLANDS – DELINEATED JUNE 2021 BY GGG INC. R2021-0018WET

10 U.E. / STREET LINE — UTILITY EASEMENTS ARE 10 FEET IN WIDTH ADJACENT TO STREET LINES UNLESS OTHERWISE SHOWN.

1661A

FILE NO: 05-070B 6TH FP

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"OFFICIAL PLAT"

STONEBROOKE SIXTH ADDITION

UNPLATTED UNPLATTED UNPLATTED UNPLATTED UNPLATTED UNPLATTED UNPLATTED UNPLATTED UNPLATTED

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

COLLEGE VIEW ROAD EAST (C.S.A.H. #9)

EXISTING 10.00 U.E. PER STONEBROOKE THIRD ADDITION

S89°29'40"W 746.42

BLOCK 1

STONEBROOKE THIRD ADDITION

SUNNYDALE LN S.E.

N38°28'25"W 280.16

N45°56'10"W 76.39

N03°41'33"E 203.26

S03°01'12"W 62.12

S00°38'27"E 120.00

N89°21'33"E 202.69

OUTLOT "A"

BROOKESTONE DRIVE S.E.

N89°29'40"E 143.75

STONELAKE DRIVE S.E.

BLOCK 2

BLOCK 3

BLOCK 4

OUTLOT "B"

STONEBROOKE FIFTH ADDITION

OUTLOT "C"

S89°21'32"W 536.88

TEMPORARY PUBLIC ACCESS EASEMENT PER DOCUMENT NO. 1156548

SEE INSET 'B' (SHEET 3 D.E.)

EXISTING U.E. PER PLAT OF STONEBROOKE FIFTH ADDITION

N69°19'53"W 244.12

N68°23'30"W 173.64

S89°21'32"W 233.06

SEE INSET 'A' (SHEET 3)

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

RIGHT OF WAY PER OLMSTED COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 204, RECORDED AS DOCUMENT NO. 1141283

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

N01°18'57"W 192.45

FND 1" SQ PIPE WITH CAP

N. LINE NW 1/4 NW 1/4

N01°18'57"W 78.18

203.49
N73°29'44"W

RIGHT OF WAY PER OLMSTED COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 205 RECORDED AS DOCUMENT NO. T1411445

NE 1/4 NE 1/4

S70°38'20"E 368.00

N72°38'17"E 25.09

S70°38'20"E 116.15

L=35.67
R=580.00
Δ=3°31'26"
CB=S68°52'37"E
C=35.67

BROOKEHAVEN DRIVE S.E.

S70°38'20"E 387.86

N19°21'40"E 60.00

S70°38'20"E 80.72

80 U.E.

N19°21'40"E 376.49

N55°42'39"E 183.11

N19°21'40"E 320.60

UNPLATTED

N34°47'30"W 1656.44

SEE INSET 'A' (SHEET 3)

OUTLOT "C"

N36°34'14"W 358.28

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

N01°18'57"W 1961.95

OUTLOT "A"

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

NW 1/4 NW 1/4

SE 1/4 NE 1/4

SW 1/4 NW 1/4

WETLAND

29.50
N73°06'29"E

N45°00'00"E 102.11

166.38
N63°57'01"E

S. LINE NE 1/4 NE 1/4

N08°00'24"E 155.47

DRAINAGE EASEMENT PER DOCUMENT NO. T121670

54.71
N78°39'24"E

134.67
N86°58'52"E

30.48
N57°37'59"E

49.64
N00°35'31"W

OUTLOT "C"

215.65

S01°36'12"E 81.74

97.73

N89°26'28"E 313.38

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

S78°49'20"E 50.00

S15°26'02"E 175.48

S00°33'32"E 80.01

180.00
S89°26'34"W

N89°26'34"E 305.47

150.74
N89°26'34"E

78.83
S87°48'23"E

N89°31'42"E 70.00

N66°19'47"E 77.43

N89°26'34"E 287.91

UNPLATTED

STONEBROOKE FIFTH ADDITION

OUTLOT "C"

SW 1/4 NW 1/4

N89°12'30"E 728.05

FND 5/8" DNR MONUMENT

WETLAND

358.85

MATCHLINE SEE SHEET 1

69.64
S00°33'32"E

80TH AVENUE S.E.

STONEBROOKE SECOND ADDITION

BLOCK 1

BLOCK 2

STONELAKE DRIVE S.E.

BROOKESTONE DRIVE S.E.

VICINITY MAP

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

COLLEGE VIEW RD E (CSAH #9)

TRUNK HIGHWAY 14

GRAPHIC SCALE

100 0 50 100 200
(SCALE IN FEET)

LINE TABLE		
LINE	LENGTH	BEARING
L1	30.92	N05°18'51"E
L2	35.55	N10°06'15"E
L3	28.82	N00°40'53"W

NOTE: CURVE TABLE ON SHEET 3

10 U.E.
STREET LINE

UTILITY EASEMENTS ARE 10 FEET IN WIDTH ADJACENT TO STREET LINES UNLESS OTHERWISE SHOWN.

LEGEND

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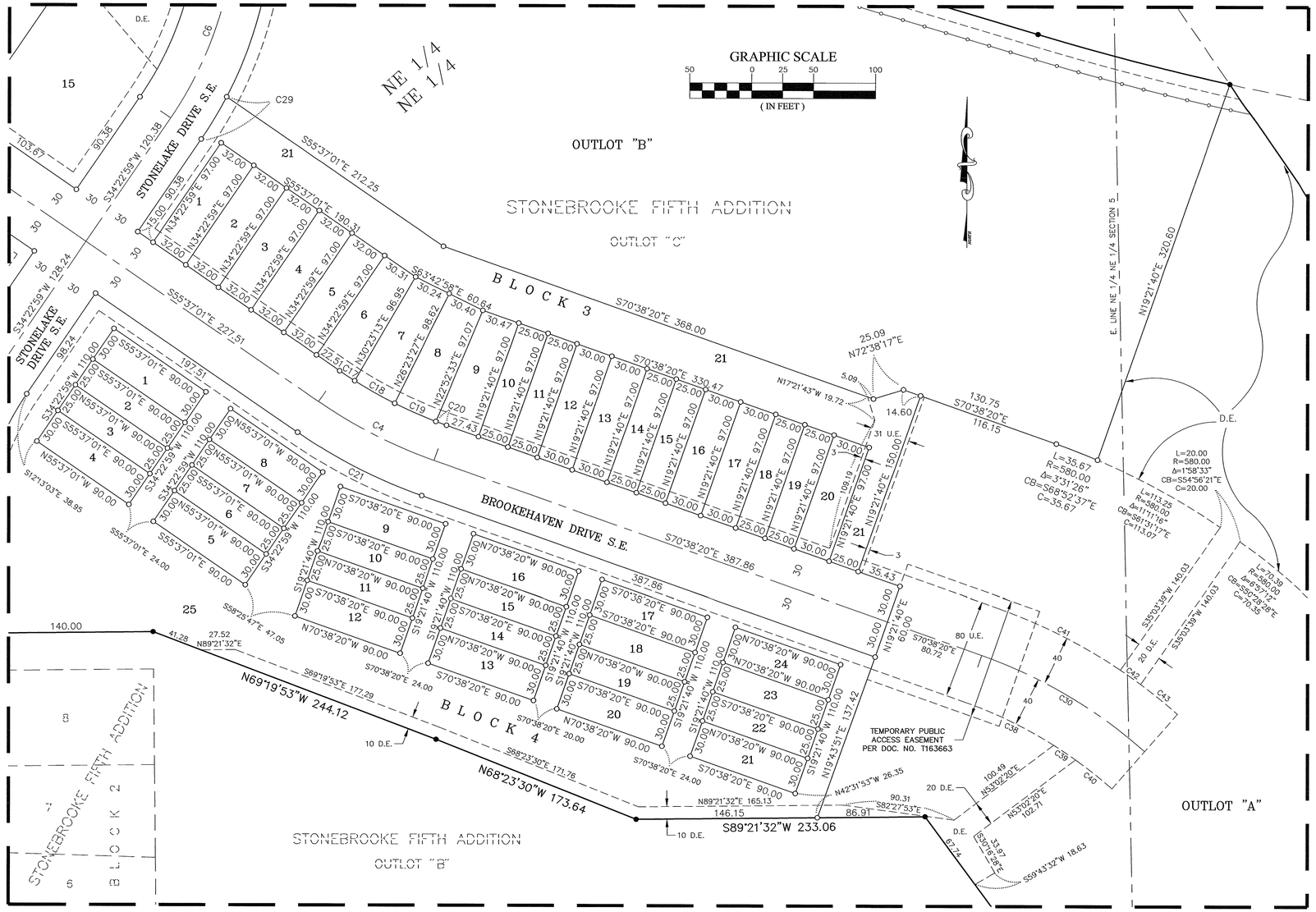
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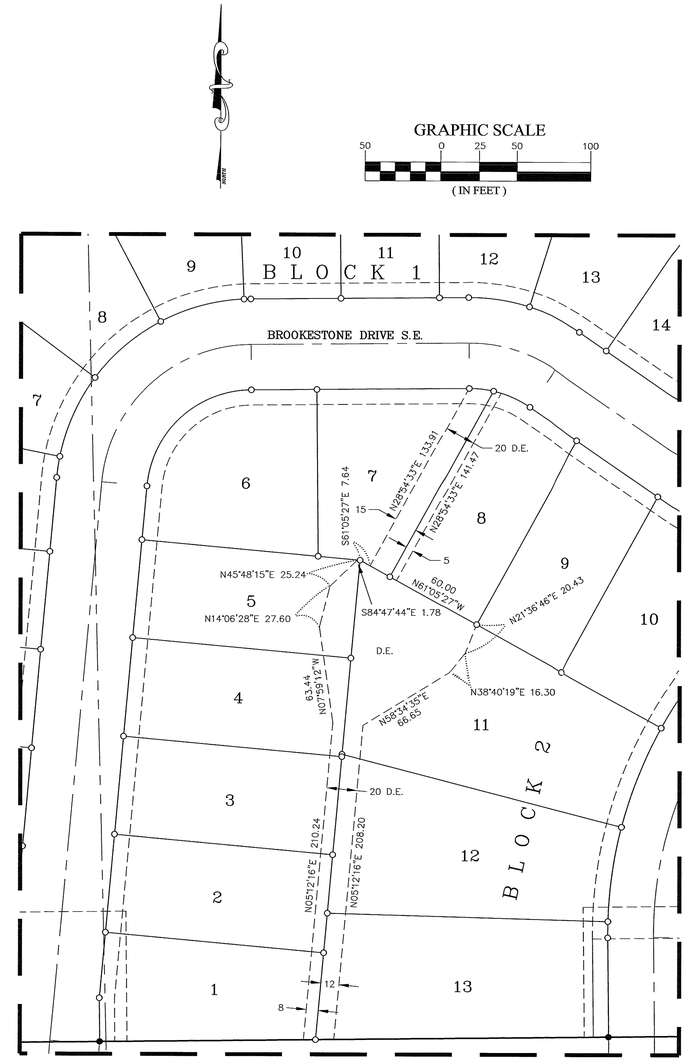
FILE NO: 05-070B 6TH FP

"OFFICIAL PLAT"

STONEBROOKE SIXTH ADDITION



INSET 'A'



INSET 'B' (DRAINAGE EASEMENT)

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	1.13	300.00	0°12'57"	N05°12'23"E	1.13
C2	147.11	100.00	84°17'24"	N47°20'58"E	134.20
C3	60.89	100.00	34°53'19"	S73°03'40"E	59.96
C4	104.87	400.00	15°01'19"	S63°07'40"E	104.57
C5	152.82	250.00	35°01'27"	S16°52'16"W	150.45
C6	152.70	300.00	29°09'51"	S19°48'04"W	151.06
C7	14.07	130.00	6°12'09"	N08°18'21"E	14.07
C8	57.56	130.00	25°22'14"	N24°05'32"E	57.09
C9	57.56	130.00	25°22'14"	N49°27'46"E	57.09
C10	57.56	130.00	25°22'14"	N74°50'00"E	57.09
C11	4.48	130.00	1°58'33"	N88°30'23"E	4.48
C12	40.85	130.00	18°00'09"	S81°30'15"E	40.68
C13	38.31	130.00	16°53'10"	S64°03'36"E	38.17
C14	102.98	70.00	84°17'24"	N47°20'58"E	93.94
C15	16.20	70.00	13°15'46"	S83°52'27"E	16.17

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C16	26.42	70.00	21°37'33"	S66°25'47"E	26.26
C17	14.56	370.00	2°15'14"	S56°44'38"E	14.55
C18	37.06	370.00	5°44'18"	S60°44'24"E	37.04
C19	36.41	370.00	5°38'18"	S66°25'42"E	36.40
C20	8.99	370.00	1°23'29"	S69°56'35"E	8.99
C21	112.74	430.00	15°01'19"	S63°07'40"E	112.42
C22	26.75	280.00	5°28'26"	S31°38'46"W	26.74
C23	70.66	280.00	14°27'32"	S21°40'47"W	70.47
C24	63.04	280.00	12°53'56"	S08°00'03"W	62.90
C25	10.71	280.00	2°11'33"	S00°27'19"W	10.71
C26	134.48	220.00	35°01'27"	S16°52'16"W	132.40
C27	137.43	270.00	29°09'51"	S19°48'04"W	135.95
C28	128.25	330.00	22°16'04"	S16°21'10"W	127.45
C29	39.72	330.00	6°53'47"	S30°56'06"W	39.70
C30	153.40	400.00	21°58'23"	S59°39'08"E	152.46

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C31	83.66	2312.32	2°04'23"	N89°28'09"W	83.66
C32	76.54	2312.32	1°53'48"	N87°29'04"W	76.54
C33	40.84	2312.32	1°00'43"	N86°01'48"W	40.84
C34	30.00	2312.32	0°44'36"	N85°09'09"W	30.00
C35	30.00	2312.32	0°44'36"	N84°24'33"W	30.00
C36	425.44	2312.32	10°32'30"	N78°45'59"W	424.84
C37	26.05	270.00	5°31'41"	S31°37'09"W	26.04
C38	79.41	360.00	12°38'19"	S64°19'10"E	79.25
C39	21.20	360.00	3°22'27"	S56°18'47"E	21.20
C40	37.45	360.00	5°57'37"	S51°38'45"E	37.43
C41	110.56	440.00	14°23'51"	S63°26'24"E	110.27
C42	20.00	440.00	2°36'16"	S54°56'21"E	20.00
C43	38.17	440.00	4°58'16"	S51°09'05"E	38.16

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