

# "OFFICIAL PLAT" STONEBROOKE THIRD ADDITION

## INSTRUMENT OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That Stonebrooke Builders, LLC, a Minnesota limited liability company, owners and proprietors of the following described property in the County of Olmsted, State of Minnesota, to wit:

That part of the Northwest Quarter of Section 4, Township 106 North, Range 13 West, described as follows:

Commencing at the southeast corner of said Northwest Quarter; thence on a bearing based on the Olmsted County Coordinate System of 1983, of South 89°55'12" West along the south line of said Northwest Quarter, 1598.34 feet to the point of beginning; thence North 04°18'11" West, 950.00 feet; thence North 34°01'49" West, 1748.62 feet to the centerline of County State Aid Highway 9; Thence Westerly 32.23 feet along said centerline and along a non-tangential curve, concave to the north, radius of 2073.87 feet, central angle of 00°53'26" and the chord of said curve bears North 74°11'14" West, 32.23 feet to the west line of said Northwest Quarter; thence South 00°33'37" East along the west line of said Northwest Quarter to the easterly line of SUNNYDALE NO. TWO, according to the recorded plat thereof on file and of record in the office of the county Recorder; thence southeasterly and southerly along said easterly line to the southeast corner of SUNNYDALE NO. TWO; thence southerly 150.93 feet to a point on the south line of said Northwest Quarter distant 41.91 feet easterly of the southwest corner of said Northwest Quarter; thence North 89°55'12" East along the south line of said Northwest Quarter; 250.00 feet; thence North 00°04'48" West, 300.00 feet; thence North 89°55'12" East, 300.00 feet; thence South 00°04'48" East, 300.00 feet to the south line of said Northwest Quarter; thence North 89°55'12" East along said south line, 465.43 feet to the point of beginning.

ALSO

That part of the Northeast Quarter of Section 5, Township 106 North, Range 13 West, Olmsted County, Minnesota, described as follows:

Commencing at the southeast corner of said Northeast Quarter; thence North 01 degree 18 minutes 57 seconds West, assumed bearing, along the east line thereof, 366.78 feet to the easterly line of SUNNYDALE NO. TWO for the point of beginning; thence North 20 degrees 04 minutes 52 seconds West, along said easterly line 388.88 feet to the northeast corner of said SUNNYDALE NO. TWO; thence South 89 degrees 31 minutes 42 seconds West, along the north line of SUNNYDALE NO. TWO and SUNNYDALE FIRST REPLAT, 712.37 feet; thence North 00 degrees 33 minutes 32 seconds West, 121.26 feet; thence North 89 degrees 26 minutes 28 seconds East, 9.41 feet; thence North 00 degrees 33 minutes 32 seconds West, 186.00 feet; thence South 89 degrees 26 minutes 28 seconds West, 239.84 feet; thence North 31 degrees 29 minutes 28 seconds West, 215.95 feet; thence North 00 degrees 50 seconds West, 117.37 feet; thence South 79 degrees 48 minutes 52 seconds West, 216.57 feet; thence southerly 19.66 feet along a non-tangential curve, concave to the east, radius of 783.00 feet, central angle of 01 degree 26 minutes 20 seconds and the chord said curve bears South 10 degrees 54 minutes 18 seconds East, 19.66 feet; thence South 78 degrees 22 minutes 22 seconds West, not tangent to said curve, 135.00 feet; thence South 13 degrees 54 minutes 12 seconds East, 26.01 feet; thence South 76 degrees 19 minutes 43 seconds West, 131.89 feet to the easterly line of SUNNYDALE SUBDIVISION; thence northerly 252.91 feet along said easterly line and along a nontangential curve, concave to the east, radius of 1112.92 feet, central angle of 13 degrees 01 minute 14 seconds and the chord of said curve bears North 07 degrees 00 minutes 20 seconds West, 252.37 feet; thence North 00 degrees 29 minutes 43 seconds West, along said easterly line and tangent to said curve, 771.22 feet; thence North 38 degrees 25 minutes 21 seconds West, along said easterly line, 470.52 feet to the north line of said Northeast Quarter; thence North 89 degrees 29 minutes 40 seconds East, along said north line, 1936.14 feet to the northeast corner of said Northeast Quarter; thence South 01 degree 18 minutes 57 seconds East, along the east line thereof, 2232.58 feet to the point of beginning.

EXCEPT

STONEBROOKE SECOND ADDITION, according to the recorded plat thereof on file at the office of the County Recorder, Olmsted County, Minnesota.

Containing 94.75 acres more or less.

Has caused the same to be surveyed and platted as STONEBROOKE THIRD ADDITION and does hereby dedicate to the public for the public use forever the public ways and easements as created by this plat.

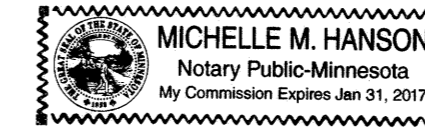
In witness whereof said Stonebrooke Builders, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this 10 day of September, 2016

Peter Dunlop  
Peter Dunlop, Chief Manager

STATE OF Minnesota  
COUNTY OF Olmsted

The foregoing instrument was acknowledged before me this 10 day of September, 2016 by Peter Dunlop, Chief Manager of Stonebrooke Builders, LLC, a Minnesota limited liability company, on behalf of the company.

Michelle M. Hanson  
Notary Public, Olmsted County, Minnesota  
My Commission expires: Jan 31, 2017



## SURVEYOR'S CERTIFICATE

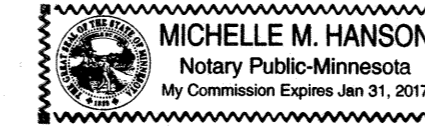
I hereby certify that I have surveyed and platted the property described on this plat as STONEBROOKE THIRD ADDITION; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on the plat; that all monuments depicted on the plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in MS 505.01, Subd. 3 existing as of the date of this certification are shown and labeled on this plat; and that all public ways are shown and labeled on the plat.

Geoffrey G. Griffin, L.S.  
Minnesota License Number 21940

State of Minnesota  
County of Olmsted

The foregoing Surveyor's Certificate was acknowledged before me, a Notary Public, this 12 day of September, 2016.

Michelle M. Hanson  
Notary Public, Olmsted County, Minnesota  
My commission expires: Jan 31, 2017



## CITY APPROVAL

State of Minnesota  
County of Olmsted  
City of Rochester

I, Aaron Reeves, in and for the City of Rochester, do hereby certify that on the 21 day of March, 2016, the accompanying plat was duly approved by the Common Council of the City of Rochester. In testimony thereof I have hereunto signed by name and affixed the seal of said City of Rochester this 11 day of October, 2016.

Aaron S. Reeves  
Aaron Reeves, City Clerk

## COUNTY SURVEYOR

I certify that this plat has been checked mathematically and that the plat conforms to the applicable laws, this 7 day of Oct, 2016.

Paul A. Peterson  
Olmsted County Surveyor

## PROPERTY RECORDS AND LICENSING

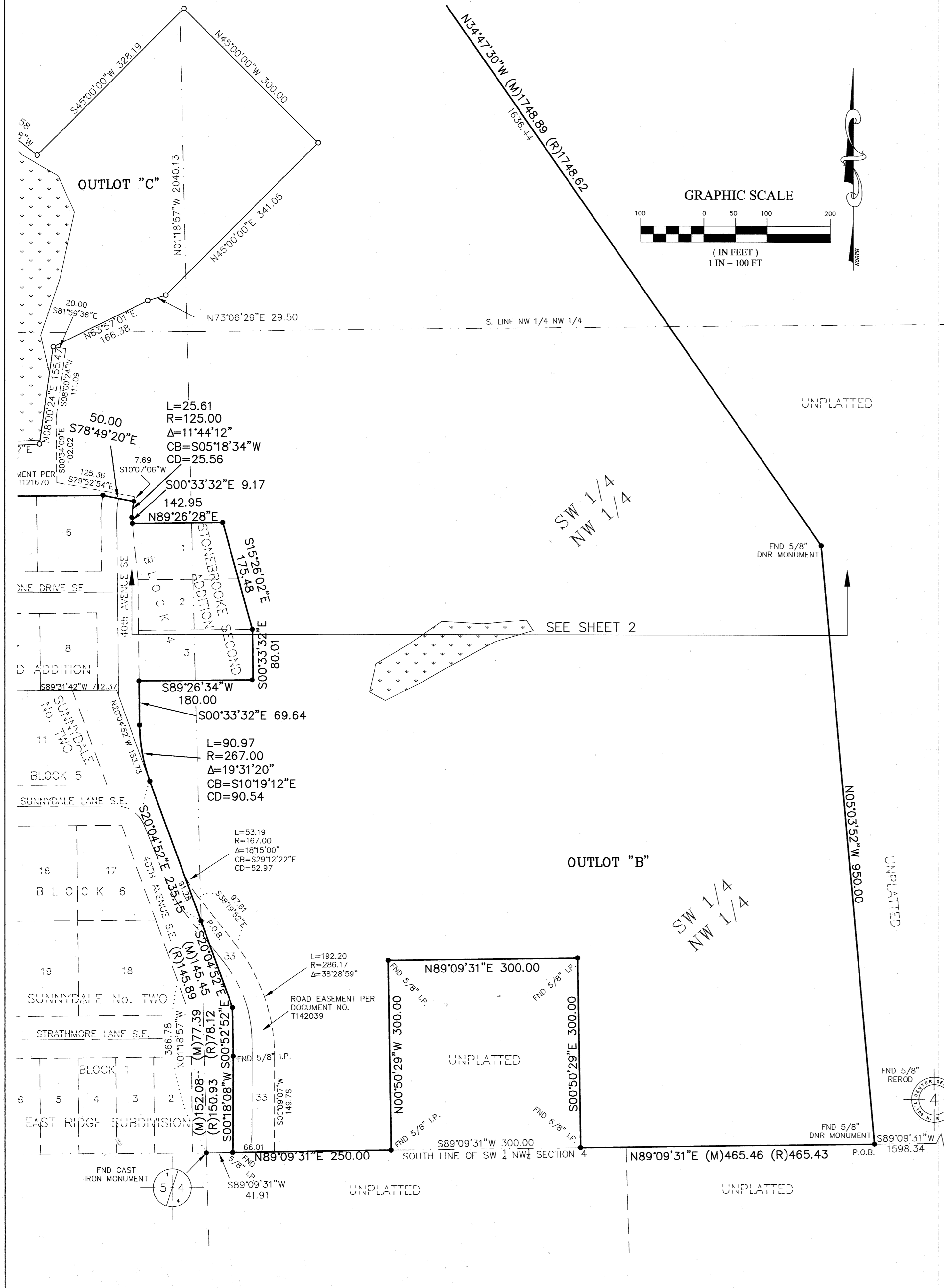
Taxes payable in the year 2016 on the land herein described have been paid, there are no delinquent taxes and transfer has been entered this 11th day of October, 2016.

DOCUMENT NUMBER T142678

I hereby certify that this instrument was filed in the Office of the Registrar of Titles for the record on this 11th day of October, 2016, at 4 o'clock P. M., and was duly recorded in the Olmsted County records.

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

Wendy von Wald  
By Deputy

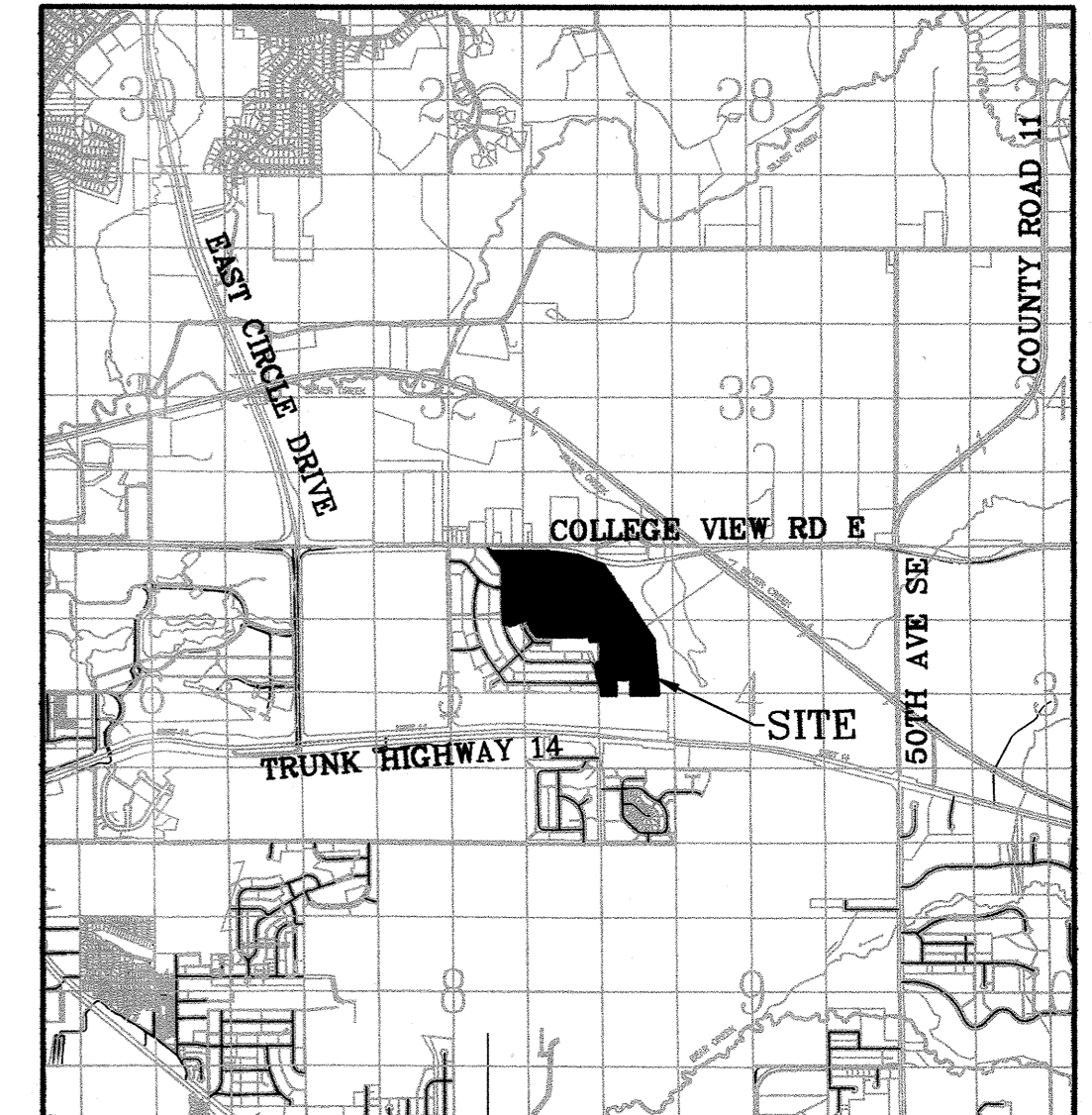


- ### LEGEND
- FOUND MONUMENTS ARE 1/2 INCH IRON PIPES UNLESS OTHERWISE NOTED
  - IRON PIPE WITH PLASTIC CAP STAMPED LS 21940 SET
  - (M) MEASURED
  - (R) RECORDED
  - SECTION LINE
  - - - - - EASEMENT LINE
  - CONTROLLED ACCESS
  - ADJACENT PROPERTY LINE
  - U.E. UTILITY EASEMENT
  - D.E. DRAINAGE EASEMENT
  - ▨ EXISTING WETLANDS - DELINEATED JUNE 2005
  - CENTER LINE
- UTILITY EASEMENTS ARE 10 FEET IN WIDTH ADJACENT TO STREET LINES UNLESS OTHERWISE SHOWN.

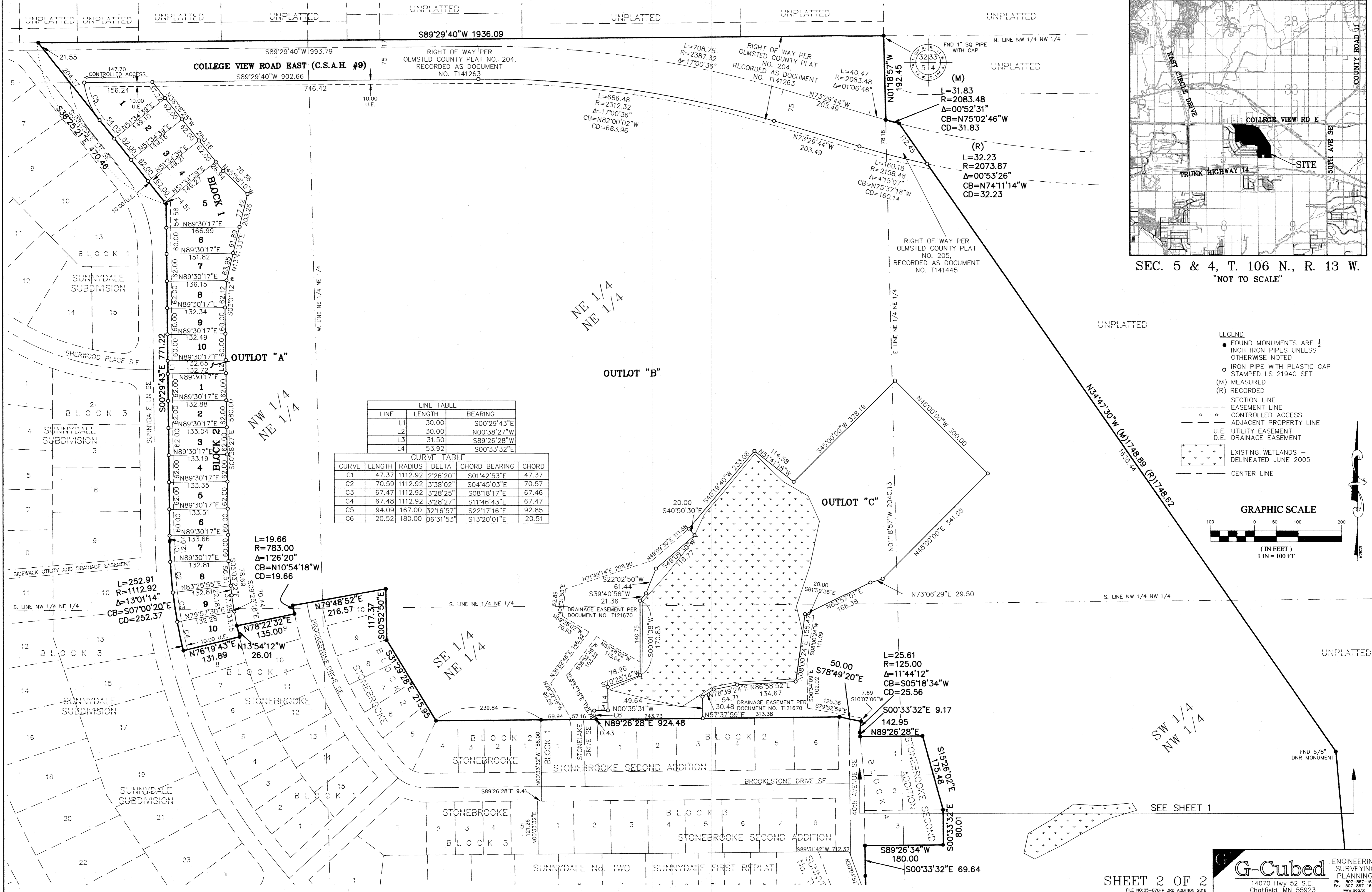
- ### BEARINGS
- ALL BEARINGS ARE BASED ON THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 5-T106N-R13W WHICH IS ASSUMED TO BEAR N01°18'57" W.
- DRAINAGE EASEMENT DEFINED:**  
AN UNOBSTRUCTED EASEMENT FOR THE OPERATION AND MAINTENANCE OF ALL WATERWAYS, BOTH SURFACE AND UNDERGROUND RUNNING OVER, UNDER 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.

# "OFFICIAL PLAT" STONEBROOKE THIRD ADDITION

## VICINITY MAP



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



LINE TABLE		
LINE	LENGTH	BEARING
L1	30.00	S00°29'43"E
L2	30.00	N00°38'27"W
L3	31.50	S89°26'28"W
L4	53.92	S00°33'32"E

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	47.37	1112.92	2°26'20"	S01°42'53"E	47.37
C2	70.59	1112.92	3°38'02"	S04°45'03"E	70.57
C3	67.47	1112.92	3°28'25"	S08°18'17"E	67.46
C4	67.48	1112.92	3°28'27"	S11°46'43"E	67.47
C5	94.09	167.00	32°16'57"	S22°17'16"E	92.85
C6	20.52	180.00	06°31'53"	S13°20'01"E	20.51

- LEGEND**
- FOUND MONUMENTS ARE 1/2 INCH IRON PIPES UNLESS OTHERWISE NOTED
  - IRON PIPE WITH PLASTIC CAP STAMPED LS 21940 SET
  - (M) MEASURED
  - (R) RECORDED
  - SECTION LINE
  - - - EASEMENT LINE
  - - - CONTROLLED ACCESS
  - - - ADJACENT PROPERTY LINE
  - - - DRAINAGE EASEMENT
  - U.E. UTILITY EASEMENT
  - D.E. DRAINAGE EASEMENT
  - ▨ EXISTING WETLANDS - DELINEATED JUNE 2005
  - CENTER LINE

