

# "OFFICIAL PLAT" FIELDSTONE SEVENTH

## 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 Northeast Quarter of the Northwest Quarter of Section 22, Township 106 North, Range 14 West, Olmsted County, Minnesota and that part platted as Outlot A, FIELDSTONE FOURTH, according to the recorded plat thereof on file at the office of the County Recorder, Olmsted County, Minnesota, described as follows: Commencing at the southeast corner of said Northwest Quarter of Section 22; thence on an assumed bearing of North 00°19'11" West, along the east line of said Northwest Quarter, 2193.58 feet to the northeast corner of said FIELDSTONE FOURTH, and to the point of beginning; thence South 83°43'21" West, along the north line of said FIELDSTONE FOURTH, 62.59 feet to the northeast corner of said Outlot A, FIELDSTONE FOURTH; thence southerly 262.69 feet along the east line of said Outlot A and along a non-tangential curve, concave to the west, said curve has a radius of 2814.79 feet, a central angle of 05°20'49", and the chord of said curve bears South 02°59'36" East 262.59 feet; thence South 00°19'11" East, tangent to said curve and along said east line of Outlot A, 106.23 feet to the southeast corner of said Outlot A; thence South 89°40'49" West, along the south line of said Outlot A, 454.26 feet to the southeast corner of Lot 1, Block 2, said FIELDSTONE FOURTH; thence North 18°25'38" West 84.33 feet to the northeast corner of said Lot 1, Block 2; thence South 74°52'05" West 135.15 feet to the northwest corner of said Lot 1, Block 2; thence North 15°07'55" West, along the west line of said Outlot A, 30.00 feet to the north line of said FIELDSTONE FOURTH; thence South 74°52'05" West, along said north line, 60.00 feet; thence North 15°07'55" West 21.54 feet; thence North 79°20'51" West 328.66 feet; thence North 63°25'00" West 141.84 feet; thence North 51°20'26" West 124.91 feet; thence North 00°23'10" West 276.61 feet; thence North 89°36'41" East 134.05 feet; thence North 00°48'19" West 133.44 feet; thence North 37°22'57" West 135.91 feet to the north line of said Northeast Quarter of the Northwest Quarter; thence North 89°36'41" East, along said north line, 379.19 feet to the northwest corner of HENKE HEIGHTS SUBDIVISION, according to the recorded plat thereof on file at the office of the County Recorder, Olmsted County, Minnesota; thence South 00°51'05" East, along the west line of said HENKE HEIGHTS SUBDIVISION, 242.39 feet to the southwest corner of said HENKE HEIGHTS SUBDIVISION; thence North 89°35'07" East, along the south line of said HENKE HEIGHTS SUBDIVISION, 846.25 feet to the east line of said Northwest Quarter of Section 22; thence South 00°19'11" East, along said east line of the Northwest Quarter, 188.41 feet to the point of beginning.

Containing 15.61 acres, more or less.

Has caused the same to be surveyed and platted as FIELDSTONE SEVENTH 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 11<sup>th</sup> day of February, 2019.

Eugene D. Peters  
Eugene D. Peters, Chief Executive Officer

STATE OF MINNESOTA  
COUNTY OF Olmsted

The foregoing instrument was acknowledged before me this 11<sup>th</sup> day of February, 2019, by Eugene D. Peters, Chief Executive Officer of GP Development Inc., a Minnesota corporation, on behalf of the company.

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

## 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 11<sup>th</sup> day of February, 2019.

G. Griffin  
Geoffrey G Griffin, Land Surveyor  
Minnesota Registration No. 21940

STATE OF MINNESOTA  
COUNTY OF Olmsted

The foregoing Surveyor's Certificate was acknowledged before me this 11<sup>th</sup> day of February, 2019, by Geoffrey G Griffin, Minnesota Registration No. 21940

Andrew Buck  
Notary Public, Olmsted County, Minnesota  
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<sup>st</sup> day of MARCH, 2019.

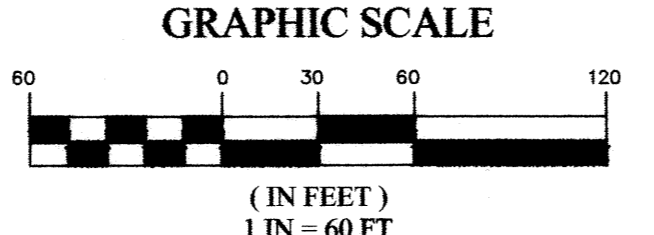
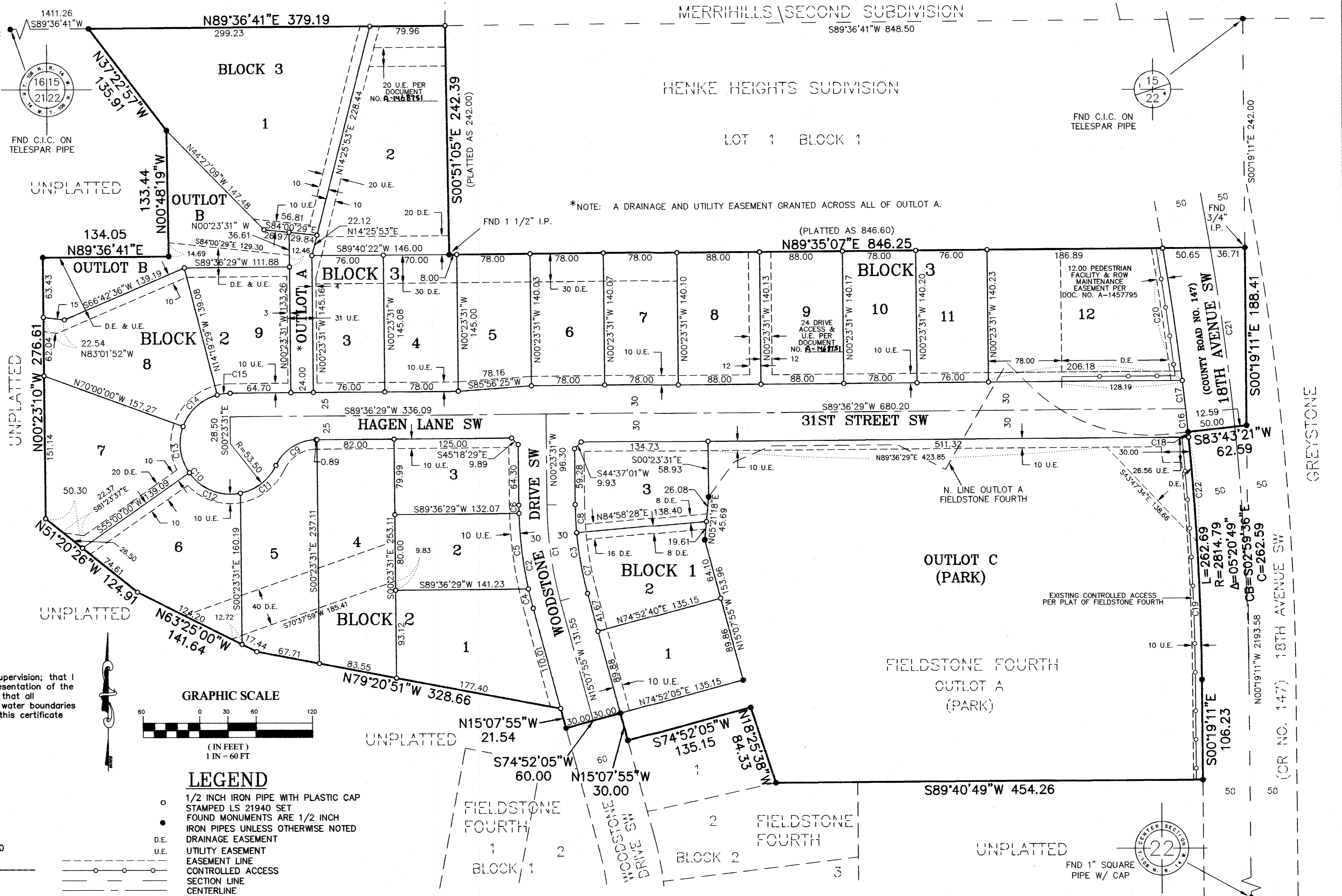
Mark E. Swanson  
Olmsted County Surveyor

## CITY APPROVAL

State of Minnesota  
County of Olmsted  
City of Rochester

I, Anna Blah, in and for the City of Rochester, do hereby certify that on the 25 day of January, 2019, the accompanying plat was duly approved by the (Common) Council of the City of Rochester. In testimony whereof I have hereunto signed by name and affixed the seal of said City of Rochester this 27 day of March, 2019.

Anna Blah  
Anna Blah, City Clerk  
Anna Blah  
Anna Blah, Deputy



## LEGEND

- 1/2 INCH IRON PIPE WITH PLASTIC CAP
- STAMPED LS 21940 SET
- FOUND MONUMENTS ARE 1/2 INCH IRON PIPES UNLESS OTHERWISE NOTED
- DRAINAGE EASEMENT
- UTILITY EASEMENT
- EASEMENT LINE
- CONTROLLED ACCESS
- SECTION LINE
- CENTERLINE

## PROPERTY RECORDS AND LICENSING

Taxes payable in the year 2019 on the land herein described have been paid, there are no delinquent taxes and transfer has been entered this 28<sup>th</sup> day of MARCH, 2019.

DOCUMENT NUMBER A1469284

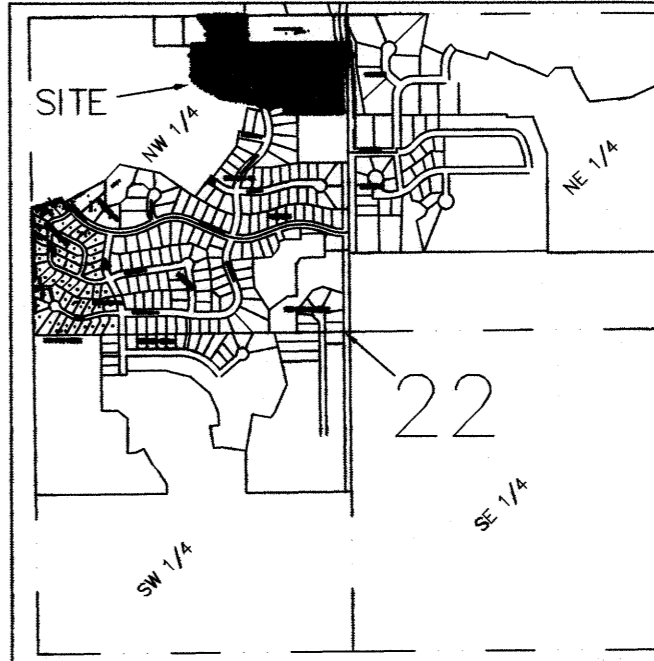
I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record on this 28<sup>th</sup> day of MARCH, 2019, at 3 o'clock P. M., and was duly recorded in the Olmsted County records.

W. Mark Kayski  
Director of Property Records & Licensing  
Wendy von Wald  
Deputy

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	102.91	400.00	14°44'24"	N07°45'43"W	102.62
C2	110.62	430.00	14°44'24"	N07°45'43"W	110.32
C3	95.19	370.00	14°44'24"	N07°45'43"W	94.93
C4	21.28	430.00	02°50'10"	N13°42'50"W	21.28
C5	80.64	430.00	10°44'42"	N06°55'24"W	80.52
C6	8.70	430.00	01°09'32"	N00°58'17"W	8.70
C7	65.40	370.00	10°07'40"	N10°04'05"W	65.32
C8	29.79	370.00	04°36'44"	N02°41'53"W	29.78
C9	53.61	48.00	63°59'48"	S57°36'35"W	50.87
C10	227.83	53.50	243°59'47"	N32°23'25"W	90.74
C11	49.58	53.50	53°05'56"	S52°09'38"W	47.83
C12	61.90	53.50	66°17'22"	N68°08'41"W	58.50

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C13	51.36	53.50	55°00'00"	N07°30'00"W	49.41
C14	51.36	53.50	55°00'00"	S47°30'00"W	49.41
C15	13.64	53.50	14°36'29"	S02°18'15"W	13.60
C16	24.61	2814.79	00°30'04"	N05°55'02"W	24.61
C17	30.17	2814.79	00°36'51"	N06°28'30"W	30.17
C18	5.52	2814.79	00°06'45"	N05°36'38"W	5.52
C19	257.17	2814.79	05°14'04"	N02°56'13"W	257.08
C20	141.64	2814.79	02°52'59"	N08°13'25"W	141.63
C21	191.23	2864.79	03°49'29"	N07°35'23"W	191.20
C22	111.03	2814.79	02°15'36"	N04°25'28"W	111.02

## VICINITY MAP



BEARINGS  
ALL BEARINGS ARE BASED ON THE EAST LINE OF THE THE NORTHWEST QUARTER OF SECTION 22-T106N-R14W WHICH IS ASSUMED TO BEAR S00°19'11"E/N00°19'11"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.

CONTROLLED ACCESS DEFINED  
INGRESS AND EGRESS TO, FROM, OR ACROSS THE ABUTTING ROADWAY IS RESTRICTED BY THE ROAD AUTHORITY PURSUANT TO MINNESOTA STATE STATUTE 160.08.

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

SECTION 22, T. 106 N., R. 14 W.

# 1458A

(NOT TO SCALE)

**G-Cubed** ENGINEERING SURVEYING PLANNING  
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