

"OFFICIAL PLAT"
STONEBROOKE FOURTH ADDITION

INSTRUMENT OF DEDICATION

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

All of Outlot "B", STONEBROOKE THIRD ADDITION, according to the recorded plat thereof on file at the office of the County Recorder, Olmsted County, Minnesota.

Containing 78.11 acres more or less.

Has caused the same to be surveyed and platted as STONEBROOKE FOURTH 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 Builders, LLC, AB, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this 13 day of July, 2019.

Andrew J. Dunlap, President

STATE OF MINNESOTA
COUNTY OF Olmsted
The foregoing instrument was acknowledged before me this 13 day of July, 2019 by Andrew J. Dunlap, President of Stonebrooke Builders, LLC, AB, a Minnesota limited liability company, on behalf of the company.

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

Andrew Buch
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 15 day of July, 2019.

Geoffrey 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 15 day of July, 2019, by Geoffrey G. Griffin, Minnesota Registration No. 21940.

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

Andrew Buch
Printed Name

CITY APPROVAL

State of Minnesota
County of Olmsted
City of Rochester

I, Anissa Hollingshead, in and for the City of Rochester, do hereby certify that on the 8 day of July, 2019, 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 29 day of July, 2019.

Anissa Hollingshead, City Clerk

COUNTY SURVEYOR

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this 15 day of JULY, 2019.

Mark E. Severson
Olmsted County Surveyor

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 31st day of July, 2019.

DOCUMENT NUMBER T149449

I hereby certify that this instrument was filed in the Office of the Registrar of Titles for the record on this 31st day of July, 2019, 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
- 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 2005 BY STEVE LAWLER
- CENTER LINE

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

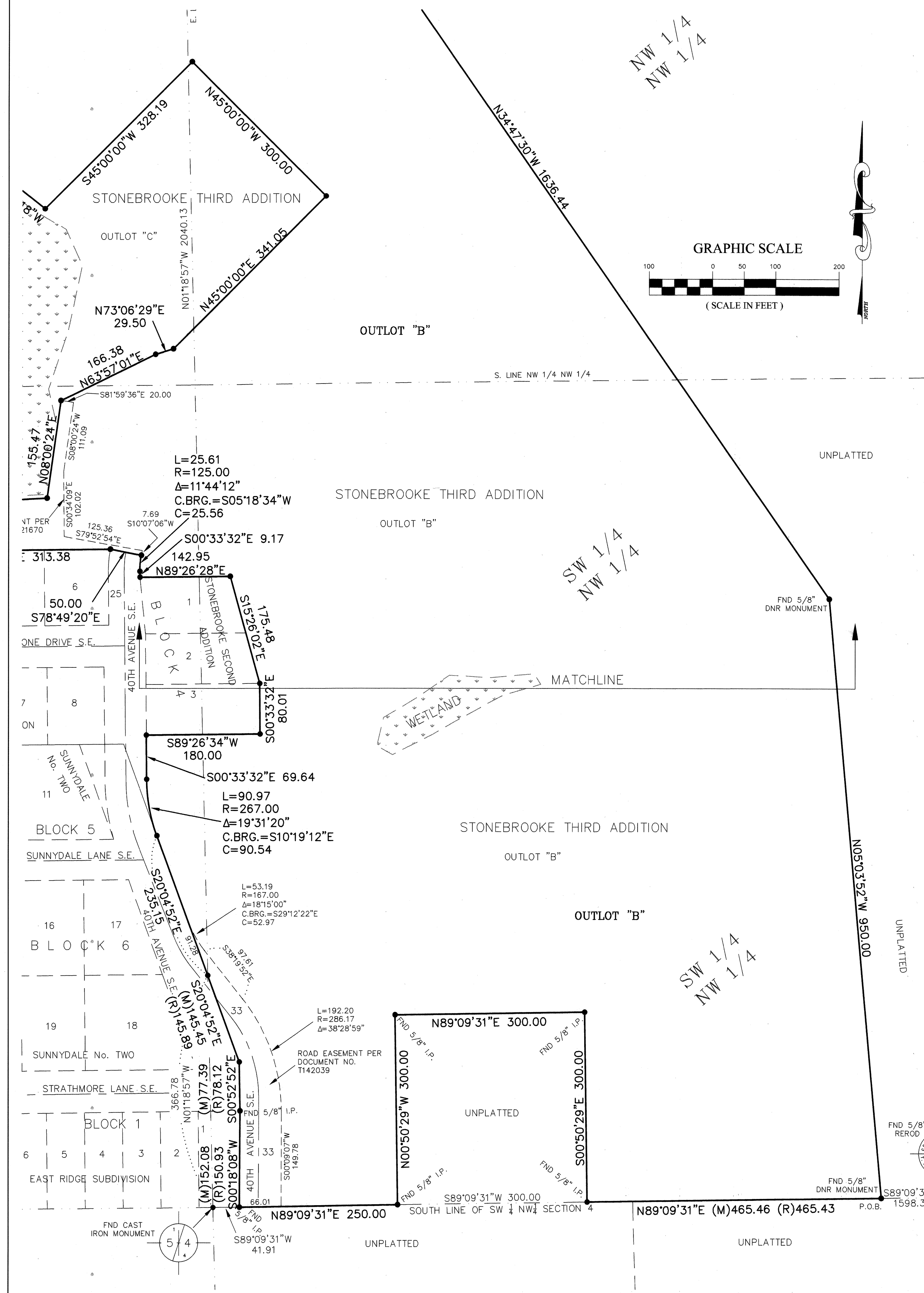
BEARINGS
ALL BEARINGS ARE BASED ON THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 5-T106N-R13W WHICH IS ASSUMED TO BEAR N01°18'57"W.

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.

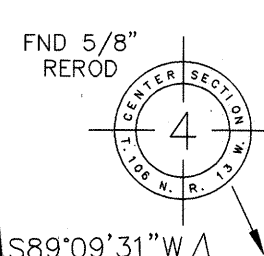
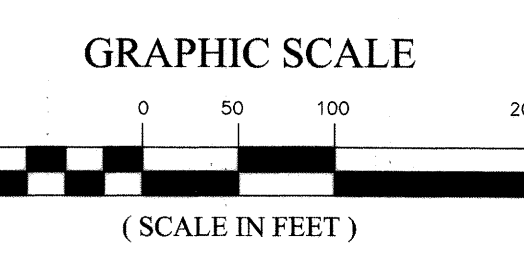
CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	124.94	750.00	09°32'41"	S05°24'48"E	124.80
C2	30.05	300.00	05°44'21"	S02°13'44"W	30.04
C3	30.06	267.00	06°27'05"	S02°35'05"W	30.05
C4	30.04	333.00	05°10'08"	S01°56'37"W	30.03
C5	12.84	783.00	00°56'22"	S01°06'38"E	12.84
C6	68.63	783.00	05°01'19"	S04°05'29"E	68.61
C7	48.97	783.00	03°35'00"	S08°23'38"E	48.96
C8	16.84	717.00	01°20'44"	S01°18'49"E	16.84
C9	102.61	717.00	08°11'57"	S06°05'10"E	102.52
C10	20.52	180.00	06°31'53"	S13°20'01"E	20.51

LINE TABLE		
LINE	LENGTH	BEARING
L1	31.50	S89°26'28"W
L2	53.92	S00°33'32"E



NW 1/4
NW 1/4

SW 1/4
SW 1/4

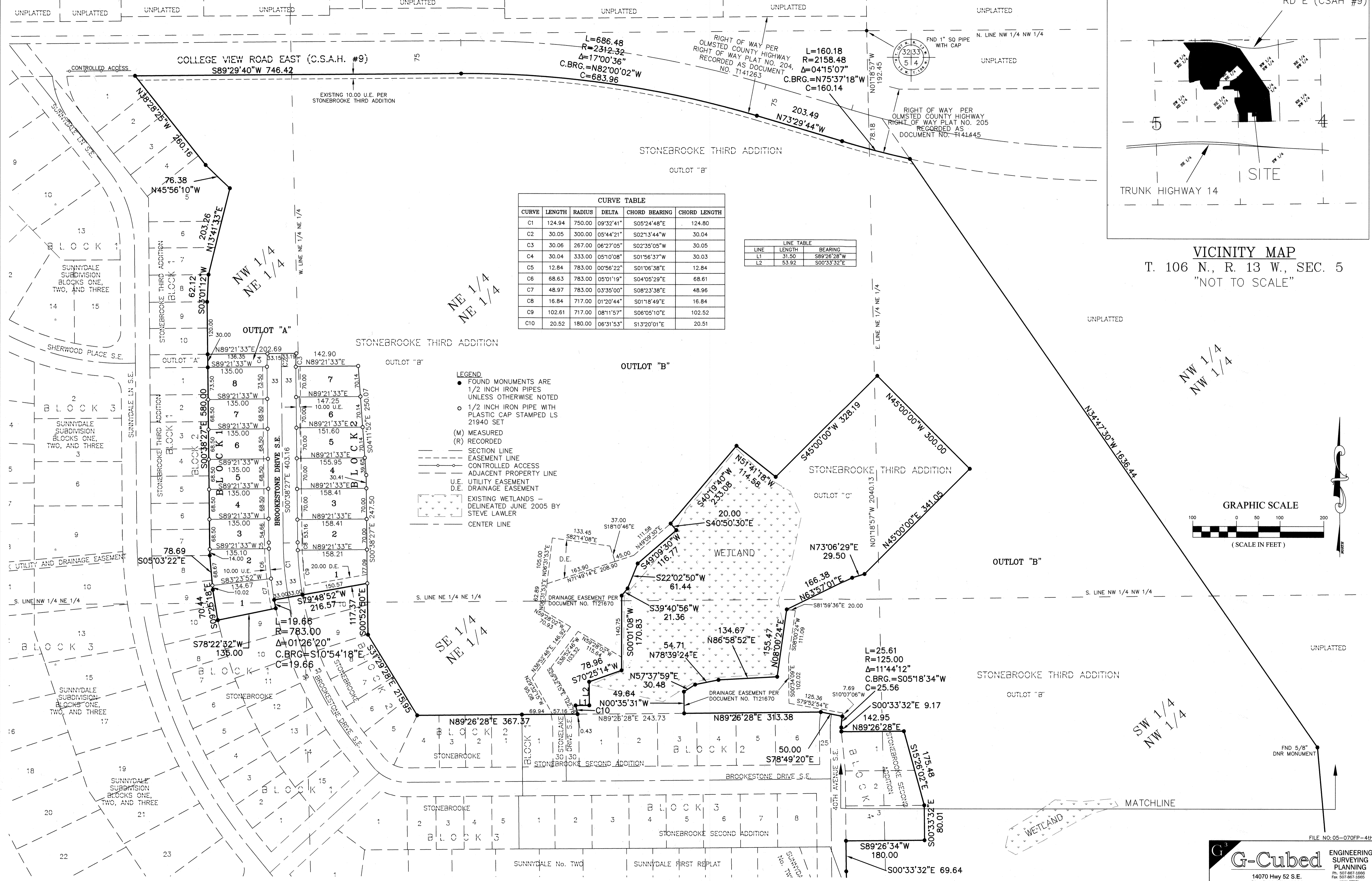


1470A

FILE NO: 05-070FP-4th

G-Cubed ENGINEERING SURVEYING PLANNING
14070 Hwy 52 S.E. Chatfield, MN 55923
Ph: 651-887-5666 Fax: 651-887-1666 www.gsgto.com

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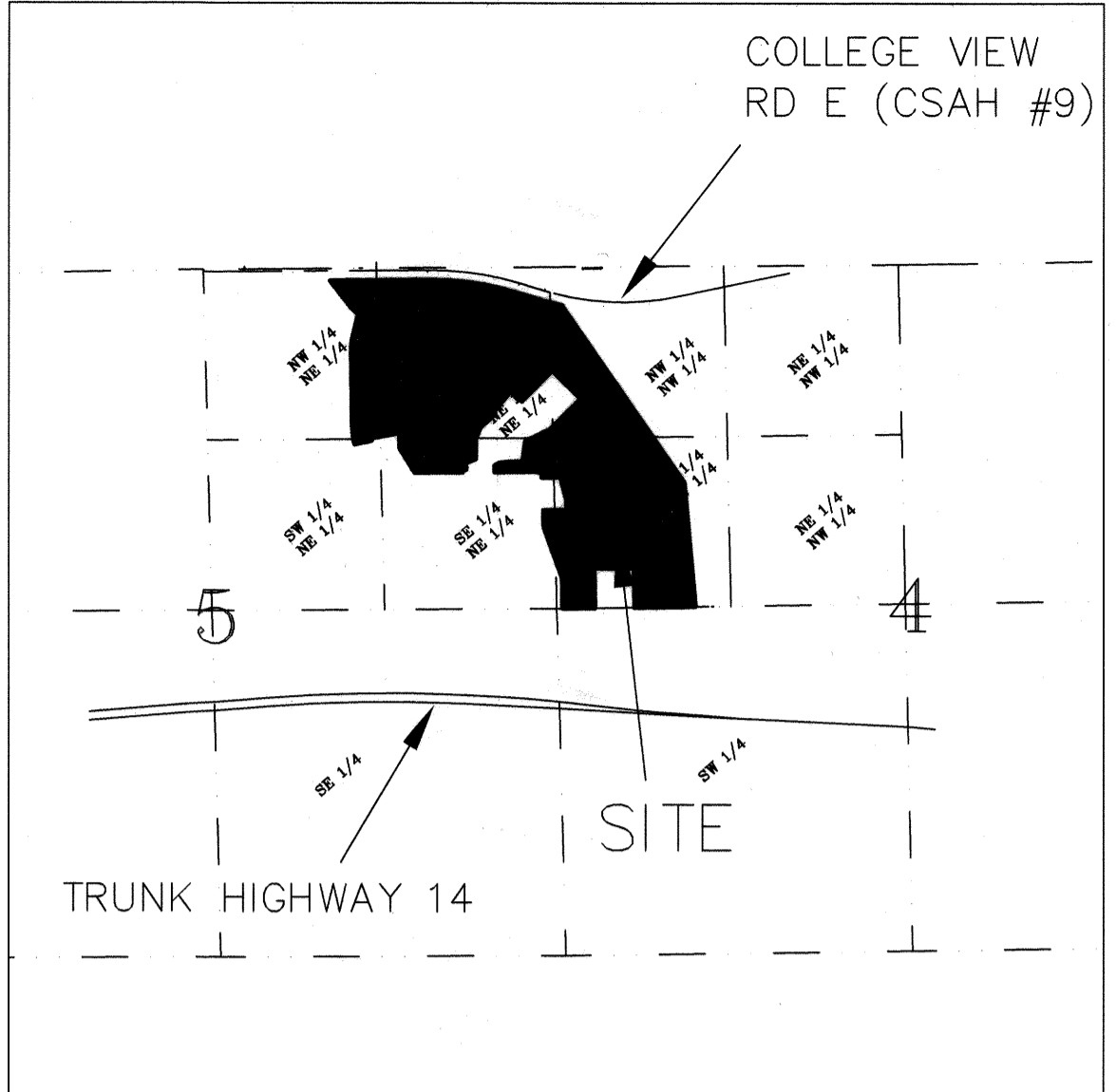
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VICINITY MAP
T. 106 N., R. 13 W., SEC. 5
"NOT TO SCALE"

