

# OFFICIAL PLAT

# FIELDSTONE

**SURVEYOR'S CERTIFICATE**

I hereby certify that I have surveyed and platted the property described on this plat as FIELDSTONE; that this plat is a correct representation of the survey; that all distances are correctly shown on the plat in feet and hundredths of a foot; that all monuments will be correctly placed in the ground as designated; that the outside boundary lines are correctly designated on the plat; and that there are no wet lands as defined in MS 505.02, Subd. 1, or public highways to be designated other than as shown.

James E. Swanson  
James E. Swanson, L.S.  
Minnesota License Number 11622

State of Minnesota  
County of Olmsted

The surveyor's certificate was subscribed and sworn to before me, a Notary Public, this 31 day of October, 2003.

Beth A. Davis  
Notary Public, Dodge County, Minnesota

My commission expires 1-31-2005



**COUNTY SURVEYOR**

I certify that this plat has been checked mathematically and that the plat conforms to the applicable laws, this 6 day of November, 2003.

Edward P. Knide  
County Surveyor

**CITY APPROVAL**

State of Minnesota  
County of Olmsted  
City of Rochester

I, Judy K. Scherr, City Clerk, in and for the City of Rochester, do hereby certify that on the 4th day of AUGUST, 2003, the accompanying plat was duly approved by the Common Council of the City of Rochester. In testimony thereof I have hereunto signed my name and affixed the seal of said City of Rochester this 14th day of NOVEMBER, 2003.

Judy K. Scherr  
City Clerk

**PROPERTY RECORDS AND LICENSING**

Taxes payable in the year 2003 on the land herein described have been paid, there are no delinquent taxes and transfer has been entered this day 17th of NOVEMBER, 2003.

DOCUMENT NUMBER A-999619

I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record this 17th day of NOVEMBER, 2003, at 2 o'clock P.M., and was duly recorded in the Olmsted County records.

Daniel G. Hall  
Director of Property Records & Licensing

Wendy von Wald  
Deputy

**INSTRUMENT OF DEDICATION**

KNOW ALL MEN BY THESE PRESENTS: That G.P. Development, LLC, a Limited Liability Company, owner and proprietor, and Merchants Bank National Association, mortgagee of the following described property situated in the City of Rochester, County of Olmsted, State of Minnesota, to wit:

That part of the Northwest Quarter of Section 22, Township 106 North, Range 14 West, Olmsted County, Minnesota, described as follows:

Commencing at the southeast corner of said Northwest Quarter; thence North 01 degree 04 minutes 48 seconds West, assumed bearing, along the east line thereof, 678.00 feet to the northeast corner of HART FARM SUBDIVISION for the point of beginning; thence South 87 degrees 40 minutes 12 seconds West, along the north line thereof, 200.00 feet; thence North 01 degree 04 minutes 48 seconds West, 147.00 feet; thence South 87 degrees 40 minutes 12 seconds West, 200.00 feet; thence South 01 degree 04 minutes 48 seconds East, 47.35 feet; thence North 89 degrees 45 minutes 34 seconds West, 131.77 feet; thence South 69 degrees 04 minutes 09 seconds West, 56.00 feet; thence southerly 81.37 feet along a nontangential curve, concave to the west, radius of 75.63 feet, central angle of 61 degrees 38 minutes 49 seconds and the chord of said curve bears South 09 degrees 53 minutes 33 seconds West, 77.51 feet; thence South 40 degrees 42 minutes 56 seconds West, 76.57 feet; thence South 06 degrees 02 minutes 54 seconds East, 165.84 feet; thence South 33 degrees 45 minutes 58 seconds East, 222.74 feet to the most westerly corner of OUTLOT A, HART FARM SUBDIVISION; thence South 01 degree 13 minutes 30 seconds East, along the west line thereof, 187.42 feet to the south line of the Northwest Quarter of said Section 22 (said point being the southwest corner of said OUTLOT A); thence South 88 degrees 46 minutes 30 seconds West, along the south line of said Northwest Quarter, 771.15 feet; thence North 01 degree 13 minutes 30 seconds West, 143.11 feet; thence westerly 42.03 feet along a nontangential curve, concave to the south, radius of 470.00 feet, central angle of 05 degrees 07 minutes 27 seconds and the chord of said curve bears North 86 degrees 41 minutes 21 seconds West, 42.02 feet; thence North 01 degrees 13 minutes 30 seconds West, 216.96 feet; thence South 87 degrees 24 minutes 34 seconds West, 8.86 feet; thence North 09 degrees 07 minutes 51 seconds West, 216.80 feet; thence North 80 degrees 52 minutes 09 seconds East, 53.15 feet; thence North 09 degrees 07 minutes 51 seconds West, 148.71 feet; thence North 83 degrees 22 minutes 54 seconds East, 177.23 feet; thence South 67 degrees 22 minutes 43 seconds East, 144.90 feet; thence North 22 degrees 37 minutes 17 seconds East, 200.00 feet; thence South 67 degrees 22 minutes 43 seconds East, 30.89 feet; thence North 22 degrees 37 minutes 17 seconds East, 151.65 feet; thence South 72 degrees 23 minutes 19 seconds East, 60.34 feet; thence North 85 degrees 28 minutes 02 seconds East, 60.36 feet; thence South 88 degrees 38 minutes 26 seconds East, 74.00 feet; thence North 78 degrees 44 minutes 01 second East, 149.67 feet; thence North 70 degrees 37 minutes 04 seconds East, 160.10 feet; thence North 81 degrees 53 minutes 05 seconds East, 76.58 feet; thence North 89 degrees 41 minutes 06 seconds East, 99.32 feet; thence South 78 degrees 31 minutes 25 seconds East, 209.70 feet; thence North 88 degrees 55 minutes 12 seconds East, 140.00 feet to the east line of the Northwest Quarter of said Section 22; thence South 01 degree 04 minutes 48 seconds East, along said east line, 339.54 feet to the point of beginning.

Containing 19.71 acres more or less.

Have caused the same to be surveyed and platted as FIELDSTONE and do hereby donate and dedicate to the public for the public use forever the thoroughfares, and also grant the easements as shown on this plat for drainage and utility purposes only.

In witness whereof said G.P. Development, LLC, a Limited Liability Company, has caused these presents to be signed by its proper officer this 6 day of November, 2003.

G.P. Development, LLC  
By Eugene D. Peters President  
Eugene D. Peters, President

State of Minnesota  
County of Olmsted

The foregoing instrument was acknowledged before me this 6 day of November, 2003, by Eugene D. Peters, President of G.P. Development, LLC, on behalf of the Company.

Beth A. Davis  
Notary Public, Dodge County, Minnesota



My commission expires 1-31-2005

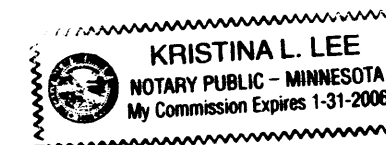
In witness whereof said Merchants Bank National Association has caused these presents to be signed by its proper officers this 3rd day of November, 2003.

Merchants Bank National Association  
By Kob Vold Vice President Al Walburn Spring 1991 President

State of Minnesota  
County of Olmsted

The foregoing instrument was acknowledged before me this 3rd day of November, 2003, by Kob Vold and Al Walburn of Merchants Bank National Association, on behalf of the bank.

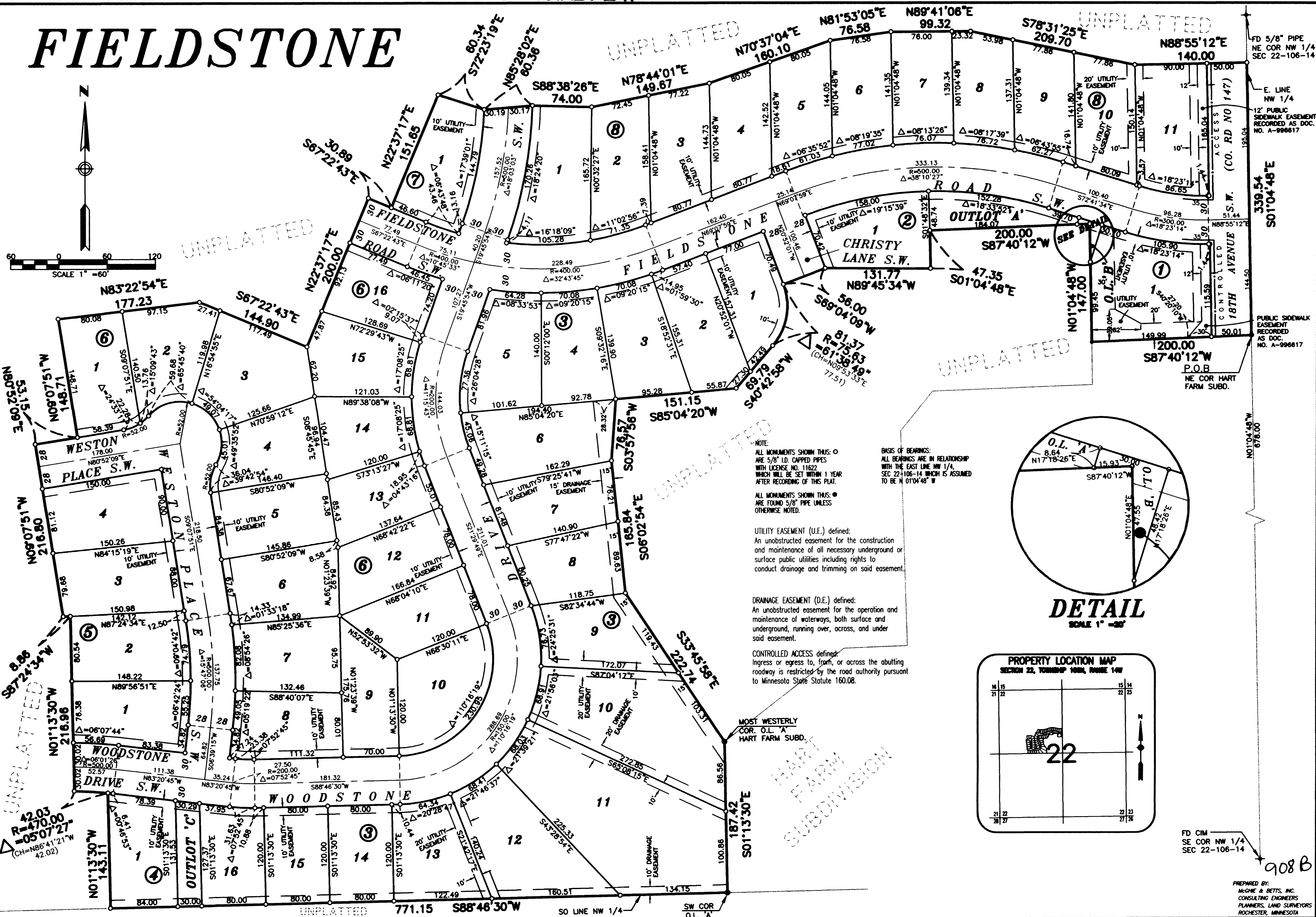
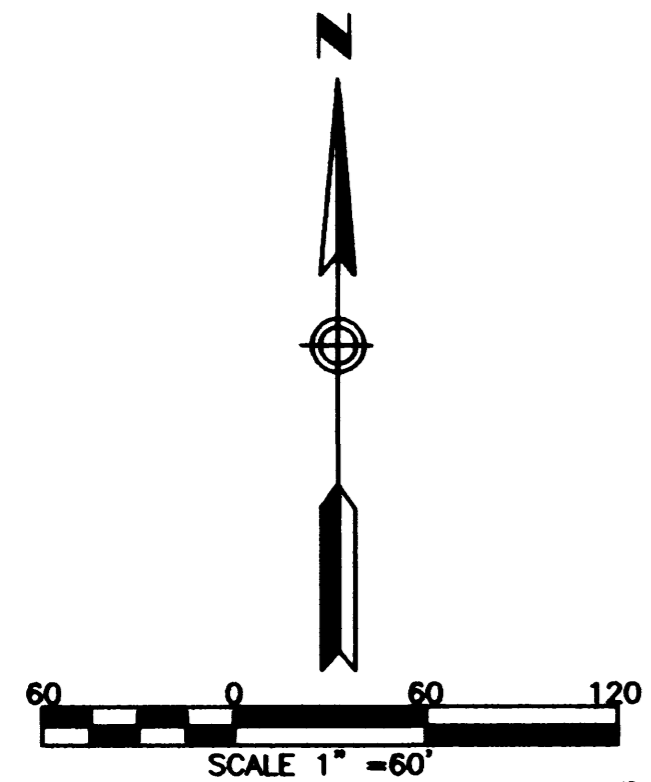
Kristina L. Lee  
Notary Public, Olmsted County, Minnesota



My commission expires 1-31-06

OFFICIAL PLAT

# FIELDSTONE



NOTE:  
 ALL MONUMENTS SHOWN THIS: ○  
 ARE 5/8" I.D. CAPPED PIPES  
 WITH LICENSE NO. 11622  
 WHICH WILL BE SET WITHIN 1 YEAR  
 AFTER RECORDING OF THIS PLAT.

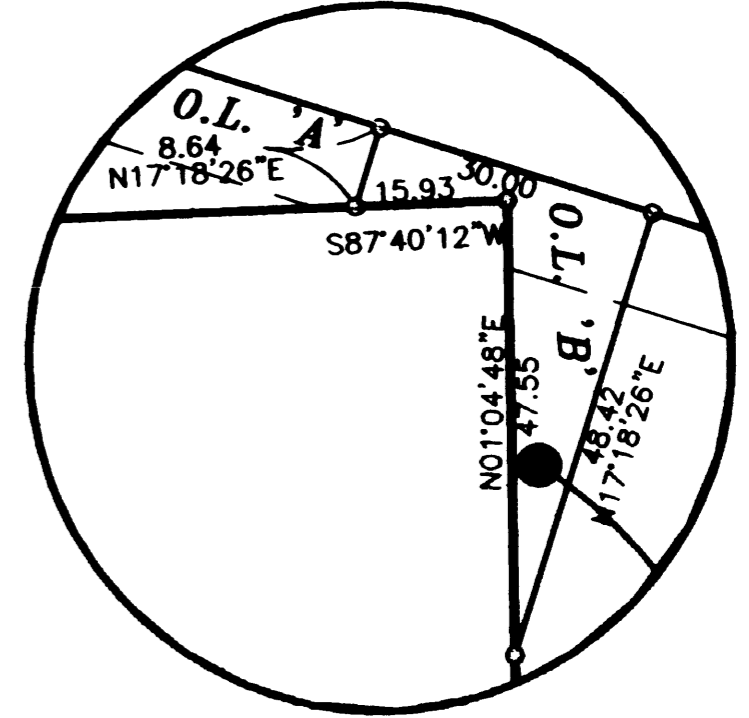
ALL MONUMENTS SHOWN THIS: ●  
 ARE FOUND 5/8" PIPE UNLESS  
 OTHERWISE NOTED.

UTILITY EASEMENT (U.E.) defined:  
 An unobstructed easement for the construction  
 and maintenance of all necessary underground and  
 surface public utilities including rights to  
 conduct drainage and trimming on said easement.

DRAINAGE EASEMENT (D.E.) defined:  
 An unobstructed easement for the operation and  
 maintenance of waterways, both surface and  
 underground, running over, across, and under  
 said easement.

CONTROLLED ACCESS defined:  
 Ingress or egress to, from, or across the abutting  
 roadway is restricted by the road authority pursuant to  
 Minnesota State Statute 160.08.

BASES OF BEARINGS:  
 ALL BEARINGS ARE IN RELATIONSHIP  
 WITH THE EAST LINE NW 1/4  
 SEC 22-106-14 WHICH IS ASSUMED  
 TO BE N 01°04'48" W



**DETAIL**  
 SCALE 1" = 20'



FD CIM  
 SE COR NW 1/4  
 SEC 22-106-14

PREPARED BY:  
 MACHIE & BETTS, INC.  
 CONSULTING ENGINEERS  
 PLANNERS, LAND SURVEYORS  
 ROCHESTER, MINNESOTA