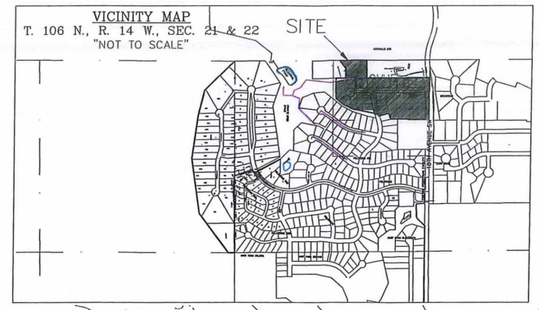
LEGEND

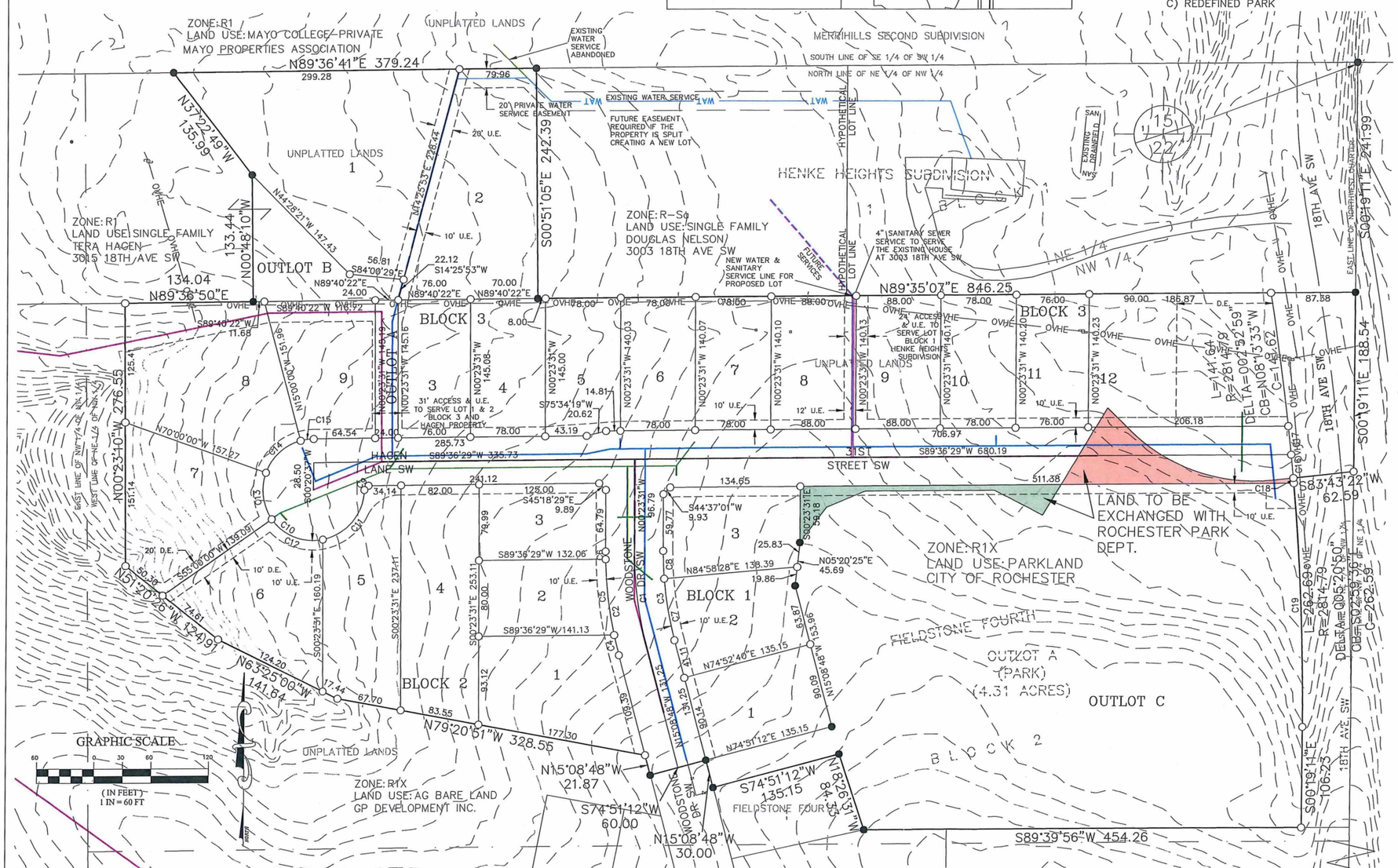
- U.E. — UNDERGROUND ELECTRIC LINES
- TEL — UNDERGROUND COMMUNICATIONS LINE
- GAS — GAS LINE
- TREE LINE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING SLOPE OVER 15%
- POSSIBLE DECORAH EDGE
- IRON PIPE WITH PLASTIC CAP STAMPED LS 21940 SET
- FOUND MONUMENT
- WV — WATER HYDRANT & GATE VALVE

PROJECT CALCULATIONS:
NEW PARKLAND AREA: 4.25 ACRES
NEW DEVELOPMENT AREA: 11.37
NEW TOTAL AREAS: 15.62 ACRES
TOTAL PROJECT AREA: 11.31 ACRES
24 PROPOSED LOTS
DENSITY OF LOTS: 0.46 ACRES PER LOT
1350 LINEAR FEET OF ROAD
ALL STREETS ARE LOCAL
EXISTING RIGHT OF WAY: 0.34 ACRES
PROPOSED RIGHT OF WAY: 1.91 ACRES

VICINITY MAP
T. 106 N., R. 14 W., SEC. 21 & 22
"NOT TO SCALE"



GENERAL NOTES:
- ALL STORM SEWER, SANITARY SEWER, & WATER MAINS SHALL BE PUBLIC
- A REGIONAL PARK IS LOCATED AT 18TH AVE & 31ST STREET SW
- A LAND EXCHANGE IS PROPOSED TO MODIFY THE PARKLAND BOUNDARY
- GAS, ELECTRIC, & COMMUNICATION/MEDIA UTILITIES ARE AVAILABLE WITHIN WOODSTONE DR SW & 18TH AVENUE NW
- PROPERTY IS NOT SUBJECT TO FLOODING
- STORM WATER SHALL BE DIRECTED TO THE FIELDSTONE REGIONAL POND OR TREATED BEFORE LEAVING THE PROJECT
- OUTLOTS
  - A) SHARED ACCESS & U.E. FOR LOTS 1 & 2 BLOCK 3 AND HAGEN PROPERTY
  - B) PLANNED TO BE COMBINED TO HAGEN PROPERTY
  - C) REDEFINED PARK



LAND DESCRIPTION:

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 northeast corner of said Northeast Quarter of the Northwest Quarter of Section 22; thence on an assumed bearing of South 00°19'11" East, along the east line of said Northeast Quarter of the Northwest Quarter, 241.99 feet to southeast corner of HENKE HEIGHTS SUBDIVISION, according to the recorded plat thereof on file at the office of the County Recorder, Olmsted County, Minnesota, and to the point of beginning; thence continuing South 00°19'11" East, along said east line, 188.54 feet to the northeast corner of said FIELDSTONE FOURTH; thence South 83°43'22" 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°20'50", 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 Oulot A, a distance of 106.23 feet to the southeast corner of said Outlot A; thence South 89°39'56" West, along the south line of said Outlot A, a distance of 454.26 feet to the southeast corner of Lot 1, Block 2, said FIELDSTONE FOURTH; thence North 18°26'31" West 84.33 feet to the northeast corner of said Lot 1, Block 2; thence South 74°51'12" West 135.15 feet to the northwest corner of said Lot 1, Block 2; thence North 15°08'48" West 30.00 feet to the north line of said FIELDSTONE FOURTH; thence South 74°51'12" West, along said north line, 60.00 feet; thence North 15°08'48" West 21.87 feet; thence North 79°20'51" West 328.55 feet; thence North 63°25'00" West 141.64 feet; thence North 51°20'26" West 124.91 feet; thence North 00°23'10" West 276.55 feet; thence North 89°36'50" East 134.04 feet; thence North 00°48'10" West 133.44 feet; thence North 37°22'49" West 135.99 feet to the north line of said Northeast Quarter of the Northwest Quarter; thence North 89°36'41" East, along said north line, 379.24 feet to the northwest corner of said HENKE HEIGHTS SUBDIVISION; thence South 00°51'05" East 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 point of beginning.

The above described parcel contains 15.62 acres and is subject to any easements, covenants and restrictions of record.

OWNERS/ DEVELOPERS
GP DEVELOPMENT, INC
1320 WICKLOW LANE SW
ROCHESTER, MN 55902

ENGINEER & SURVEYOR
G-CUBED INC.
14070 HWY. 52 SE
CHATFIELD, MN 55923

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	103.01	400.00	14°45'17"	S07° 46' 09"E	102.72
C2	110.73	430.00	14°45'17"	S07° 46' 09"E	110.43
C3	95.28	370.00	14°45'17"	S07° 46' 09"E	95.02
C4	21.89	430.00	2°55'00"	S13° 41' 18"E	21.89
C5	80.63	430.00	10°44'37"	S06° 51' 29"E	80.51
C6	8.21	430.00	1°05'40"	S00° 56' 21"E	8.21
C7	65.98	370.00	10°13'01"	S10° 02' 17"E	65.89
C8	29.30	370.00	4°32'16"	S02° 39' 38"E	29.30
C9	6.99	4.50	89°00'39"	S45° 06' 10"W	6.31
C10	251.56	53.50	269°24'10"	S44° 42' 05"E	76.05
C11	72.94	53.50	78°06'48"	N39° 39' 14"E	67.42
C12	61.90	53.50	66°17'22"	S68° 08' 41"E	58.50
C13	51.36	53.50	55°00'00"	S07° 30' 00"E	49.41
C14	51.36	53.50	55°00'00"	S47° 30' 00"W	49.41
C15	14.01	53.50	15°00'00"	S82° 30' 00"W	13.97
C16	24.73	2814.79	0°30'12"	N05° 55' 06"W	24.73
C17	30.17	2814.79	0°36'51"	N06° 28' 38"W	30.17
C18	5.41	2814.79	0°06'36"	N05° 36' 42"W	5.41
C19	257.28	2814.79	5°14'13"	N02° 56' 18"W	257.19

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

MARK R WELCH
DATE ____ REG. NO. 42736

DATE: 2/16/2017
Prepared For:
GP Development, Inc.
1320 WICKLOW LN SW
ROCHESTER, MN 55902
FILE NO.: 16-020 GDP

G-Cubed
14070 Hwy 52 S.E.
Chatfield, MN 55923
ENGINEERING SURVEYING PLANNING
Ph. 507-867-1666
Fax 507-867-1665
www.gcg.to

DESIGNED MRW
DRAWN ADB
CHECKED MRW

REVISED	BY	DATE
SUBMITTAL	ADB	4/9/2018

CITY OF ROCHESTER

FIELDSTONE SEVENTH
PRELIMINARY PLAT

SHEET 1 OF 1 SHEETS

Rochester Olmsted Planning Department
RECEIVED
APR 10 2018