

PROJECT CALCULATIONS:  
 TOTAL PROJECT AREA: 28.81 ACRES  
 EXISTING RIGHT OF WAY: 0.00 ACRES  
 PROPOSED PARKLAND(OUTLOT A): 13.71 ACRES  
 OUTLOT B: 0.39 ACRES  
 ADJUSTED PROJECT AREA: 14.71 ACRES  
 32 PROPOSED LOTS  
 DENSITY OF LOTS: 0.47 ACRES PER LOT  
 1222 LINEAR FEET OF LOCAL STREETS  
 PROPOSED RIGHT OF WAY: 1.83 ACRES

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C21	27.15	20.00	77°47'22"	S75°01'18"W	25.12
C22	230.38	53.50	246°43'50"	S20°30'28"E	89.36
C23	110.50	53.50	118°20'35"	S84°42'05"E	91.88
C24	62.86	53.50	67°25'21"	S08°10'53"W	59.39
C25	56.93	53.50	60°57'54"	S72°22'30"W	54.28
C26	181.57	428.00	24°18'24"	N64°59'22"W	180.21
C27	13.66	428.00	1°49'41"	N76°13'43"W	13.66
C28	84.35	428.00	11°17'28"	N69°40'08"W	84.21
C29	83.57	428.00	11°11'14"	N58°25'47"W	83.44

**LAND DESCRIPTION:**

That part of the Northwest Quarter of Section 22, Township 106 North, Range 14 West, Olmsted County, Minnesota, described as follows:  
 Commencing at the northwest corner of said Northwest Quarter of Section 22; thence on an assumed bearing of North 89°36'41" East, along the north line of said Northwest Quarter, a distance of 410.19 feet to the northeast corner of Lot 3, Block 3, FIELDSTONE FIFTH, according to the recorded plat thereof on file and of record at the office of the Olmsted County Recorder and the point of beginning; thence on an assumed bearing of South 34°11'09" East along the east line of said Block 3, a distance of 374.95 feet to a corner of said Block 3; thence South 18°35'48" West, along said east line of Block 3, a distance of 327.43 feet to a corner of said Block 3; thence South 08°49'38" East, along said east line of Block 3, a distance of 702.76 feet to the southeast corner of said Block 3; thence South 61°35'58" West, along the south line of said Block 3, a distance of 343.35 feet to the easterly edge of Fieldstone Road SW, according to the recorded plat of said FIELDSTONE FIFTH; thence southeasterly 30.02 feet, along said easterly edge of Fieldstone Road SW and along a non-tangential curve, concave to the northeast, said curve has a radius of 470.00 feet, a central angle of 03°39'35", and the chord of said curve bears South 26°34'14" East, 30.02 feet to the northwest corner of Lot 1, Block 4, FIELDSTONE SECOND, according to the recorded plat thereof on file and of record at the office of the Olmsted County Recorder; thence North 61°35'57" East, not tangent to said curve, 333.64 feet to the northeast corner of said Lot 1; thence North 42°44'52" East 176.64 feet to the most northerly corner of OUTLOT B, said FIELDSTONE SECOND; thence South 78°06'27" East, 344.86 feet to a corner of Block 4, said FIELDSTONE SECOND; thence South 54°53'13" East, along said north line of Block 4, a distance of 306.85 feet to a corner of said Block 4; thence South 60°15'04" East, along the north line of said Block 4, a distance of 43.17 feet to the southwest corner of Lot 3, Block 3, FIELDSTONE FOURTH, according to the recorded plat thereof on file and of record at the office of the Olmsted County Recorder; thence North 37°09'50" East, along the west line of said Block 3 and its northeasterly extension, a distance of 220.18 feet to the most northerly corner of Thea Lane SW, according to the recorded plat of said FIELDSTONE FOURTH; thence South 52°50'10" East, along the north line of said Thea Lane SW, a distance of 23.08 feet to the southwest corner of Lot 1, Block 4, said FIELDSTONE FOURTH; thence North 37°09'50" East, along the west line of said Block 4, a distance of 317.17 feet to the northwest corner of Lot 4, said Block 4; thence North 10°39'08" East, along the west line of said Block 4 and its northeasterly extension, 126.64 feet to the northwest corner of Whitlee Lane SW, according to the recorded plat of said FIELDSTONE FOURTH; thence South 79°20'52" East, 31.06 feet to the southwest corner of Lot 1, Block 1, said FIELDSTONE FOURTH; thence North 10°39'08" East 200.00 feet to the northwest corner of said Lot 1, Block 1; thence South 79°20'52" East, along the north line of said Block 1, a distance of 121.17 feet to the northeast corner of Lot 2, said Block 1; thence North 15°07'55" West 66.52 feet to a corner of Lot 1, Block 2, FIELDSTONE SEVENTH, according to the recorded plat thereof on file and of record at the office of the Olmsted County Recorder; thence North 79°20'51" West, along the south line of said Block 2, a distance of 328.66 feet; thence North 63°25'00" West 141.64 feet to a corner of said Block 2; thence North 51°20'26" West 124.91 feet to a corner of said Block 2; thence North 00°23'10" West 276.61 feet to the northwest corner of OUTLOT B, said FIELDSTONE SEVENTH; thence South 89°36'41" West 320.95 feet; thence North 00°48'21" West 242.00 feet to the north line of said Northwest Quarter of Section 22; thence South 89°36'41" West, along said north line of the Northwest Quarter, a distance of 627.06 feet to the point of beginning.

The above described parcel contains 28.81 acres and is subject to any easements, covenants and restrictions of record.

**LEGEND**

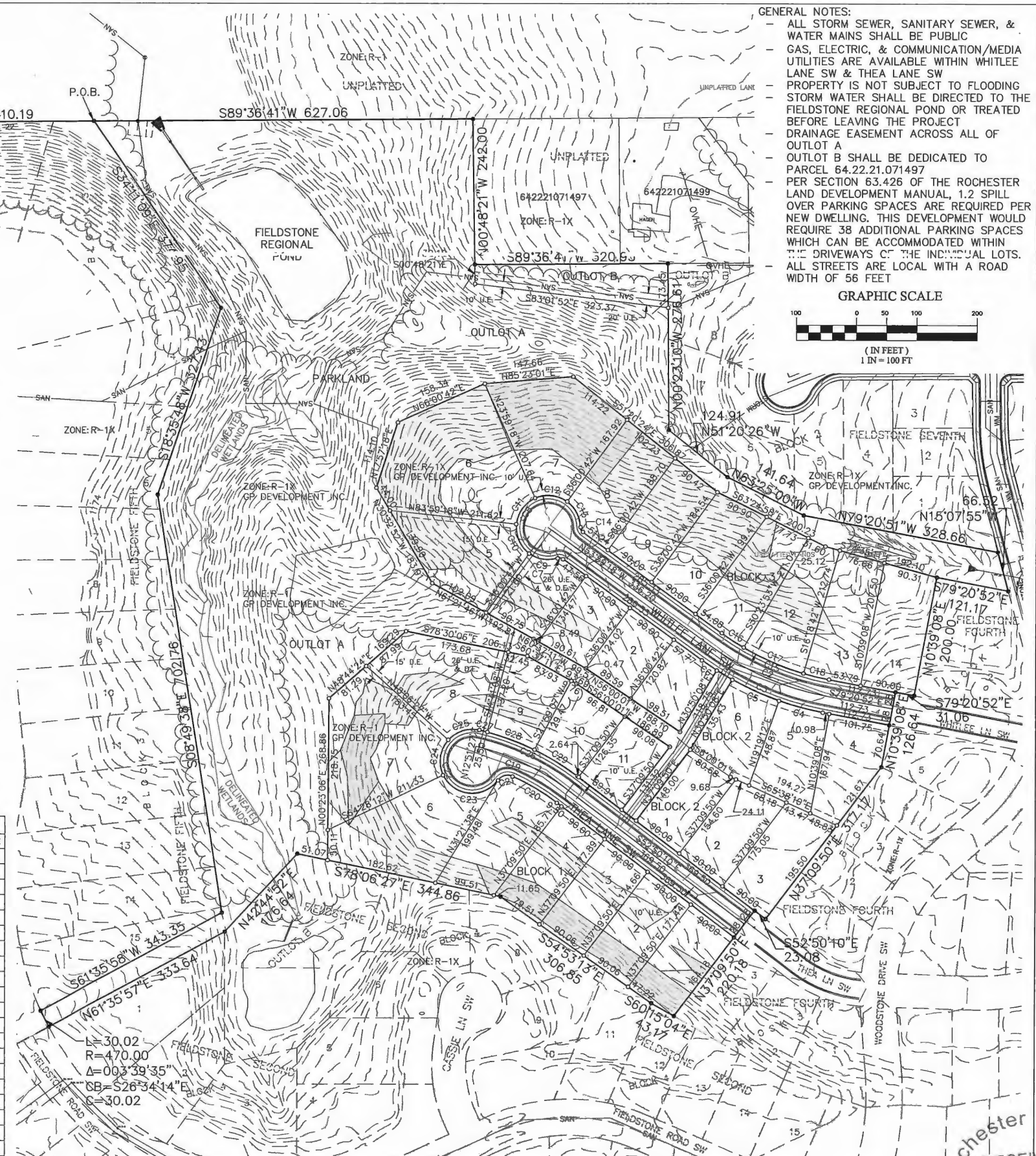
- MAJOR CONTOUR
- - - MINOR CONTOUR
- ▭ SLOPES BETWEEN 15-25%
- ▨ SLOPES OVER 25%
- IRON PIPE WITH PLASTIC CAP STAMPED LS 21940 SET
- FOUND MONUMENT
- PROPOSED WATERMAIN
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER

LINE TABLE		
LINE	LENGTH	BEARING
L1	30.00	S52°50'10"E

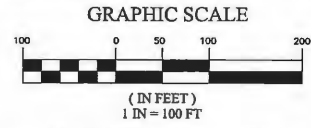
OWNERS/ DEVELOPERS  
 GP DEVELOPMENT, INC.  
 1320 WICKLOW LANE SW  
 ROCHESTER, MN 55902

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

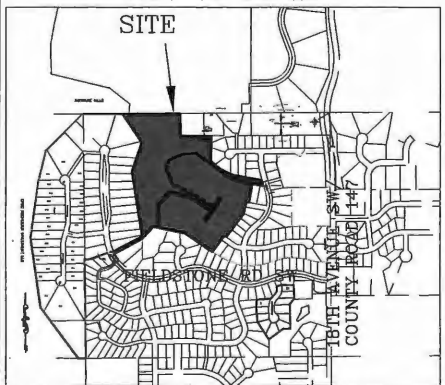
CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	30.00	498.00	3°27'07"	N59°09'52"W	30.00
C2	208.02	470.00	25°21'34"	S66°40'05"E	206.33
C3	220.42	498.00	25°21'34"	S66°40'05"E	218.82
C4	75.34	498.00	8°40'04"	S75°00'50"E	75.27
C5	85.09	498.00	9°47'22"	S65°47'07"E	84.98
C6	29.99	498.00	3°27'01"	S55°42'48"E	29.98
C7	9.29	10.00	53°14'34"	N80°36'35"W	8.96
C8	267.51	53.50	286°29'08"	S36°00'42"W	64.03
C9	49.72	53.50	53°14'34"	S80°36'35"E	47.95
C10	56.03	53.50	60°00'00"	S23°59'18"E	53.50
C11	56.03	53.50	60°00'00"	S36°00'42"W	53.50
C12	56.03	53.50	60°00'00"	N83°59'18"W	53.50
C13	49.72	53.50	53°14'34"	N27°22'01"W	47.95
C14	9.29	10.00	53°14'34"	S27°22'01"E	8.96
C15	195.63	442.00	25°21'34"	S66°40'05"E	194.04
C16	43.31	442.00	5°36'49"	S56°47'43"E	43.29
C17	108.67	442.00	14°05'10"	S66°38'43"E	108.39
C18	43.66	442.00	5°39'34"	S76°31'05"E	43.64
C19	169.69	400.00	24°18'24"	N64°59'22"W	168.42
C20	86.01	372.00	13°14'51"	N59°27'35"W	85.82



- GENERAL NOTES:**
- ALL STORM SEWER, SANITARY SEWER, & WATER MAINS SHALL BE PUBLIC
  - GAS, ELECTRIC, & COMMUNICATION/MEDIA UTILITIES ARE AVAILABLE WITHIN WHITLEE LANE SW & THEA LANE SW
  - PROPERTY IS NOT SUBJECT TO FLOODING
  - STORM WATER SHALL BE DIRECTED TO THE FIELDSTONE REGIONAL POND OR TREATED BEFORE LEAVING THE PROJECT
  - DRAINAGE EASEMENT ACROSS ALL OF OUTLOT A
  - OUTLOT B SHALL BE DEDICATED TO PARCEL 64.22.21.071497
  - PER SECTION 63.426 OF THE ROCHESTER LAND DEVELOPMENT MANUAL, 1.2 SPILL OVER PARKING SPACES ARE REQUIRED PER NEW DWELLING. THIS DEVELOPMENT WOULD REQUIRE 38 ADDITIONAL PARKING SPACES WHICH CAN BE ACCOMMODATED WITHIN THE DRIVEWAYS OF THE INDIVIDUAL LOTS.
  - ALL STREETS ARE LOCAL WITH A ROAD WIDTH OF 56 FEET



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



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  
 REG. NO. 42736

DATE: 12/10/2018  
 Prepared For:  
 GP DEVELOPMENT, INC.  
 1320 WICKLOW LANE SW  
 ROCHESTER, MN 55902  
 FILE NO.: 16--200 PPB

**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 4/23/19

CITY OF ROCHESTER  
 OLMSTED COUNTY

FIELDSTONE EIGHTH  
 PRELIMINARY PLAT  
 SHEET 1 OF 1 SHEETS

