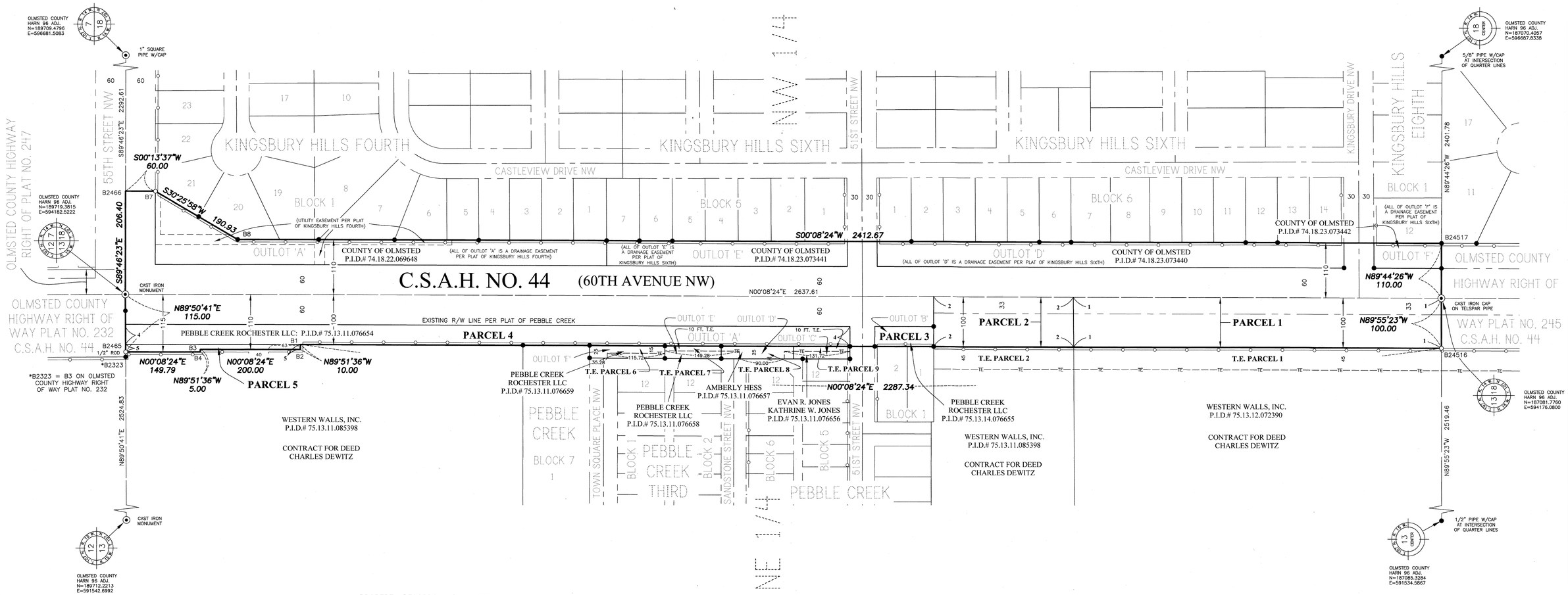
OFFICIAL

OLMSTED COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 246

COUNTY STATE AID HIGHWAY NO. 44



The Board of County Commissioners for Olmsted County, Minnesota, pursuant to County Board Resolution Number 21–169, dated August 17, 2021, is hereby designating the definite location of County State Aid Highway No. 44, located in Section 18, Township 107 North, Range 14 West, and Section 13, Township 107 North, Range 15 West, Olmsted County, Minnesota.

COUNTY ENGINEER

I hereby certify that this plat prepared by the Olmsted County Public Works Department is a true and correct representation of the highway location and that the right–of–way is correctly designated on the plat.

Benjamin T. Johnson, Olmsted County Engineer
Minnesota License No. 44588

Date 12/13/21

COUNTY SURVEYOR

I hereby certify that this plat was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota; that the monuments for the guidance of future surveys will be correctly placed in the ground as shown after completion of construction; that all measurements are correctly shown on this plat; and the proposed right–of–way boundary lines are correctly designated on this plat.

Mark E. Severtson
Minnesota License No. 18887

Date 12/13/21

PROPERTY RECORDS AND LICENSING

DOCUMENT NUMBER A- 1554495

I hereby certify that this instrument was filed in the Office of the Property Records and Licensing for the record on this 13th day of December, 2021, at 2 1/2 o'clock P.M. and was duly recorded in the Olmsted County records.

W. Mark Krupski
Olmsted County Director of Property Records and Licensing

By Wendy von Wald Deputy

PARCEL NUMBER	OWNER	LOCATION	RECORD DEED DOC. NO.	EXISTING R/W	NEW R/W	TOTAL R/W	R/W INTEREST	TEMPORARY EASEMENT
1	WESTERN WALLS, INC. CHARLES DEWITZ	NE 1/4 SEC. 13, T107N, R15W	899677 1049566	0.56 AC.	1.13 AC.	1.69 AC.	EASEMENT	0.76 AC.
2	WESTERN WALLS, INC. CHARLES DEWITZ	NE 1/4 SEC. 13, T107N, R15W	899677 1049566	0.21 AC.	0.43 AC.	0.64 AC.	EASEMENT	0.29 AC.
3	PEBBLE CREEK ROCHESTER LLC	OUTLOT 'B' PEBBLE CREEK	1106865	--	4720 SQ. FT.	4720 SQ. FT.	EASEMENT	--
4	PEBBLE CREEK ROCHESTER LLC	OUTLOT 'A' PEBBLE CREEK	1106865	--	58,068 SQ. FT.	58,068 SQ. FT.	EASEMENT	--
5	WESTERN WALLS, INC. CHARLES DEWITZ	NE 1/4 SEC. 13, T107N, R15W	899677 1049566	--	0.10 AC.	0.10 AC.	EASEMENT	--
6	PEBBLE CREEK ROCHESTER LLC	OUTLOT 'F' PEBBLE CREEK	1106865	--	--	--	T.E. ONLY	2618 SQ. FT.
7	PEBBLE CREEK ROCHESTER LLC	OUTLOT 'E' PEBBLE CREEK	1106865	--	--	--	T.E. ONLY	1130 SQ. FT.
8	AMBERLY HESS	OUTLOT 'D' PEBBLE CREEK	1553646	--	--	--	T.E. ONLY	2800 SQ. FT.
9	EVAN R. JONES KATHRINE W. JONES	OUTLOT 'C' PEBBLE CREEK	1519615	--	--	--	T.E. ONLY	1130 SQ. FT.

NOTE: TEMPORARY EASEMENT WILL EXPIRE ON DECEMBER 31, 2024

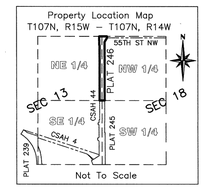
LEGEND

- O – SET 1/2" ROD W/CAP #18887
- ⊙ – PUBLIC LAND SURVEY CORNER
- ● – DENOTES FOUND 1/2" PIPE UNLESS NOTED OTHERWISE
- Δ = CENTRAL ANGLE
- R = RADIUS DISTANCE
- L = ARC DISTANCE
- CB = CHORD BEARING
- C = CHORD DISTANCE
- R/W = RIGHT OF WAY
- B1 = OLMSTED COUNTY R/W BOUNDARY CORNER
- (B2) = MnDOT R/W BOUNDARY CORNER
- SECTION LINE
- SIXTEENTH LINE
- PROPERTY LINE
- RIGHT OF WAY BOUNDARY
- EXISTING ROAD RIGHT OF WAY
- EXISTING ROAD CENTERLINE
- EXISTING EASEMENT LINE
- PARCEL 1 — PARCEL IDENTIFICATION
- 1-3-2 — PARCEL BOUNDARY LIMITS
- 1115 — NEW CENTERLINE
- CONTROLLED ACCESS
- 40 — CONTROLLED ACCESS OPENING
- TE — TEMPORARY EASEMENT LINE

DISTANCES SHOWN IN FEET (33, 50, ETC.) ARE EXTRINSIC VALUES

50 0 100 200
SCALE IN FEET

ORIENTATION OF THIS BEARING SYSTEM IS BASED ON HARN 96 OLMSTED COUNTY COORDINATE SYSTEM



\\co.olmsted.mn.us\data\ERPW\PW\Highway\Engineering\Projects\CSAH 4\SP 055-604-018\Right of Way\Plats\PLAT 246.dwg