OFFICIAL

OLMSTED COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 259

COUNTY ROAD NO. 112 & U.S. TRUNK HIGHWAY NO. 63

The Board of County Commissioners for Olmsted County, Minnesota, pursuant to County Board Resolution Number 24–08, dated January 16, 2024, is hereby designating the definite location of County Road No. 112 and U.S. Trunk Highway No. 63, located in Section 3, Township 107 North, Range 14 West and Section 34, Township 108 North, Range 14 West, Olmsted County, Minnesota.

COUNTY ENGINEER

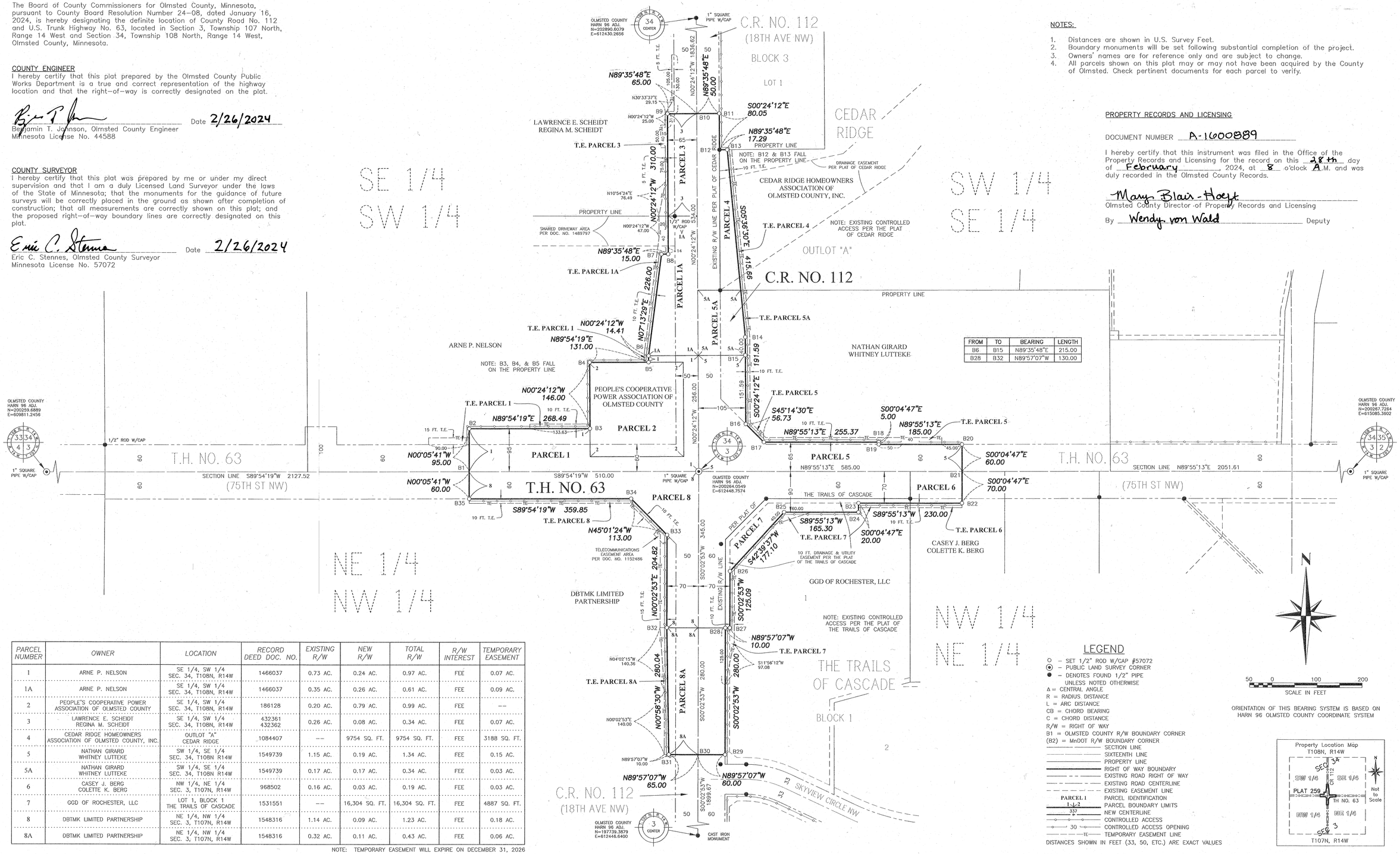
I hereby certify that this plat prepared by the Olmsted County Public Works Department is a true and correct representation of the highway location and that the right–of–way is correctly designated on the plat.

Benjamin T. Johnson, Olmsted County Engineer
Minnesota License No. 44588 Date 2/26/2024

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.

Eric C. Stennes, Olmsted County Surveyor
Minnesota License No. 57072 Date 2/26/2024



FROM	TO	BEARING	LENGTH
B6	B15	N89°35'48"E	215.00
B28	B32	N89°57'07"W	130.00

NOTES:

1. Distances are shown in U.S. Survey Feet.
2. Boundary monuments will be set following substantial completion of the project.
3. Owners' names are for reference only and are subject to change.
4. All parcels shown on this plat may or may not have been acquired by the County of Olmsted. Check pertinent documents for each parcel to verify.

PROPERTY RECORDS AND LICENSING

DOCUMENT NUMBER A-16000889

I hereby certify that this instrument was filed in the Office of the Property Records and Licensing for the record on this 28th day of February, 2024, at 8 o'clock A.M. and was duly recorded in the Olmsted County Records.

Mary Blair-Hoyt
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	ARNE P. NELSON	SE 1/4, SW 1/4 SEC. 34, T108N, R14W	1466037	0.73 AC.	0.24 AC.	0.97 AC.	FEE	0.07 AC.
1A	ARNE P. NELSON	SE 1/4, SW 1/4 SEC. 34, T108N, R14W	1466037	0.35 AC.	0.26 AC.	0.61 AC.	FEE	0.09 AC.
2	PEOPLE'S COOPERATIVE POWER ASSOCIATION OF OLMSTED COUNTY	SE 1/4, SW 1/4 SEC. 34, T108N, R14W	186128	0.20 AC.	0.79 AC.	0.99 AC.	FEE	--
3	LAWRENCE E. SCHEIDT REGINA M. SCHEIDT	SE 1/4, SW 1/4 SEC. 34, T108N, R14W	432361 432362	0.26 AC.	0.08 AC.	0.34 AC.	FEE	0.07 AC.
4	CEDAR RIDGE HOMEOWNERS ASSOCIATION OF OLMSTED COUNTY, INC.	OUTLOT "A" CEDAR RIDGE	1084407	--	9754 SQ. FT.	9754 SQ. FT.	FEE	3188 SQ. FT.
5	NATHAN GIRARD WHITNEY LUTTEKE	SW 1/4, SE 1/4 SEC. 34, T108N R14W	1549739	1.15 AC.	0.19 AC.	1.34 AC.	FEE	0.15 AC.
5A	NATHAN GIRARD WHITNEY LUTTEKE	SW 1/4, SE 1/4 SEC. 34, T108N R14W	1549739	0.17 AC.	0.17 AC.	0.34 AC.	FEE	0.03 AC.
6	CASEY J. BERG COLETTE K. BERG	NW 1/4, NE 1/4 SEC. 3, T107N, R14W	968502	0.16 AC.	0.03 AC.	0.19 AC.	FEE	0.03 AC.
7	GGD OF ROCHESTER, LLC	LOT 1, BLOCK 1 THE TRAILS OF CASCADE	1531551	--	16,304 SQ. FT.	16,304 SQ. FT.	FEE	4887 SQ. FT.
8	DBTMK LIMITED PARTNERSHIP	NE 1/4, NW 1/4 SEC. 3, T107N, R14W	1548316	1.14 AC.	0.09 AC.	1.23 AC.	FEE	0.18 AC.
8A	DBTMK LIMITED PARTNERSHIP	NE 1/4, NW 1/4 SEC. 3, T107N, R14W	1548316	0.32 AC.	0.11 AC.	0.43 AC.	FEE	0.06 AC.

NOTE: TEMPORARY EASEMENT WILL EXPIRE ON DECEMBER 31, 2026

LEGEND

- ○ – SET 1/2" ROD W/CAP #57072
- ◉ – 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–L2 — PARCEL BOUNDARY LIMITS
- 337 — NEW CENTERLINE
- CONTROLLED ACCESS
- 30 — CONTROLLED ACCESS OPENING
- –TE– TEMPORARY EASEMENT LINE

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

50 0 100 200
SCALE IN FEET

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

Property Location Map
T108N, R14W
SW 1/4 SE 1/4 PLAT 259 TH NO. 63 NW 1/4 NE 1/4
Not to Scale
T107N, R14W

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