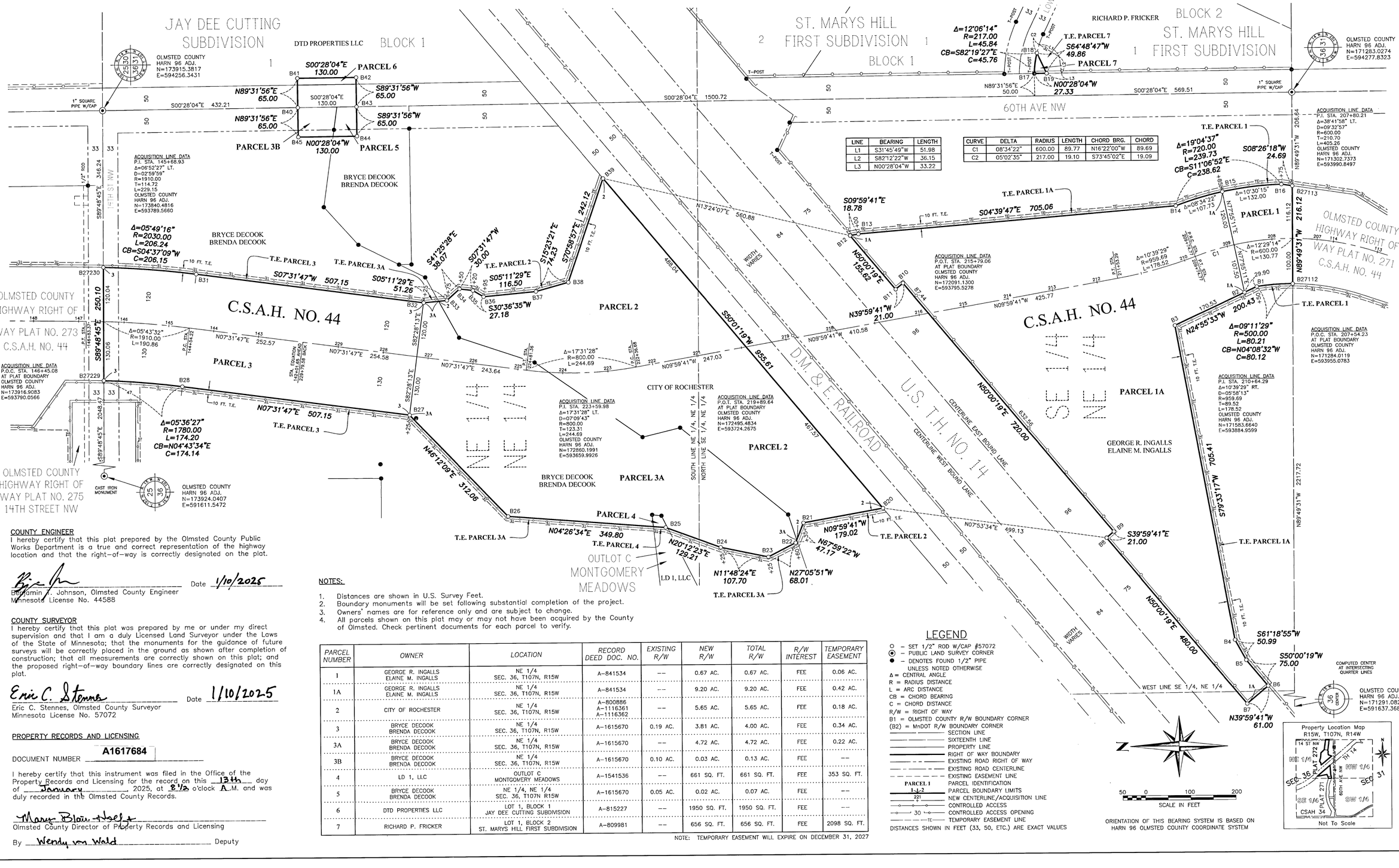
OFFICIAL

OLMSTED COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 272
COUNTY STATE AID HIGHWAY NO. 44

The Board of County Commissioners for Olmsted County, Minnesota, pursuant to County Board Resolution Number 24–159, dated November 19, 2024, is hereby designating the definite location of County State Aid Highway No. 44 in Section 31, Township 107 North, Range 14 West and Section 36, Township 107 North, Range 15 West, Olmsted County, Minnesota.



LINE	BEARING	LENGTH
L1	S31°45'49"W	51.98
L2	S82°12'22"W	36.15
L3	N00°28'04"W	33.22

CURVE	DELTA	RADIUS	LENGTH	CHORD BRG.	CHORD
C1	08°34'22"	600.00	89.77	N16°22'00"W	89.69
C2	05°02'35"	217.00	19.10	S73°45'02"E	19.09

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 1/10/2025

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
Eric C. Stennes, Olmsted County Surveyor
Minnesota License No. 57072 Date 1/10/2025

PROPERTY RECORDS AND LICENSING

DOCUMENT NUMBER A1617684

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 January, 2025, at 8 1/2 o'clock A.M. and was duly recorded in the Olmsted County Records.

Mary Blair-Hoelt
Olmsted County Director of Property Records and Licensing

By Wendy von Wald Deputy

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.

PARCEL NUMBER	OWNER	LOCATION	RECORD DEED DOC. NO.	EXISTING R/W	NEW R/W	TOTAL R/W	R/W INTEREST	TEMPORARY EASEMENT
1	GEORGE R. INGALLS ELAINE M. INGALLS	NE 1/4 SEC. 36, T107N, R15W	A–841534	--	0.67 AC.	0.67 AC.	FEE	0.06 AC.
1A	GEORGE R. INGALLS ELAINE M. INGALLS	NE 1/4 SEC. 36, T107N, R15W	A–841534	--	9.20 AC.	9.20 AC.	FEE	0.42 AC.
2	CITY OF ROCHESTER	NE 1/4 SEC. 36, T107N, R15W	A–800886 A–1116361 A–1116362	--	5.65 AC.	5.65 AC.	FEE	0.18 AC.
3	BRYCE DECOOK BRENDA DECOOK	NE 1/4 SEC. 36, T107N, R15W	A–1615670	0.19 AC.	3.81 AC.	4.00 AC.	FEE	0.34 AC.
3A	BRYCE DECOOK BRENDA DECOOK	NE 1/4 SEC. 36, T107N, R15W	A–1615670	--	4.72 AC.	4.72 AC.	FEE	0.22 AC.
3B	BRYCE DECOOK BRENDA DECOOK	NE 1/4 SEC. 36, T107N, R15W	A–1615670	0.10 AC.	0.03 AC.	0.13 AC.	FEE	--
4	LD 1, LLC	OUTLOT C MONTGOMERY MEADOWS	A–1541536	--	661 SQ. FT.	661 SQ. FT.	FEE	353 SQ. FT.
5	BRYCE DECOOK BRENDA DECOOK	NE 1/4, NE 1/4 SEC. 36, T107N R15W	A–1615670	0.05 AC.	0.02 AC.	0.07 AC.	FEE	--
6	DTD PROPERTIES LLC	LOT 1, BLOCK 1 JAY DEE CUTTING SUBDIVISION	A–815227	--	1950 SQ. FT.	1950 SQ. FT.	FEE	--
7	RICHARD P. FRICKER	LOT 1, BLOCK 2 ST. MARYS HILL FIRST SUBDIVISION	A–809981	--	656 SQ. FT.	656 SQ. FT.	FEE	2098 SQ. FT.

NOTE: TEMPORARY EASEMENT WILL EXPIRE ON DECEMBER 31, 2027

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–L–2 — PARCEL BOUNDARY LIMITS
- 221 — NEW CENTERLINE/ACQUISITION LINE
- CONTROLLED ACCESS
- 30 — CONTROLLED ACCESS OPENING
- TE — TEMPORARY EASEMENT LINE

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

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

K:\PW\Highway\Engineering\Projects\CSAH 44\055–644–001 (CR 104 Interchange)\Right of Way\Plats\Plat 272.dwg