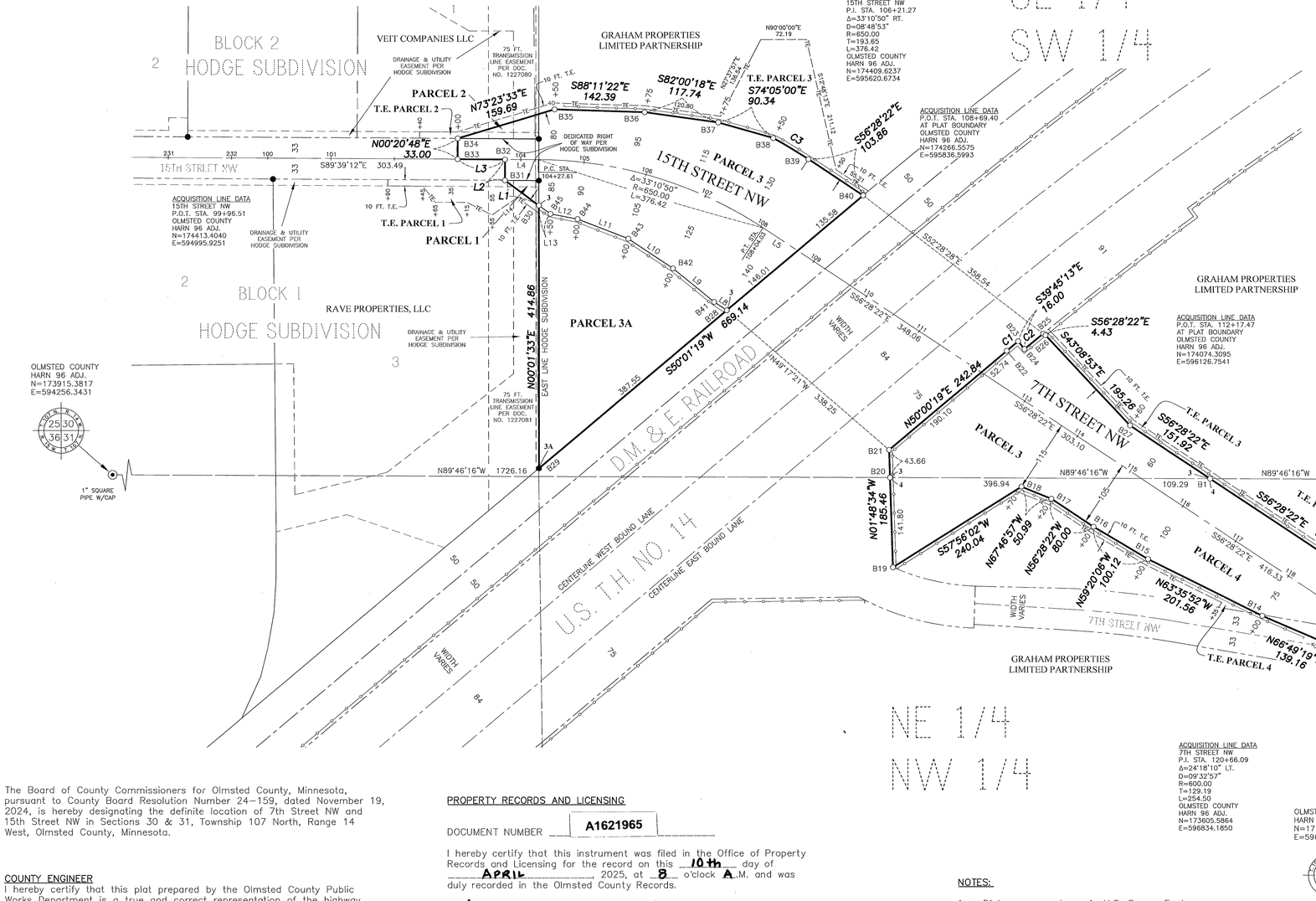
OFFICIAL

OLMSTED COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 274

7TH STREET NW AND 15TH STREET NW



CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	*00°14'28"*	*5570.82*	*23.45*	*N50°07'33"E*	*23.45*
C2	*00°23'39"*	*5554.82*	*38.21*	*N50°26'37"E*	*38.21*
C3	*04°45'47"*	*780.00*	*64.84*	*S58°51'15"E*	*64.82*
C4	03°19'15"	540.00	31.30	S58°07'59"E	31.29
C5	20°58'55"	540.00	197.75	S70°17'05"E	196.65
C6	06°38'00"	600.00	69.46	S59°47'22"E	69.43
C7	17°40'10"	600.00	185.04	S71°56'27"E	184.30
C8	25°50'09"	339.09	141.07	S77°07'46"E	140.05
C9	06°09'09"	1543.00	165.69	S83°22'49"E	165.61

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

LINE	BEARING	LENGTH
L1	*N53°40'00"W*	*66.67*
L2	*N00°20'48"E*	*33.00*
L3	*N89°39'12"W*	*75.00*
L4	S89°39'12"E	52.61
L5	S56°28'22"E	65.37
L6	S00°13'58"E	68.43
L7	S00°13'58"E	28.70
L8	N56°28'22"W	23.91
L9	N50°48'52"W	84.08
L10	N56°25'07"W	84.61
L11	N68°52'35"W	86.22
L12	N78°53'16"W	43.55
L13	N53°40'00"W	22.39
L14	N55°14'30"E	48.89

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 7th Street NW and 15th Street NW in Sections 30 & 31, Township 107 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 April 4, 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, Olmsted County Surveyor
Minnesota License No. 57072
Date 4/3/2025

PROPERTY RECORDS AND LICENSING

DOCUMENT NUMBER A1621965

I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record on this 10th day of APRIL, 2025, at 8 o'clock A.M. and was duly recorded in the Olmsted County Records.

Mary Blair-Hoeft
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	RAVE PROPERTIES, LLC	LOT 3, BLOCK 1 HODGE SUBDIVISION	A-937143	--	1052 SQ. FT.	1052 SQ. FT.	FEE	6462 SQ. FT.
2	VEIT COMPANIES LLC	LOT 1, BLOCK 2 HODGE SUBDIVISION	A-1601829	--	2507 SQ. FT.	2507 SQ. FT.	FEE	1940 SQ. FT.
3	GRAHAM PROPERTIES LIMITED PARTNERSHIP	E 1/2, SW 1/4 SEC. 30, T107N, R14W	A-930091	--	3.64 AC.	3.64 AC.	FEE	0.66 AC.
3A	GRAHAM PROPERTIES LIMITED PARTNERSHIP	E 1/2, SW 1/4 SEC. 30, T107N, R14W	A-930091	--	1.51 AC.	1.51 AC.	FEE	--
4	GRAHAM PROPERTIES LIMITED PARTNERSHIP	E 1/2, NW 1/4 SEC. 31, T107N, R14W	A-930091	0.15 AC.	1.87 AC.	2.02 AC.	FEE	0.19 AC.
5	LAURIE ANN STARR MICHAEL CONNELLY EVELYN CONNELLY	NE 1/4 SEC. 31, T107N R14W	A-1062466 A-1341487	0.28 AC.	0.22 AC.	0.50 AC.	FEE	0.08 AC.

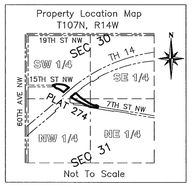
NOTE: TEMPORARY EASEMENT WILL EXPIRE ON DECEMBER 31, 2027

LEGEND

- O – 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 / 1-L-2 – PARCEL IDENTIFICATION
- PARCEL BOUNDARY LIMITS
- 115 – NEW CENTERLINE/ACQUISITION LINE
- CONTROLLED ACCESS
- 30 – CONTROLLED ACCESS OPENING
- TE – TEMPORARY EASEMENT LINE

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

Property Location Map
T107N, R14W



Not To Scale

K:\PW\Highway\Engineering\Projects\CSAH 44\055-644-001 (CR 104 Interchange)\Right of Way\Plats\Plat 274.dwg