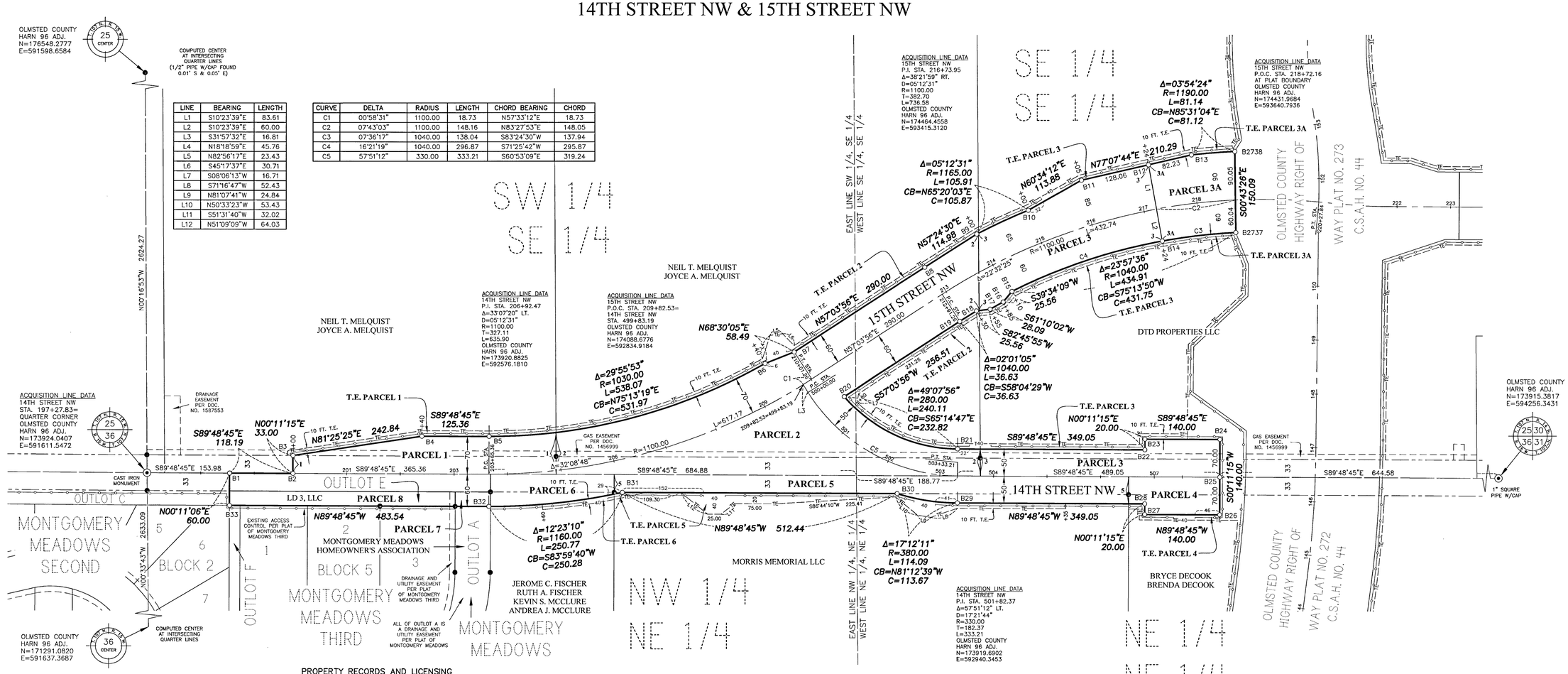
OLMSTED COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 275

14TH STREET NW & 15TH STREET NW



LINE	BEARING	LENGTH
L1	S10°23'39"E	83.61
L2	S10°23'39"E	60.00
L3	S31°57'32"E	16.81
L4	N18°18'59"E	45.76
L5	N82°56'17"E	23.43
L6	S45°17'37"E	30.71
L7	S08°06'13"W	16.71
L8	S71°16'47"W	52.43
L9	N81°07'41"W	24.84
L10	N50°33'23"W	53.43
L11	S51°31'40"W	32.02
L12	N51°09'09"W	64.03

CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	00°58'31"	1100.00	18.73	N57°33'12"E	18.73
C2	07°43'03"	1100.00	148.16	N83°27'53"E	148.05
C3	07°36'17"	1040.00	138.04	S83°24'30"W	137.94
C4	16°21'19"	1040.00	296.87	S71°25'42"W	295.87
C5	57°51'12"	330.00	333.21	S60°53'09"E	319.24

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 14th Street NW and 15th Street NW in Sections 25 and 36, 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 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, Olmsted County Surveyor
Minnesota License No. 57072 Date 1/10/2025

PROPERTY RECORDS AND LICENSING

DOCUMENT NUMBER A1617686

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-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	NEIL T. MELQUIST JOYCE A. MELQUIST	SE 1/4 SEC. 25, T107N, R15W	A–1560773	0.37 AC.	0.32 AC.	0.69 AC.	FEE	0.12 AC.
2	NEIL T. MELQUIST JOYCE A. MELQUIST	SE 1/4 SEC. 25, T107N, R15W	A–1560774	0.60 AC.	2.63 AC.	3.23 AC.	FEE	0.37 AC.
3	DTD PROPERTIES LLC	SE 1/4 SEC. 25, T107N, R15W	A–1582939	0.34 AC.	1.34 AC.	1.68 AC.	FEE	0.26 AC.
3A	DTD PROPERTIES LLC	SE 1/4 SEC. 25, T107N, R15W	A–1582939	––	0.51 AC.	0.51 AC.	FEE	0.07 AC.
4	BRYCE DECOOK BRENDA DECOOK	NE 1/4 SEC. 36, T107N, R15W	A–1615670	0.13 AC.	0.13 AC.	0.26 AC.	FEE	0.04 AC.
5	MORRIS MEMORIAL LLC	NE 1/4 SEC. 36, T107N R15W	A–1466809	0.73 AC.	0.15 AC.	0.88 AC.	FEE	0.28 AC.
6	JEROME C. FISCHER RUTH A. FISCHER KEVIN S. MCCLURE AN'DREA J. MCCLURE	NW 1/4, NE 1/4 SEC. 36, T107N R15W	A–1353945	0.17 AC.	0.10 AC.	0.27 AC.	FEE	0.03 AC.
7	MONTGOMERY MEADOWS HOMEOWNER'S ASSOCIATION	OUTLOT A MONTGOMERY MEADOWS	A–1551520	––	1782 SQ. FT.	1782 SQ. FT.	FEE	––
8	LD 3, LLC	OUTLOT E MONTGOMERY MEADOWS THIRD	A–1541537	––	11,355 SQ. FT.	11,355 SQ. FT.	FEE	––

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

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

N

50 0 100 200
SCALE IN FEET

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

Property Location Map
T107N, R15W
CR 156 SEC 25 SE 1/4 SW 1/4 PLAT 275 PLAT 273 14th ST NW NW 1/4 NE 1/4 SEC 36 60TH AVE NW
Not To Scale

K:\PW\Highway\Engineering\Projects\CSAH 44\055–644–001 (CR 104 Interchange)\Right of Way\Plats\Plat 275.dwg