

ANOKA COUNTY HIGHWAY RIGHT-OF-WAY PLAT NO. 103

County Highway Project No. S.P. 002-657-003

PROCEDURAL STATEMENTS:

- The methods and equipment used in the control surveys for this plat and the checks made on monument locations were accomplished with electronic distance measuring devices or global positioning systems.
- Parcel areas and entire tract areas shown hereon are computed from legal descriptions and not from actual surveys.
- Certificates of location are on file in the Office of the County Surveyor for the section corner monuments shown on this plat.
- For the details of the control survey and land survey, contact the County Surveyor's Office for the survey of ANOKA COUNTY HIGHWAY RIGHT-OF-WAY PLAT NO. 103, County Highway Project No. S.P. 002-657-003.
- Bearings shown are based on Anoka County Project Coordinate System, NAD83 (1996 Adjustment).

County Surveyor:
I hereby certify that this plat is a true and correct representation of the boundaries as shown, and that said plat was made under my direct supervision, that all distances are correctly shown in feet and hundredths of a foot, that the monuments for the guidance of future surveys will be correctly placed in the ground as shown after the completion of construction, and that there are no public highways to be designated on said plat other than as shown thereon.

David M. Ziegler
David M. Ziegler, Anoka County Surveyor
License No. 46179

Date May 4, 2022

County Engineer:
The Board of County Commissioners for Anoka County, Minnesota, pursuant to Board Resolution Number 2021-79, dated June 22, 2021, is hereby designating the definite location of the right-of-way a new interchange at CSAH 57 (Sunfish Lake Boulevard) and US Highway 10/169 and a grade-separated crossing at the adjacent CSAH 57 (Sunfish Lake Boulevard) and BNSF railway in the City of Ramsey. This plat, effected by United States Highway 10 & Minnesota Highway 169 per Minnesota Department of Transportation Monumentation Plat 02-M5-42-M6, located in Sections 34 & 35, Township 32, Range 25, Anoka County, Minnesota, as shown on this plat, pursuant to Minnesota Statutes 160.085.

Certified by: *Joseph J. MacPherson*
Joseph J. MacPherson, County Highway Engineer
License No. 46732

Date MAY 4th, 2022

County Recorder/Registrar of Titles:

County of Anoka, State of Minnesota

I hereby certify that this plat of ANOKA COUNTY HIGHWAY RIGHT-OF-WAY PLAT NO. 103 was filed in the office of the County Recorder/Registrar of Titles for public record on this 4th day of May, 2022 at 1:40 o'clock P.M. and

was duly recorded as Document Number 600932.001

Pamela J. LeBlanc
County Recorder/Registrar of Titles

By *Notary*, Deputy

County Recorder/Registrar of Titles:

County of Anoka, State of Minnesota

I hereby certify that this plat of ANOKA COUNTY HIGHWAY RIGHT-OF-WAY PLAT NO. 103 was filed in the office of the County Recorder/Registrar of Titles for public record on this 4th day of May, 2022 at 1:40 o'clock P.M. and

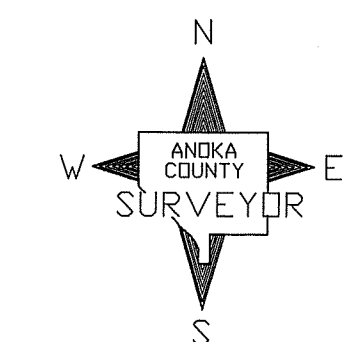
was duly recorded as Document Number 2364192.001

Pamela J. LeBlanc
County Recorder/Registrar of Titles

By *Notary*, Deputy

Sheet 2 Parcels

DATA CONTAINED WITHIN THIS BOX FOR INSTRUCTIVE AND INFORMAL PURPOSES ONLY											
RIGHT-OF-WAY IN SECTION 34 & 35, TOWNSHIP 32, RANGE 25											
PARCEL	OWNER	LOCATION: BY PARCEL IDENT. NUMBER (PIN)	DEED RECORD DOCUMENT NO. OR BOOK, PAGE	TORRENS CERTIFICATE NUMBER	ENTIRE TRACT ACRES / SQUARE FEET	EXISTING RIGHT OF WAY ACRES / SQUARE FEET	NEW HWY. RIGHT OF WAY ACRES / SQUARE FEET	PERMANENT EASEMENT ACRES / SQUARE FEET	TEMPORARY EASEMENT ACRES / SQUARE FEET	TEMPORARY EASEMENT EXPIRES DATE	BALANCE OF TRACT REMAINING ACRES / SQUARE FEET
50TE	WOODMEN OF WORLD LIFE INSURANCE	343225140026	2011941.004		3.7851 164,880				0.1122 4,886	12/1/2026	3.7851 164,880
51	CITY OF RAMSEY	343225140027	2172549.002		1.6172 70,444		1.6172 70,444				0.000 0
52, 56,	NOT USED										0.000 0
59	HICKMAN LAND INVESTMENTS	353225230016		137179	11.7445 511,590		11.7445 511,590				0.000 0
61, 63-64, 72, 73, 76, 77, 79	NOT USED										0.000 0
84	RCA PROPERTIES LLC	353225320015	2119758.001		0.8724 38,000		0.0329 1,432				0.8724 36,568
85	QF5 LLC	353225320014	2115395.001		0.4362 19,000		0.4362 19,000				0.000 0
86	RELIABLE HOLDINGS LLC	353225320013	1978048.017		0.4362 19,000		0.4362 19,000				0.000 0
87	CAMINO INVESTMENTS LLC	353225320019	2307078.001		0.4325 18,839		0.4325 18,839				0.000 0
88	RELIABLE HOLDINGS LLC	353225320047	2264657.005		0.0738 3,213		0.0738 3,213				0.000 0
89PE, 89TE-1 & 89TE-2	LCCP PROPERTIES LLC	353225320050	2346167.001		0.6147 26,775			0.0220 959	0.0453 1,872	12/1/2026	0.6147 26,775
90PE, 90TE-1 & 90TE-2	ZAP PROPERTIES LLC	353225320037		136515	0.6630 28,880			0.0223 971	0.0363 1593	12/1/2026	0.6630 28,880
91PE, 91TE-1 & 91TE-2	M R WELTY HOMES LLC	353225320004	2126747.009		0.1341 5,840			0.0040 175	0.0196 854	12/1/2026	0.1341 5,840
92	JERRY A & ANGELA M COFFIN	353225320003	948375		0.9595 41,797			0.9595 41,797			0.000 0
93	TORREY C JOHNSON	353225320002	2023268.005		0.3176 13,834			0.3176 13,834			0.000 0
94	TORREY C JOHNSON	353225320003	2023268.005		0.4372 19,043			0.4372 19,043			0.000 0
95	TORREY C JOHNSON	353225320001	2023268.005		0.3584 15,614			0.3584 15,614			0.000 0
96	RELIABLE HOLDINGS LLC	353225320039	2252361.007		0.5318 23,167			0.5318 23,167			0.000 0
97, 98	NOT USED										0.000 0
99TE	JOHN A & SHARON L FREEBURG	353225320041	842757.0		0.7900 34,412			0.0250 1,087		12/1/2026	0.7900 34,412
100TE	ALLEN & LINDA FARMES TRUSTEES	353225320040	2238272.001		0.6700 29,185			0.0804 3,502		12/1/2026	0.6700 29,185
101TE	PETER A & LISA A WARD TRUST	343225410007		116167	0.6400 27,878			0.0389 1,696		12/1/2026	0.6400 27,878
102TE	MICHAEL J & JENNIFER L MCGRATH	343225410006		135950 58,440	0.6900 30,056			0.0226 983		12/1/2026	0.6900 30,056
103-108	NOT USED										0.000 0
109PE	HOLASEK/ HAMILTON TRUSTS	343225140029		146317	9.2300 402,059			0.3243 14,125			9.2300 402,059
110PE, 110TE-1 & 110TE-2	GB PROPERTIES	343225140022		125508	1.6988 73,999			0.0556 2,424	0.1442 6,282	12/1/2026	1.6988 73,999
111PE, 111TE-1 & 111TE-2	GB PROPERTIES	343225140025		125508	3.1460 137,041			0.0735 3,202	0.1981 8,631	12/1/2026	3.1460 137,041
112PE	CONNECTIONS CHURCH	343225140014		146316	7.1242 310,330			0.2163 9,420			7.1242 310,330
113-134, 136, 138, 140-124	NOT USED										0.000 0
143	RELIABLE HOLDINGS LLC	353225320058	2264657.005		0.0415 1,806			0.0415 1,806			0.000 0
144-153	NOT USED										0.000 0



NOTE

All parcels shown on this plat may not be purchased by Anoka County. Check pertinent documents for each parcel.

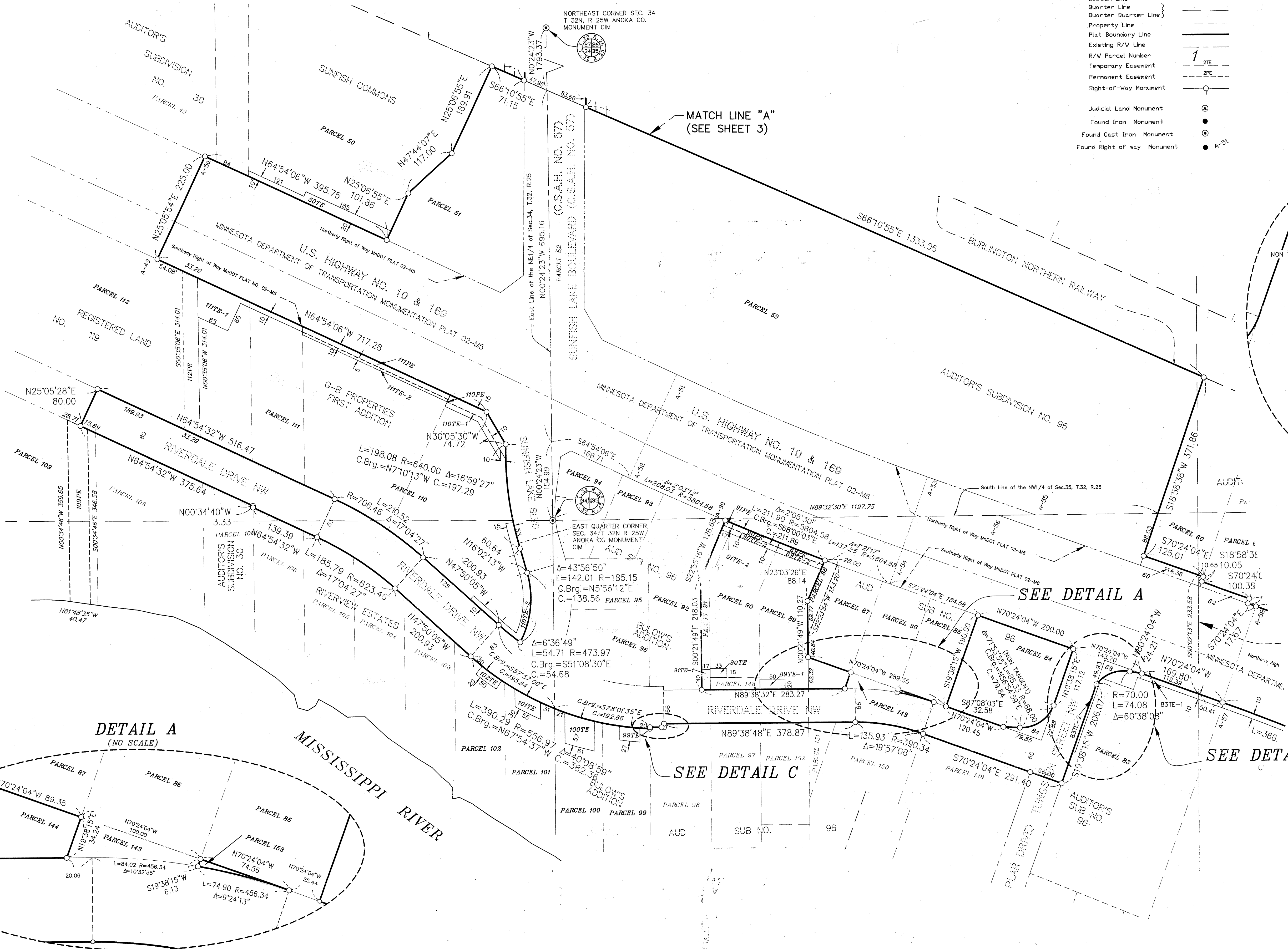
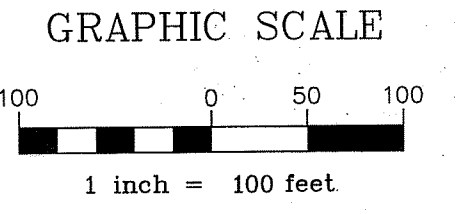
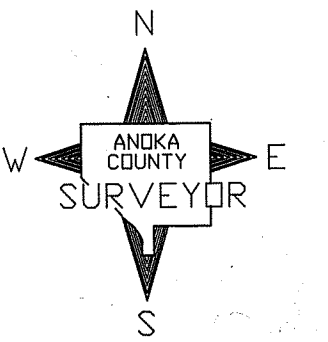
\$ 56.00 *\$ 56.00*

ANOKA COUNTY HIGHWAY RIGHT-OF-WAY PLAT NO. 103

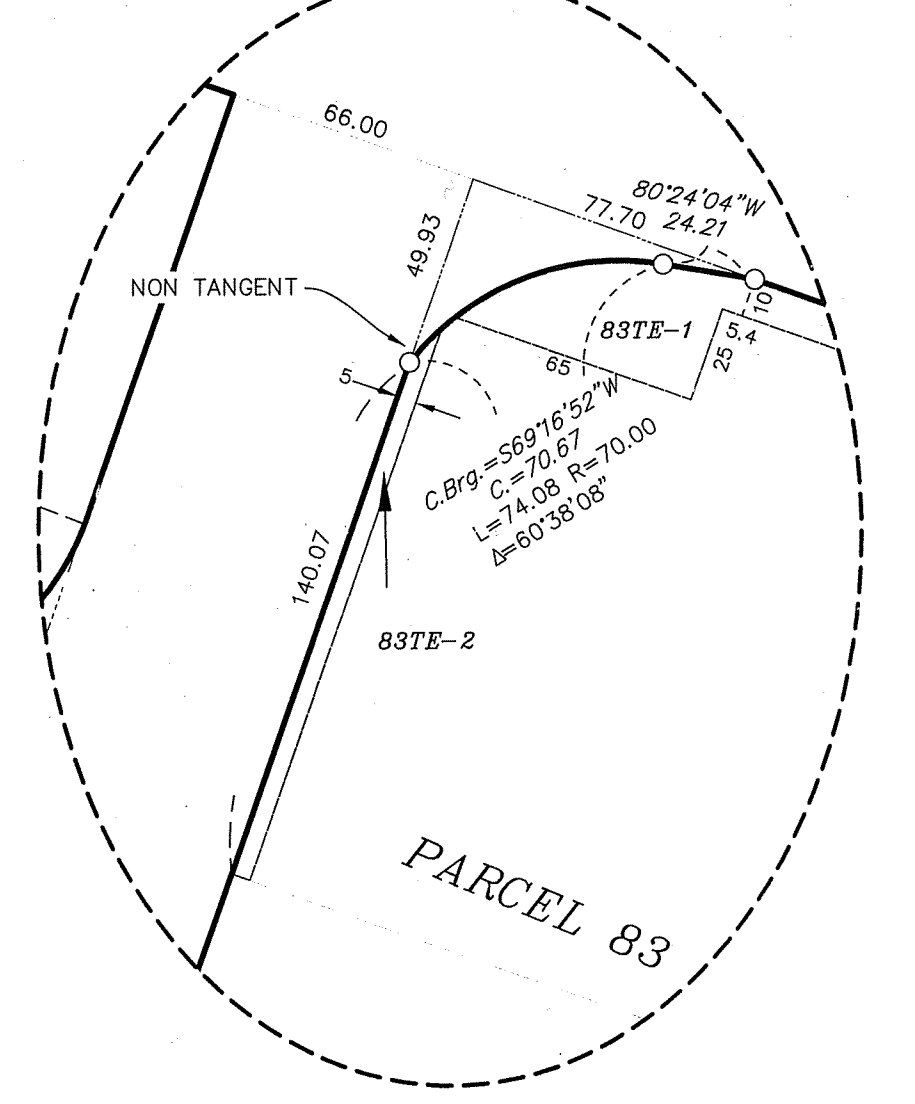
County Highway Project No. S.P. 002-657-003

CONVENTIONAL SYMBOLS

Section Line	---
Quarter Line	---
Quarter-Quarter Line	---
Property Line	---
Plat Boundary Line	---
Existing R/W Line	---
R/W Parcel Number	1
Temporary Easement	2TE
Permanent Easement	2PE
Right-of-Way Monument	○
Judicial Land Monument	⊙
Found Iron Monument	●
Found Cast Iron Monument	⊙
Found Right of way Monument	● A-51



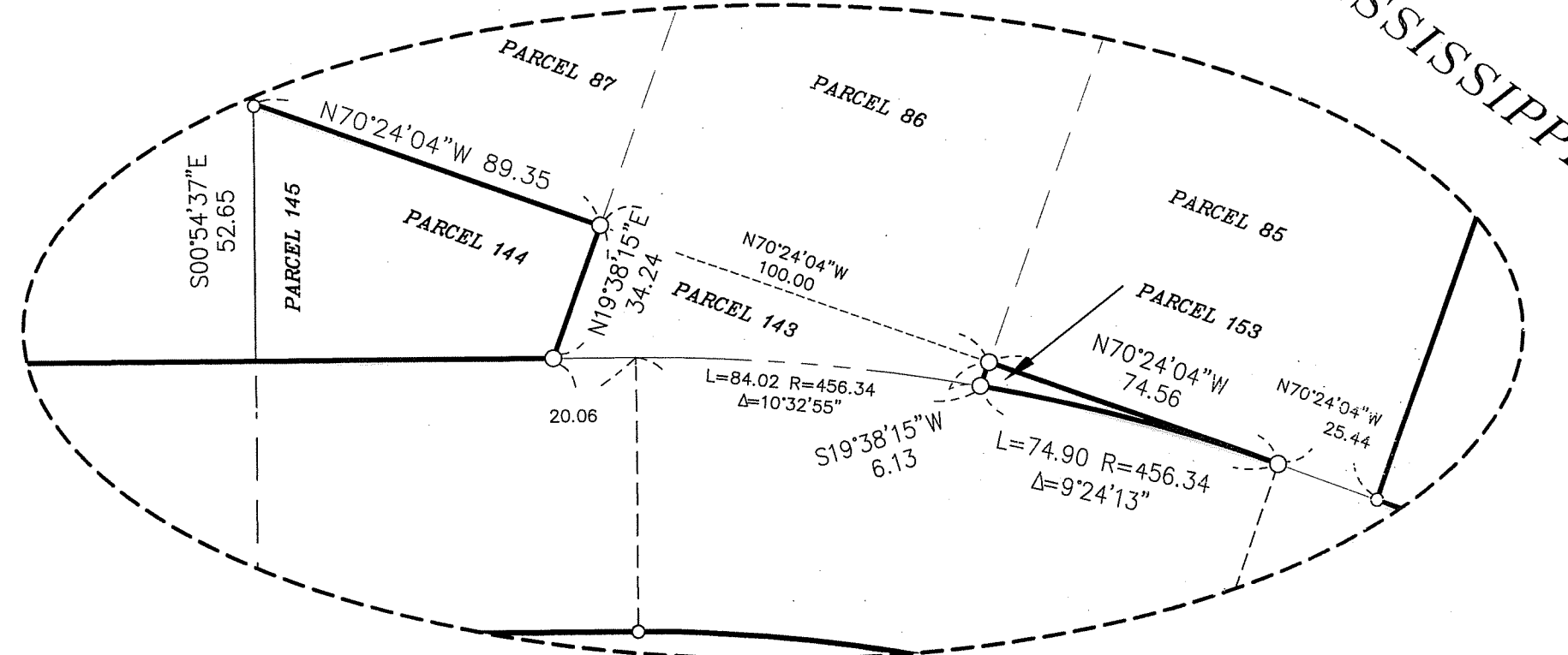
DETAIL B (NO SCALE)



SEE DETAIL A

MATCH LINE "B" (SEE SHEET 4)

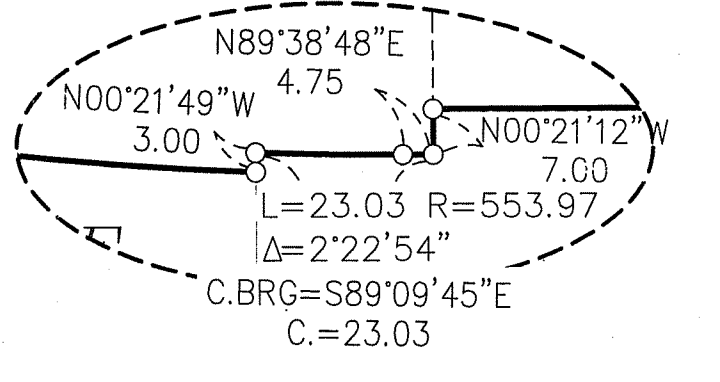
DETAIL A (NO SCALE)



SEE DETAIL C

SEE DETAIL B

DETAIL C (NO SCALE)

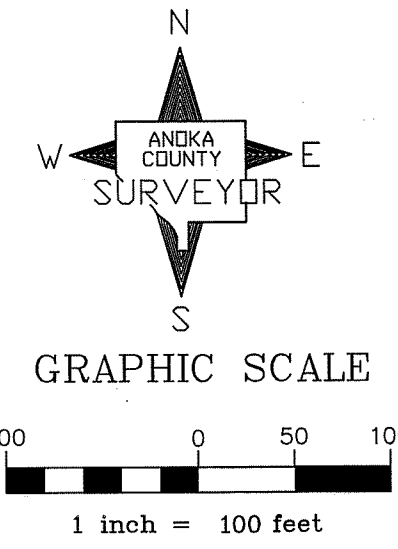


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ANOKA COUNTY HIGHWAY RIGHT-OF-WAY PLAT NO. 103

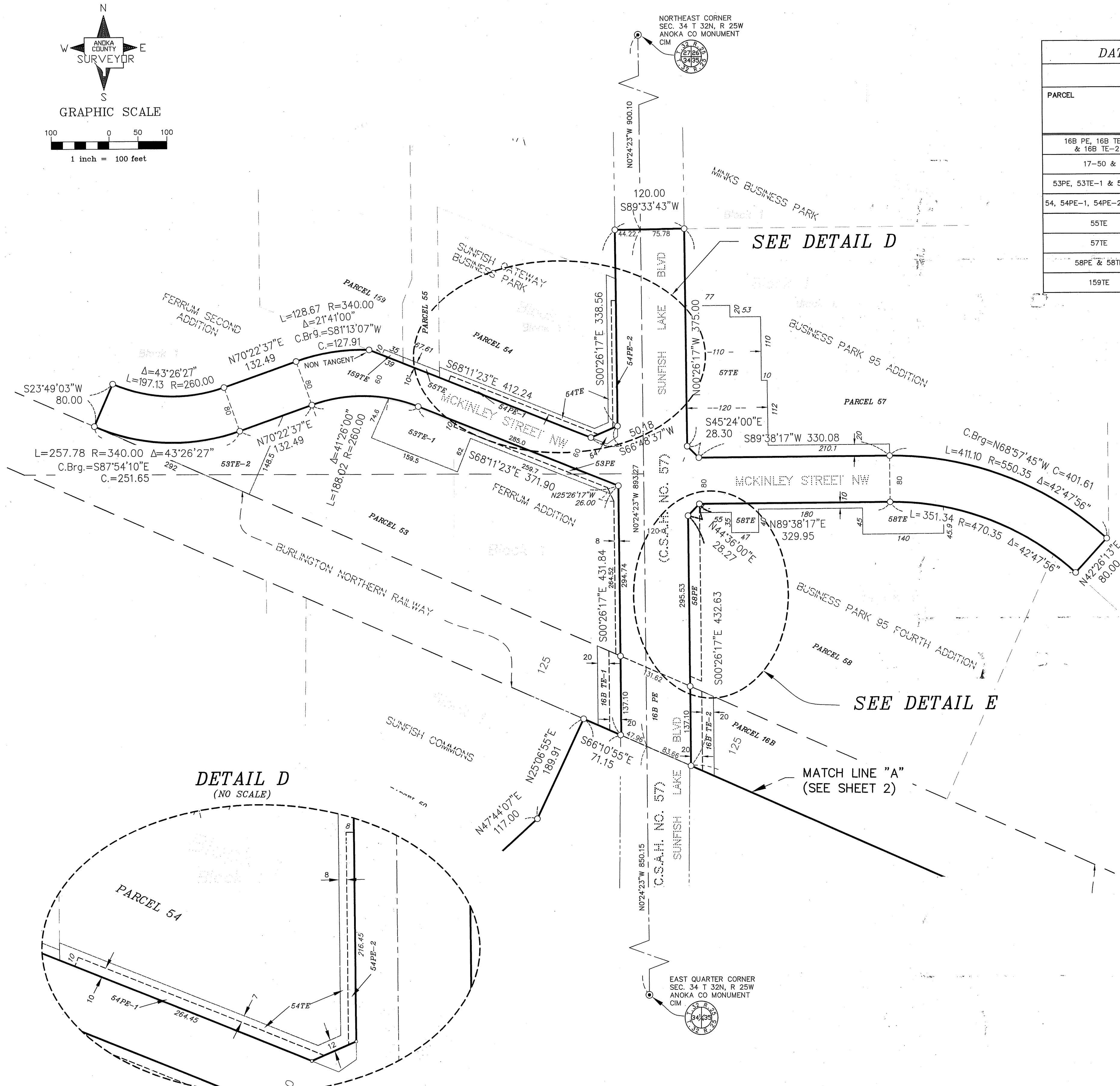
County Highway Project No. S.P. 002-657-003



DATA CONTAINED WITHIN THIS BOX FOR INSTRUCTIVE AND INFORMAL PURPOSES ONLY

RIGHT-OF-WAY IN SECTION 34 & 35 TOWNSHIP 32, RANGE 25

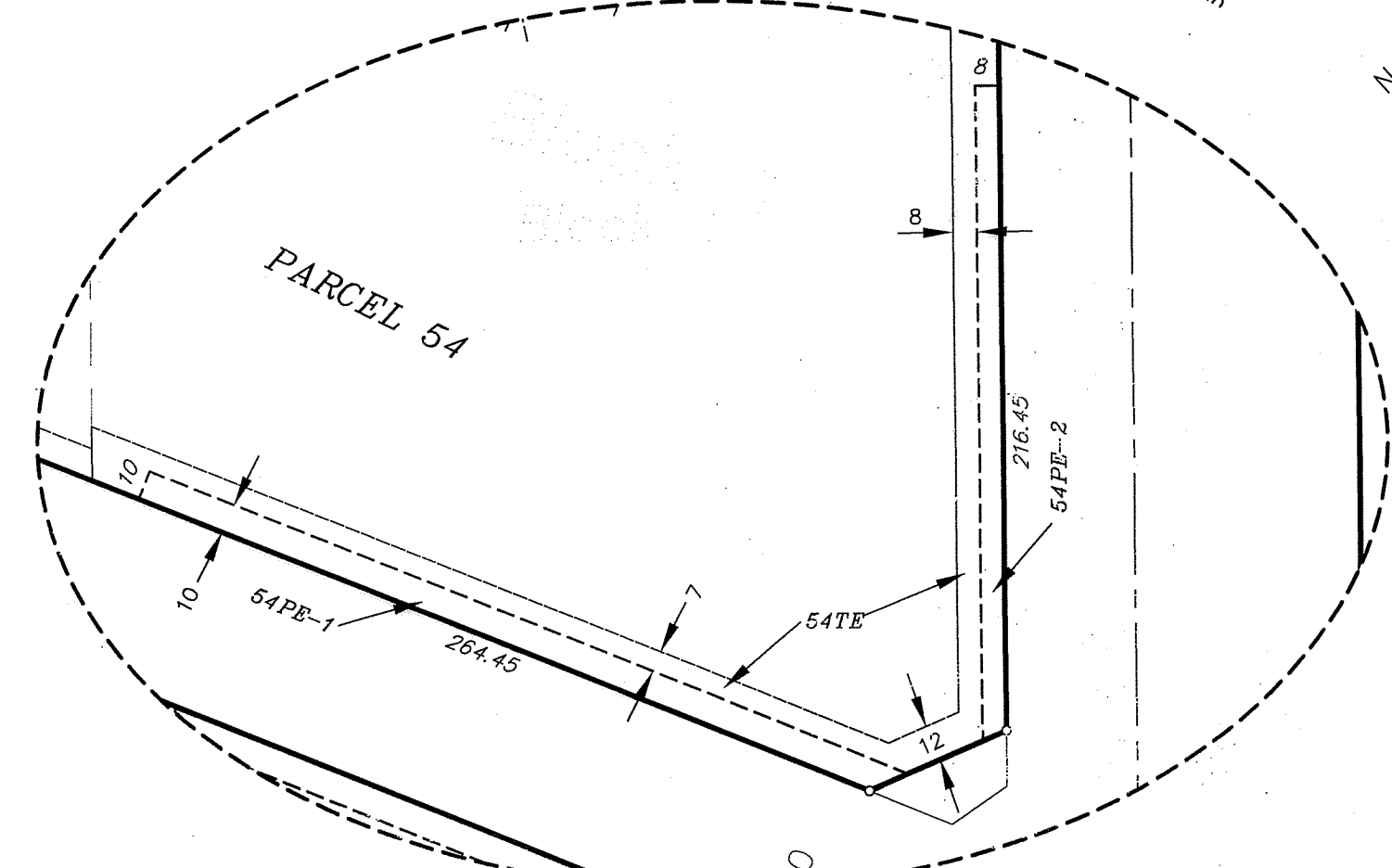
PARCEL	OWNER	LOCATION: BY PARCEL IDENT. NUMBER (PIN)	DEED RECORD NUMBER	TORRENS CERTIFICATE NUMBER	ENTIRE TRACT ACRES / SQUARE FEET	EXISTING RIGHT OF WAY ACRES / SQUARE FEET	NEW HWY. RIGHT OF WAY ACRES / SQUARE FEET	PERMANENT EASEMENT ACRES / SQUARE FEET	TEMPORARY EASEMENT ACRES / SQUARE FEET	TEMPORARY EASEMENT EXPIRES DATE	BALANCE OF TRACT REMAINING ACRES / SQUARE FEET
16B PE, 16B TE-1 & 16B TE-2	BURLINGTON NORTHERN SANTA FE	353225310017	1999564.002		67.0100 2,918,956			0.5036 21,936	0.1259 5,484	12/1/2026	67.0100 2,918,356
17-50 & 52	NOT USED										
53PE, 53TE-1 & 53TE-2	CCMG INVESTMENTS LLC	343225140019	2079980.001		3.9767 173,227			0.1242 5,410	0.6464 28,156	12/1/2026	3.9767 173,227
54, 54PE-1, 54PE-2 & 54TE	S & A PARTNERS LLC	343225110030	1743584		2.0628 89,855		0.0161 702	0.1020 4,441	0.1129 4,920	12/1/2026	2.0467 89,153
55TE	S & A PARTNERS LLC	343225110031	1743584		1.9369 84,370				0.0155 676	12/1/2026	1.9369 84,370
57TE	WEIGLE PROPERTIES INC	353225220019		120992	7.0036 305,076				0.8798 38,321	12/1/2026	7.0036 305,076
58PE & 58TE	MCKINLEY BUILDING LLC	353225230013		121377	5.3370 232,481			0.1354 5,899	0.2835 12,348	12/1/2026	5.3370 232,481
159TE	S & A PARTNERS LLC	343225110032	1743584		2.3961 104,374				0.0085 370	12/1/2026	2.3961 104,374



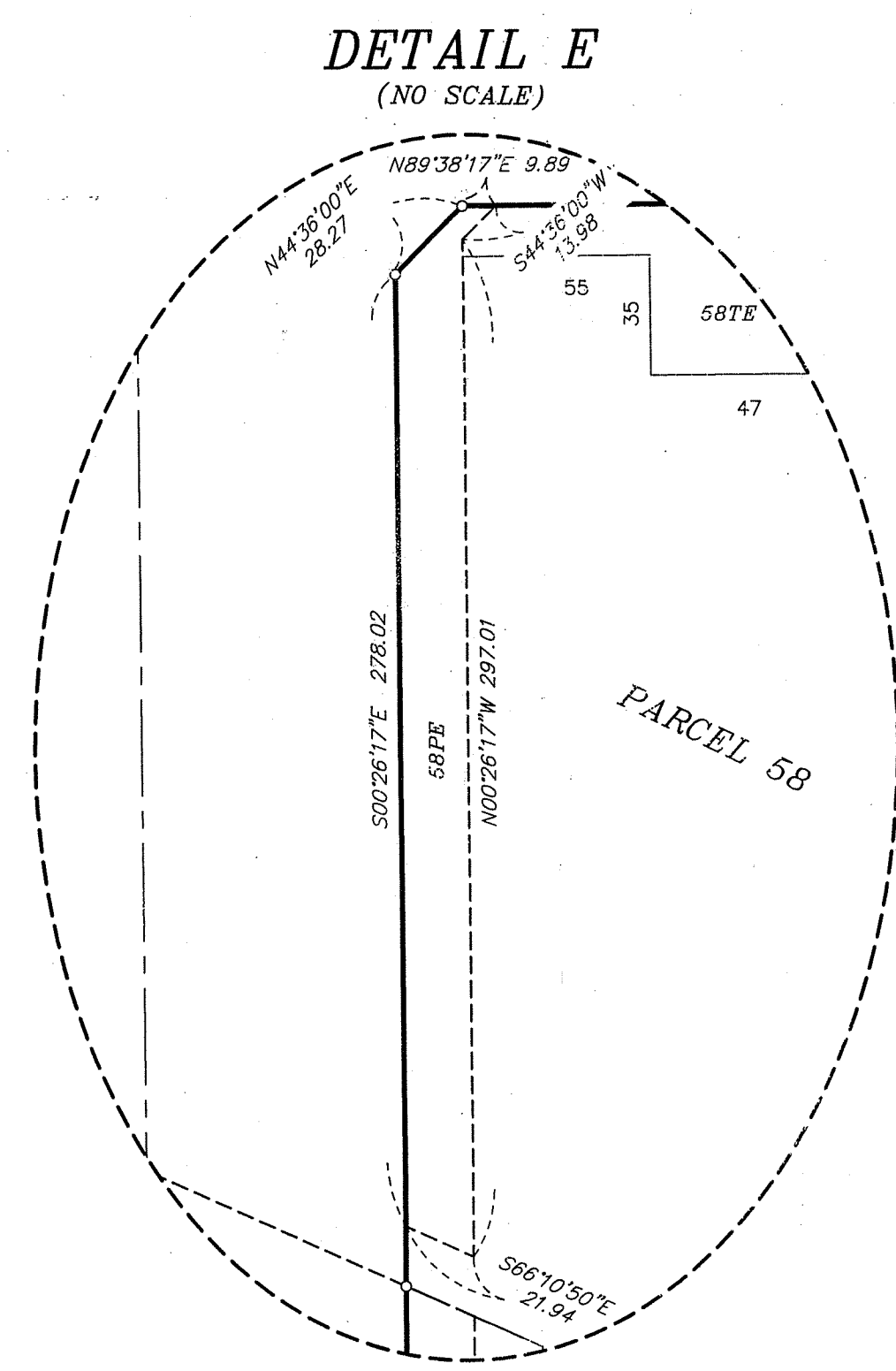
CONVENTIONAL SYMBOLS

Section Line	---
Quarter Line	----
Quarter Quarter Line	-----
Property Line	-----
Plat Boundary Line	-----
Existing R/W Line	-----
R/W Parcel Number	1
Temporary Easement	---2TE---
Permanent Easement	---2PE---
Right-of-Way Monument	○
Judicial Land Monument	⊙
Found Iron Monument	●
Found Cast Iron Monument	⊙
Found Right of way Monument	●A-51

DETAIL D
(NO SCALE)



DETAIL E
(NO SCALE)



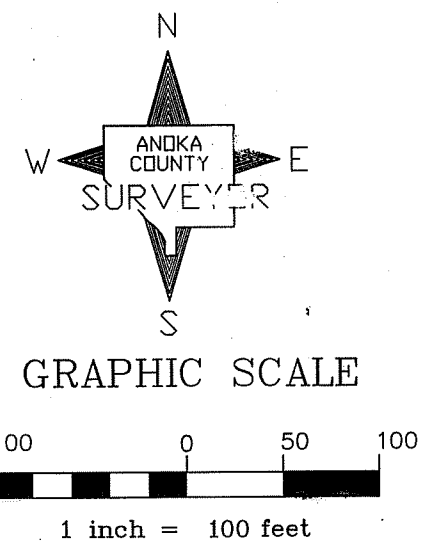
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ANOKA COUNTY HIGHWAY RIGHT-OF-WAY PLAT NO. 103

County Highway Project No. S.P. 002-657-003

CONVENTIONAL SYMBOLS

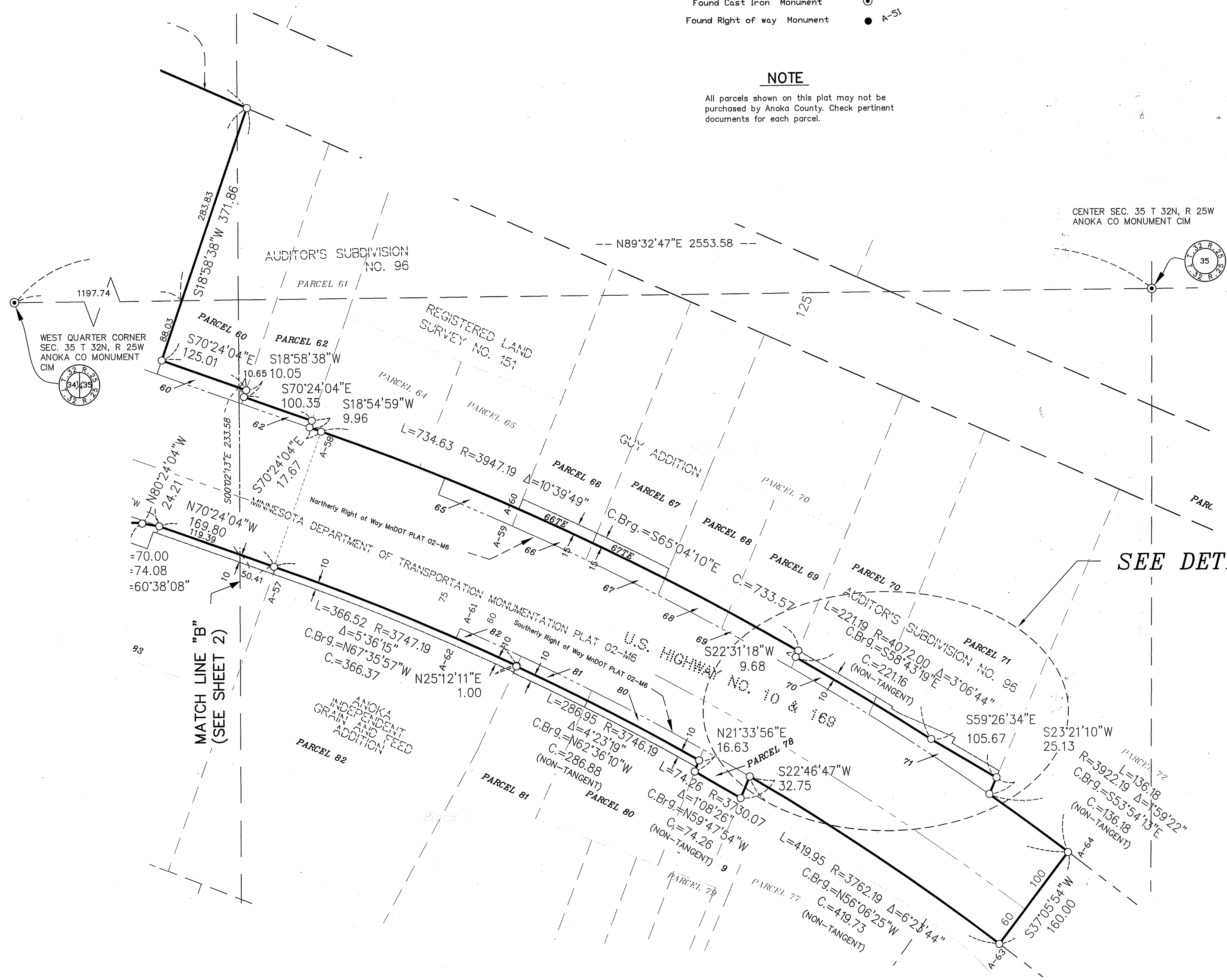
- Section Line -----
- Quarter Line -----
- Quarter Quarter Line } -----
- Property Line -----
- Plat Boundary Line -----
- Existing R/W Line -----
- R/W Parcel Number -----
- Temporary Easement -----
- Permanent Easement -----
- Right-of-Way Monument -----
- Judicial Land Monument (A) -----
- Found Iron Monument (●) -----
- Found Cast Iron Monument (○) -----
- Found Right of way Monument (●) -----



NOTE

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DATA CONTAINED WITHIN THIS BOX FOR INSTRUCTIVE AND INFORMAL PURPOSES ONLY											
RIGHT-OF-WAY IN SECTION 35 TOWNSHIP 32, RANGE 25											
PARCEL	OWNER	LOCATION: BY PARCEL IDENT. NUMBER (PIN)	DEED RECORD DOCUMENT NO. OR BOOK, PAGE	TORRENS CERTIFICATE NUMBER	ENTIRE TRACT	EXISTING RIGHT OF WAY	NEW HWY. RIGHT OF WAY	PERMANENT EASEMENT	TEMPORARY EASEMENT	TEMPORARY EASEMENT EXPIRES	BALANCE OF TRACT REMAINING
					ACRES / SQUARE FEET	ACRES / SQUARE FEET	ACRES / SQUARE FEET	ACRES / SQUARE FEET	ACRES / SQUARE FEET	DATE	ACRES / SQUARE FEET
60	CITY OF RAMSEY	353225230006		112261	1.1109 48,391		0.0574 2500				1.0535 45,891
61, 63, 64,	NOT USED										
62	CITY OF RAMSEY	353225310007		104500	0.3952 17,216		0.0230 1,004				0.3722 16,212
65	CITY OF RAMSEY	353225310024		106264	0.6168 26,867		0.0642 2,800				0.5526 24,067
66 & 66TE	6111 RAMSEY PROPERTIES LLC	353225310025	2154066.001		1.0304 44,884		0.0649 2,829		0.0391 1,705	12/1/2026	0.9654 42,055
67 & 67TE	6111 RAMSEY PROPERTIES LLC	353225310026	2154066.001		1.0040 43,733		0.0643 2,801		0.0387 1,684	12/1/2026	0.9397 40,932
68	CITY OF RAMSEY	353225310027		108612	0.4363 19,004		0.0576 2,508				0.3787 16,496
69	CITY OF RAMSEY	353225310028		108612	0.5075 22,107		0.0642 2,796				0.4433 19,311
70 & 70TE	13120 SUNSET TRAIL LLC	353225310037		133592	1.2034 52,419		0.0466 2,031		0.0290 1,262	12/1/2026	1.1567 50,388
71 & 71TE	13120 SUNSET TRAIL LLC	353225310012		141587	2.0544 89,490		0.0894 3,896		0.0514 2,238	12/1/2026	1.9500 85,594
72-77, 79	NOT USED										
78	RIVER WALK VILLAGE HOMEOWNERS ASSOCIATION	353225310061	2273534.003		0.056 2,422		0.056 2,422				0.000 0
80 & 80TE	HWY 10 LLC	353225310031	1971903.004		0.7625 33,216		0.0648 2,823		0.0406 1,770	12/1/2026	0.6977 30,393
81 & 81TE	HWY 10 LLC	353225310030	1971903.004		1.6425 71,548		0.0402 1,753		0.0253 1,103	12/1/2026	1.6023 68,795
82 & 82TE	LANO LIMITED LLC	353225310029	1333164		3.5017 152,532		0.0321 1,400		0.0834 3,635	12/1/2026	3.4695 151,132
83, 83TE-1, & 83TE-2	GLOBAL GLOVE & SAFETY MANUFACTURING	353225320061	2256818.002		2.5824 111,616		0.0241 1,050		0.0921 4,010	12/1/2026	2.5382 110,566



SEE DETAIL F

DETAIL F
(NO SCALE)

