

# ANOKA COUNTY HIGHWAY RIGHT-OF-WAY PLAT NO. 70

County Highway Project No. S.P. 02-651-06

### DATA CONTAINED WITHIN THIS BOX FOR INSTRUCTIVE AND INFORMAL PURPOSES ONLY

RIGHT-OF-WAY IN SECTIONS 30 & 31, TOWNSHIP 31, RANGE 23 AND IN SECTIONS 25 & 36, TOWNSHIP 31, RANGE 24

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
1 & 1TE	FIRST BERKSHIRE PROPERTIES, LLC	313123230058	1790467		10.5676		0.0418		0.1682	12/31/09	10.5258
1A & 1A PE	FIRST BERKSHIRE PROPERTIES, LLC	313123230001	945082		460324		1819		7325		458505
2, 2PE-1, 2PE-2, 2TE-1 & 2TE-2	DANNY P. & CYNTHIA L. McCOLLOR	313123230059	1477893		0.0083		0.0065	0.0018			0.0018
3TE	MOHAMED SHOUMAN	313123230042	1993027.023		360		283	77			77
4, 4PE & 4TE	ETHAN N. & JOY K. CALLEJO	313123230013	1586553		1.5657		0.1547	0.0954	0.1031	12/31/09	1.4110
5, 5PE, 5TE-1 & 5TE-2	PATRICK L. & LINDA MUS & THOMAS MUS	313123220011		108680	68202		6740	4154	4489		61462
6	COUNTY OF ANOKA	313123220085		99963	0.3605		0.0240		1044	12/31/09	0.3605
7	COUNTY OF ANOKA	313123220084		97033	15703		0.0401	0.0104	1044		15703
8	NOT USED				0.3485		0.0401	0.0104	1044	12/31/09	0.3084
9	COUNTY OF ANOKA	313123220010	490457.003 (TORRENS)	70405	15182		1748	451	1735		13434
10 & 10PE	COUNTY OF ANOKA	313123220008	490457.002 (TORRENS)	70444	0.5007	0.1099	0.0488	0.0120	0.0581	12/31/09	0.3420
11 & 11TE	SCOTT W. & KRISTIN R. MASTERTON	313123220005		71050	21811	4786	2127	521	2530		14898
12TE	ADAM C. MEYER	313123220136		91484	0.2125		0.0861				0.1264
13TE	KENNETH GUST ROSEN & MARIA N. ROSEN	313123220137		45575	9256		3752				5504
14 & 14TE	JOSEPH L. & SUSAN F. KRAMLOUSCH	313123220018		31001	0.2280		0.0746				0.1534
15TE	STEVE LAL	303123330044		100049	9933		3251				6682
16	NOT USED										
17 & 17TE	WOODLAND NORTH APARTMENTS	253124440003	528639		0.0344		0.0039				0.0305
18 & 18TE	WOODLAND NORTH APARTMENTS	253124440004	528640		1500		170				1330
19 & 19TE	MICHAEL C. & JEAN O'CONNOR	363124110003	973863		0.2066		0.0234	0.0036			0.1832
20 & 20TE	WOODLAND NORTH APARTMENTS	363124110005	528641		9001		1020	156			7981
21, 21PE, 21TE-1 & 21TE-2	SS MNMI, LLC	363124110006	1990512.001		0.5390	0.0568	0.0293		0.0267	12/31/09	0.4529
22, 22PE, 22TE-1 & 22TE-2	SPRINGBROOK TOWNHOMES, LLC	363124110007	1793285		23477	2475	1275		1162	12/31/09	19727
23 & 23TE	S J S PARTNERS	363124110039	1821702		0.2593		0.0337		0.0337	12/31/09	0.2593
24 & 24TE	VALVOLINE INSTANT OIL CHANGE, INC.	363124140021	877301		11295		1469		11295		11295
25 & 25TE	RIXMANN AMCON, LLC	363124140009	1519862		0.2584		0.0449		0.2584	12/31/09	0.2584
26	NOT USED				11258		1958		11258		11258
27PE	DAVID A. & JODY L. FISCHBACH	313123220012	87925		0.9999	0.0758	0.0390		0.0298	12/31/09	0.8851
28PE	NICOLE M. GROVUM	313123230015	1960422		43555	3300	1700		1300		38555
					0.3069		0.0499		0.3069	12/31/09	0.3069
					13368		2174		13368		13368
					2.6483	0.2244	0.0235		0.0350	12/31/09	2.4004
					115361	9777	1024		1526		104560
					2.8897	0.1922	0.0785		0.0619	12/31/09	2.6190
					125874	8372	3418		2695		114084
					0.9997	0.1326	0.1466		0.0466	12/31/09	0.7205
					43548	5775	6388		2031		31385
					5.3447	0.1531	0.1554		0.1353	12/31/09	5.0362
					232814	6668	6768		5895		219378
					5.2570	0.3683	0.1749	0.0011	0.0488	12/31/09	4.7138
					228993	16041	7619	49	2127		205333
					6.0156	0.6797	0.3331	0.0011	0.1201	12/31/09	5.0028
					262039	29608	14511	50	5230		217920
					1.5244	0.2526	0.1327		0.1141	12/31/09	1.1391
					66404	11004	5781		4971		49619
					0.5300	0.0161	0.0255		0.5139	12/31/09	0.5139
					23088	703	1110		1110		22385
					1.0293	0.1162	0.0816		0.8131	12/31/09	0.8131
					44837	5062	3556		3556		39775
					0.2497		0.0086				0.2497
					10876		375				10876
					0.2700		0.0092				0.2700
					11760		400				11760

### 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 R/W Plat No. 70, County Project No. S.P. 02-651-06.
- Bearings shown are based on Anoka County Project Coordinate System, NAD83 (1996 Adjustment).

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.

*Larry D. Hiem*  
 License No. 18165  
 Anoka County Surveyor

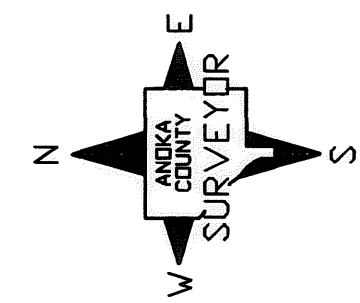
Date DECEMBER 24, 2007

The Board of County Commissioners for Anoka County, Minnesota, pursuant to Board Resolution Number 2007-75, dated June 12, 2007, is hereby designating the definite location of the right-of-way of County State Aid Highway No. 51 (University Avenue) from County State Aid Highway 10 to Trunk Highway 10. This plat, effected by the County of Anoka, Department of Highways, is hereby certified to be the official plat of that portion of said County State Aid Highway No. 51, located in Sections 30 and 31, Township 31, Range 23, Anoka County, Minnesota and Sections 25 and 36, Township 31, Range 24, Anoka County, Minnesota, as shown on this plat, pursuant to Minnesota Statutes 160.085

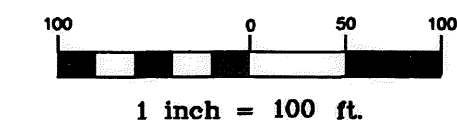
Certified by *Douglas W. Fischer*  
 Douglas W. Fischer, County Highway Engineer  
 License No. 20235

Date December 24, 2007

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



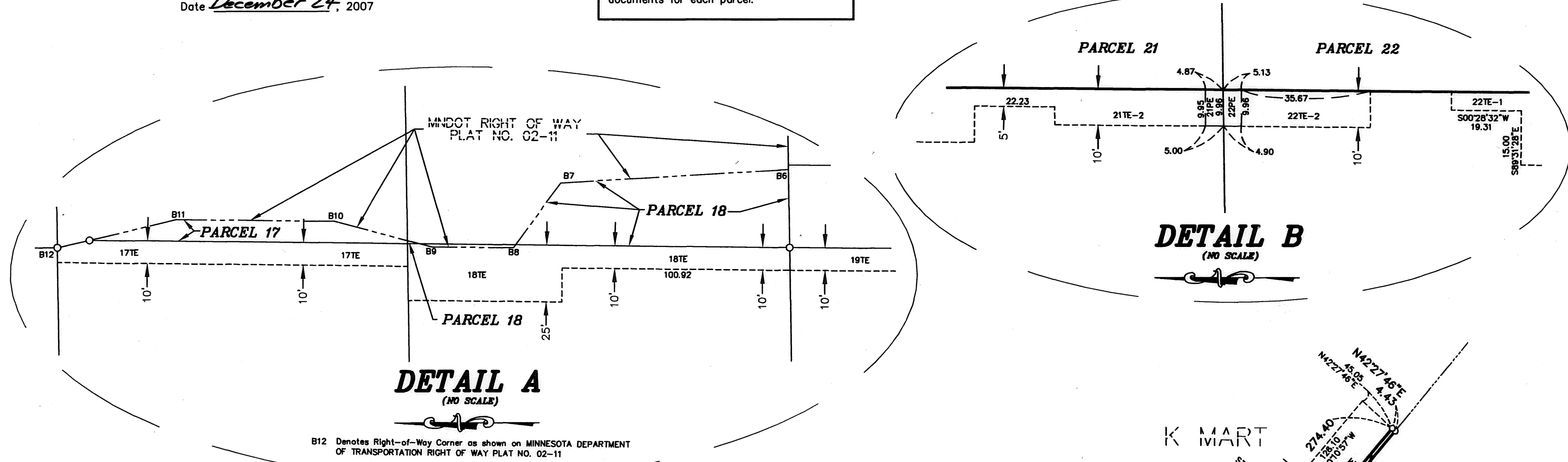
GRAPHIC SCALE



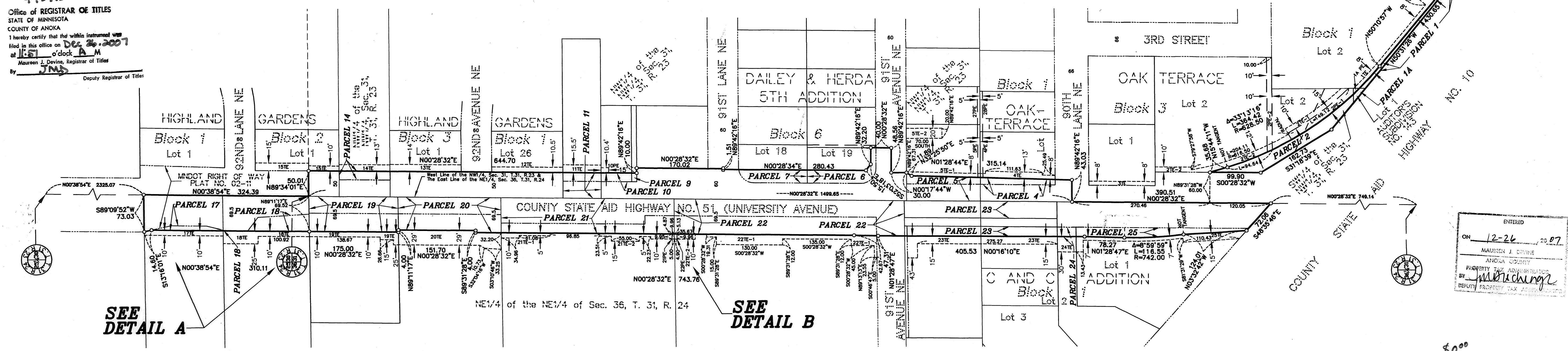
1 inch = 100 ft.

### 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



49575.001  
 Office of REGISTRAR OF TITLES  
 STATE OF MINNESOTA  
 COUNTY OF ANOKA  
 I hereby certify that the within instrument was filed in this office on Dec 26, 2007 at 1:51 o'clock A.M.  
 Maureen J. Devine, Registrar of Titles  
 By JMD  
 Deputy Registrar of Titles



ENTERED  
 ON 12-26, 2007  
 MAUREEN J. DEVINE  
 ANOKA COUNTY  
 PROPERTY TAX ADMINISTRATOR  
 BY M. Becken  
 DEPUTY PROPERTY TAX ADMINISTRATOR