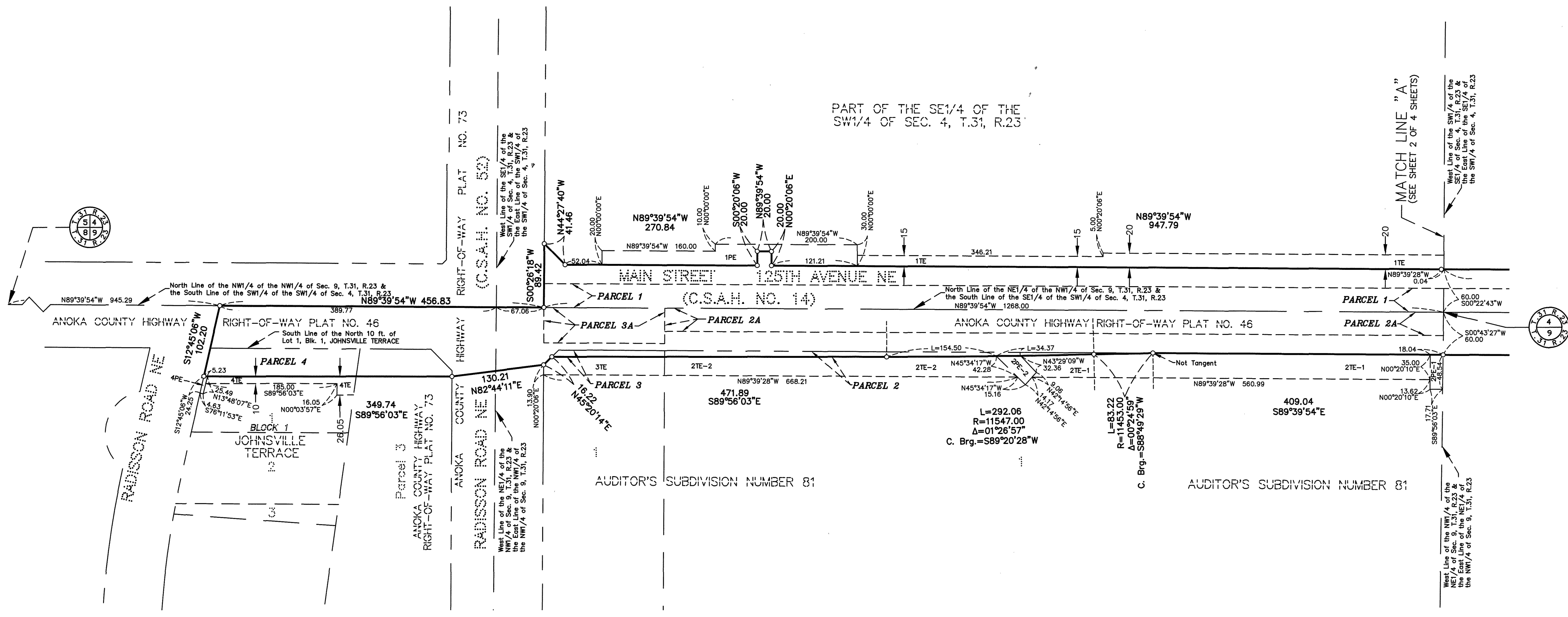


# ANOKA COUNTY HIGHWAY RIGHT-OF-WAY PLAT NO. 95

County Highway Project No. S.P. 002-614-039



**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. 95, County Highway Project No. S.P. 002-614-039.
- 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.

*Larry D. Giffen*  
Larry D. Giffen, Anoka County Surveyor  
License No. 18165

Date APRIL 23, 2015

**County Engineer:**  
The Board of County Commissioners for Anoka County, Minnesota, pursuant to Board Resolution Number 2014-88, dated August 12, 2014, is hereby designating the definite location of the right-of-way of County State Aid Highway No. 14 (125th Avenue NE) from County State Aid Highway No. 52 (Ridgeway Road NE) to Happers Street NE. 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. 52, located in Sections 2, 4, 9 and 10, Township 31, Range 23, Anoka County, Minnesota, as shown on this plat, pursuant to Minnesota Statutes 160.085.

*Robert J. Fischer*  
Robert J. Fischer, County Highway Engineer  
License No. 20235

Date April 27, 2015

**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. 95 was filed in the office of the County Recorder/Registrar of Titles for public record on this 27 day of April, 2015 at 3:57 o'clock P.M. and was duly recorded in Book 400PW Page 14, as Document Number 2106281.002

*Jonell M Sawyer*  
Jonell M Sawyer  
County Recorder/Registrar of Titles

By CGT, 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. 95 was filed in the office of the County Recorder/Registrar of Titles for public record on this 27 day of April, 2015 at 3:57 o'clock P.M. and was duly recorded in Book 400PW Page 14, as Document Number 630048.002

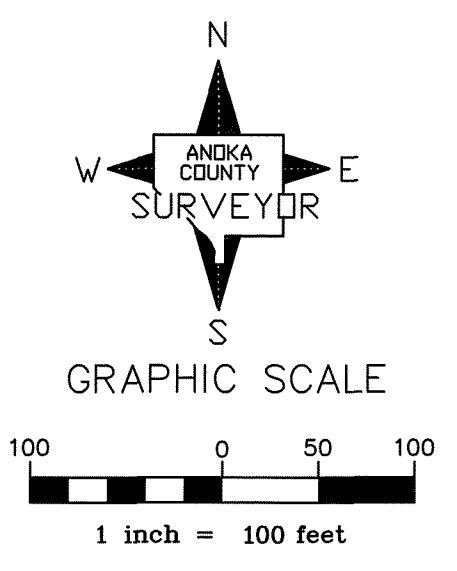
*Jonell M Sawyer*  
Jonell M Sawyer  
County Recorder/Registrar of Titles

By CGT, Deputy

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

RIGHT-OF-WAY IN SECTIONS 3, 4, 9 AND 10, TOWNSHIP 31, RANGE 23

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
1, 1PE & 1TE	21ST CENTURY BANK	043123340001		126850	14.8713	0.9606	0.2020	0.3398	0.6208	06/30/17	13.9107
					647794	41843	8800	14803		605951	
2, 2A, 2PE-1, 2PE-2, 2TE-1 & 2TE-2	DOUGLAS W. BANNOCHIE, ELAINE H. BANNOCHIE & DOUGLAS G. BANNOCHIE	093123210001	1061051		23.8881	0.8315	0.0952	0.0446	0.7478	06/30/17	22.9614
					1040566	36218	4148	1944	32576	1000200	
3, 3A & 3TE	DOUGLAS W. BANNOCHIE, ELAINE H. BANNOCHIE & DOUGLAS G. BANNOCHIE	093123210007	1061052		3.5092	0.1956	0.0322		0.0991	06/30/17	3.2814
					152860	8520	1401		4317	142939	
4, 4PE & 4TE	WILFRED L. KARELS & SUZANNE M. KARELS TRUSTEES OF THE TRUST AGREEMENT OF WILFRED & SUZANNE KARELS	093123220009		128962	1.2267		0.1921	0.0028	0.0573	06/30/17	1.0346
					53435		8366	121	2494	45069	

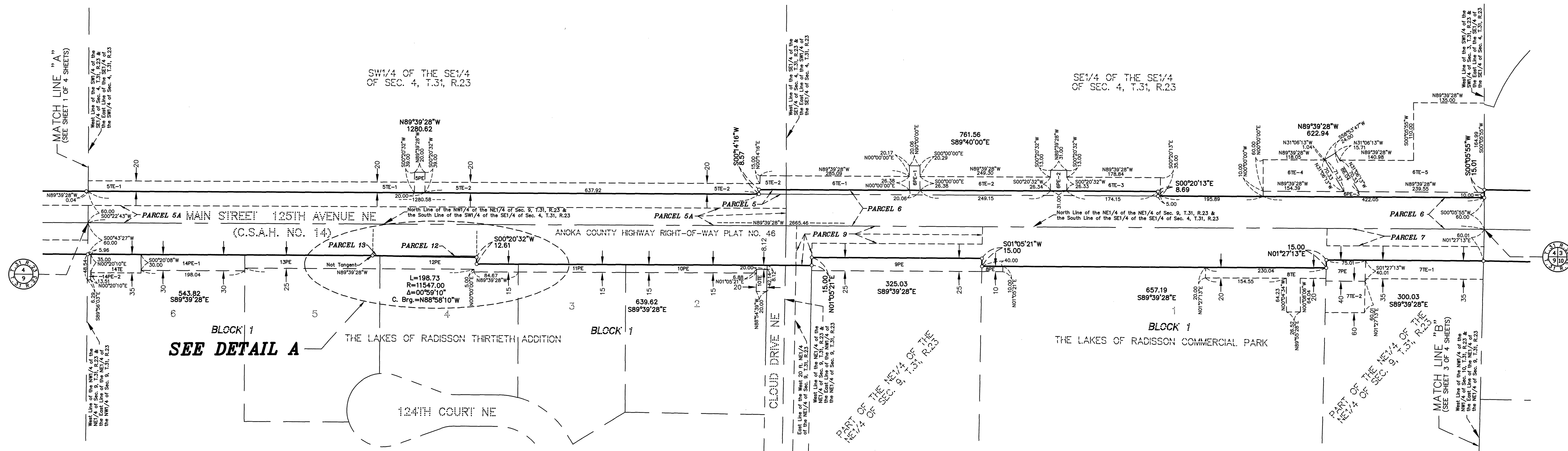


- CONVENTIONAL SYMBOLS**
- Section Line } \_\_\_\_\_
  - Quarter Line } \_\_\_\_\_
  - Quarter Quarter Line } \_\_\_\_\_
  - Property Line } \_\_\_\_\_
  - Plat Boundary Line } \_\_\_\_\_
  - Existing R/W Line } \_\_\_\_\_
  - R/W Parcel Number } 1 \_\_\_\_\_
  - Temporary Easement } \_\_\_\_\_ 2TE \_\_\_\_\_
  - Permanent Easement } \_\_\_\_\_ 2PE \_\_\_\_\_
  - Right-of-Way Monument } \_\_\_\_\_

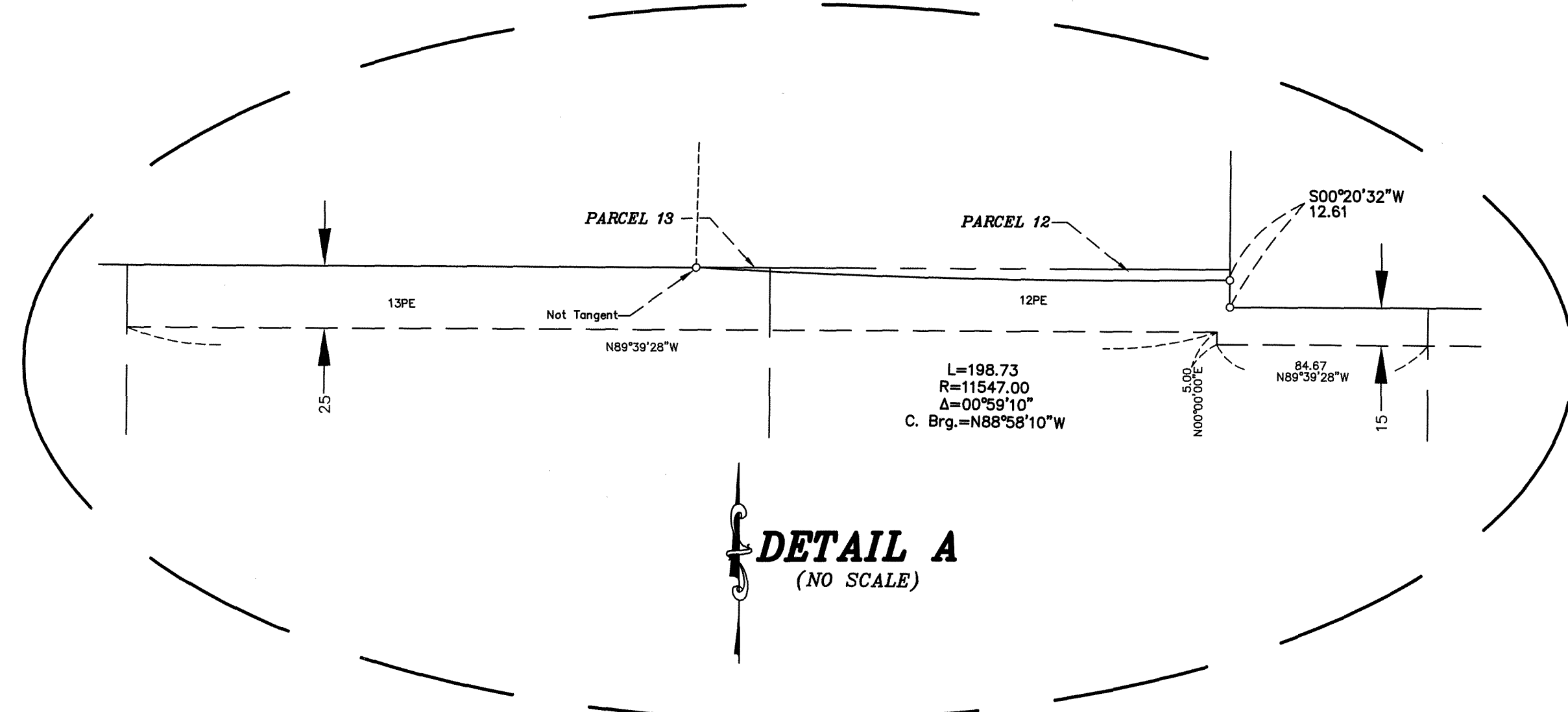
**NOTE**  
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# ANOKA COUNTY HIGHWAY RIGHT-OF-WAY PLAT NO. 95

County Highway Project No. S.P. 002-614-039



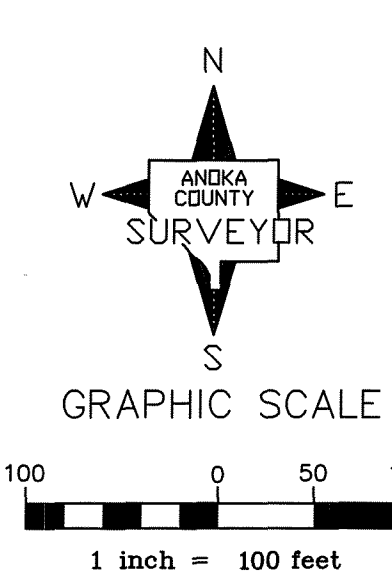
**SEE DETAIL A**



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RIGHT-OF-WAY IN SECTIONS 3, 4, 9 AND 10, TOWNSHIP 31, RANGE 23

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	ACRES / SQUARE FEET	DATE
5, 5A, 5PE, 5TE-1, 5TE-2	21ST CENTURY BANK	043123430001	2079849.002		39.6796	1.0096	0.0102	0.0179	0.6096	06/30/17	38.6598
6, 6PE-1, 6PE-2, 6PE-3, 6TE-1, 6TE-2, 6TE-3, 6TE-4 & 6TE-5	CITY OF BLAINE	043123440001	236364		1728443	43978	446	780	26555	06/30/17	1684019
7, 7PE, 7TE-1 & 7TE-2	VERIZON WIRELESS (VAW) LLC	093123110006	1570272		40.7495	1.8356	0.1407	0.1897	1.2861	06/30/17	38.7732
8PE & 8TE	WALDALE HOLDINGS, LLC	093123110020	2022207.002		1775049	79959	6130	8284	56021	06/30/17	1688960
9 & 9PE	ADOLPH J. NAJDEK & MARY M. NAJDEK	093123110004	1252755		5.1046	0.2273		0.0689	0.2841	06/30/17	4.8773
10PE & 10TE	EVI BLAINE, LLC	093123120015		126637	222355	9901		3001	12376	06/30/17	212454
11PE	PREMIER BANK	093123120007		127218	8.1092			0.0092	0.1446	06/30/17	8.1092
12 & 12PE	NORTHVIEW PROFESSIONAL CONSULTANTS, LLC	093123120008		110147	353237			400	6300		353237
13 & 13PE	EARTH, WIND AND DESIRE, INC.	093123120009		112709	4.8023	0.2979		0.1865			4.5044
14PE-1, 14PE-2 & 14TE	INDEPENDENT SCHOOL DISTRICT NO. 16	093123120010		108891	209187	12976		8126			196211
					3.4283			0.0898	0.0193	06/30/17	3.4283
					149336			3911	840		149336
					1.4020			0.0706			1.4020
					61069			3075			61069
					1.5061		0.0067	0.1272			1.4994
					65604		292	5541			65312
					1.7698		0.0000	0.1480			1.7698
					77093		2	6448			77091
					20.0111			0.1432	0.0771	06/30/17	20.0111
					871685			6238	3360		871685



**DETAIL A**  
(NO SCALE)

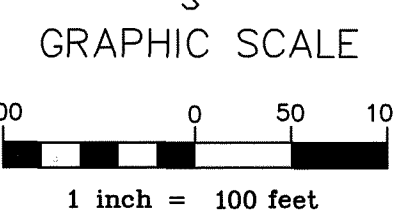
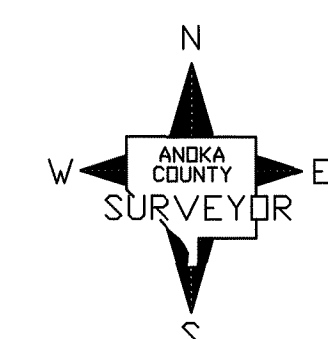
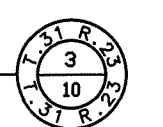
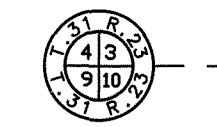
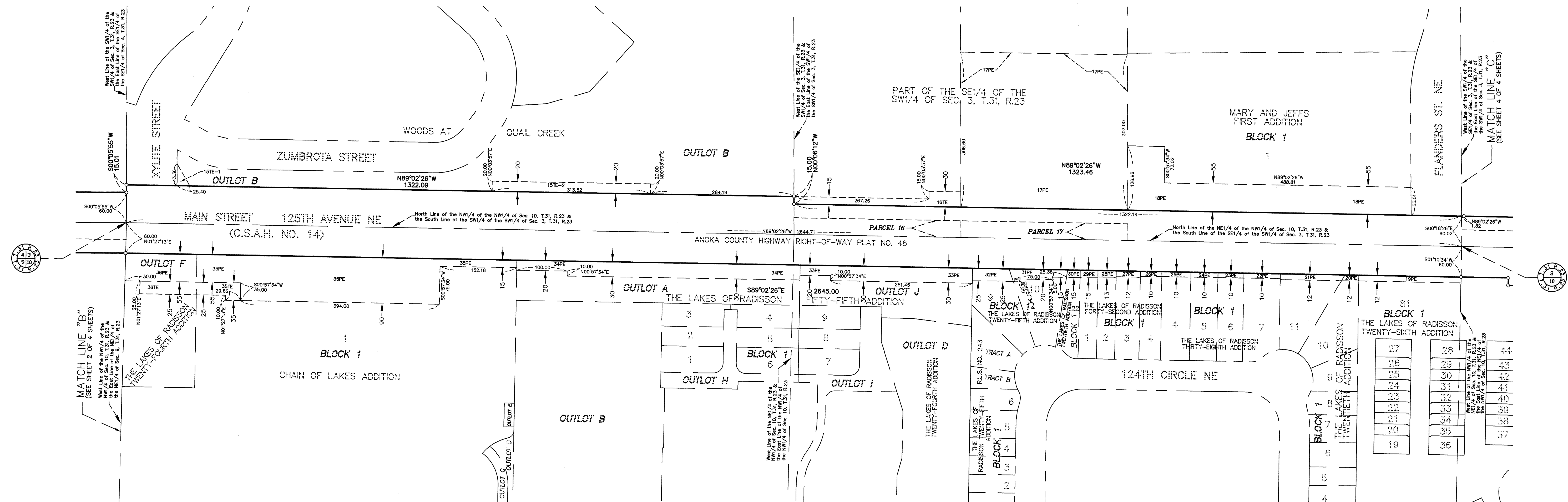
**CONVENTIONAL SYMBOLS**

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	---

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

# ANOKA COUNTY HIGHWAY RIGHT-OF-WAY PLAT NO. 95

County Highway Project No. S.P. 002-614-039



**CONVENTIONAL SYMBOLS**

- Section Line
- Quarter 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

**NOTE**  
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**DATA CONTAINED WITHIN THIS BOX FOR INSTRUCTIVE AND INFORMAL PURPOSES ONLY**

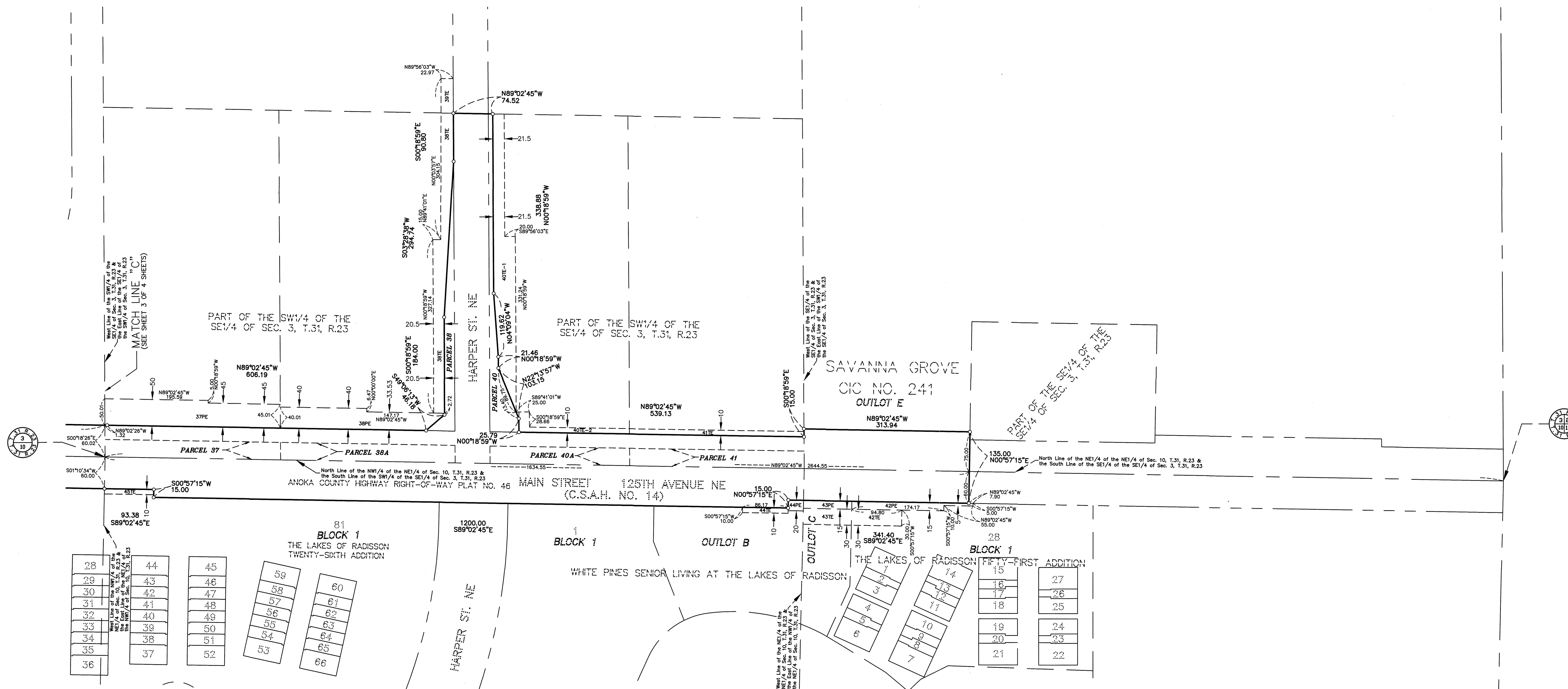
RIGHT-OF-WAY IN SECTIONS 3, 4, 9 AND 10, TOWNSHIP 31, RANGE 23											
PARCEL	OWNER	LOCATION: BY PARCEL IDENT. NUMBER (PIN)	DEED RECORD NUMBER	TORRENS CERTIFICATE NUMBER	ENTIRE TRACT	EXISTING RIGHT OF WAY	NEW HWY. RIGHT OF WAY	PERMANENT EASEMENT	TEMPORARY EASEMENT	TEMPORARY EASEMENT EXPIRES	BALANCE OF TRACT REMAINING
					ACRES / SQUARE FEET	ACRES / SQUARE FEET	ACRES / SQUARE FEET	ACRES / SQUARE FEET	ACRES / SQUARE FEET	ACRES / SQUARE FEET	ACRES / SQUARE FEET
15TE-1 & 15TE-2	MG MAIN STREET PROPERTIES, LLP	033123330054	2005820.001		6.6531				0.1566	06/30/17	6.6531
16 & 16TE	ANDREW L. WALBERG & ELDON R. WALBERG	033123340004	1993491.012		289811	0.2504			6821	06/30/17	289811
17 & 17PE	MATTHEW T. HERBST	033123340005	2015083.004		9.8765	1.0909			0.1356		9.8281
18PE	JAMES M. MOSKALIK & MOLLY E. MOSKALIK	033123340006	1490082		4.3022	1.0909	2.3266		5906		419313
19PE	THE CASCADES NORTH TOWNHOUSE ASSOCIATION, INC.	103123210113		111940	9.8654	1.0909	1.01345				9.6150
20PE	RONALD D. LETNES & LINDA B. LETNES	103123210015		111483	4.29737	1.0909	0.8287				4.18828
21PE	THOMAS DASZKIEWCZ	103123210016		112797	4.0821		0.8287				4.0821
22PE	MICHAEL ZUSTIAK & SUSAN ZUSTIAK	103123210173		123660	1.77817		36100				1.77817
23PE	CHERYL A. FEDORCHAK	103123210172		125834	2.2425		0.0558				2.2425
24PE	MARLYS W. MULLINS	103123210171		124194	97682		2429				97682
25PE	JOHN J. WELLER & KATHLEEN J. WELLER	103123210170		126912	0.2870		0.0085				0.2870
					12503		371				12503
					0.2958		0.0343				0.2958
					12885		1495				12885
					0.2741		0.0165				0.2741
					11939		720				11939
					0.2069		0.0118				0.2069
					9014		515				9014
					0.2150		0.0123				0.2150
					9364		535				9364
					0.2310		0.0132				0.2310
					10064		575				10064

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RIGHT-OF-WAY IN SECTIONS 3, 4, 9 AND 10, TOWNSHIP 31, RANGE 23											
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					ACRES / SQUARE FEET	ACRES / SQUARE FEET	ACRES / SQUARE FEET	ACRES / SQUARE FEET	ACRES / SQUARE FEET	ACRES / SQUARE FEET	ACRES / SQUARE FEET
26PE	TED B. GARNER & SYLVIA U. LIRAZAN	103123210180		125826	0.1711				0.0098		0.1711
27PE	DONNA J. HERRICK	103123210179		122244	7451				426		7451
28PE	JENNIFER L. HOUK	103123210178		121301	0.1929				0.0132		0.1929
29PE	JEAN H. O'CONNELL	103123210177		124394	8401				576		8401
30PE	JAMES T. CAPUTA & DENISE M. CAPUTA	103123210027		122653	0.1447				0.0107		0.1447
31PE	MARY C. DUFOR	103123210045		122363	6301				468		6301
32PE	DONNA R. COOKE	103123210044		119224	0.1439				0.0121		0.1439
33PE	KINSALE AT THE LAKES HOMEOWNERS ASSOCIATION	103123210226		128652	6270				528		6270
34PE	KINSALE AT THE LAKES HOMEOWNERS ASSOCIATION	103123220148		128654	0.1368				0.0090		0.1368
35PE & 35TE	PRESBYTERY OF THE TWIN CITIES AREA	103123220156		122261 & 125038	5957				390		5957
36PE & 36TE	CITY OF BLAINE	103123220025	2074491.009		0.2729				0.0481		0.2729
					11889				2095		11889
					0.2772				0.0440		0.2772
					12074				1918		12074
					0.7338				0.2214		0.7338
					31963				9644		31963
					1.0302				0.3634		1.0302
					44877				15830		44877
					8.7632				0.9769	0.0570	8.7632
					381723				42555	2483	381723
					0.8636				0.1788	0.0643	0.8636
					37620				7788	2799	37620

# ANOKA COUNTY HIGHWAY RIGHT-OF-WAY PLAT NO. 95

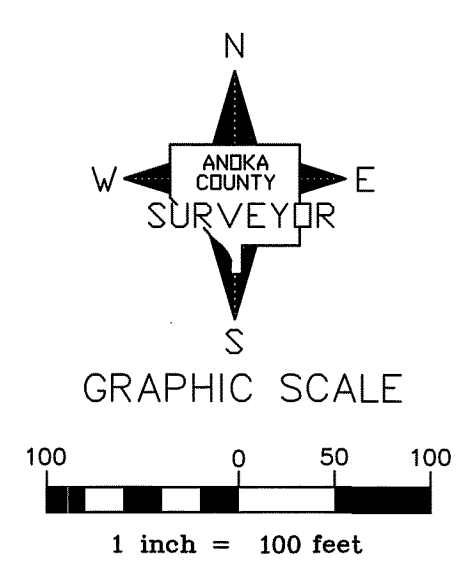
County Highway Project No. S.P. 002-614-039



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RIGHT-OF-WAY IN SECTIONS 3, 4, 9 AND 10, TOWNSHIP 31, RANGE 23

PARCEL	OWNER	LOCATION: BY PARCEL IDENT. NUMBER (PIN)	DEED RECORD DOCUMENT NO. OR BOOK, PAGE	TORRENTE 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
37 & 37PE	ALLAN O. JOHNSON & JOANN R. JOHNSON	033123430005	476736		4.8242	0.2515		0.3654			4.5727
38, 38A, 38PE & 38TE	PETER J. FELSVIG & KRISTINE L. FELSVIG	033123430006	455098		210142	10957	0.1745	0.2509	0.2865	06/30/17	199185
39TE	DANIEL R. BOXRUD & NANCY J. BOXRUD	033123430004	498685		47967	208943	10893	7601	12478		4.3721
40, 40A, 40TE-1 & 40TE-2	MISSION INVESTMENT FUND OF THE EVANGELICAL LUTHERAN CHURCH IN AMERICA	033123430007	1980694.002		5,0150	218453			0.0347	06/30/17	190449
41 & 41TE	MISSION INVESTMENT FUND OF THE EVANGELICAL LUTHERAN CHURCH IN AMERICA	033123430008	1980694.002		218453	1512			0.4294	06/30/17	5,0150
42PE & 42TE	NORTH BAY, LLC	103123110170	2045862.002		3,8373	0.2001	0.2188		0.4294	06/30/17	218453
43PE & 43TE	HANS HAGEN HOMES, INC.	103123110071	2001499.001		187153	8715	9533		18705		3,4184
44PE & 44TE	HANS HAGEN HOMES, INC.	103123120130		126268	4,7967	0.2501			0.0758	06/30/17	148905
45TE	THE CASCADES NORTH TOWNHOUSE ASSOCIATION, INC.	103123120065		111940	208943	10893			3301	06/30/17	4,5466
					2,0979			0.0663	0.0653	06/30/17	198050
					91385			2887	2846		2,0979
					0.4772			0.0315	0.0629	06/30/17	91385
					20785			1371	2741		0.4772
					1,2379			0.0132	0.0198	06/30/17	20785
					53923			576	862		1,2379
					5,7741				0.0214	06/30/17	53923
					251521				934		5,7741
											251521



**CONVENTIONAL SYMBOLS**

- Section Line
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- Property Line
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