

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

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

PROCEDURAL STATEMENTS:

1. 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.
2. Parcel areas and entire tract areas shown hereon are computed from legal descriptions and not from actual surveys.
3. Certificates of location are on file in the Office of the County Surveyor for the section corner monuments shown on this plat.
4. 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.
5. 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, Anoka County Surveyor
License No. 46179

Date _____, 20__

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 & 02-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, County Highway Engineer
License No. 46732

Date _____, 20__

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 _____ day of _____, 20__, at _____ o'clock ____M. and was duly recorded as Document Number _____.

County Recorder/Registrar of Titles

By _____, 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

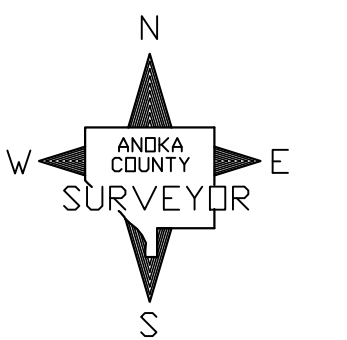
County Recorder/Registrar of Titles for public record on this _____ day of _____, 20__, at _____ o'clock ____M. and was duly recorded as Document Number _____.

County Recorder/Registrar of Titles

By _____, 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				0.1122	12/1/2026	3.7851
					164,880				4,886		164,880
51	CITY OF RAMSEY	343225140027	2172549.002		1.6172		1.6172				0.000
					70,444						0
52, 56,	NOT USED										0
59	HICKMAN LAND INVESTMENTS	353225230016		137179	11.7445		11.7445				0.000
					511.590		511.590				0
61, 63-64, 72, 73, 76, 77, 79	NOT USED										0
84	RCA PROPERTIES LLC	353225320015	2119758.001		0.8724		0.0329				0.8724
					36,000		1,432				36,568
85	QF5 LLC	353225320014	2115395.001		0.4362		0.4362				0.000
					19,000		19,000				0
86	RELIABLE HOLDINGS LLC	353225320013	1978048.017		0.4362		0.4362				0.000
					19,000		19,000				0
87	CAMINO INVESTMENTS LLC	353225320019	2307078.001		0.4325		0.4325				0.000
					18,839		18,839				0
88	RELIABLE HOLDINGS LLC	353225320047	2264657.005		0.0738		0.0738				0.000
					3,213		3,213				0
89PE, 89TE-1 & 89TE-2	LCCP PROPERTIES LLC	353225320050	2346167.001		0.6147			0.0220	0.0453	12/1/2026	0.6147
					26,775			959	1,972		26,775
90PE, 90TE-1 & 90TE-2	ZAP PROPERTIES LLC	353225320037		136515	0.6630			0.0223	0.0366	12/1/2026	0.6630
					28,880			971	1593		28,880
91PE, 91TE-1 & 91TE-2	M R WELTY HOMES LLC	353225320004	2126747.009		0.1341			0.0040	0.0196	12/1/2026	0.1341
					5,840			175	854		5,840
92	JERRY A & ANGELA M COFFIN	353225320003	948375		0.9595		0.9595				0.000
					41,797		41,797				0
93	TORREY C JOHNSON	353225230002	2023268.005		0.3176		0.3176				0.000
					13,834		13,834				0
94	TORREY C JOHNSON	353225230003	2023268.005		0.4372		0.4372				0.000
					19,043		19,043				0
95	TORREY C JOHNSON	353225320001	2023268.005		0.3584		0.3584				0.000
					15,614		15,614				0
96	RELIABLE HOLDINGS LLC	353225320039	2252361.007		0.5318		0.5318				0.000
					23,167		23,167				0
97, 98	NOT USED										0
99TE	JOHN A & SHARON L FREEBURG	353225320041	842757.0		0.7900			0.0250		12/1/2026	0.7900
					34,412			1,087			34,412
100TE	ALLEN & LINDA FARMES TRUSTEES	353225320040	2238272.001		0.6700			0.0804		12/1/2026	0.6700
					29,185			3,502			29,185
101TE	PETER A & USA A WARD TRUST	343225410007		116167	0.6400			0.0389		12/1/2026	0.6400
					27,878			1,696			27,878
102TE	MICHAEL J & JEBNIFER L MCGRATH	343225410006		136440	0.6900			0.0226		12/1/2026	0.6900
					30,056			983			30,056
103-108	NOT USED										0
109PE	HOLASEK/ HAMILTON TRUSTS	343225140029		146317	9.2300			0.3243			9.2300
					402,059			14,125			402,059
110PE, 110TE-1 & 110TE-2	GB PROPERTIES	343225140022		125508	1.6988			0.0556	0.1442	12/1/2026	1.6988
					73,999			2,424	6,282		73,999
111PE, 111TE-1 & 111TE-2	GB PROPERTIES	343225140025		125508	3,1460			0.0735	0.1981	12/1/2026	3,1460
					137,041			3,202	8,631		137,041
112PE	CONNECTIONS CHURCH	343225140014		146316	7.1242			0.2163			7.1242
					310,330			9,420			310,330
113-134, 136, 138, 140-124	NOT USED										0
143	RELIABLE HOLDINGS LLC	353225320058	2264657.005		0.0415		0.0415				0.000
					1,806		1,806				0
144-153	NOT USED										0



NOTE

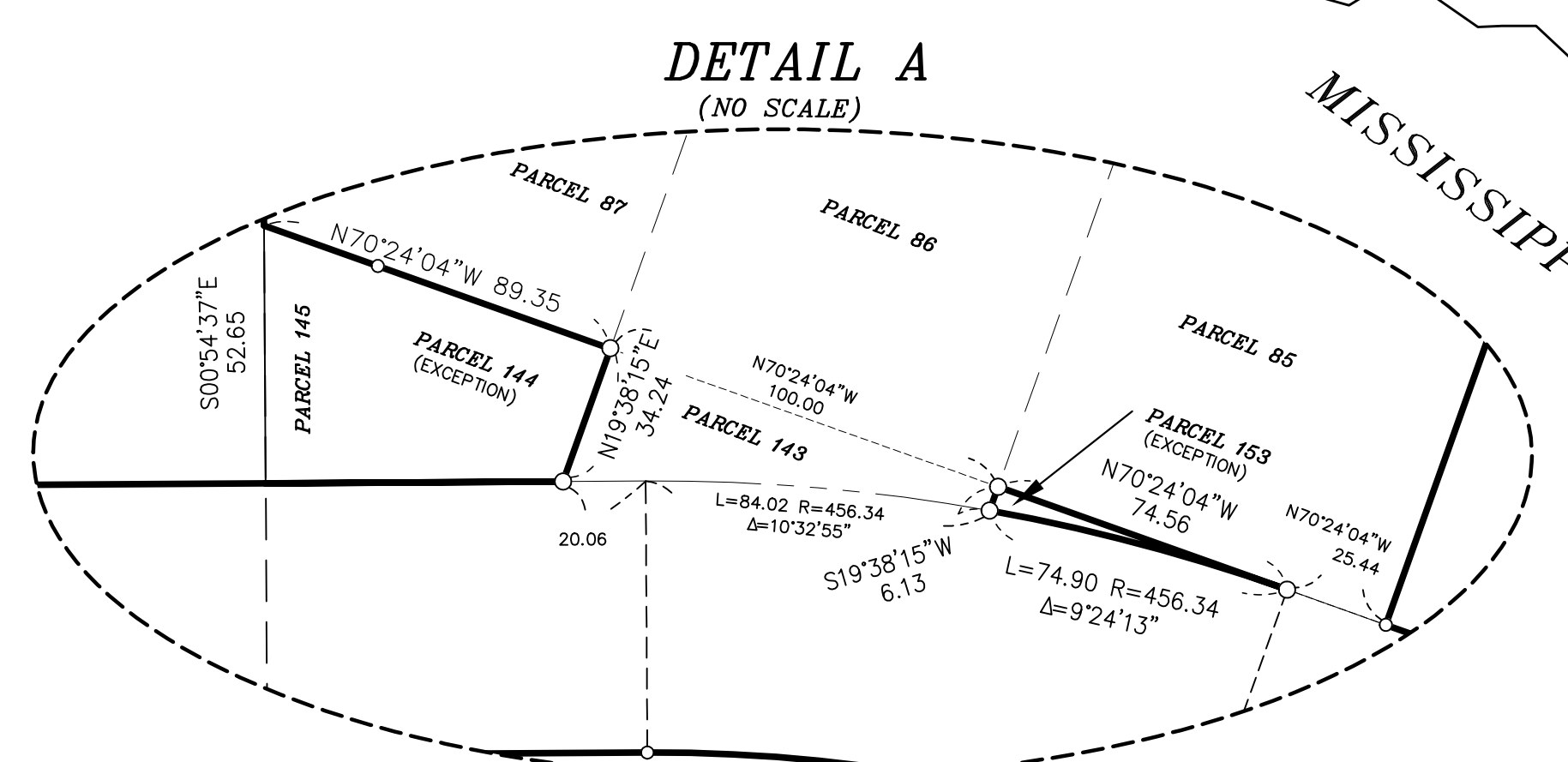
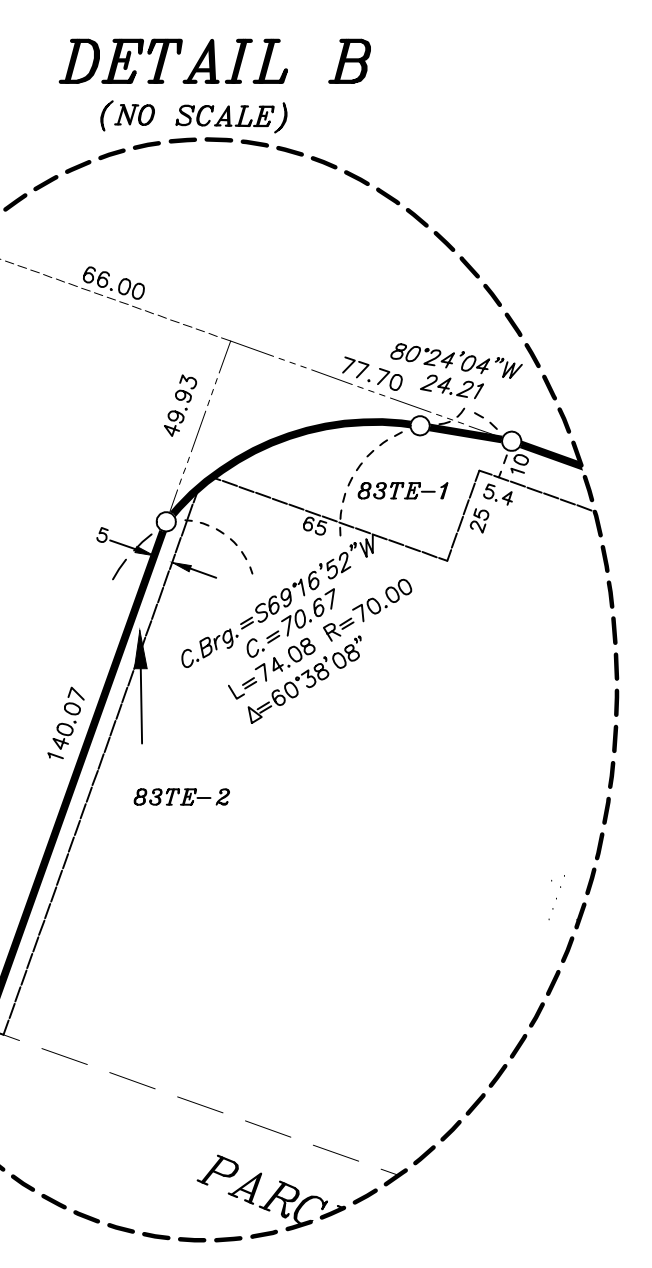
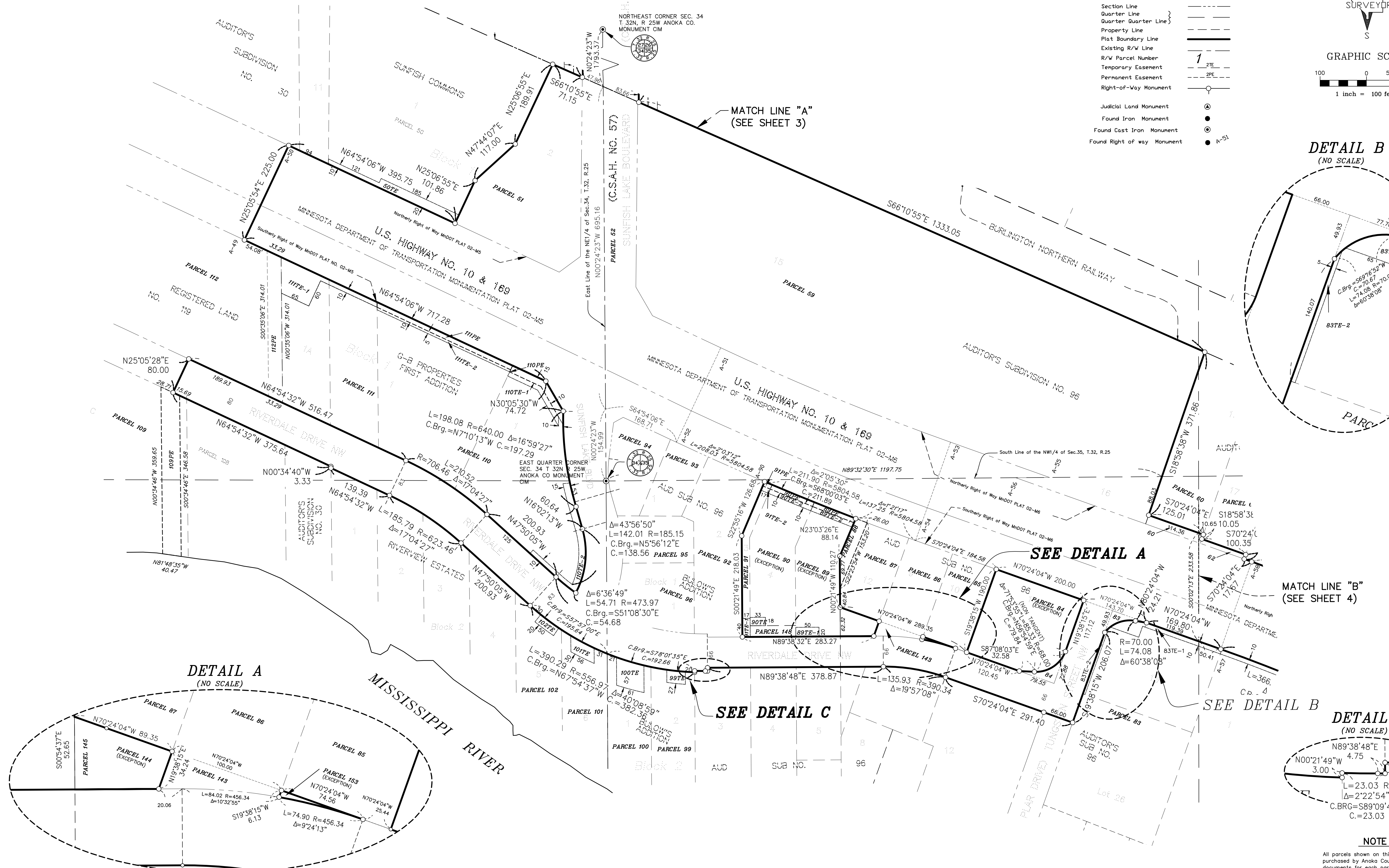
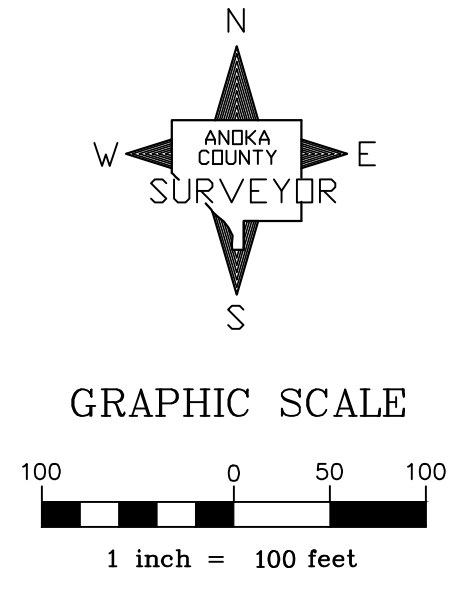
All parcels shown on this plat may not be purchased by Anoka County. Check pertinent documents for each parcel.

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

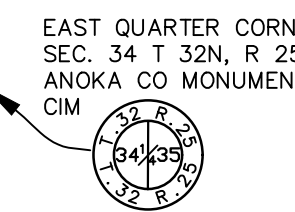
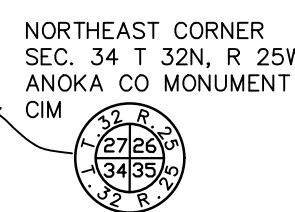
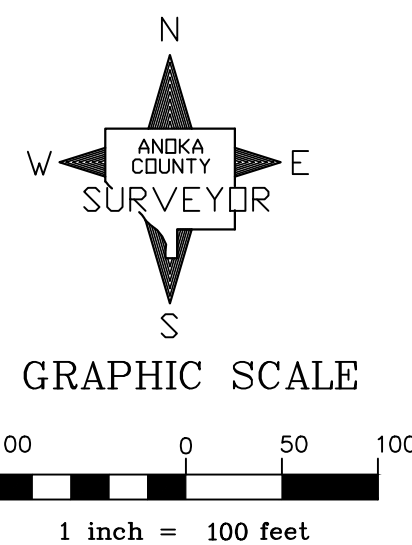
CONVENTIONAL SYMBOLS

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

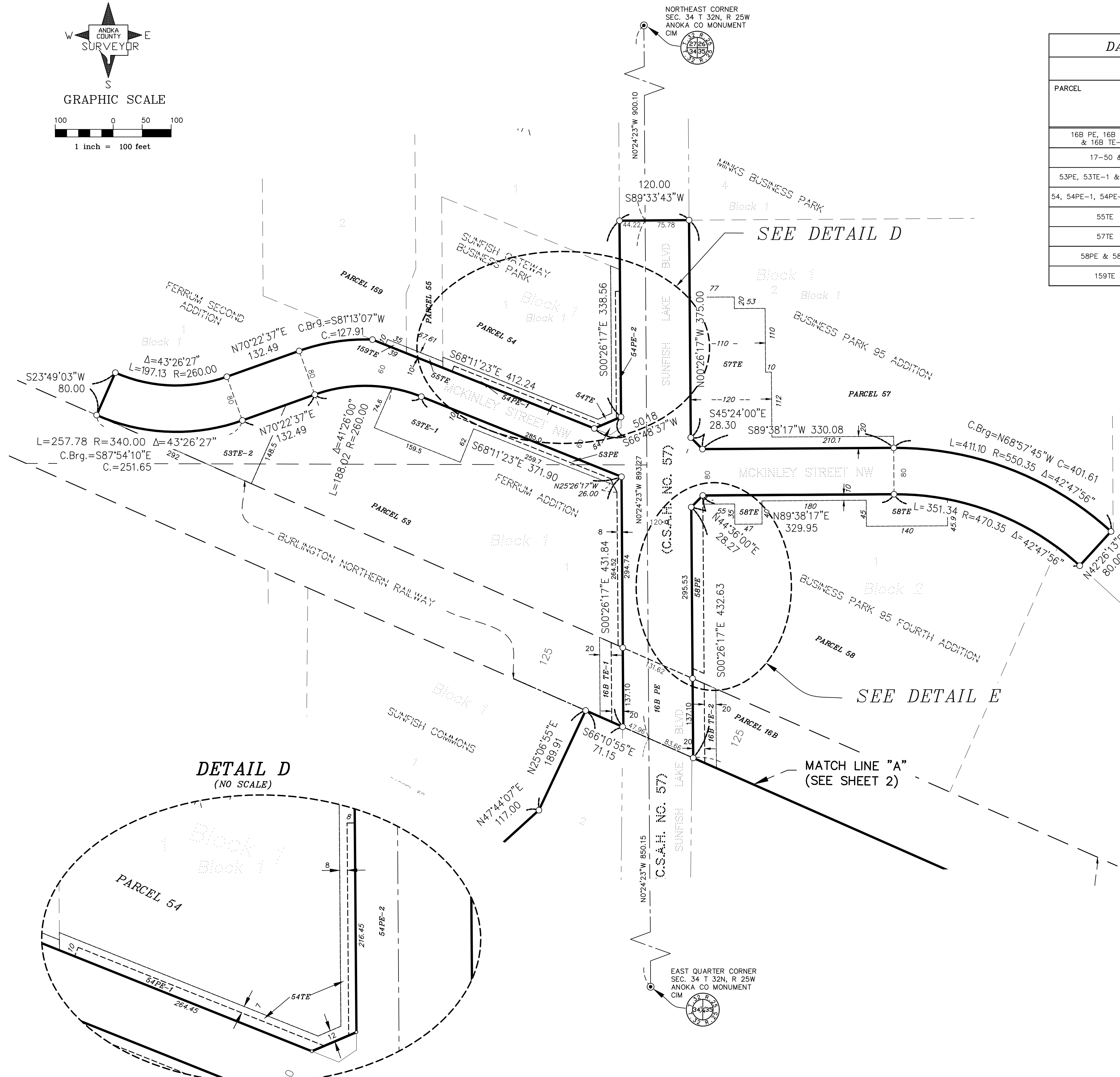


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DATA CONTAINED WITHIN THIS BOX FOR INSTRUCTIVE AND INFORMAL PURPOSES ONLY											
RIGHT-OF-WAY IN SECTION 34 & 35 TOWNSHIP 32, RANGE 25											
PARCEL	OWNER	LOCATION: BY PARCEL IDENT. NUMBER (PIN)	DEED RECORD DOCUMENT NO. OR BOOK, PAGE	TORRENS 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
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 2,918,956
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



DETAIL D
(NO SCALE)

DETAIL E
(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	1-2PE
Permanent Easement	2PE
Right-of-Way Monument	○
Judicial Land Monument	⊙
Found Iron Monument	●
Found Cast Iron Monument	⊙
Found Right of way Monument	● A-51

NOTE

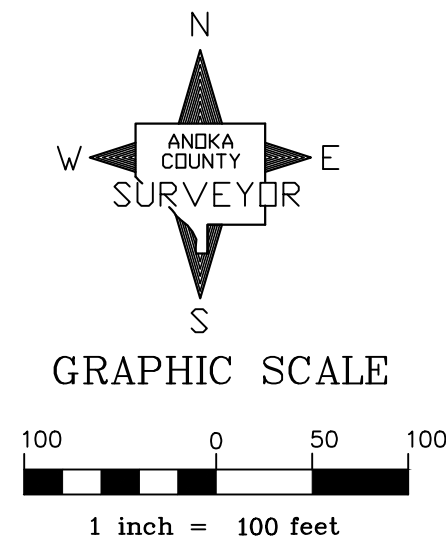
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County Highway Project No. S.P. 002-657-003

CONVENTIONAL SYMBOLS

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



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 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
60	CITY OF RAMSEY	35322530006			1.1109		0.0574				1.0535
61, 63, 64,	NOT USED				48,391		2500				45,891
62	CITY OF RAMSEY	353225310007		104500	0.3952		0.0230				0.3722
65	CITY OF RAMSEY	353225310024		106264	17,216		1,004				16,212
66 & 66TE	6111 RAMSEY PROPERTIES LLC	353225310025	2154066.001		0.6168		0.0642				0.5526
67 & 67TE	6111 RAMSEY PROPERTIES LLC	353225310026	2154066.001		26,867		2,800				24,067
68	CITY OF RAMSEY	353225310027		108612	1.0304		0.0649		0.0391	12/1/2026	0.9654
69	CITY OF RAMSEY	353225310028		108612	44,884		2,829		1,705		42,055
70 & 70TE	13120 SUNSET TRAIL LLC	353225310037		133592	1.0040		0.0643		0.0387	12/1/2026	0.9397
71 & 71TE	13120 SUNSET TRAIL LLC	353225310012		141587	43,733		2,801		1,684		40,932
72-77, 79	NOT USED				19,004		2,508				16,496
78	RIVER WALK VILLAGE HOMEOWNERS ASSOCIATION	353225310061	2273534.003		0.5075		0.0642				0.4433
80 & 80TE	HWY 10 LLC	353225310031	1971903.004		22,107		2,796				19,311
81 & 81TE	HWY 10 LLC	353225310030	1971903.004		1.2034		0.0466		0.0290	12/1/2026	1.1567
82 & 82TE	LANO LIMITED LLC	353225310029	1333164		52,419		2,031		1,262		50,388
83, 83TE-1, & 83TE-2	GLOBAL GLOVE & SAFETY MANUFACTURING	353225320061	2256818.002		2,0544		0.0894		0.0514	12/1/2026	1.9650
					89,490		3,896		2,238		85,594
					0.056		0.056				0.000
					2,422		2,422				0
					0.7625		0.0648		0.0406	12/1/2026	0.6977
					33,216		2,823		1,770		30,393
					1.6425		0.0402		0.0253	12/1/2026	1.6023
					71,548		1,753		1,103		69,795
					3,5017		0.0321		0.0834	12/1/2026	3.4695
					152,532		1,400		3,635		151,132
					2,5624		0.0241		0.0921	12/1/2026	2.5382
					111,616		1,050		4,010		110,566

