



COUNTY HIGHWAY RIGHT-OF-WAY PLAT

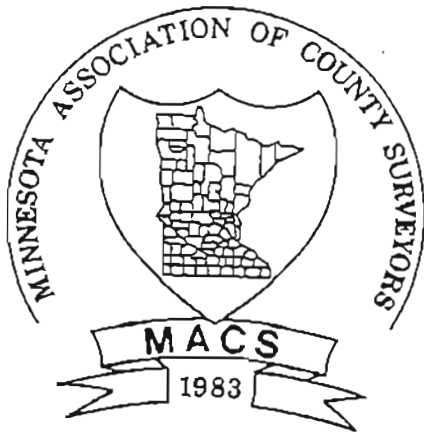
Manual of Minimum Guidelines

First Edition---March, 1994

MINNESOTA ASSOCIATION OF COUNTY SURVEYORS

MANUAL OF MINIMUM GUIDELINES FOR THE PREPARATION OF COUNTY HIGHWAY RIGHT-OF-WAY PLATS

MARCH, 1994



RECOMMENDED BY:
MINNESOTA ASSOCIATION OF COUNTY SURVEYORS
MINNESOTA SOCIETY OF PROFESSIONAL SURVEYORS

TABLE OF CONTENTS

PART I	INTRODUCTION	I-1
PART II	DOCUMENTATION	
	1. County Highway Plat Number (Highway No.)	II-1
	2. Designation of Definite Location of Highway (per plat and road construction resolution)	II-1
	3. Certification by County Highway Engineer	II-2
	4. Certification by County Board of Commissioners	II-2
	5. Certification by County Surveyor	II-2&3
	6. Recording Statement by County Recorder	II-3
	7. Parcel Ownership Block	II-3&4
PART III	GRAPHICS	
	1. Plat Size	III-1
	2. Border	III-1
	3. Orientation Of The Plat	III-1
	4. Line Weights	III-1
	5. Lettering Sizes	III-1
	6. Monuments	III-1&2
	7. Parcel Numbering	III-2
	8. Existing Right of Way	III-2&3
	9. Thoroughfare Names	III-3
	10. Tolerance	III-3
	11. Dimensions	III-4
	12. Curve Data	III-4
	13. Directional Orientation	III-5
	14. Designation and Dimension Lines	III-5
	15. Section Subdivision Data	III-5
	16. Match Lines	III-5
	17. Adjoining Highway Plat Designation	III-6
	18. Plat Scale	III-6
	19. Details	III-6
	20. Legend and Conventional Symbols	III-7
	21. Vicinity Map	III-8
	22. Sheet Numbering	III-8
	23. Final Plat	III-8
APPENDICES		
	Minnesota Statute Chapter 160.085	A-1
	Minnesota Statute Chapter 160.14	B-1
	County R/W Acquisition Map Check List	C-1
	Example Plat	Pocket Insert

PART I

INTRODUCTION

The 1969 Minnesota Legislative Session revised Minnesota Statutes, Chapter 160, to allow State and County Highway authorities to facilitate the acquisition of highway right of way by reference to a plat which designates all tracts or parcels of land affected by the acquisition. These revised Statutes, Chapter 160.085 and 160.14 Subdivision 1, improve the methods of defining highway rights of way. Prior to the revision of this law, highway rights of way were described by strip descriptions and were difficult to write and understand. Often these strip descriptions would start from a Public Land Survey System corner and run for several miles before tying into another Land Survey System corner.

Chapter 160.085 allows road authorities to prepare a plat which designates all the affected tracts or parcels in the proposed acquisition. The plat shall show the boundary lines of the rights of way acquired by its course distance, tangential or arc and direction, bearing or azimuth. Also, other rights of interests may be shown as deemed necessary by the road authorities.

The plats themselves do not operate to transfer title of the property described and designated by parcel number. Such maps or plats are for delineation purposes only. Land acquired by the road authorities may be by an instrument of conveyance, or by eminent domain proceedings, and may refer to the plats as the only description necessary for such acquisition.

Chapter 160.14 provides for the marking of the boundary lines of highways by use of a Monumentation Plat. Also, the procedure for the service of notice and reservation of rights of abutting land owners is described.

These plats need not conform to the provisions of Minnesota Statutes Chapter 505.

PART II

DOCUMENTATION

1. COUNTY HIGHWAY PLAT NUMBER

A. Plat numbering shall be consecutive and conform to one of the following systems:

1. Each sheet being a separate plat.
2. Each project being a single plat consisting of several sheets.

B. The County Highway Number shall be shown on the plat in smaller letters than the plat number, being placed in the lower right hand corner of the plat and/or underneath the plat number.

2. DESIGNATION OF DEFINITE LOCATION OF HIGHWAY

A. The designation of the highway location shall use one of the two following forms:

1. THE BOARD OF COUNTY COMMISSIONERS FOR _____ COUNTY, MINNESOTA, PURSUANT TO COUNTY BOARD RESOLUTION NUMBER _____, DATED _____, IS HEREBY DESIGNATING THE DEFINITE LOCATION OF COUNTY HIGHWAY NO. _____ LYING BETWEEN (give location).

THAT PORTION OF SAID HIGHWAY IS LOCATED IN SECTION(S) _____, TOWNSHIP _____ NORTH, RANGE _____ WEST, _____ COUNTY, MINNESOTA.

2. THE _____ COUNTY BOARD OF COMMISSIONERS IS HEREBY DESIGNATING THE DEFINITE LOCATION OF COUNTY HIGHWAY NO. _____ BETWEEN (give location). THE PORTION OF SAID HIGHWAY AS SHOWN ON THIS PLAT PREPARED JOINTLY BY THE COUNTY HIGHWAY DEPARTMENT AND THE COUNTY SURVEYOR OF _____ COUNTY, IS HEREBY CERTIFIED AS THE OFFICIAL PLAT PURSUANT TO COUNTY BOARD RESOLUTION NO. _____ DATED _____ AND MINNESOTA STATUTES CHAPTER 160.085 AND CHAPTER 160.14, SUBDIVISION 1.

3. CERTIFICATION BY THE COUNTY HIGHWAY ENGINEER

A. The County Highway Engineer may certify to the designation of the location of the highway as shown in the above designation statements. An example certification follows:

I hereby certify that the highway location and right of way is correctly designated on this plat.

_____ Minnesota License No. _____
County Engineer
Dated _____, 19__

4. CERTIFICATION BY THE COUNTY BOARD OF COMMISSIONERS

A. The County Board may sign a statement of approval and acceptance of the designation of the highway location. The Chairperson of the Board shall sign each PLAT if the Board has not previously designated the location by Board Resolution.

If the County Board has passed a resolution at a regular Board meeting, then the statement designating the highway location need not be signed by the Board Chairperson but the resolution number must be a part of the location designation.

5. CERTIFICATION BY THE COUNTY SURVEYOR OR REGISTERED LAND SURVEYOR

The recommended certification form to be signed by the County Surveyor or Registered Land Surveyor designated by the County Board to prepare each County Highway Right-Of-Way Plat shall be as follows:

A. Monumented Right-Of-Way Plats

I hereby certify that this plat was prepared by me or under my direct supervision and that I am a duly Registered 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.

_____ Dated: _____, 19__
County Surveyor

Minnesota License No. _____

B. Non-Monumented Right-Of-Way Plats

I hereby certify that this plat was prepared by me or under my direct supervision and is a correct representation of said survey; that all distances are horizontal ground distances in feet; that the difference between bearings (azimuths) represent plane angles in degrees, minutes and seconds; that the monuments to delineate this survey have been placed in the ground as shown on the plat; and the right of way boundary lines are correctly designated on this plat.

Registered Land Surveyor License No.
Dated: _____, 19__

6. RECORDING STATEMENT BY COUNTY RECORDER OR REGISTRAR OF TITLES

The following forms may be used by the County Recorder or County Registrar of Titles, a if stamp is not used.

A. DOCUMENT NO. _____ FILE NO. _____

I hereby certify that this instrument was filed in the Office of the County Recorder for record on this _____ day of _____, 19__ at _____ o'clock __.M. and was duly recorded in the _____ County records.

_____ by _____
County Recorder Deputy

B. DOCUMENT NO. _____ BOOK _____ OF _____ PAGE _____

I hereby certify that this instrument was filed in the Office of the Registrar of Titles for record on this _____ day of _____, 19__ at _____ o'clock __M. and was duly recorded in the _____ County records.

_____ by _____
Registrar of Titles Deputy

7. PARCEL OWNERSHIP BLOCK

A. The parcel ownership block shall contain the following minimum information:

1. Parcel identification number.
2. Owners name.
3. General description of the total parcel.
4. Amount of new right of way being acquired.
5. Type of interest acquired in the property.
6. Abstract or Torrens property identification.

B. The parcel block may also contain the following information:

1. Temporary easement area and expiration date of the easement right, if used on the plat.
2. Drainage and/or utility easements.
3. Area of any existing right of way within the boundary of the plat.
4. Sidewalk and trailway easements.

PART III

GRAPHICS

1. PLAT SIZE

A. The County Highway Right-Of-Way Plat shall be on mylar based material of a size specified by the county.

2. BORDER

A. The plat sheet shall have a border specified by the county. The border may be adjusted slightly to provide the space necessary to draw the plat.

3. ORIENTATION OF THE PLAT

A. The plat should be oriented to North directly toward the top of the sheet or to the left. If County Highway stationing is shown on the plat, it may be necessary to orient North to the right.

B. All dimensions, designations, bearings, azimuths, etc. should read from the bottom or from the right side of sheet.

4. LINE WEIGHTS

A. The line weights on the plat shall match the line weights as specified in the Conventional Symbols.

B. Lines shall be of descending weights according to importance with the smallest being 0.30mm or #00.

5. LETTER SIZES

A. The minimum size shall be 2mm (0.08 inch) in height or 2.5 mm (0.10 inch) in height if space permits.

6. MONUMENTS

A. The right-of-way monuments to be set are specified by the individual government agency. The symbol to be shown on the plat for the monuments set will be the same as shown in the Conventional Symbols.

B. Public Land Survey (PLS) corner monument symbols should be shown along with the description of the type of monument marking the corner. The PLS corner monument shall be shown on the section line and the government corner symbol should be offset with a connecting line.

- C. Each right of way corner may be designated with a "B" identification number on the plat to facilitate tabulations if needed. The same "B" number shall be used for the same corner shown on consecutive sheets or plats.

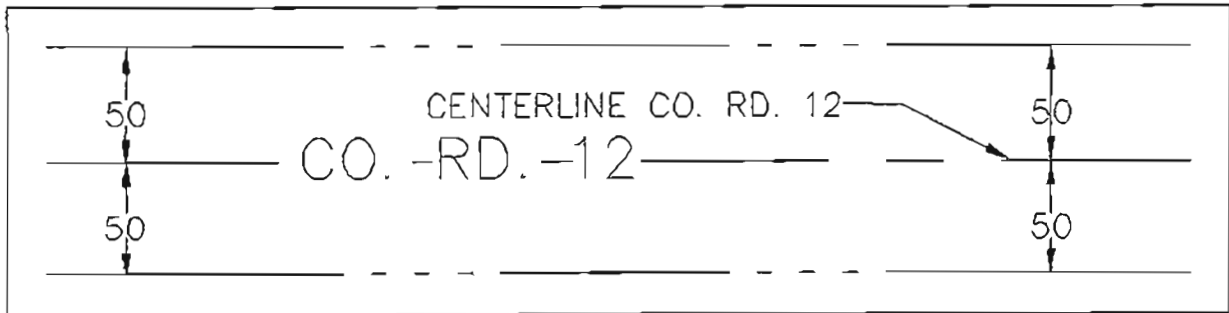
7. PARCEL NUMBERING

- A. Each parcel shall have at least one larger "PARCEL NUMBER " label within the boundaries of that parcel. If there is not room within the boundaries, the label may be arrowed from the outside. If the parcel is too large or extends into more than one quarter-quarter, additional labels should be used.
- B. If the plat contains more than one sheet, parcel numbers should be consecutive throughout the plat.

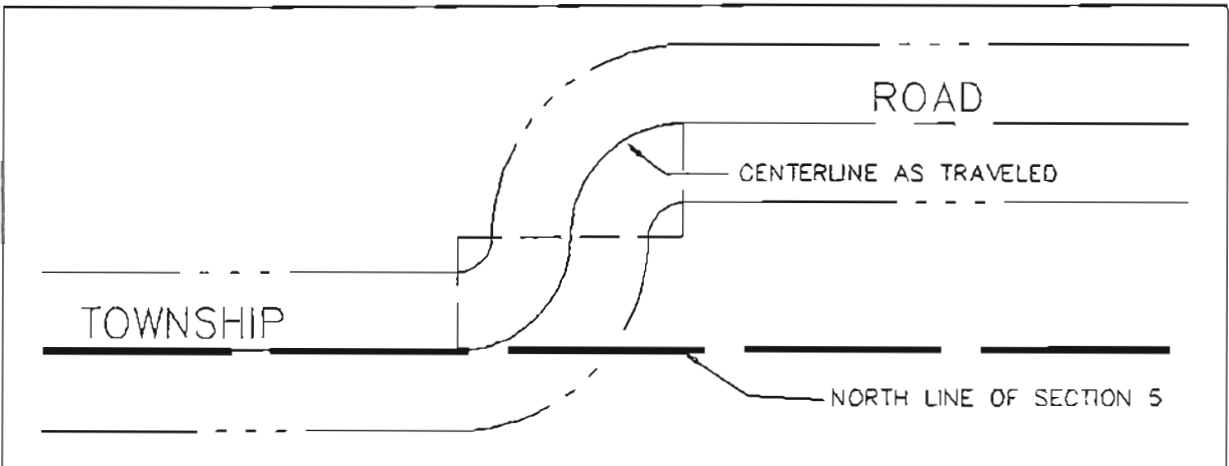
8. EXISTING RIGHT OF WAY

- A. Any existing right of way shall be identified on the plat and drafted according to the Conventional Symbols.
- B. The name of any public thoroughfare adjoining the plat shall be shown in stippled letters. Stippled letters indicate that the thoroughfare is not within the boundary of the plat. The width of these adjoining thoroughfares will be shown in solid arabic numerals.
- C. If such an adjoining thoroughfare is intersected by another thoroughfare, also being outside the plat boundary, the name of this intersecting thoroughfare will also be stippled on the plat.
- D. Adjoining railroads will be treated in the same manner as thoroughfares.
- E. On existing roadways the documented right-of-way width will be shown as follows:

a. Right of Way by center line description.



b. Right of Way by prescription.



9. THOROUGHFARE NAMES

- A. All thoroughfares shall be named on the Plat.
- B. Double designation of thoroughfares will have the County or local road number first and name second in parenthesis.

Example: Dodge County Road No. 67 (Osgood Avenue)

10. TOLERANCE

- A. The mathematical closure of the plat bearings or azimuths and distances around the boundary, shall have a maximum 5mm (0.02 foot) error ellipse. If the right-of-way plat uses the consecutive sheet numbering system, the closure shall be per sheet.

11. DIMENSIONS

- A. Distances shall be shown between all angle points within a plat.
- B. All distances shall be shown to the nearest millimeter or hundredth of a foot.
- C. All directions shall be shown to the nearest second of arc.
- D. Overall parcel dimensions need not be shown.
- E. Street or easement widths need not be shown to the millimeter (or hundredth of a foot) if they are exact/extrinsic values, ie. 66 or 33, etc. and should be defined in the legend of the plat.
- F. Do not use foot or inch mark symbols.
- G. Ditto marks shall not be used on the plat for any purpose.

12. CURVE DATA

- A. All curved lines on the plat shall show central angle, radius, and arc length.
- B. When the center line of a curvilinear right of way is shown, the central angle, radius and arc length must be shown.
- C. Segments of center line curves shall show arc length and central angle only and to the same technical precision as PART III GRAPHICS "11 B" and "11 C".
- D. Right-of-way radius need not be shown when the right of way is concentric with the center line. However, the right-of-way widths must then be shown.
- E. Non-tangential curves must be labeled "not tangent" at the point of intersection. The chord direction and length must be shown.
 - 1. C. AZ. for chord azimuth
 - 2. C. BRG. for chord bearing
 - 3. C. for chord length
- F. Placing of radial lines at the beginning and end of curves are encouraged to indicate direction of curve.

13. DIRECTIONAL ORIENTATION

- A. A plat note shall state the basis of the directional orientation of the plat.

Examples of correct form:

1. Orientation of this bearing/azimuth system is based on the Washington County Coordinate System.
2. Orientation of this bearing/azimuth system is Grid North, Minnesota State Plane Coordinate System _____ Zone.
3. Orientation of this bearing/azimuth system is based on the west line of the NW 1/4-SW 1/4 of Sec. __ which is assigned a bearing of North.

Orientation to the Minnesota State Plane Coordinate System or County Coordinate System is preferred and the year of the adjustment must be shown.

14. DESIGNATION AND DIMENSION LINES

- A. Designation lines shall be solid fine lines and shall be arrowed.
- B. Dimension lines shall be dashed or dotted lines and need not be arrowed.

15. SECTION SUBDIVISION DATA

- A. All sixteenth and government lot lines defining affected tracts shall be shown on the plat.
- B. Ties shall be made into all section and quarter section lines which affect the boundaries of the plat.
- C. Quarter-quarter section or government lot designation shall be identified.

16. MATCH LINES

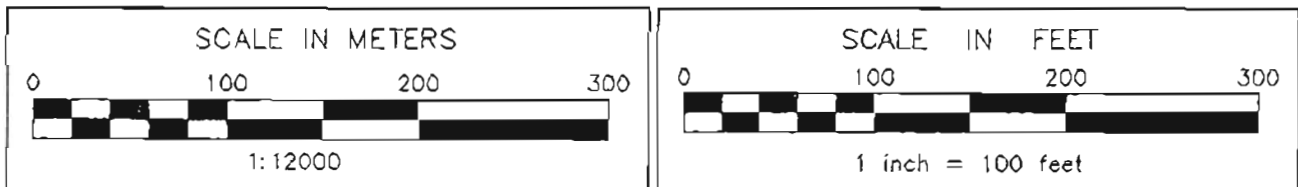
- A. If match lines are necessary, they shall follow obvious divisions within the plat that are easily recognized. Technical data must be shown in a manner that eliminates confusion.
- B. On plats with more than one match line, the match lines shall be labeled "Match Line A", "Match Line B", etc. Match lines should be used as a last resort. Changing the scale of the plat or using more than one plat would be preferable.

17. ADJOINING HIGHWAY PLAT DESIGNATION

- A. All adjoining highway right-of-way plats shall be designated by plat name where the two plats adjoin by a statement such as, "adjoins RICE COUNTY HIGHWAY R/W PLAT NO. 3".
- B. Any differences between a distance indicated on an adjoining plat and the measured value shall be shown on the plat.
- C. Replats of a recorded highway right-of-way plat shall be done by a new plat or amended plat.

18. PLAT SCALE

- A. It is recommended that the scale should not be less than 1:12000 (1cm=120 meters) or 1:2400 (1 inch=200 feet).
- B. A bar scale must be shown on the plat.
- C. The scale on the plat shall spell out SCALE IN METERS or SCALE IN FEET.



19. DETAILS

- A. Details of small congested areas may be needed. If more than one detail is necessary, identify each with a letter.
- B. Details shall be drawn to scale if possible and the scale shall be shown on the detail. If gross exaggeration is necessary, note that the detail is not drawn to scale.





20. LEGEND AND CONVENTIONAL SYMBOLS

A. The plat shall include a legend defining any lines and/or conventional symbols, such as:

1. North arrow
2. Temporary easement
3. Denotes monument set (define)
4. Restricted access
5. Bench mark

Note: Standard symbols; Δ = central angle, R = radius and L = length of curve shall be shown in the legend. It is recommended that only those symbols used need to be shown in Conventional Symbols.

LEGEND

	Parcel number pointing to individual parcel limits.
	Right of way boundary corner with label. Following construction, those boundary corners noted will be monumented with a 7/8 inch diameter iron reinforcing rod with an aluminum cap inscribed WASH. CO. SURVEYOR RIGHT OF WAY MON. and stamped with boundary corner number and R.L.S. 12279.
	Washington County cast Iron monument.
	Denotes 3/4 inch by 18 inch iron pipe with brass cap
L=235.94	Indicates Arc Distance
R=570.87	Indicates Radius Length
Δ =23'40'48"	Indicates Central Angle
C.BRG.=N 74'17'33"W	Indicates Chord Bearing

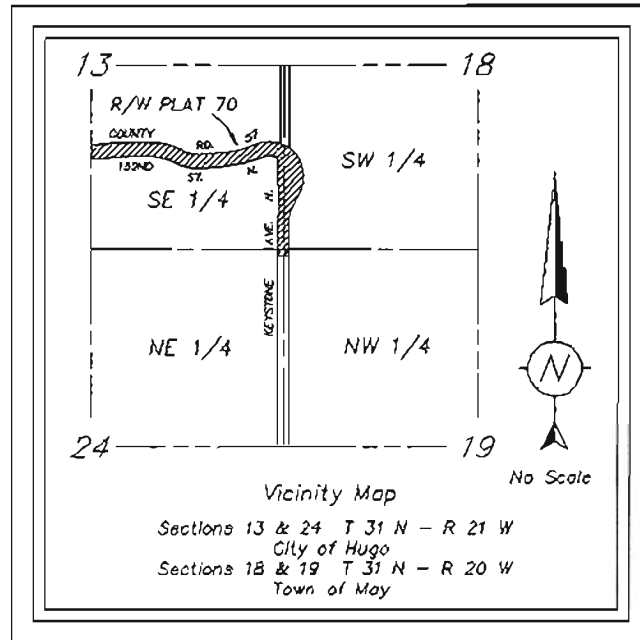
CONVENTIONAL SYMBOLS

Section Line	_____	Building Removal Easement	_____ B. R. E.
Quarter Line	_____	R/W Parcel Number	_____ 3
Sixteenth Line	_____	Access Control	_____ o _____ o
Property Line	_____	Access Opening	_____ open _____ o
R/W Boundary	_____ R/W	Cast Iron Monument or 2'x2' D.O.T. Iron Pipe with	_____
Existing D.O.T. R/W Line	_____	Aluminum Cap	_____ o
And Other Road R/W's	_____	3/4' D.O.T. Iron Pin	_____ o
Railroad R/W	_____	Other Iron Monument	_____ o
Private Easement	_____	Concrete or Stone Monument	_____ o
Temporary Easement	_____ T. E.	R/W Boundary Corner	_____ o

DISTANCES SHOWN TO FEET (66, 80 ETC.) ARE EXTRINSIC VALUES.

21. VICINITY MAP

- A. The plat shall include a vicinity map showing the general location of the right-of-way being platted. The map should show only enough information to locate the plat within a quarter section. The plat number or sheet number shall be designated on the Vicinity Map.



22. SHEET NUMBERING

- A. Plats consisting of more than one sheet shall have the sheet number and the total number of sheets in the lower right corner of the plat.

Example: Sheet 1 of 3 sheets, Sheet 2 of 3 sheets
Sheet 3 of 3 sheets

23. FINAL PLAT

- A. The final plat ready for recording should be a mylar based photo reproduction.
- B. A light reproduced ammonia processed plat is not acceptable.
- C. Other types of final plat bases may be required by the County Recorder in each County.

APPENDICES

PROPOSED ACQUISITIONS BY STATE AND COUNTY ROAD AUTHORITIES; FILING FOR RECORD.

Subd 1. In order to facilitate the acquisition of right of way required for highways, state and county road authorities may file for record in the office of the county recorder or registrar of titles in the county in which right-of-way is to be acquired, such orders or resolutions, as required by law, in the form of maps or plats showing right-of-way by course distance, bearing and arc length, and other rights or interests in land to be acquired as the road authority determines necessary. Said map or plat shall show by outline all tracts or parcels of land affected by the proposed acquisition. The map or plat shall be certified by the commissioner of transportation or the commissioner's designated assistant and any registered land surveyor in the employ of the state as to trunk highways. The map or plat shall be certified as to county state-aid highways and county highways by the chairman of the county board or the county engineer or the engineer's designated assistant, and by a registered land surveyor in the employ of the county. The map or plat so certified is entitled to record without compliance with the provisions of chapter 505. Any amendments, alterations, rescissions or vacations of such orders, resolutions, maps or plats so filed shall be entitled to record in like manner. The recorder or registrar may make suitable notations on the appropriate map or plat affected by an amendment, alteration, rescission or vacation to direct the attention of anyone examining the record to the proper map or plat.

Subd. 1a. If an error on a map or plat incorrectly defines the intended acquisition, but does not affect any rights of interest to be acquired, a certificate may be prepared stating what the defect is, what the correct information is, and which map or plat the certificate affects. The certificate shall be signed by a registered land surveyor in the employ of the state or county. The certificate shall be filed for record in the office of the county recorder or registrar of titles in the county where the map or plat is filed. When so filed the certificate shall amend the map or plat. The recorder or registrar may make suitable notations on the map or plat to which the certificate refers to direct the attention of anyone examining the map or plat to the record of the certificate.

Subd. 2. Maps or plats filed for record under this section shall not operate of themselves to transfer of title to the property described and designated by appropriate parcel number but such map or plats shall be for delineation purposes.

Subd. 3. Land acquisition by the road authority for highway purposes by instrument of conveyance or by eminent domain proceedings, may refer to said map or plat and parcel number, together with delineation of the parcel as the only manner of description necessary for the acquisition.

History: 1969 c 209 s 1; 1976 c 166 s7; 1976 c 181 s2; 1980 c 538 s1,2; 1986 c 444

MINNESOTA STATUTES CHAPTER 160.14

MARKING BOUNDARIES OF HIGHWAYS

Subd 1. Placing marking devices. Road authorities may place and shall thereafter preserve and maintain monuments or other marking devices in such manner as to clearly indicate the boundary lines of highways. The commissioner is authorized to engage the services of registered land surveyors to perform land survey work as required for location or re-establishment of section corners, establishment of the boundary of highway right-of-way together with boundary monumentation. If the commissioner employs and engages a registered land surveyor for such work the land surveyor shall be in responsible charge of the work performed by the surveyor's employees in connection with the assignment. The location of the boundary markings may be described by course distance and bearing or delineated in the same manner on a plat or map showing location of said marking devices and filed with the county recorder or registrar of titles in the county where the highways are located.

Subd. 2. Service of notice upon abutting land owners. The road authority shall serve written notice of such markings upon abutting land owners within 30 days after the placement of the marking devices. Unless written objections are served and filed within one year thereafter, as hereinafter provided, the boundary lines of the highways as marked shall be final and conclusive.

Subd. 3. Reservation of rights of abutting owners. Within one year after the notice, any abutting owner may serve upon the road authority signed written objections to the highway boundaries as marked, specifying wherein the owner believes the boundaries as marked to be in error. A copy thereof executed in accordance with section 507.24 shall be filed with the county recorder in the county where the highway is located. The service and filing of the objections shall preserve the rights of the abutting owner in and to the land in controversy until the boundaries of the highway are judicially determined or until agreed to by the abutting owner and the road authority.

Subd. 4. Judicial determination. Within 12 months after the service and filing of the objections, the road authority or the abutting owner shall serve and file a note of issue with the court administrator of the district court in the county in which the land is located. The court shall determine the correctness of the placing of the monuments or marking devices. Except as herein otherwise provided the procedure shall be governed by the rules governing civil actions. When the matters shall have been finally determined, the location of such monuments or markers shall be in accordance with the court decree and the determination of the location shall be final. A copy of the court decree shall be filed by the road authority with the county recorder.

History: 1959 c 500 art 1 s 14; 1969 c 208 s 1; 1976 c 181 s 2; 1986, 1st Sp., c 3, art. 1 s 82

COUNTY R/W ACQUISITION PLAT CHECK LIST

NUMBER OF R/W PLAT _____
CHECKED BY _____
DATE _____ DOUBLE CHECKED BY _____ DATE _____

TITLE DATA

1. Current abstract from Abstract Company/Title Insurance
2. Necessary copies of record, other pertinent title document(s) received
3. Copies of current Certificate of Title, record easement, pertinent title received
4. Base maps for keeping track of above information (deed doc., easement doc., etc.)

DESIGNATION AND CERTIFICATES

A. DESIGNATION

1. Plat name, check for duplication with record maps
2. Description compares with pictorial
3. Check County Highway number and local name

B. CERTIFICATES AND ORDER OF SIGNATURES

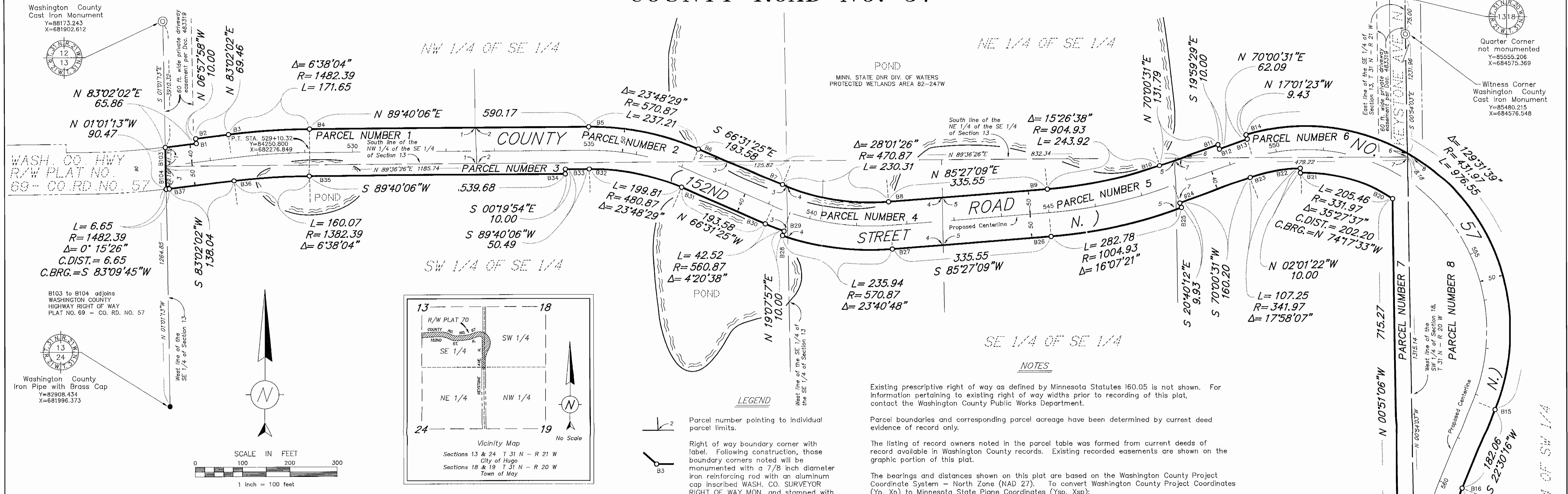
1. County Board
2. County Engineer
3. County Surveyor
4. County Recorder/Registrar of Titles

GRAPHICS

1. Basis for bearings
2. Monuments - found, set and designated
3. North arrow
4. Vicinity map
5. Scale
6. Legend/Conventional Symbols
7. Closure of boundary
8. Angles and/or bearings/azimuths
9. Curve data
10. Overall dimensions
11. Parcel dimensions
12. Parcel numbers and designation
13. Street names or numbers (Federal, State, County, Local)
14. Highway alignment (survey line or center line)
15. Street(s) width
16. Compare with adjacent and underlying plats
17. Compare with adjacent unplatted areas
18. Compare with resurvey
19. Monuments set at all boundary corners and/or all points that would witness those boundary corners with "B" numbers
20. Ties to subdivision lines and corners
21. Designation of outside boundaries
22. Easements compare with documentation
23. Name of plat same as designation
24. Area of all parcels
25. Field inspection for monumentation

WASHINGTON COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 70

COUNTY ROAD NO. 57



RIGHT OF WAY IN SECTION 13 T 31 N - R 21 W							
PARCEL ID. NO.	RECORD OWNER	LOCATION	TOTAL HIGHWAY R/W (ACRES)	CERTIFICATE OF TITLE NUMBER	RECORDED DOCUMENT NUMBER OR BOOK/PAGE	PROPERTY I.D. NUMBER	GEO CODE NUMBER
1	JERRY A. AND NANCY A. BERKE	NW1/4-SE1/4	1.07		388977	93013-2070	13-031-21-42-0001
2	RICHARD E. AND DARLENE J. BRANDT	NW1/4-SE1/4	0.75		383698	93013-2060	13-031-21-42-0002
3	LAWRENCE HOLLIHAN	SW1/4-SE1/4	1.13		362255	93013-2100	13-031-21-43-0001
4	ROCKY H. AND CRISTINE E. PASCH F/0 DAVID R. THOMAS C/P	SE1/4-SE1/4	0.76		557187 563172	93013-2020 93013-2020	13-031-21-44-0003 13-031-21-44-0003
5	JOHN T. AND SANDRA J. HIGGS	SE1/4-SE1/4	1.15		574083	93013-2000	13-031-21-44-0001
6	DANIEL L. J. AND MARY A. J. HAMEL	NE1/4-SE1/4	0.47		616298 616299 616300	93013-2050	13-031-21-41-0001
7	LAWRENCE J. AND KATHLEEN ANN ANKENBAUER	SE1/4-SE1/4	1.25		617261	93013-2010	13-031-21-44-0002
9	KARL ALAN REIMER	SE1/4-SE1/4	0.51		555558	93013-2030	13-031-21-44-0004
RIGHT OF WAY IN SECTION 24 T 31 N - R 21 W							
10	LARRY W. AND EDDA M. EHRET	NE1/4-NE1/4	0.07		491786	93024-2100	24-031-21-11-0001
RIGHT OF WAY IN SECTION 18 T 31 N - R 20 W							
8	KELLEY LAND AND CATTLE COMPANY	SW1/4	3.40		310/182	89018-3450	18-031-20-33-0001
RIGHT OF WAY IN SECTION 19 T 31 N - R 20 W							
11	KELLEY LAND AND CATTLE COMPANY	NW1/4-NW1/4	0.07		310/182	89019-4950	19-031-20-22-0001

LEGEND

- Parcel number pointing to individual parcel limits.
- Right of way boundary corner with label. Following construction, those boundary corners noted will be monumented with a 7/8 inch diameter iron reinforcing rod with an aluminum cap inscribed WASH. CO. SURVEYOR RIGHT OF WAY MON. and stamped with boundary corner number and R.L.S. 12279.
- Washington County Cast Iron Monument.
- Denotes 3/4 inch by 18 inch iron pipe with brass cap
- L=235.94 Indicates Arc Distance
- R=570.87 Indicates Radius Length
- Δ=23°40'48" Indicates Central Angle
- C.BRG=N 74°17'33"W Indicates Chord Bearing

NOTES

Existing prescriptive right of way as defined by Minnesota Statutes 160.05 is not shown. For information pertaining to existing right of way widths prior to recording of this plat, contact the Washington County Public Works Department.

Parcel boundaries and corresponding parcel acreage have been determined by current deed evidence of record only.

The listing of record owners noted in the parcel table was formed from current deeds of record available in Washington County records. Existing recorded easements are shown on the graphic portion of this plat.

The bearings and distances shown on this plat are based on the Washington County Project Coordinate System - North Zone (NAD 27). To convert Washington County Project Coordinates (Yp, Xp) to Minnesota State Plane Coordinates (Ysp, Xsp):
 $(Yp + 709,000) \times 0.9999490 = Ysp$
 $(Xp + 1,600,000) \times 0.9999490 = Xsp$

Values shown to the nearest foot are right angle road width to the nearest hundredth of a foot. e.g. 60 is equal to 60.00.

All right angle road widths shown on this right of way plat are to the proposed construction centerline.

For details concerning this right of way plat, contact the Washington County Surveyor's Office.

THE BOARD OF COUNTY COMMISSIONERS FOR WASHINGTON COUNTY, MINNESOTA, PURSUANT TO BOARD RESOLUTION NUMBER 90-43, DATED MARCH 27, 1990, IS HEREBY DESIGNATING THE DEFINITE LOCATION OF THE RIGHT OF WAY OF COUNTY ROAD NUMBER 57 FROM JEFFREY AVENUE NORTH TO KEYSTONE AVENUE NORTH IN THE CITY OF HUGO AND THE TOWNSHIP OF MAY. THAT PORTION OF SAID HIGHWAY IS LOCATED IN SECTIONS 13 AND 24, TOWNSHIP 31 NORTH, RANGE 21 WEST AND SECTIONS 18 AND 19, TOWNSHIP 31 NORTH, RANGE 20 WEST, WASHINGTON COUNTY, MINNESOTA.

That portion of said County Road No. 57 located in Sections 13 and 24, Township 31 North, Range 21 West and Sections 18 and 19, Township 31 North, Range 20 West as shown on this plat effected by the County of Washington, Department of Public Works is hereby certified to be the official plat of that portion of said County Road within said sections pursuant to Minnesota Statutes Chapter 160.085 and Chapter 160.14, Subdivision 1.

Donald C. Wisniewski, Washington County Highway Engineer
 Minnesota Registration No. 10194

Date _____

I hereby certify that this plat was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota; that this plat meets the requirements of Minnesota Statutes Chapter 160.085 and Chapter 160.14, Subdivision 1; that all parcels of land affected by the acquisition are correct as shown on this plat; that the monuments indicating the boundary lines will be correctly placed in the ground as shown after completion of construction; that all measurements are correctly shown on this plat; and that the right of way boundary lines are correctly designated on this plat.

Lawrence S. Nybeck, Washington County Surveyor
 Minnesota License No. 12279

Date _____ Assistant County Surveyor

I hereby certify that this instrument was filed in the office of the County Recorder for record on this _____ day of _____, 19____, at _____ o'clock _____ M., and was duly recorded in Washington County Records, as Document Number _____

John A. Franzen, Washington County Recorder Deputy

Washington County Surveyor's Office

Washington County Government Center
 14900 61st Street North - P.O. Box 6
 55082-0006
 612-779-5450