

DAKOTA COUNTY RIGHT OF WAY MAP NO. 509

C.S.A.H. No. 91 (Nicolai Ave.) from U.S. Highway No. 61 (240th St. E.) to Miesville Trail

KNOW ALL PERSONS BY THESE PRESENTS: That the County of Dakota, a body politic and corporate under the laws of the State of Minnesota, pursuant to Minnesota Statutes Chapters 160.085, 160.14, and 505.1792, as amended, has caused the right of way of County State Aid Highway No. 91 (Nicolai Avenue) to be mapped as it transgresses over and across the following described lands situated in the County of Dakota, State of Minnesota, to wit:

That part of said right of way included in the record plat of:

REGISTERED LAND SURVEY NO. 64

That part of said right of way included in the following described tracts of land:

In Section 13, Township 113 North, Range 17 West:
 Southwest Quarter of the Southwest Quarter
 Northwest Quarter of the Southwest Quarter
 Southwest Quarter of the Northwest Quarter
 Northwest Quarter of the Northwest Quarter

In Section 14, Township 113, North, Range 17 West:
 Southeast Quarter of the Southeast Quarter
 Northeast Quarter of the Southeast Quarter
 Southeast Quarter of the Northeast Quarter
 Northeast Quarter of the Northeast Quarter

In Section 23, Township 113 North, Range 17 West:
 Southeast Quarter of the Southeast Quarter
 Northeast Quarter of the Southeast Quarter
 Southeast Quarter of the Northeast Quarter
 Northeast Quarter of the Northeast Quarter

In Section 24, Township 113 North, Range 17 West:
 Southwest Quarter of the Southwest Quarter
 Northwest Quarter of the Southwest Quarter
 Southwest Quarter of the Northwest Quarter
 Northwest Quarter of the Northwest Quarter

COUNTY SURVEYOR, COUNTY OF DAKOTA, STATE OF MINNESOTA

I hereby certify that this map is a true and correct representation of the boundaries of County State Aid Highway No. 91 (Nicolai Avenue); that all the distances are correctly shown in feet and hundredths of a foot.

Dated this _____ day of _____, 2025.

 Todd B. Tollefson
 Dakota County Surveyor
 Minnesota License No. 42305

COUNTY BOARD, COUNTY OF DAKOTA, STATE OF MINNESOTA

The Board of County Commissioners for Dakota County, Minnesota, pursuant to County Board Resolution No. 85-621, dated November 5, 1985, is hereby designating the right of way of the County State Aid Highway No. 91 (Nicolai Avenue) as indicated on DAKOTA COUNTY RIGHT OF WAY MAP NO. 509.

Dated this _____ day of _____, 2025.

 Chair, Board of County Commissioners
 Dakota County, Minnesota

COUNTY RECORDER, COUNTY OF DAKOTA, STATE OF MINNESOTA

This is to certify that the within instrument was filed in the office of the County Recorder for public record on this _____ day of _____, 2025, at _____ o'clock _____ M., as Document Number _____.

 Amy A. Koethe
 County Recorder

REGISTRAR OF TITLES, COUNTY OF DAKOTA, STATE OF MINNESOTA

This is to certify that the within instrument was filed in the office of the Registrar of Titles for public record on this _____ day of _____, 2025, at _____ o'clock _____ M., as Document Number _____.

Certificate Number(s) _____

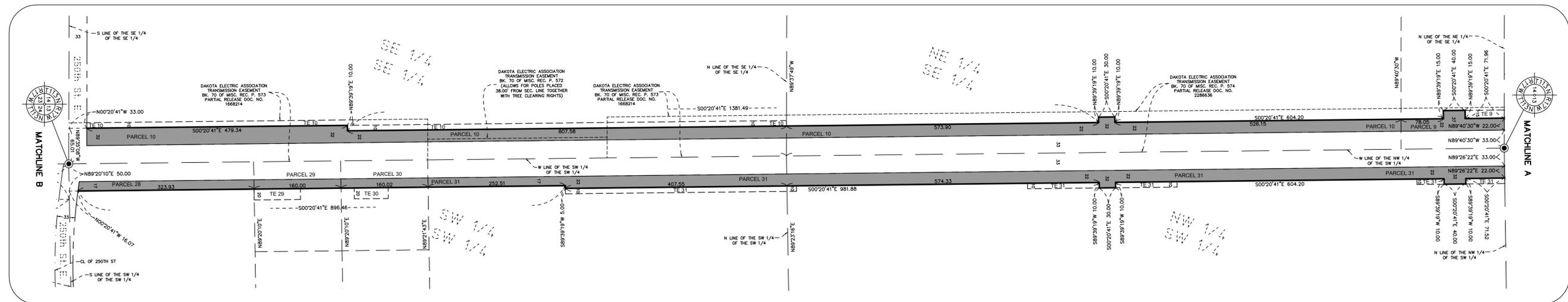
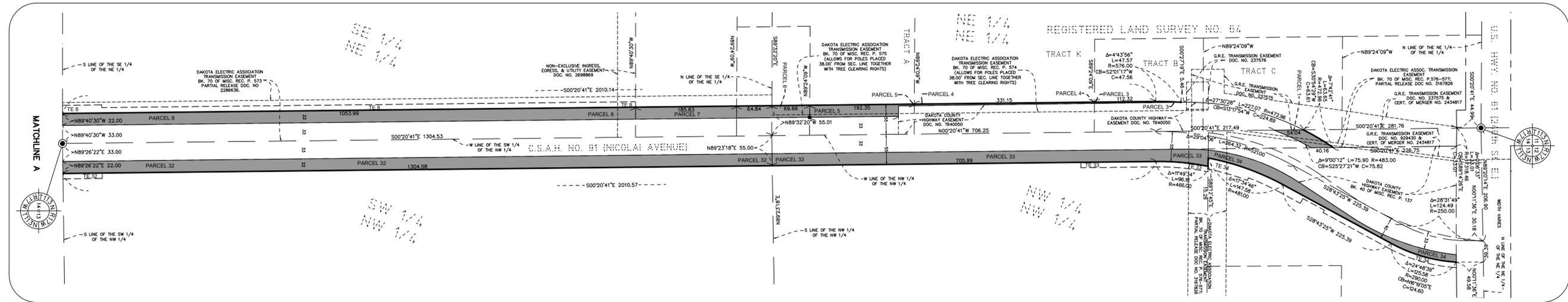
 Amy A. Koethe
 County Recorder

PRELIMINARY

DAKOTA COUNTY ROAD RIGHT OF WAY MAP NO. 509			PROJECT NO. 91-30			
PARCEL	OWNER	LOCATION	DEED RECORD NO. & BK. PG OR	DOC. NO.	NEW HIGHWAY RIGHT OF WAY (SQ. FT.)	TEMPORARY EASEMENT (SQ. FT.)
1	EL MEGCA FARM	NW 1/4 OF THE NW 1/4 OF SEC. 13-113-17	DOC. NO. 2474171		1,524	
3	ROGER A. FOX AND PATRICIA A. FOX, AS TRUSTEES OF THE ROGER A. FOX TRUST, AND ROGER A. FOX AND PATRICIA A. FOX, AS TRUSTEES OF THE PATRICIA A. FOX TRUST	TRACT B, REGISTERED LAND SURVEY NO. 64	CERT. NO. 185908		307	
4	ROGER A. FOX AND PATRICIA A. FOX, AS TRUSTEES OF THE ROGER A. FOX TRUST, AND ROGER A. FOX AND PATRICIA A. FOX, AS TRUSTEES OF THE PATRICIA A. FOX TRUST	TRACT K, REGISTERED LAND SURVEY NO. 64	CERT. NO. 185911		858	
5	DAVID & LOUANN BRAUN	TRACT A, REGISTERED LAND SURVEY NO. 64 & NE 1/4 OF THE NE 1/4 OF SEC. 14-113-17	CERT. NO'S 185000 & 185001		3,679	
6	DILLON T. CORRINGTON	NE 1/4 OF SEC. 14-113-17	CERT. NO. 184751		2,959	
7	LANCE A. & VIRGINIA NICKERSON	SE 1/4 OF THE NE 1/4 OF SEC. 14-113-17	DOC. NO. 1649516		4,087	
8	EDWARD & TIMOTHY NIEBUR PARTNERSHIP	SE 1/4 OF THE NE 1/4 OF SEC. 14-113-17	DOC. NO. 3433152		23,188	10,901
9	STEVEN L. & GINANN MATSCH	NE 1/4 OF THE SE 1/4 OF SEC. 14-113-17	DOC. NO. 3508740		4,780	1,081
10	DALLEN E. & SHARON BAUER	SE 1/4 OF SEC. 14-113-17	DOC. NO'S 480164, 894630, 1347711, 1653948, 1877791, & 1877792		58,271	12,970
11	ROBERT O. & JULIE A. FOX	NE 1/4 OF THE NE 1/4 OF SEC. 23-113-17	DOC. NO. 2912783		29,598	5,130
12	JULIE A. FOX	SE 1/4 OF THE NE 1/4 OF SEC. 23-113-17	DOC. NO. 2478159		20,850	6,744
13	JULIE A. FOX	SE 1/4 OF THE NE 1/4 OF SEC. 23-113-17	DOC. NO. 2912784		2,343	
14	RILEY R. EDDY	SE 1/4 OF THE NE 1/4 OF SEC. 23-113-17	DOC. NO. 3637011		4,731	993
15	JUSTIN R. FOX AND JULIE A. FOX	SE 1/4 OF THE NE 1/4 OF SEC. 23-113-17	DOC. NO. 2478158		3,300	
16	JAY R. & ANNA R. BAUER	NE 1/4 OF THE SE 1/4 OF SEC. 23-113-17	DOC. NO'S 2075279, 3328244, & 3328245		25,233	1,283
21	DALLEN & SHARON BAUER AND KATHLEEN M. BAUER	SE 1/4 OF THE SE 1/4 OF SEC. 23-113-17	DOC. NO. 858641 & 1325254		5,784	
22	SUSAN E. DAHN	SW 1/4 OF THE SW 1/4 OF SEC. 24-113-17	DOC. NO. 3640072		246	
23	CHRISTINE ANN SCHAFFER	NW 1/4 OF THE SW 1/4 OF SEC. 24-113-17	DOC. NO'S 1862479, 2258928, & 2619640		13,595	
24	MJC FAMILY LIMITED LIABILITY PARTNERSHIP	NW 1/4 OF THE SW 1/4 OF SEC. 24-113-17	DOC. NO'S 3594803		14,165	
25	MJC FAMILY LIMITED LIABILITY PARTNERSHIP	SW 1/4 OF THE NW 1/4 OF SEC. 24-113-17	DOC. NO'S 3594803		30,072	3,536
26	MJC FAMILY LIMITED LIABILITY PARTNERSHIP	NW 1/4 OF THE NW 1/4 OF SEC. 24-113-17	DOC. NO'S 3594803		7,260	
27	ELMEGCA FARM, LLP	NW 1/4 OF THE NW 1/4 OF SEC. 24-113-17	DOC. NO. 3363918		24,265	6,344
28	JASON & JESSICA SCHAFFER	SW 1/4 OF THE SW 1/4 OF SEC. 13-113-17	DOC. NO. 3216375		5,485	
29	GEORGE L. SCHAFFER REVOCABLE LIVING TRUST	SW 1/4 OF THE SW 1/4 OF SEC. 13-113-17	DOC. NO. 3206932		2,720	1,705
30	ALLEN E. SCHAFFER REV. LIVING TRUST & SHARON A. SCHAFFER REV. LIVING TRUST	SW 1/4 OF THE SW 1/4 OF SEC. 13-113-17	DOC. NO. 3205988		2,720	1,251
31	EL MEGCA FARM	SW 1/4 OF SEC. 13-113-17	DOC. NO'S 3073826 & 3073827		43,000	7,915
32	EL MEGCA FARM	SW 1/4 OF THE NW 1/4 OF SEC. 13-113-17	DOC. NO'S 3073826 & 3073827		28,701	724
33	EL MEGCA FARM	NW 1/4 OF THE NW 1/4 OF SEC. 13-113-17	DOC. NO'S 3073826 & 3073827		17,929	2,346
34	RIVER COUNTRY COOPERATIVE	NW 1/4 OF THE NW 1/4 OF SEC. 13-113-17	CERT. NO. 189111		6,872	6,067

DAKOTA COUNTY RIGHT OF WAY MAP NO. 509

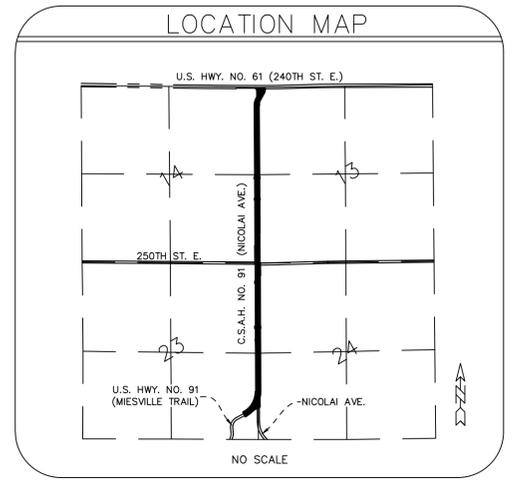
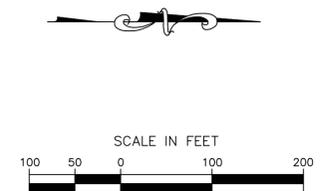
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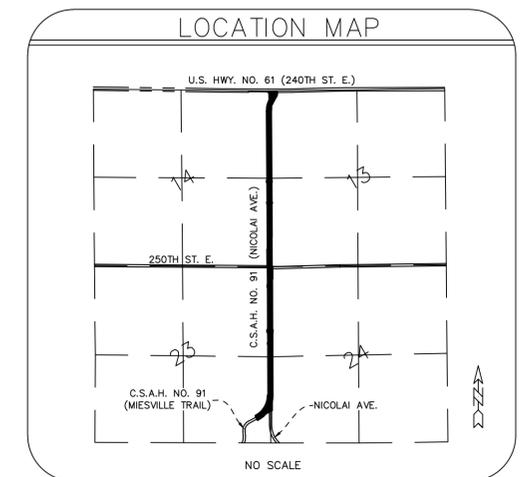
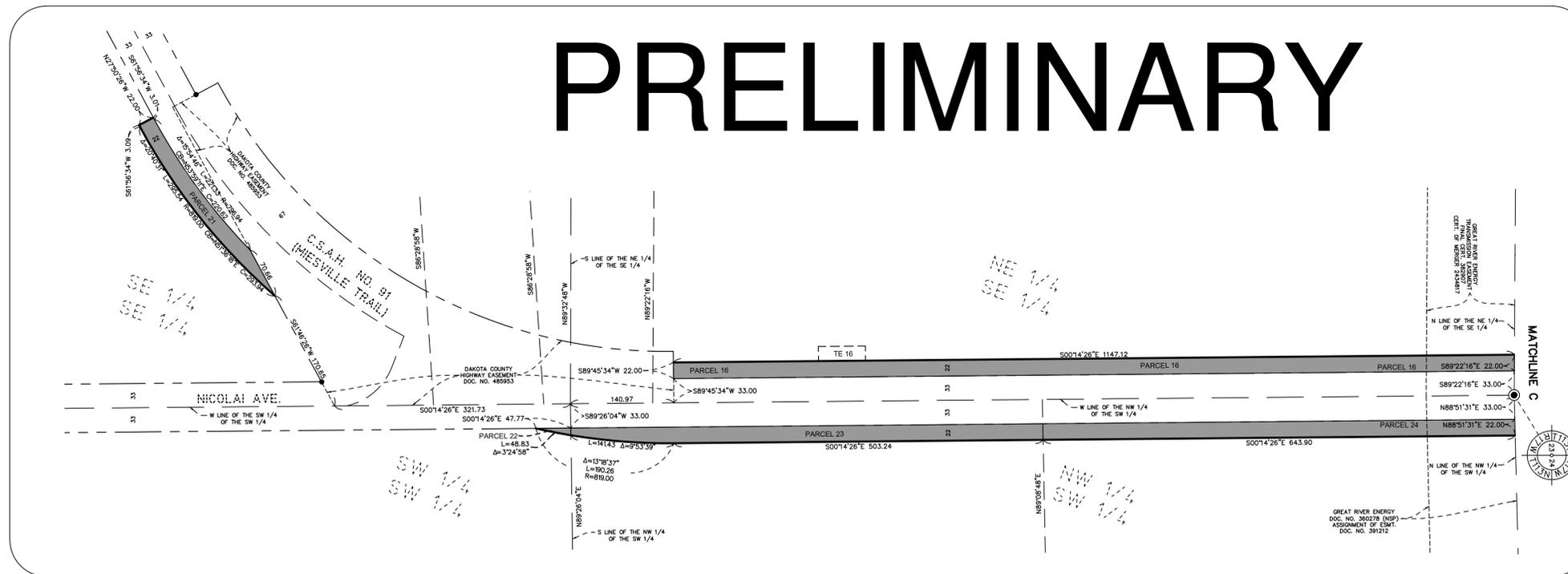
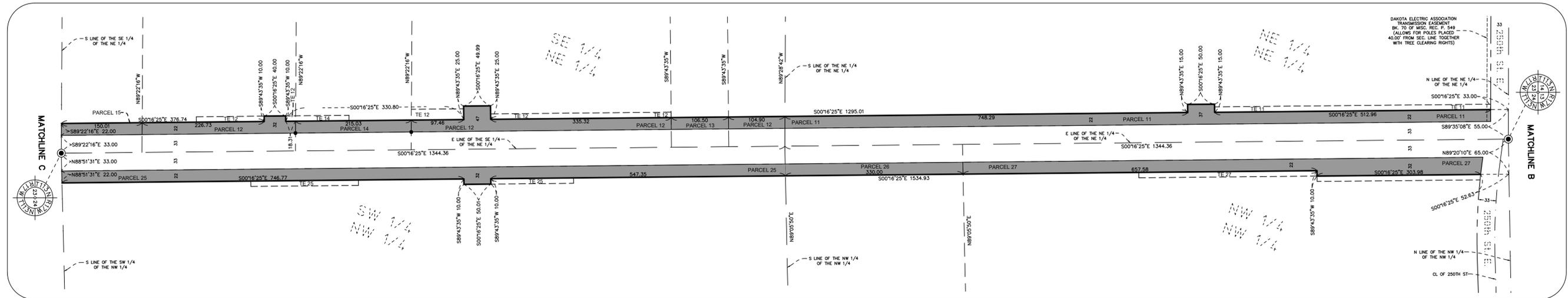
LEGEND	
●	DENOTES FOUND MONUMENT
⊙	DENOTES DAKOTA COUNTY MONUMENT
○	DENOTES R/W BOUNDARY CORNER. FOLLOWING CONSTRUCTION THE CORNERS WILL BE MONUMENTED WITH A DAKOTA COUNTY R/W MONUMENT.
—	DENOTES GOV'T. SUBDIVISION LINES
—	DENOTES PARCEL LINE
—	DENOTES PROPERTY LINE
—	DENOTES EXISTING R/W
—	DENOTES TEMPORARY EASEMENT
—	DENOTES NEW R/W LINE
—	DENOTES NEW CENTERLINE
—	DENOTES EASEMENT OF RECORD
█	DENOTES NEW DAKOTA COUNTY ROAD RIGHT OF WAY

- FOR DETAILS OF THE CONTENTS OF THIS RIGHT OF WAY MAP CONTACT THE DAKOTA COUNTY SURVEYOR'S OFFICE.
- TEMPORARY EASEMENTS ARE TO BE ACQUIRED BY SEPARATE DOCUMENT ON FILE IN THE OFFICE OF THE DAKOTA COUNTY TRANSPORTATION ENGINEER.
- COORDINATES AND BEARINGS ARE REFERENCED TO THE DAKOTA COUNTY COORDINATE SYSTEM N.A.D. 1983 (1996).
- ALL DISTANCES ON THE MAP ARE SHOWN IN FEET AND HUNDREDTHS OF FEET.
- THE WEST LINE OF THE NW 1/4 OF THE NW 1/4 OF SECTION 13, TOWNSHIP 113, RANGE 17, IS ASSUMED TO BEAR N00°20'41"W
- THE INTENT OF THIS RIGHT OF WAY MAP IS TO SHOW THE RIGHT OF WAY BOUNDARY OF THIS HIGHWAY PROJECT. THE LOCATION OF THE PARCELS IS A COMPILATION OF FOUND MONUMENTS AND CURRENT DEED RECORDS.
- EXISTING RIGHT OF WAY IS ASSUMED PREScriptive EASEMENT UNLESS OTHERWISE NOTED.



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5. THE WEST LINE OF THE NW 1/4 OF SECTION 24, TOWNSHIP 113, RANGE 17, IS ASSUMED TO BEAR N00°16'25"W
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