



Final Order for Co.Rd."B" (Cont'd)

All of the above description of road centerline and additional descriptions are as shown on right-of-way map for Ramsey County Project 29-17, on file in the office of Ramsey County Auditor, Court House, St. Paul, Minnesota.

The proposed road will connect county roads as follows: State Trunk Highway No. 1 on the west and White Bear Avenue on the east.

AND WHEREAS, At the said hearing, upon said petition and said report of said committee, said Board has determined from said report and the evidence before them, the amount of damages sustained by said persons and that said proposed establishment of said road is of sufficient advantage to said County to warrant the payment of the damages assessed by this Board, the said Board proceeded to assess said damages at what is deemed just and right to each land owner, taking into account the advantages and benefits of said establishment of said highway as well as the disadvantages and damages.

C C Book "Z"
Pages 109 and 110.

Petition for County Road

STATE OF MINNESOTA)
COUNTY OF RAMSEY)

To the County Board of Said County:

Your Undersigned Petitioners Represent and State:

That they are each and all freeholders in said county and hereby petition for the establishment of a County Road 66 and 80 feet wide extending from State Trunk Highway No. 1 to White Bear Avenue, and being 33.0 feet wide on either side of the hereinafter described centerline; and 40.0 feet wide on either side of centerline, as hereinafter mentioned: over and across the following described lands of the following named persons, to-wit:

NAME OF OWNERS	DESCRIPTION	Sec.	Town	Rang
Frank J. & Cath. C. Strub	Heinemann's Bellevue Addition to Gladstone, Lot 6, Block 1, Lot 1, Block 4, and Clifton Addition, West 313 feet of Blocks 9 and 10.			
Caroline A. Haas	Clifton Addition, Block 4.			
Frank J. Jungmann	Clifton Addition, $\frac{1}{2}$ of Lot 24, all of Lots 25, 26, 28, and 29, Block 6.			
J. C. R. Jungmann	Clifton Addition, Lot 27, Block 6.			
August Cartigny	Clifton Addition, Lot 30, Block 6.			
F. W. Toonjes	Sabin Addition, Lots 1 to 13 inclusive and Lots 21 to 27 inclusive, Block 12.			
O. Lunn	Sabin Addition, Lot 14, Block 12.			
Tri-State Finance Co.	Sabin Addition, Lots 15 to 20 inclusive, Block 12.			
Katherine Braun	Sabin Addition, Lots 1 to 31 inclusive, Block 14, and Lots 17 to 32 inclusive, Block 15.			
F. Kaiser	Smith and Taylors Addition to North St. Paul, Lot 2, Block 26.			
Town of New Canada	Fourth Avenue, Third Avenue and Brainerd Avenue, also alley, in Block 12, affecting Lots 6 to 10 inclusive, Lots 20 to 24 inclusive, and alley in Block 14 affecting Lots 7 to 10 inc. and Lots 23 to 26, inc. all in Sabin's Addition, as the same intersect and run over and across proposed highway to be established and as described in petition.			
County of Ramsey	All that portion of County Road "B" as established by Final Order adopted by County Board on August 20th, 1928, and recorded in Book 121 of Miscellaneous Page 187, not included in the above described lands.			

along the following route as the center line thereof, to-wit:

Beginning at the centerline of State Trunk Highway No. 1, said point being 561.0 feet north and 231.20 feet west of the southeast corner of S.W. $\frac{1}{4}$ of Section 9, Twp. 29 North, Rge. 22 West; thence east parallel with the south line of Section 9, a distance of 2634.66 feet; thence southeasterly following a 6° curve to the right (with a radius of 955.37 feet and central angle of 28° 15') a distance of 470.63 feet; thence south 61° 45' east a distance of 969.90 feet; thence southeasterly following a 6° curve to the left (with a radius of 955.37 feet and central angle of 37° 18') a distance of 455.60 feet to a point on the south line of Section 10, Twp. 29 North, Rge. 22 West; thence south 89° 03' east along the south line of Section 10, a distance of 1141.14 feet to the southeast corner of S.W. $\frac{1}{4}$ of said Section 10, thence south 89° 21'

Petition for County Road (Cont'd)

east along the south line of Section 10, a distance of 2667.25 feet to the southeast corner of said Section 10, said point being on the centerline of a public highway known as White Bear Avenue.

The above described road to be 33.0 feet wide on either side of the described centerline except portions thereof to be 40.0 feet wide on either side of the described centerline at the following locations: On the southerly side of centerline from Station 7+00 to Station 9+00; on the northerly side of centerline from Station 7+00 to Station 9+00; on the southerly side of centerline from Station 26+34.65 to Station 28+55; and on the northerly side of centerline from Station 84+00 to Station 86+42.65.

All of the above description of road centerline and additional descriptions are as shown on right-of-way map for Ramsey County Project 29-17, on file in the Office of Ramsey County Auditor, Court House, St. Paul, Minnesota.

The proposed road will connect county roads as follows: State Trunk Highway No. 1 on the west, and White Bear Avenue on the east.

and pray that you will hear and grant this petition according to law.

SIGNATURES OF PETITIONERS	SIGNATURES OF PETITIONERS	SIGNATURES OF PETITIONERS
Lawrence Peterson	Joe. Kopp	I. Kaufman, Kaufman Bros.
Warren A. Wright	W. O. Allen	First State Bank, W. Pfeifer, A. C.
W. E. Blodgett	Mrs. A. Faust	McNerney Bros. E. V. McNerney
Dewey Peterson	H. C. Neumann	C. M. Lawson, The Lawson Grocery
S. H. Angel	Godfrey Mahre	Joseph Schmarr Hdw. Co.
A. Nissen	John Schleck	J. F. Millet, Miller Shoe Co.
	Schleck & Co.	
Fritz Kaiser	Thomas M. Gredzisky	O. J. Anger Victor Merc. Co.
Wm. Fahrenbach	H. F. Perrault, Perrault Groc.	John J. Hesch, No. St. Paul Motor Sales
Leo F. Groos	John A. Weber	
Frank Taurek	Wm. R. Perrault Confectionery	Joseph Muller
		Luger Furniture Co. per J. Luger

C C Book "2"
Pages 27 and 28.

Project File #64

June 3, 1929

COUNTY ROAD "B" or COUNTY ROAD #15

Order of Hearing and Appointment of Committee
Hearing postponed until July 8th.

The following Order of Hearing and appointment of Committee for the examination of said proposed highway was, on motion by Commissioner Groos, seconded by Commissioner Gibbs, approved and adopted by the following vote:
Ayes - Gibbs, Groos, Lane and Churchill. Nays - None.

STATE OF MINNESOTA)
COUNTY OF RAMSEY)

The petition of Lawrence Peterson and others having been filed in the Office of the County Auditor of said county on the 3rd day of June, 1929, and presented to this board at its regular session on the 3rd day of June, 1929, for the establishment of a county road 66 and 89 feet wide extending from State Trunk Highway No. 1 to White Bear Avenue, and being 33.0 feet wide on either side of the hereinafter described centerline; and 40.0 feet wide on either side of centerline, as hereinafter mentioned, and as listed in petition, which petition appears to us to be reasonable on its face and is on file in said Auditor's office and open to inspection:

IT IS THEREFORE ORDERED, That said petition be heard on the 8th day of July, 1929, at 10:00 o'clock A.M. at C.H. and C.H. Building in the City of St. Paul in said County; that H. P. Churchill, F. H. Gibbs, L. F. Groos, H. P. Keller, J. J. Lane, A. A. Stewart, and L. C. Hodgson, who are members of this Board be, and hereby are, appointed a committee to meet at the corner of Lake Street and County Road "B" on said route of said road on the 2nd day of July, 1929, at 3:00 o'clock P.M., to examine said route of said road and report thereon to this board not later than the date of said hearing on said petition; and that posted notice of said hearing on said petition and of said meeting of said committee be given at least twenty (20) days before said meeting of said committee and not less than thirty (30) days before said hearing on said petition in each town affected by said proposed establishment of said road, which notice shall include a copy of said petition.

The County Board of Ramsey County

Attest:

Geo. J. Ries,
County Auditor

By H. P. Churchill
Vice-Chairman

C C Book "Z"
Pages 28 and 29.

Project File #64

July 8, 1929

COUNTY ROAD "B" or COUNTY ROAD #15

Report of Committee

TO THE BOARD OF COUNTY COMMISSIONERS

OF THE COUNTY OF RAMSEY, MINNESOTA:

The undersigned Committee appointed by you to examine the proposed establishment of a highway, as stated in the petition referred to in your order of appointment made on the 3rd day of June, 1929, would respectfully report that we met at the time and place designated in your said order, and proceeded to examine the highway proposed to be established, viz:

Beginning at the centerline of State Trunk Highway No. 1, said point being 661.0 feet north and 231.20 feet west of the southeast corner of S.W. $\frac{1}{4}$ of Section 9, Twp. 29 North, Range 23 West; thence east parallel with the south line of Section 9 a distance of 2634.66 feet; thence southeasterly following a 6° curve to the right (with a radius of 955.37 feet and central angle of 28° 15') a distance of 470.83 feet; thence south 61° 45' east a distance of 969.80 feet; thence southeasterly following a 6° curve to the left (with a radius of 955.37 feet and central angle of 27° 18') a distance of 455.00 feet to a point on the south line of Section 10, Twp. 29 North, Rgs. 23 West; thence south 89° 03' east along the south line of Section 10 a distance of 1141.14 feet to the southeast corner of S.W. $\frac{1}{4}$ of said Section 10; thence south 89° 21' east along the south line of Section 10, a distance of 2667.25 feet to the southeast corner of said Section 10, said point being on the centerline of a public highway known as White Bear Avenue.

The above described road to be 33.0 feet wide on either side of the described centerline except portions thereof to be 40.0 feet wide on either side of the described centerline at the following locations: On the southerly side of centerline from Station 7+00 to Station 9+00; on the northerly side of centerline from Station 7+00 to Station 9+00; on the southerly side of centerline from Station 26+34.66 to Station 28+55; and on the northerly side of centerline from Station 85+00 to Station 86+42.65.

All of the above description of road centerline and additional descriptions are as shown on right-of-way map for Ramsey County Project 29-17, on file in the Office of the Ramsey County Auditor, Court House, St. Paul Minnesota.

The proposed road will connect county roads as follows: State Trunk Highway No. 1 on the west, and White Bear Avenue on the east.

And do hereby by the opinion of a majority of said Committee recommend that the prayer of the said petitioners be granted.

Given under our hands this second day of July, 1929.

Leo F. Gross, Chairman
F. H. Gibbs
H. P. Churchill
A. A. Stewart

John J. Lane
L. C. Hodgson
H. P. Keller

Committee

Moved by Commissioner Gross, seconded by Commissioner Gibbs, that said report be adopted, and motion carried by the following vote: Ayes - Churchill, Gibbs, Gross, Keller and Hodgson. Nays - None.

C C Beck "Z"

Pages 108 and 109

Project File #64

July 15, 1939

COUNTY ROAD "B" or COUNTY ROAD #15

Report of L.C. Seamer, Valuation and Assessment Engineer of
St. Paul

L. C. Seamer, Valuation and Assessment Engineer of the City of St. Paul, advised that, at the Board's request, he has viewed the premises affected by the establishment of County Road "B", as petitioned for and determined the damages to the property for the acquisition of the necessary lands, etc. and fixed the damages at \$2,256.36, as per detailed report submitted. This is considerably less than the amount determined as damages by the County Board Committee. Mr. Seamer, in three instances, has fixed the amount as greater, and in four instances as less than the amount proposed by the County Board committee.

Property standing on record in the name of F. W. Toenjes is decreased the sum of \$400.00 by reason of difference of opinion in regard to the severance damage to this property because of the diagonal strip taken under these proceedings, it being the opinion of the Bureau of Valuations that the severance damage is not as great as originally considered for the reason that this property is platted into lots and is divided by streets and alleys dedicated in the plat. As a consequence, the diagonal strip injures the crop and the property to which it extends, including remnants forming a triangular tract of ground that would require the merging of several parcels of land to be made available for building purposes.

Viewing this property on the ground, he finds that the entire tract, including streets and alleys is being farmed, and the cultivation and farming of the dedicated streets and alleys is done by sufferance and tolerance of the County. As a consequence, the diagonal strip of land acquired for the road, while dividing the property in actual employment, does not damage the property to any great extent, and this damage is negligible to the damage to the Toenjes farm in event road was projected on dedicated section line as shown on the map, for the reason that on Second Street, as dedicated, there is an orchard containing twenty-six trees, a portion of the garage, the entire smoke house, one shed, toilet, pump, pump-house and approximately one-third of the large barn and would bring the road within fifty feet of the residence.

In view of the damage that might have been done to the Toenjes holdings in placing the street on the section line, he is of the opinion that the owner of the property, to re-locate the road as now proposed, would find it profitable to dedicate the diagonal to the County, without cost. In placing a value of \$900.00 thereon, it is on the assumption that the diagonal eliminated a right and left-hand turn and makes the building of the road more economical.

Property standing on record in the name of Katherine Braun is also cultivated and divided into lots under same condition as cited in the Toenjes case, and after careful consideration, damages were fixed at \$1,000.00

Commissioner Groos was of the opinion, however, that the amount of damages allowed to F. W. Toenjes and to Katherine Braun was insufficient, and suggested that Mr. Toenjes be allowed \$1,150.00 and Mrs. Braun \$1,300.00. The Board, however finally agreed to amend Mr. Seamer's report to allow Mr. Toenjes damages in the amount of \$1,000.00 and Mrs. Braun \$1,300.00.

The report having been amended as indicated above, Commissioner Groos moved, seconded by Commissioner Gibbs, that the report of Mr. Seamer, as amended, be accepted.

Commissioner Keller, however, moved as an amendment, seconded by Commissioner Churchill, that the damages allowed Mr. Toenjes be fixed at \$1,000.00, and the amount allowed Mr. Braun at \$1,300.00. Vote on same resulted as follows: Ayes - Keller and Churchill. Nays - Gibbs, Groos, Lane and Stewart.

Vote on the adoption of the report, as amended, resulted as follows: Ayes - Churchill, Gibbs, Groos, Keller, Lane and Stewart. Nays - None.

July 15, 1929

COUNTY ROAD "B" or COUNTY ROAD #15

Acceptance of Final Order - July 8, 1929.

The Final Order for the establishment of County Road "B" in accordance with the petition presented, which was submitted at the meeting of July 8th, and listed in full in the minutes of said meeting, was resubmitted. The amount of damages to be paid to each person, however, was amended to conform with the amended report as submitted by Mr. Seamer, and as fixed at today's meeting.

Moved by Commissioner Groos, seconded by Commissioner Gibbs, that the Final Order, as submitted and as amended, be accepted and approved, and same carried by the following vote: Ayes - Gibbs, Groos, Keller, Lane, Stewart and Churchill. Nays - None.

C O Book "Z"
Page 136

Project File #64

July 8, 1929

COUNTY ROAD "B" or COUNTY ROAD #15

AWARD OF DAMAGES

IT IS ORDERED, That said damages be and they are hereby assessed to be paid to each person by said County, as follows, to-wit:

NAMES OF OWNERS	DESCRIPTION OF LAND	SEC. TOWN RANGE	DAMAGES
Frank J. & Cath. C. Strub	Heinemann's Bellevue Addition to Gladstone, Lot 6, Block 1, Lot 1, Block 4, and Clifton Addition, West 313 feet of Blocks 9 and 10		\$20.00
Caroline A. Haas	Clifton Addition, Block 4		10.00
Frank J. Jungmann	Clifton Addition, $\frac{1}{2}$ of Lot 24, all of Lots 25, 26, 28 and 29, Block 6		78.00
J. C. R. Jungmann	Clifton Addition, Lot 27, Block 6		19.50
August Cartigny	Clifton Addition, Lot 30, Block 6		39.00
F. W. Toenjes	Sabin Addition, Lots 1 to 13 inclusive, and Lots 21 to 27 inclusive, Block 12		1,300.00
O. Lunn	Sabin Addition, Lot 14, Block 12		97.50
Tri-State Finance Co.	Sabin Addition, Lots 15 to 20 inclusive Block 12		2.00
Katherina Braun	Sabin Addition, Lots 1 to 31 inclusive Block 14, and Lots 17 to 32 inclusive Block 15		1,800.00
F. Kaiser	Smith & Taylors Addition to North St. Paul, Lot 2, Block 28		10.00
Town of New Canada	Fourth Avenue, Third Avenue and Brainerd Avenue, also alley, in Block 12, affecting Lots 6 to 10, inclusive, Lots 20 to 24 inc. and alley in Block 14 affecting Lots 7 to 10 inc., and Lots 23 to 26, inc. all in Sabin's Addition, as the same intersect and run over and across proposed highway to be established and as described in petition.		
County of Ramsey	All that portion of County Road "B" as established by Final Order adopted by County Board on August 20th, 1928, and recorded in Book 121 of Miscellaneous, Page 187, not included in the above described lands.		

The above net damages represent amount for land cost, damages by diagonally cutting lots, and damages to crops.

IN WITNESS WHEREOF, The Chairman of this Board has hereunto set his hand and affixed his seal at St. Paul in said County, this eighth day of July, A. D., 1929.

The County Board
of Ramsey County, Minn.

Attest:

By _____
Chairman

County Auditor

Commissioner Keller inquired regarding the method used in arriving at the amount of damages as fixed in the Final Order. Commissioner Groos replied by stating that the damages accruing to the Toenjes and Braun tracts were arrived at at the hearing on this highway held at the time of the inspection of the proposed route, all parties interested being represented and heard in connection therewith. The other tracts were awarded damages in proportion to the amount allowed on the above tracts.

July 8, 1929

COUNTY ROAD "B" or COUNTY ROAD #15.

Award of Damages (Cont'd)

Commissioner Keller, However, was of the opinion that L. C. Seamer, Chief Assessment Engineer of the City of St. Paul, should go over this matter with a view of expressing an opinion regarding said damages as awarded, as to whether the same constituted fair and equitable awards. Inasmuch as Mr. Seamer has heretofore been requested to give his advice regarding condemnation of property he saw no good reason for not referring the matter to him at this time, and, accordingly, he moved, seconded by Commissioner Groos, that the Final Order in this matter be laid over until the next regular meeting, and that the same be referred to Mr. Seamer for investigation and an opinion as to the correctness of the net damages awarded by the County, and same carried by the following vote:

Ayas: - Churchill, Gibbs, Groos, Keller, and Hodgson. Nays - None.

(For amendment and adoption of the above Final Order see Page 136, Meeting of July 15th.)

C C Book "2"
Pages 110, 111 and 112.

Project File #64

July 8, 1929

COUNTY ROAD "B" or COUNTY ROAD #15

SURVEYOR'S REPORT

County Surveyor Coates then submitted plans and specifications on Project 29-15, covering the proposed grading of County Road "B" from State Trunk Highway No. 1 to White Bear Avenue. Because of delays incident to securing the necessary right-of-way, it is quite probable that the grading work will be completed late in the season, which may make it desirable to postpone the graveling work until next spring unless weather conditions this fall will permit said graveling. For this reason the graveling has been omitted from the above job, as it is proposed to do this with county forces.

Moved by Commissioner Groos, seconded by Commissioner Gibbs, that the plans and specifications be approved and filed with the Auditor, who is requested to advertise for proposals thereon, and same carried by the following vote: Ayes - Churchill, Gibbs, Groos, Keller, and Hodgson. Nays - None.

C C Book "Z"
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Project File #64