

# RAMSEY COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 1 - C.S.A.H. 31 ~ MARYLAND AVE.

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Row  
17



**NOTES**

Parcel boundaries and corresponding parcel acreage shown herein have been determined from Ramsey County and the City of Saint Paul survey records, descriptions, subdivision plat computations and field verification of existing survey monuments.

The listing of recorded owners in the parcel table was created from Certificates of Title and other documents of record provided in the form of a "Property Report" by Land Title Inc. with a "Posted Effective Date" of November 27, 2012.

The bearings shown on this plat are based on the Ramsey County Coordinate System NAD83 (1996), together with information shown on the City of Saint Paul section worksheets.

Right angle widths shown on adjoining public ways are record dimensions as shown on adjoining subdivision plats.

For details concerning this plat contact the Ramsey County Surveyors Office.

**LEGEND**

○ Denotes a right of way boundary monument consisting of a 5/8 inch by 14 inch solid iron rod with an aluminum cap inscribed "Ramsey County R/W - LS 20261". If physical conditions following construction prohibit setting an iron rod a survey nail with disk inscribed "RAMSEY COUNTY - LS 20261" will be substituted.

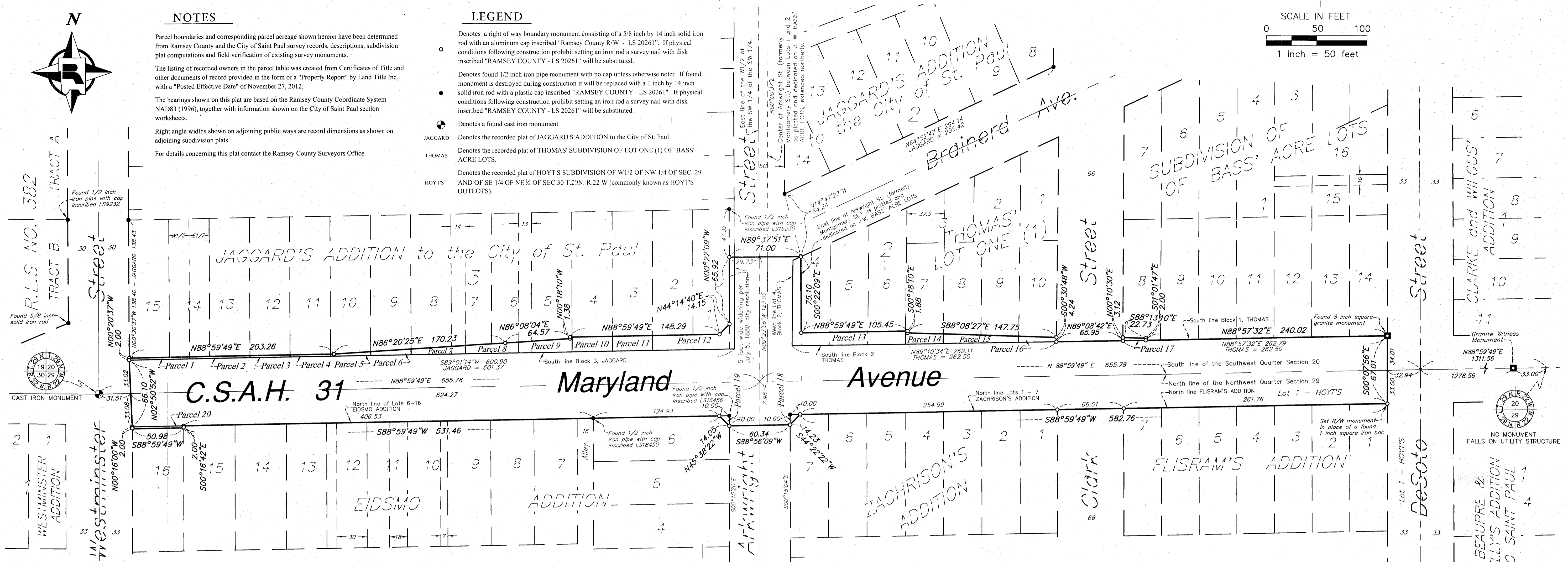
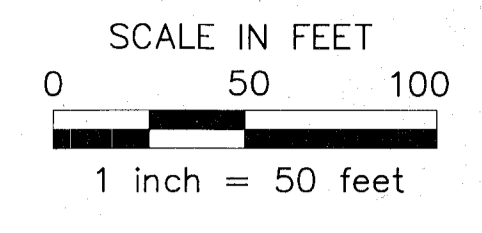
● Denotes found 1/2 inch iron pipe monument with no cap unless otherwise noted. If found monument is destroyed during construction it will be replaced with a 1 inch by 14 inch solid iron rod with a plastic cap inscribed "RAMSEY COUNTY - LS 20261". If physical conditions following construction prohibit setting an iron rod a survey nail with disk inscribed "RAMSEY COUNTY - LS 20261" will be substituted.

◆ Denotes a found cast iron monument.

JAGGARD Denotes the recorded plat of JAGGARD'S ADDITION to the City of St. Paul.

THOMAS Denotes the recorded plat of THOMAS' SUBDIVISION OF LOT ONE (1) OF BASS' ACRE LOTS.

HOYT'S Denotes the recorded plat of HOYT'S SUBDIVISION OF W 1/2 OF NW 1/4 OF SEC. 29 AND OF SE 1/4 OF NE 1/4 OF SEC 30 T.29N. R.22 W (commonly known as HOYT'S OUTLOTS).



**PARCEL INFORMATION AND RIGHT OF WAY IN SECTIONS 20 and 29, T 29 N - R 22 W**

PARCEL	RECORDED OWNER	PARCEL INFORMATION	EXISTING HIGHWAY R/W	PROPOSED ADDITIONAL HIGHWAY R/W	TOTAL HIGHWAY R/W	CERTIFICATE OF TITLE NUMBER	RECORDED DOCUMENT NUMBER	PROPERTY IDENTIFICATION NUMBER
1	HERON AND LETICIA LOPEZ	LOT 15 AND PT OF LOT 14, BLOCK 3 JAGGARD'S ADDITION TO THE CITY OF ST. PAUL	0	121	121	581113		20-29-22-33-0092
2	CHRISTINA T. DUONG AND DANNY VO	LOT 13 AND PT OF LOT 14, BLOCK 3 JAGGARD'S ADDITION TO THE CITY OF ST. PAUL	0	122	122	573500		20-29-22-33-0091
3	BONNIE M. TROSKA	LOT 12, BLOCK 3, JAGGARD'S ADDITION TO THE CITY OF ST. PAUL	0	82	82	580749		20-29-22-33-0090
4	SAMSON CAPITAL LLC	LOT 11, BLOCK 3, JAGGARD'S ADDITION TO THE CITY OF ST. PAUL	0	83	83	591803		20-29-22-33-0089
5	BEVOLATI LLC	LOT 10, BLOCK 3, JAGGARD'S ADDITION TO THE CITY OF ST. PAUL	0	115	115	4202890		20-29-22-33-0152
6	ABIGAIL MARTINEZ	LOT 9, BLOCK 3, JAGGARD'S ADDITION TO THE CITY OF ST. PAUL	0	189	189	4359636		20-29-22-33-0151
7	STEVEN M. AND JENNIFER J. STEELE	LOT 8 AND PT OF LOT 7, BLOCK 3 JAGGARD'S ADDITION TO THE CITY OF ST. PAUL	0	374	374	575486		20-29-22-33-0087
8	DENTON AND MARYANN BRUENING	PT OF LOT 6 AND PT OF LOT 7, BLOCK 3 JAGGARD'S ADDITION TO THE CITY OF ST. PAUL	0	500	500	573235		20-29-22-33-0086
9	CHRISTINA DUONG AND DANNY VO	LOT 5 AND PT OF LOT 6, BLOCK 3 JAGGARD'S ADDITION TO THE CITY OF ST. PAUL	0	642	642	579055		20-29-22-33-0085
10	MICHAEL P. McDONALD	LOT 4, BLOCK 3, JAGGARD'S ADDITION TO THE CITY OF ST. PAUL	0	587	587	574349		20-29-22-33-0136
11	LEE EMPIRE ENTERPRISES, LLC	LOT 3, BLOCK 3, JAGGARD'S ADDITION TO THE CITY OF ST. PAUL	0	588	588	561099		20-29-22-33-0137
12	LEE EMPIRE ENTERPRISES, LLC	LOT 1 AND LOT 2, BLOCK 3 JAGGARD'S ADDITION TO THE CITY OF ST. PAUL	453	1173	1626	3979191		20-29-22-33-0083
13	XIONG HER	LOT 4, LOT 5 AND LOT 6, BLOCK 2 THOMAS' SUBDIVISION OF LOT ONE OF BASS' ACRE LOTS	729	1330	2059	4130971		20-29-22-33-0138
14	HOWARD ALLEN JOHNSON	LOT 7 AND PT OF LOT 3, BLOCK 2 THOMAS' SUBDIVISION OF LOT ONE OF BASS' ACRE LOTS	0	392	392	2532453		20-29-22-33-0113
15	JEROME E. CONNOLLY	LOT 8 AND LOT 9, BLOCK 2 THOMAS' SUBDIVISION OF LOT ONE OF BASS' ACRE LOTS	0	580	580	3551945 4109033		20-29-22-33-0114
16	ERICK C. OLSON	LOT 10, BLOCK 2, THOMAS' SUBDIVISION OF LOT ONE BASS' ACRE LOTS	0	192	192	3625404		20-29-22-33-0115
17	AH OO AND MOE MYINT	LOT 8, BLOCK 1, THOMAS' SUBDIVISION OF LOT ONE BASS' ACRE LOTS	0	58	58	4223301		20-29-22-33-0100
18	OPG-2, INC.	LOTS 3 - 7, ZACHRISON'S ADDITION	0	50	50	3816133		29-29-22-22-0015
19	REALTY INCOME PROPERTIES 3, LLC	LOTS 1 - 6, EIDSMO ADDITION	0	50	50	4257535		29-29-22-22-0165
20	LEE YANG AND TIA YANG	LOT 16, EIDSMO ADDITION	0	102	102	4235398		29-29-22-22-0035

Areas shown are square feet. Additional right of way must be acquired by Ramsey County as shown on this plat for total right of way values to be valid.

Pursuant to Minnesota Statutes, Section 160.085 and Resolution 2012-178 of the Board of Commissioners for Ramsey County, Minnesota, I hereby certify that this plat is adopted to facilitate the acquisition of right-of-way. The plat applies to that portion of County State Aid Highway No. 31 (Maryland Avenue), from Westminster Street to DeSoto Street, which is located in Sections 20 and 29, Township 29 North, Range 22 West. The road authority may refer to this plat for purposes of acquisition or disposition of land identified herein.

*James P. Tolaas*  
James P. Tolaas, PE  
Ramsey County Engineer  
Minnesota License No 16159

Date 1/31/13

I hereby certify that this plat was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota; that this plat meets the requirements of Minnesota Statutes, Chapter 160.085; that all monuments shown on the plat will be correctly placed in the ground upon the completion of construction; that all measurements are correctly shown on this plat; and that all right of way boundary lines are correctly designated on this plat.

*Craig W. Hinzman*  
Craig W. Hinzman, LS  
Ramsey County Surveyor  
Minnesota License No. 20261

Date JANUARY 31, 2013

County Recorder, County of Ramsey, State of Minnesota

I hereby certify that this plat of RAMSEY COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 1 - C.S.A.H. 31 - MARYLAND AVE. was filed in the office of the County Recorder for public record on this 13<sup>th</sup> day of February, 2013, at 10 o'clock A. M. as Document Number 4392426

*Tom Oeder*  
Tom Oeder  
Deputy County Recorder

Registrar of Titles, County of Ramsey, State of Minnesota

I hereby certify that this plat of RAMSEY COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 1 - C.S.A.H. 31 - MARYLAND AVE. was filed in the office of the Registrar of Titles for public record on this 13<sup>th</sup> day of February, 2013, at 10 o'clock A. M. as Document Number 2204952

*Tom Oeder*  
Tom Oeder  
Deputy Registrar of Titles

**RAMSEY COUNTY PUBLIC WORKS**  
LAND SURVEY / GIS DIVISION  
1425 PAUL KIRKWOOD DRIVE  
ARDEN HILLS, MN 55112-3933  
651-266-7100 www.co.ramsey.mn.us/cs