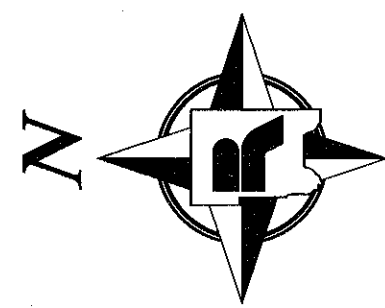
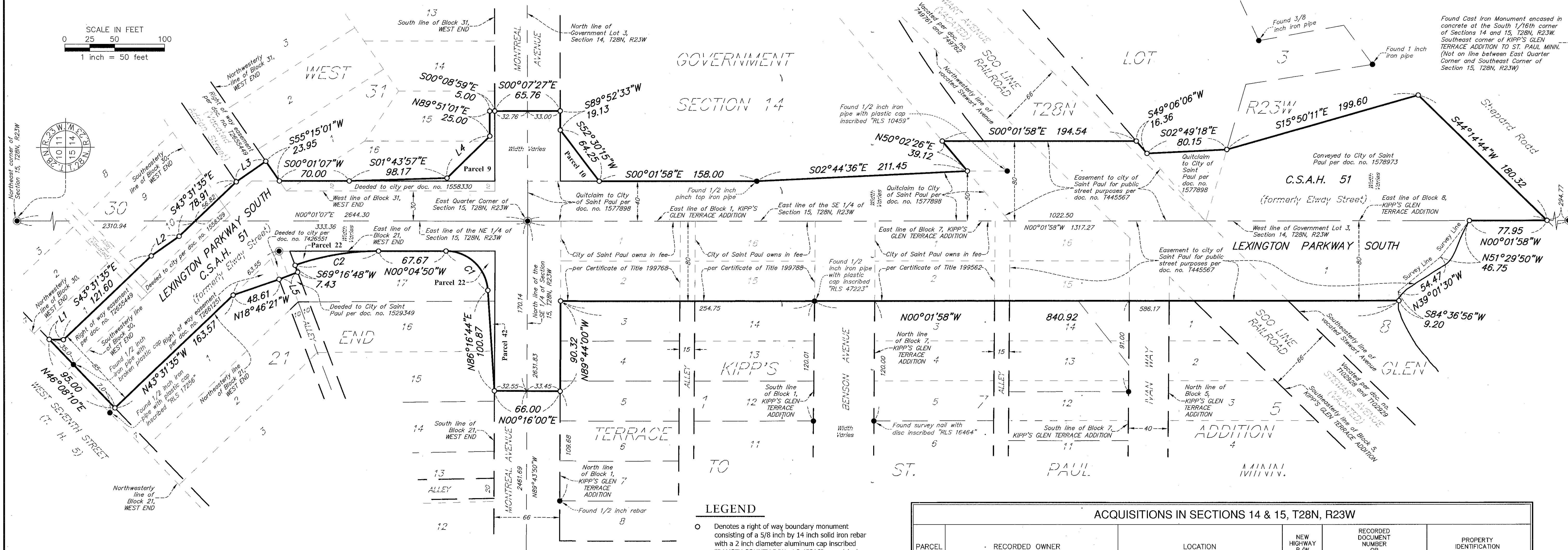


# RAMSEY COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 15 - C.S.A.H. 51 - LEXINGTON PARKWAY SOUTH



SCALE IN FEET  
0 25 50 100  
1 inch = 50 feet

7684



Bearing basis for this plat is the east line of the Northeast Quarter of Section 15, Township 28 North, Range 23 West, which is assumed to bear N 00° 01' 07" E.

### LEGEND

- Denotes a right of way boundary monument consisting of a 5/8 inch by 14 inch solid iron rebar with a 2 inch diameter aluminum cap inscribed "RAMSEY COUNTY R/W - LS 45816", or a 1 inch copper plug stamped "RAMSEY COUNTY" to be set following construction if as-built conditions allow.
- Denotes a found 1/2 inch iron pipe with no cap unless otherwise noted. If found monument is missing following construction it will be replaced with a 5/8 inch by 14 inch solid iron rebar with a plastic cap inscribed "RAMSEY COUNTY - LS 45816" if as-built conditions allow.
- ⦿ Denotes cast iron monument.
- Denotes found 8 inch by 8 inch granite monument.

### ACQUISITIONS IN SECTIONS 14 & 15, T28N, R23W

PARCEL	RECORDED OWNER	LOCATION	NEW HIGHWAY R/W (SQ. FT.)	RECORDED DOCUMENT NUMBER OR CERTIFICATE OF TITLE NUMBER	PROPERTY IDENTIFICATION NUMBER
9	Public Housing Agency of The City of Saint Paul	Lots 15 and 16, Block 31, WEST END	1529	2182763	14-28-23-23-0002
10	CBC Office LLC	Part of the SW 1/4 of Section 14, T28N, R23W	995	4438163	14-28-23-32-0003
22	Yong Kim and Sarouem Keo	Lot 17, Block 21, WEST END	1154	2383272	15-28-23-14-0029
42	Julie Borgerding July and Ellery July	Lots 15 and 16, Block 21, WEST END	282	COT 523363	15-28-23-14-0028

### LINE TABLE

Segment	Bearing	Distance
L1	S01°18'18"W	14.18
L2	S35°07'35"E	34.23
L3	S34°44'59"E	36.00
L4	S44°23'07"E	60.00
L5	N20°43'12"W	20.00

### CURVE TABLE

Segment	Length	Radius	Delta	Chord
C1	63.30	42.00	86°21'34"	N43°05'57"E 57.48
C2	85.25	255.00	19°09'16"	N09°39'28"W 84.85

### NOTES

- The purpose of this plat is to delineate and plat the boundary lines of existing right of way and parcels of land where additional right of way or other interests are intended to be acquired. This plat alone does not establish new rights. Refer to written conveyance documents recorded against each parcel to verify which rights, if any, were acquired.
- Existing parcel and right of way boundaries shown hereon have been determined from Ramsey County survey records, descriptions recited on recorded or filed documents, subdivision plat computations and analysis and field location of existing survey monuments. Recorded or filed documents were provided by Land Title, Inc. in the form of "Property Reports" with posting dates of December, 2017 and January, April, and May, 2018 and April, 2021, with additional land records research performed as necessary.
- For details concerning this plat contact the Ramsey County Surveyors Office and reference Project 2017-036.
- Ramsey County Survey Resources website provides information (coordinates and monument descriptions) for found and located survey monuments that were used in analysis and boundary determinations for this right of way plat.
- Additional public or private easements may exist that have been conveyed or dedicated on adjoining parcels that are not depicted or noted on this right of way plat. See recorded documents for type, size and location of any possible additional easements.

The Ramsey County Board of Commissioners pursuant to Board Resolution B2021-040 has authorized the County Engineer to execute plats for the acquisition and delineation of right of way and other rights or interests in lands for highway projects identified in the Transportation Improvement Plan.

I hereby certify that this right of way plat is adopted pursuant to Ramsey County Board Resolution B2021-040; that this plat applies to that portion of C.S.A.H. 51 (LEXINGTON PARKWAY SOUTH) shown hereon, being in Section 14, Township 28 North, Range 23 West and in Section 15, Township 28 North, Range 23 West; and that the road authority may refer to this right of way plat for purposes of establishment, acquisition or disposition of lands identified hereon.

*Ted W. Schoenecker*  
Ted W. Schoenecker, PE  
Ramsey County Engineer  
Minnesota License No. 42030  
Date: 1/10/2022

County Recorder, County of Ramsey, State of Minnesota  
I hereby certify that this RAMSEY COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 15 - C.S.A.H. 51 - LEXINGTON PARKWAY SOUTH was filed in the office of the County Recorder for public record on this 18<sup>th</sup> day of January, 2022, at 11:35 o'clock P. M. as Document Number 2724122.  
*Deputy County Recorder*  
Deputy County Recorder

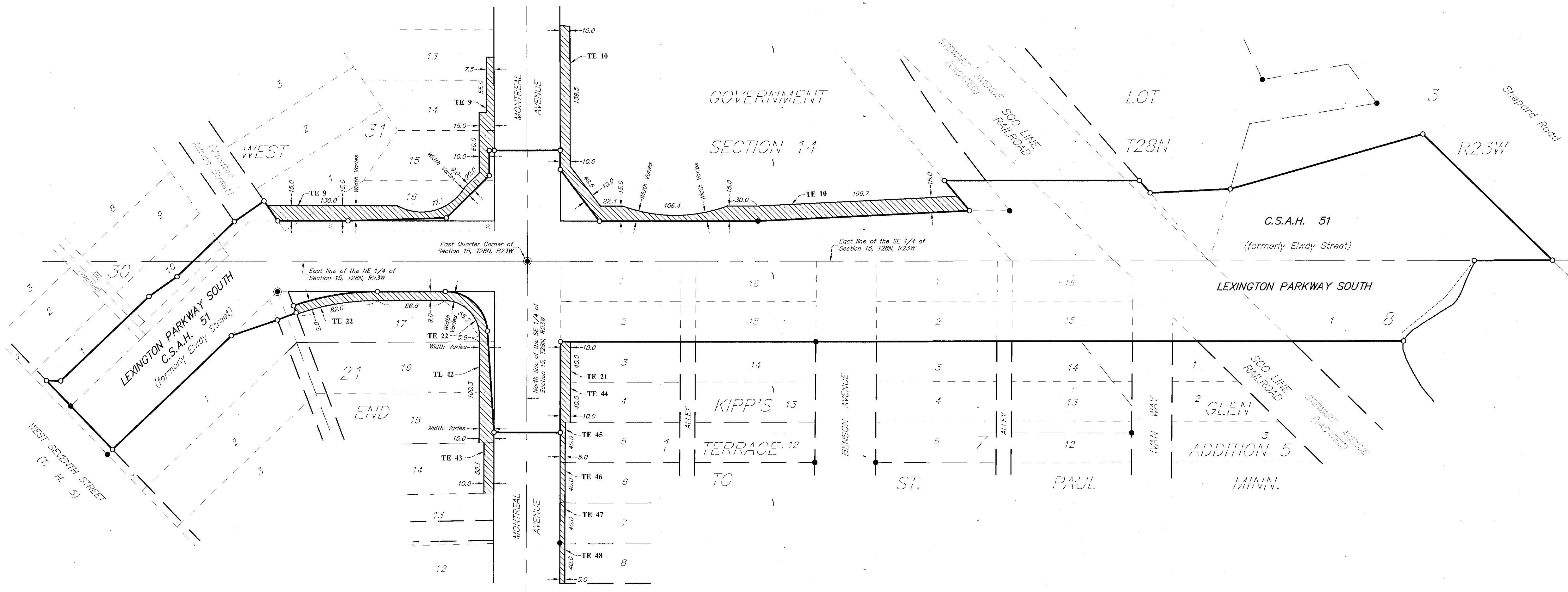
Registrar of Titles, County of Ramsey, State of Minnesota  
I hereby certify that this RAMSEY COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 15 - C.S.A.H. 51 - LEXINGTON PARKWAY SOUTH was filed in the office of the Registrar of Titles for public record on this 18<sup>th</sup> day of January, 2022, at 11:35 o'clock P. M. as Document Number 2724122.  
*Deputy Registrar of Titles*  
Deputy Registrar of Titles

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, Section 160.085 and Section 160.14, subd. 1; that all measurements are correctly shown on this plat; that all monuments shown on this plat will be correctly placed in the ground upon completion of construction as stated in the legend hereon; and that the proposed right of way boundary lines are correctly designated on this plat.  
*Daniel D. Baar*  
Daniel D. Baar, LS  
Ramsey County Surveyor  
Minnesota License No. 45816  
Date: 1/19/22

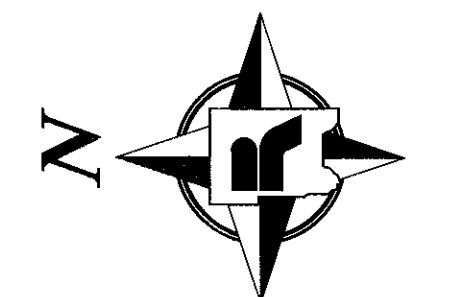
# RAMSEY COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 15 - C.S.A.H. 51 - LEXINGTON PARKWAY SOUTH

## TEMPORARY EASEMENT DETAIL

7684



**LEGEND**  
 TE ~ Denotes Temporary Easement Parcel  
 ~ Denotes Temporary Easement Parcel Area



SCALE IN FEET  
 0 25 50 100  
 1 inch = 50 feet

**NOTES**  
 1. For detailed boundary and survey information see sheet 1 of 2 of this plat.

TEMPORARY EASEMENT PARCEL TABLE					
PARCEL	RECORDED OWNER	LOCATION	TEMPORARY EASEMENT AREA (SQ. FT.)	RECORDED DOCUMENT NUMBER OR CERTIFICATE OF TITLE NUMBER	PROPERTY IDENTIFICATION NUMBER
TE 9	Public Housing Agency of The City of Saint Paul	Lots 1, 13, 14, 15 and 16, Block 31, WEST END	3915	2182763	14-28-23-23-0002
TE 10	CBC Office LLC	Part of the SW 1/4 of Section 14, T28N, R23W	6771	4438163	14-28-23-32-0003
TE 21	Chenda Chhoy	Lot 3, Block 1, KIPP'S GLEN TERRACE ADDITION	400	COT 642549	15-28-23-41-0001
TE 22	Yong Kim and Sarouem Keo	Lot 17, Block 21, WEST END	1960	2383272	15-28-23-14-0029
TE 42	Julie Borgerding July and Ellery July	Lots 15 and 16, Block 21, WEST END	1222	COT 523363	15-28-23-14-0028
TE 43	George R. Novak and Marilyn H. Novak	Lot 14, Block 21, WEST END	501	COT 199219	15-28-23-14-0027
TE 44	Connie Weber	Lot 4, Block 1, KIPP'S GLEN TERRACE ADDITION	400	COT 528350	15-28-23-41-0002
TE 45	Horry L. Hughley	Lot 5, Block 1, KIPP'S GLEN TERRACE ADDITION	200	COT 384935	15-28-23-41-0003
TE 46	Stephanie Swanson	Lot 6, Block 1, KIPP'S GLEN TERRACE ADDITION	200	COT 632518	15-28-23-41-0004
TE 47	Jeffrey Gale Zelse	Lot 7, Block 1, KIPP'S GLEN TERRACE ADDITION	200	COT 618105	15-28-23-41-0005
TE 48	Down Margaret Dettinger	Lot 8, Block 1, KIPP'S GLEN TERRACE ADDITION	200	COT 582276	15-28-23-41-0006