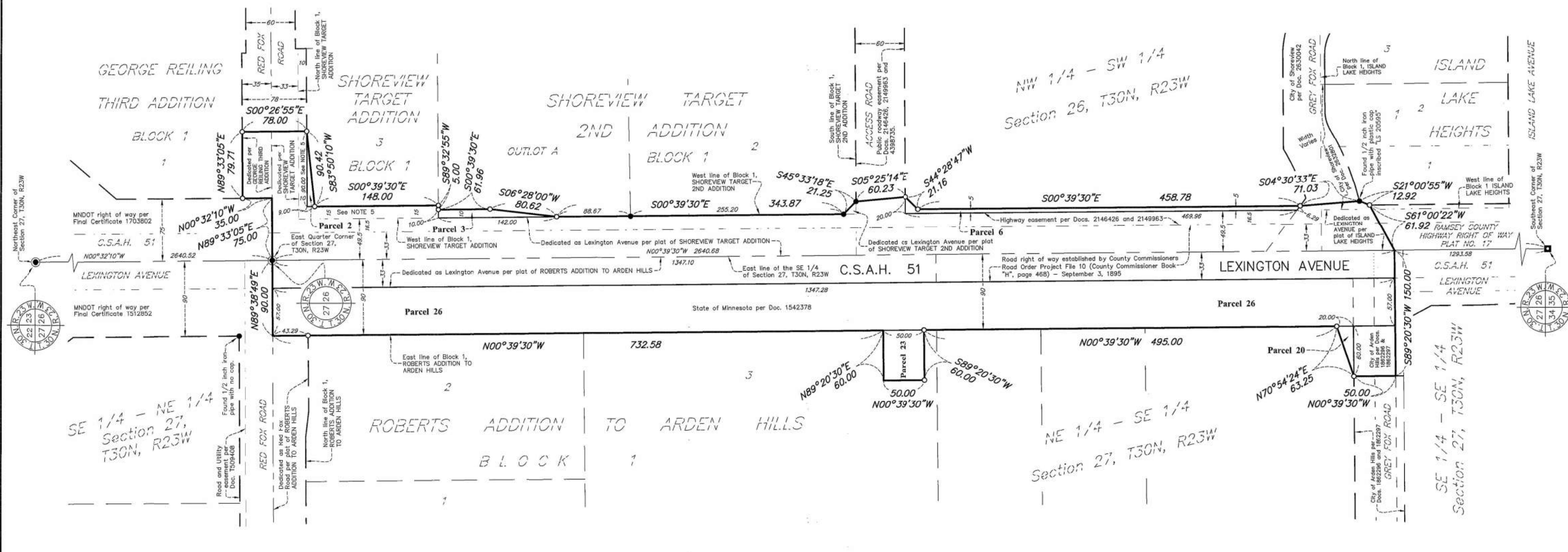


RAMSEY COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 16 - C.S.A.H. 51 - LEXINGTON AVENUE

7609



ACQUISITIONS IN SECTIONS 26 & 27, T30N, R23W

PARCEL	RECORDED OWNER	LOCATION	NEW HIGHWAY R/W (SQ. FT.)	OTHER RIGHTS OR INTERESTS	RECORDED DOCUMENT NUMBER OR BOOK/PAGE	PROPERTY IDENTIFICATION NUMBER
2	ICF National Bank	Lot 3, Block 1, SHOREVIEW TARGET ADDITION	405	---	4360249	26-30-23-32-0016
3	The City of Shoreview	OUTLOT A, SHOREVIEW TARGET 2ND ADDITION	1020	---	4431360	26-30-23-32-0015
6	YMCA of Greater Saint Paul	Part of the SW 1/4 of Section 26, T30N, R23W	2472	---	1758969 & 1760008	26-30-23-32-0010
20	Store Master Funding III	Part of the SE 1/4 of Section 27, T30N, R23W	600	---	4397279	27-30-23-41-0001
23	Roberts Commercial Properties, LLC	Lot 3, Block 1, ROBERTS ADDITION TO ARDEN HILLS	---	3000	4428059	27-30-23-41-0024
26	State of Minnesota	Part of the SE 1/4 of Section 27, T30N, R23W	---	---	1542378	---

NOTES

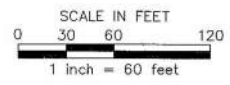
- The purpose of this plat is to delineate and plat the boundary lines of existing right of way and parcels of land where additional right of way or other interests are intended to be acquired. This plat alone does not establish new rights. Refer to recorded conveyance documents recorded against each 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 January, 2018, and August, 2019, with additional land records research performed as necessary.
- For details concerning this plat contact the Ramsey County Surveyors Office and reference Project 2017-035.
- Ramsey County Survey Resources website provides information (coordinates and monument descriptions) for found and located survey monuments not shown hereon that were used in analysis and boundary determinations.
- NOTE 5 - Road right of way easement over the northerly 10 feet of Lot 3, Block 1, SHOREVIEW TARGET ADDITION per Doc. 4371152 and the westerly 15 feet Lot 3, Block 1, SHOREVIEW TARGET ADDITION per Doc. 4361428.
- Numerous easements have been conveyed or dedicated to the public on adjoining parcels that are not depicted or noted on this right of way plat. See recorded documents for type, size and location.

LEGEND

- Denotes a cast iron monument with 4 inch diameter top inscribed Ramsey County.
- Denotes a right of way boundary monument consisting of a 5/8 inch by 14 inch solid iron re-rod with a 2 inch diameter aluminum cap inscribed "RAMSEY COUNTY R/W - LS 45816" to be set following construction if as-built conditions allow.
- Denotes a found 1/2 inch iron pipe with plastic cap inscribed "LS 44288" unless otherwise noted. If found monuments shown hereon are missing following construction they will be replaced with a 5/8 inch by 14 inch solid iron re-rod with a plastic cap inscribed "RAMSEY COUNTY - LS 45816" if as-built conditions allow.
- Denotes found 8 inch square granite monument.



The bearing basis of this plat is the east line of the Southeast Quarter of Section 27, Township 30 North, Range 23 West, which is assumed to bear N 00° 39' 30" W.



The Ramsey County Board of Commissioners pursuant to Board Resolution B2019-049 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 B2019-049; that this plat applies to that portion of C.S.A.H. 51 (LEXINGTON AVENUE) shown hereon, being in Section 26, Township 30 North, Range 23 West, and in Section 27, Township 30 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: 3/6/20

I hereby certify that this plat was surveyed 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 the proposed right of way boundary lines are correctly designated on this plat; that all measurements are correctly shown on this plat; and that all monuments shown on this plat will be correctly placed in the ground upon completion of construction as stated in the legend hereon.

Daniel D. Baar
 Daniel D. Baar
 Ramsey County Surveyor
 Minnesota License No. 45816

Date: 3/6/20

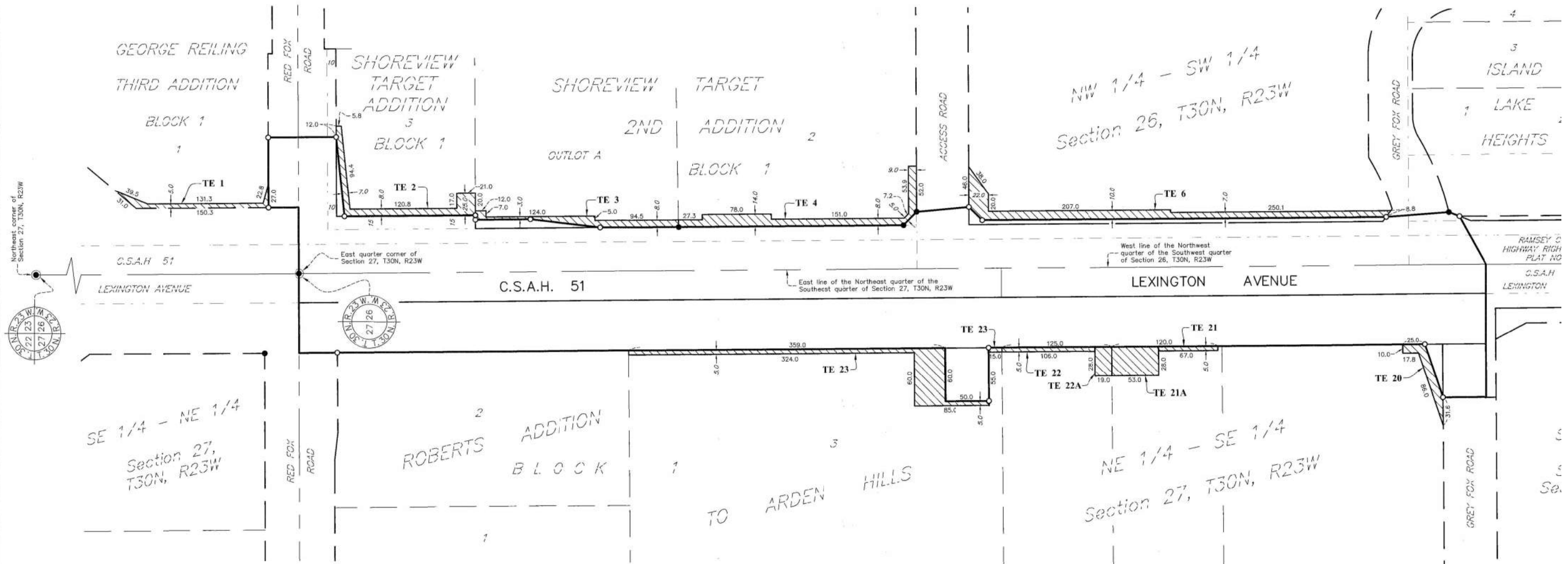
County Recorder, County of Ramsey, State of Minnesota
 I hereby certify that this RAMSEY COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 16 - C.S.A.H. 51 - LEXINGTON AVENUE was filed in the office of the County Recorder for public record on this 9th day of March, 2020, at 10 o'clock A. M. as Document Number 4402694.

Barbara J. June
 Deputy County Recorder

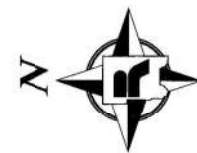
RAMSEY COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 16 - C.S.A.H. 51 - LEXINGTON AVE

TEMPORARY EASEMENT DETAIL

7609



TEMPORARY EASEMENT PARCEL TABLE					
PARCEL	RECORDED OWNER	LOCATION	TEMPORARY EASEMENT AREA (SQ. FT.)	RECORDED DOCUMENT NUMBER OR BOOK/PAGE	PROPERTY IDENTIFICATION NUMBER
TE 1	Koren Properties, LLC	Lot 1, Block 1, GEORGE REILING THIRD ADDITION	976	4132541	26-30-23-23-0012
TE 2	TCF National Bank	Lot 3, Block 1, SHOREVIEW TARGET ADDITION	2198	4360249	26-30-23-32-0016
TE 3	The City of Shoreview	OUTLOT A, SHOREVIEW TARGET 2ND ADDITION	1590	4431360	26-30-23-32-0015
TE 4	SCP 2004E-014 LLC and Silver Macedon III, LLC	Lot 2, Block 1, SHOREVIEW TARGET 2ND ADDITION	3062	4600146	26-30-23-32-0014
TE 6	MCA of Greater Saint Paul	Part of the SW 1/4 of Section 26, T30N, R23W	4691	1758989 & 1760008	26-30-23-32-0010
TE 20	Store Master Funding III	Part of the SE 1/4 of Section 27, T30N, R23W	961	4397279	27-30-23-41-0001
TE 21	CS&M Arden Hills LLC	Part of the SE 1/4 of Section 27, T30N, R23W	335	4363766	27-30-23-41-0021
TE 21A	CS&M Arden Hills LLC	Part of the SE 1/4 of Section 27, T30N, R23W	1749	4363766	27-30-23-41-0021
TE 22	Arden Tire MN, LLC	Part of the SE 1/4 of Section 27, T30N, R23W	530	4729815	27-30-23-41-0020
TE 22A	Arden Tire MN, LLC	Part of the SE 1/4 of Section 27, T30N, R23W	627	4729815	27-30-23-41-0020
TE 23	Roberts Commercial Properties, LLC	Lot 3, Block 1, ROBERTS ADDITION TO ARDEN HILLS	4220	4428059	27-30-23-41-0024



SCALE IN FEET
0 30 60 120
1 inch = 60 feet

NOTES

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

LEGEND

- TE ~ Denotes Temporary Easement Parcel
- ~ Denotes Temporary Easement Parcel Area