

RAMSEY COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 35

C.S.A.H. 65 - WHITE BEAR AVENUE

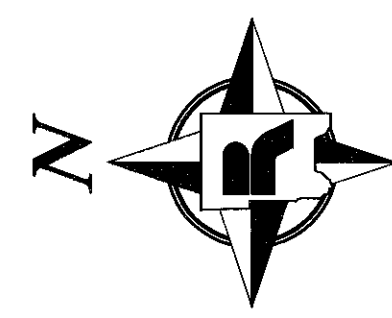
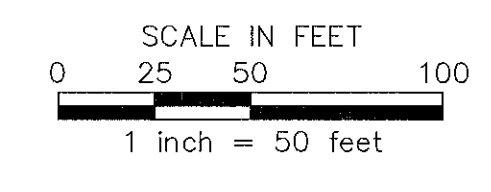
NOTES

- 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 May, June, July, and August, 2019, February, 2020 and February and March, 2022 with additional land records research performed as necessary.
- For details concerning this plat contact the Ramsey County Surveyors Office and reference Project 2019-016.
- 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.

LEGEND

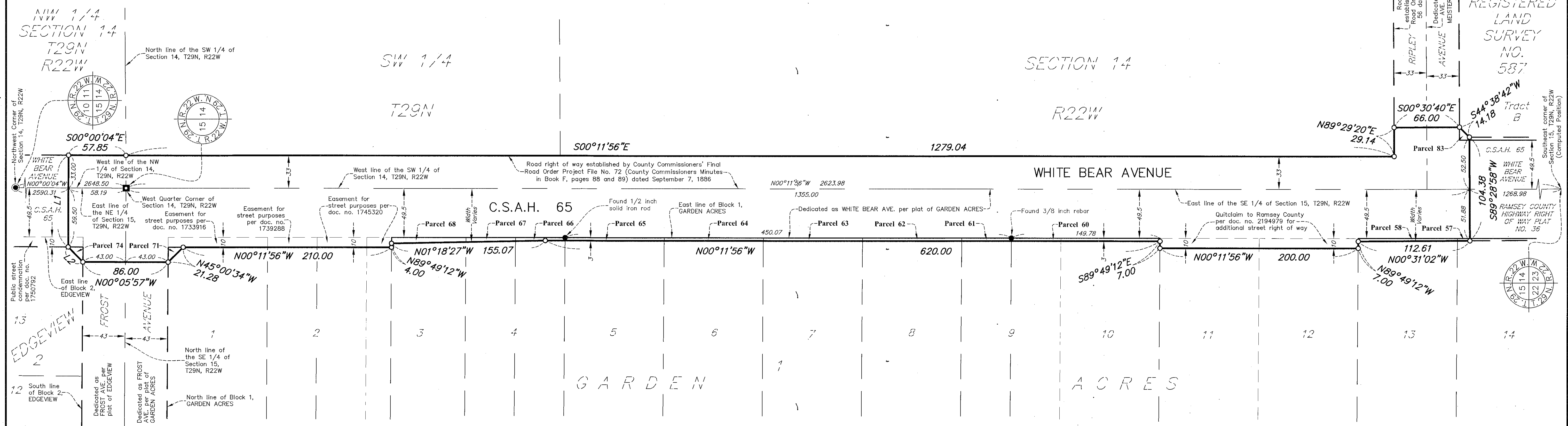
- Denotes a right of way boundary monument consisting of a 5/8 inch by 14 inch solid iron rebar with a 2 inch diameter aluminum cap inscribed "RAMSEY COUNTY R/W - LS 45816", or a 1 inch copper plug stamped "RAMSEY COUNTY" to be set following construction if as-built conditions allow.
- Denotes a found 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.

LINE TABLE		
Segment	Bearing	Distance
L1	N89°59'56"E	92.50
L2	N45°05'22"E	21.18



Bearing basis for this plat is the west line of the Southwest Quarter of Section 14, Township 29 North, Range 22 West, which is assumed to bear N 00° 11' 56" W.

77710



The Ramsey County Board of Commissioners pursuant to Board Resolution B2022-013 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 B2022-013; that this plat applies to that portion of C.S.A.H. 65 (WHITE BEAR AVENUE) shown hereon, being in Section 14, Township 29 North, Range 22 West and in Section 15, Township 29 North, Range 22 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.

RAMSEY COUNTY ENGINEER

 John R. Mazzitello, PE

Date: 9-21-2022
 Minnesota License No. 44354

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.

RAMSEY COUNTY SURVEYOR

 Daniel D. Baar, LS

Date: 9-14-2022
 Minnesota License No. 45816

County Recorder, County of Ramsey, State of Minnesota
 I hereby certify that this RAMSEY COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 35 - C.S.A.H. 65 - WHITE BEAR AVENUE was filed in the office of the County Recorder for public record on this 21st day of September, 2022, at 3 o'clock P. M. as Document Number 4964940.

 Barbara J. Ann
 Deputy County Recorder

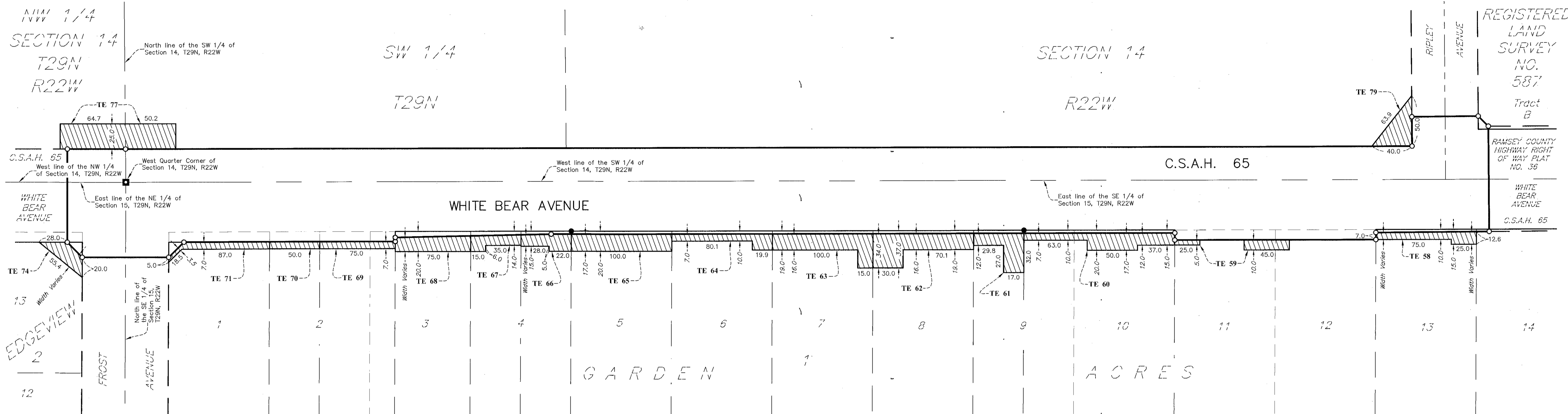
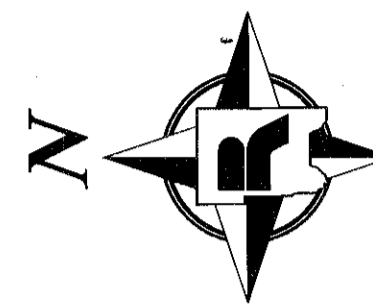
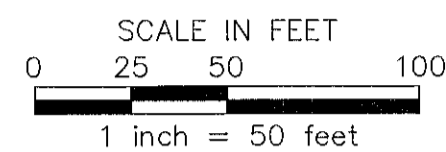
Registrar of Titles, County of Ramsey, State of Minnesota
 I hereby certify that this RAMSEY COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 35 - C.S.A.H. 65 - WHITE BEAR AVENUE was filed in the office of the Registrar of Titles for public record on this 21st day of September, 2022, at 3 o'clock P. M. as Document Number 2941575.

 Barbara J. Ann
 Deputy Registrar of Titles

ACQUISITIONS IN SECTIONS 14 & 15, T29N, R22W					
PARCEL	RECORDED OWNER	LOCATION	NEW HIGHWAY R/W (SQ. FT.)	RECORDED DOCUMENT NUMBER OR CERTIFICATE OF TITLE NUMBER	PROPERTY IDENTIFICATION NUMBER
57	Susan Q. Allhiser	Lot 14, Block 1, GARDEN ACRES	30	3092893	15-29-22-44-0001
58	Hejny Properties, LLC	Lot 13, Block 1, GARDEN ACRES	272	4557744 489379 4896154	15-29-22-41-0015
60	David R. Hulke and Cynthia J. Hulke	South 1/2 of Lot 9 and all of Lot 10, Block 1, GARDEN ACRES	450	4818087	15-29-22-41-0013
61	Darlene Duran	North 1/2 of Lot 9, Block 1, GARDEN ACRES	150	3420384	15-29-22-41-0012
62	Franklin D. Zaiger Jr. and Brenda M. Zaiger	Lot 8, Block 1, GARDEN ACRES	300	2687178, 4063592	15-29-22-41-0011
63	Catherine Lucile McKenzie and Mary Beth McKenzie	Lot 7, Block 1, GARDEN ACRES	300	4895676	15-29-22-41-0010
64	Julie Anne Peterson and Sara Mae Ruhnow	Lot 6, Block 1, GARDEN ACRES	300	4883238	15-29-22-41-0009
65	Charlene M. Korich and John Thomas Korich	Lot 5, Block 1, GARDEN ACRES	300	2893377	15-29-22-41-0008
66	MNSF T2 SPE, LLC	South 1/2 of Lot 4, Block 1, GARDEN ACRES	150	4719953	15-29-22-41-0007
67	Michael A. Schaeppi and Kimberly A. Schaeppi	North 1/2 of Lot 4, Block 1, GARDEN ACRES	203	2405562	15-29-22-41-0006
68	Amanda Sophia Axtell	South 3/4 of Lot 3, Block 1, GARDEN ACRES	396	4292388	15-29-22-41-0005
71	Noel Elledge and Crystal Elledge	Lot 1, Block 1, GARDEN ACRES, except the West 110 feet thereof	113	4536505	15-29-22-41-0001
74	Caryl Hoyer Wedes, as Trustee of the Caryl Hoyer Wedes Revocable Trust dated May 7, 2015	Lot 13, Block 2, EDGEVIEW	113	4557502	15-29-22-14-0072
83	Noocha Sees, LLC	Tract B, R.L.S. NO. 587	80	COT 627567	14-29-22-33-0026

RAMSEY COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 35 C.S.A.H. 65 - WHITE BEAR AVENUE

TEMPORARY EASEMENT DETAIL



77710

LEGEND

TE ~ Denotes Temporary Easement Parcel

~ Denotes Temporary Easement Parcel Area

TEMPORARY EASEMENT PARCEL TABLE						
PARCEL	RECORDED OWNER	LOCATION	TEMPORARY EASEMENT AREA (SQ. FT.)	RECORDED DOCUMENT NUMBER OR BOOK & PAGE OR CERTIFICATE OF TITLE NUMBER	PROPERTY IDENTIFICATION NUMBER	
TE 58	Hejny Properties, LLC	Lot 13, Block 1, GARDEN ACRES	853	4557744, 4899379, 4898154	15-29-22-41-0015	
TE 59	Hejny Properties, LLC	Lots 11 and 12, Block 1, GARDEN ACRES	575	4404082	15-29-22-41-0080	
TE 60	David R. Hulke and Cynthia J. Hulke	South 1/2 of Lot 9 and all of Lot 10, Block 1, GARDEN ACRES	1735	4818087	15-29-22-41-0013	
TE 61	Darlene Duran	North 1/2 of Lot 9, Block 1, GARDEN ACRES	1143	3420384	15-29-22-41-0012	
TE 62	Franklin D. Zaiger Jr. and Brenda M. Zaiger	Lot 8, Block 1, GARDEN ACRES	2140	2687178	15-29-22-41-0011	
TE 63	Catherine Lucile McKenzie and Mary Beth McKenzie	Lot 7, Block 1, GARDEN ACRES	1872	4895676	15-29-22-41-0010	
TE 64	Julie Anne Peterson and Sara Mae Ruhnow	Lot 6, Block 1, GARDEN ACRES	880	4883238	15-29-22-41-0009	
TE 65	Charlene M. Korich and John Thomas Korich	Lot 5, Block 1, GARDEN ACRES	1700	2893377	15-29-22-41-0008	
TE 66	MNSF T2 SPE, LLC	South 1/2 of Lot 4, Block 1, GARDEN ACRES	702	4719955	15-29-22-41-0007	
TE 67	Michael A. Schaeppi and Kimberly A. Schaeppi	North 1/2 of Lot 4, Block 1, GARDEN ACRES	587	2403582	15-29-22-41-0006	
TE 68	Amanda Sophia Axtell	South 3/4 of Lot 3, Block 1, GARDEN ACRES	1104	4292388	15-29-22-41-0005	
TE 69	Riley N. Kessel	South 1/2 of Lot 2 and North 1/4 of Lot 3, Block 1, GARDEN ACRES	525	4885658	15-29-22-41-0004	
TE 70	Richard J. Grayson	North 1/2 of Lot 2, Block 1, GARDEN ACRES except the West 110 feet thereof	350	4789132	15-29-22-41-0003	
TE 71	Noel Elledge and Crystal Elledge	Lot 1, Block 1, GARDEN ACRES, except the West 110 feet thereof	670	4536505	15-29-22-41-0001	
TE 74	Caryl Hoyer Wedes, as Trustee of the Caryl Hoyer Wedes Revocable Trust	Lot 13, Block 2, EDGEVIEW	640	4557502	15-29-22-14-0072	
TE 77	The Board of County Commissioners of the County of Ramsey and State of Minnesota	Part of the NW 1/4 and SW 1/4, Section 14, T29N, R22W	2874	Book 118 of Deeds, Page 403	14-29-22-32-0001	
TE 79	The County of Ramsey	Part of the SW 1/4, Section 14, T29N, R22W	1000	COT 195595	14-29-22-32-0002	

NOTES

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