

RAMSEY COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 36

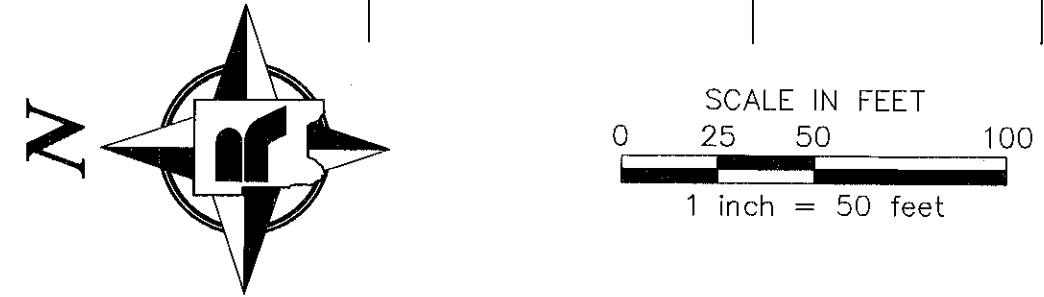
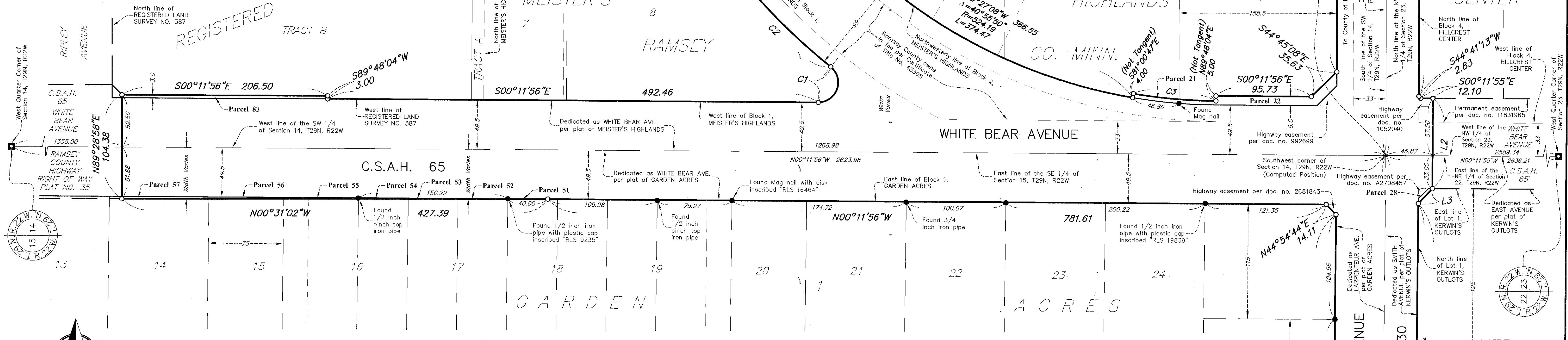
- C.S.A.H. 65 - WHITE BEAR AVENUE AND C.S.A.H. 30 - LARPENTEUR AVENUE

CURVE TABLE				
Segment	Length	Radius	Delta	Chord
C1	49.43	20.00	141°37'05"	S71°00'29"E 37.78
C2	127.63	623.19	11°44'04"	N44°03'01"E 127.41
C3	83.40	520.19	9°11'09"	S04°23'39"W 83.31

LINE TABLE		
Segment	Bearing	Distance
L1	S00°25'39"E	82.50
L2	S89°48'05"W	90.50
L3	N47°03'18"W	20.56
L4	N00°01'23"E	82.50

- 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 unless otherwise noted.
 - Denotes found 8 inch by 8 inch granite monument.



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.

ACQUISITIONS IN SECTIONS 14, 15, & 22, T29N, R22W					
PARCEL	RECORDED OWNER	LOCATION	NEW HIGHWAY R/W (SQ. FT.)	RECORDED DOCUMENT NUMBER OR CERTIFICATE OF TITLE NUMBER	PROPERTY IDENTIFICATION NUMBER
21	JLV Assets Acquisition, LLC	Parts of Lots 6, 7, 8, 9, and 14, Block 2, MEISTER'S HIGHLANDS	186	COT 621033	14-29-22-33-0014
22	Larp, L.L.C.	Part of Lot 9, Block 2, MEISTER'S HIGHLANDS	1359	COT 550050	14-29-22-33-0021
28	John Thomas Sherman and Louise Catherine Sherman, as Trustees of the Sherman Family Trust dated June 20, 1984	Part of Lot 1, KERWIN'S OUTLOTS	55	COT 599047	22-29-22-11-0154
51	Kathleen Prins	North 1/2 of Lot 18, Block 1, GARDEN ACRES	4	3836071	15-29-22-44-0007
52	Kayla Niccum	South 1/2 of Lot 17, Block 1, GARDEN ACRES	18	4801234	15-29-22-44-0006
53	Torin Porcher Gustafson	North 1/2 of Lot 17, Block 1, GARDEN ACRES	32	4578243	15-29-22-44-0005
54	Kent R. Wilcox and Karen Wilcox	South 1/2 of Lot 16, Block 1, GARDEN ACRES	46	3441813	15-29-22-44-0004
55	Caleb J. Fernholz	Lot 15, except the North 75 feet thereof and the North 1/2 of Lot 16, Block 1, GARDEN ACRES	95	4768461	15-29-22-44-0003
56	Pro Operam Sub Vi, LLC	The Northerly 75 feet of Lot 15, Block 1, GARDEN ACRES	126	4688898	15-29-22-44-0002
57	Susan Q. Allhiser	Lot 14, Block 1, GARDEN ACRES	186	3092893	15-29-22-44-0001
83	Nooche Sees, LLC	Tract B, REGISTERED LAND SURVEY NO. 587	619	COT 627567	14-29-22-33-0026

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) and C.S.A.H. 30 (LARPENTEUR AVENUE) shown hereon, being in Section 14, Township 29 North, Range 22 West and in Section 15, Township 29 North, Range 22 West and in Section 22, Township 29 North, Range 22 West and in Section 23, 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
[Signature]
 Date: 9-21-2022
 Minnesota License No. 44254

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
[Signature]
 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. 36 - C.S.A.H. 65 - WHITE BEAR AVENUE AND C.S.A.H. 30 - LARPENTEUR 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 4964941

Deputy County Recorder
[Signature]

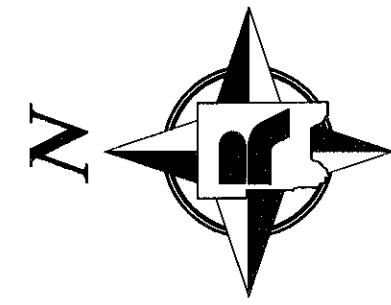
Registrar of Titles, County of Ramsey, State of Minnesota
 I hereby certify that this RAMSEY COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 36 - C.S.A.H. 65 - WHITE BEAR AVENUE AND C.S.A.H. 30 - LARPENTEUR AVENUE was filed in the office of the Registrar of Titles for public record on this 21st day of September, 2022, at 3 o'clock P. M. as Document Number 2741576

Deputy Registrar of Titles
[Signature]

RAMSEY COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 36

- C.S.A.H. 65 - WHITE BEAR AVENUE AND
- C.S.A.H. 30 - LARPENTEUR AVENUE

TEMPORARY EASEMENT DETAIL



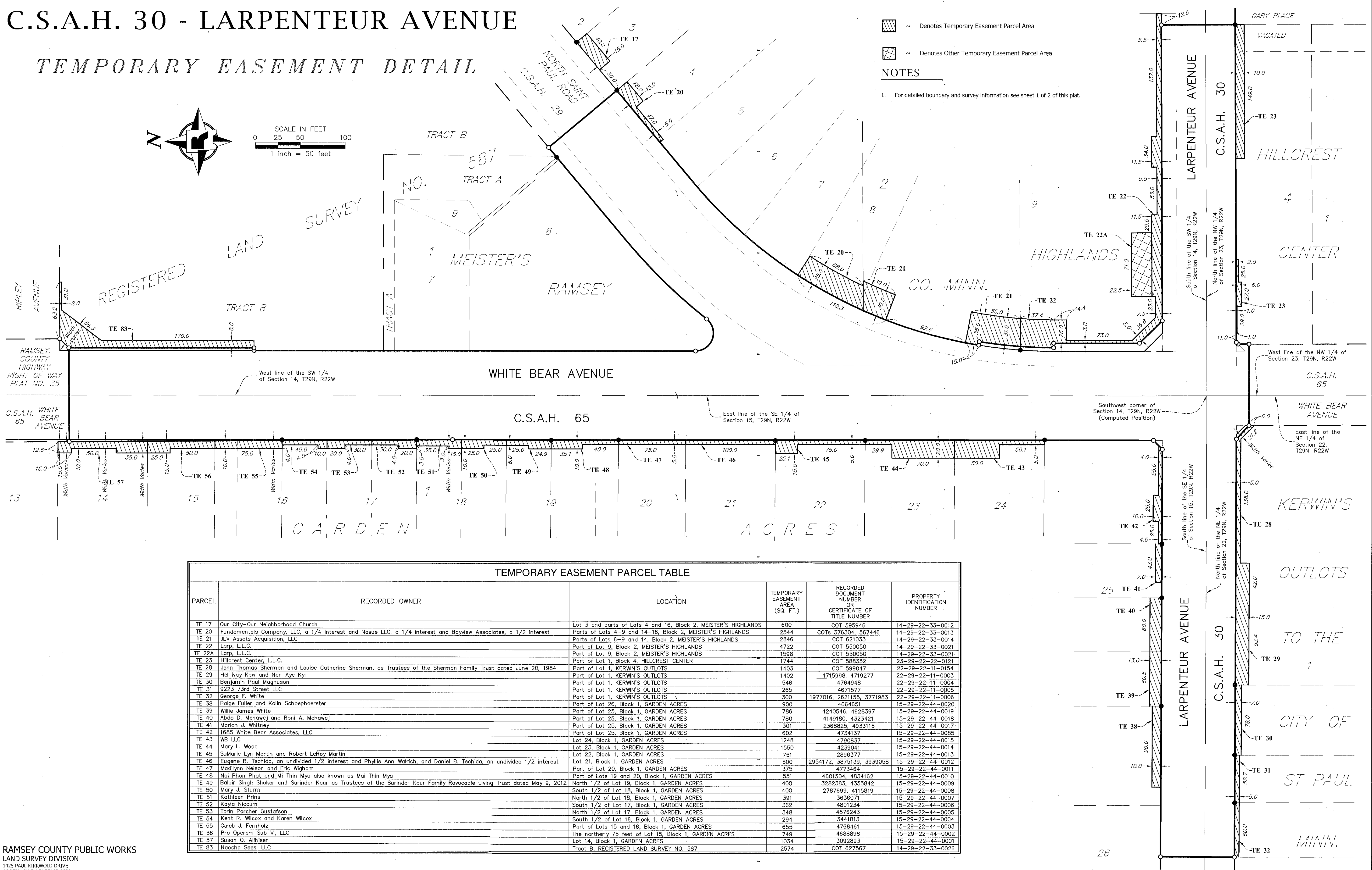
SCALE IN FEET
0 25 50 100
1 inch = 50 feet

LEGEND

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

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 17	Our City-Our Neighborhood Church	Lot 3 and parts of Lots 4 and 16, Block 2, MEISTER'S HIGHLANDS	600	COT 595946	14-29-22-33-0012
TE 20	Fundamentals Company, LLC, a 1/4 interest and Nasue LLC, a 1/4 interest and Bayview Associates, a 1/2 interest	Parts of Lots 4-9 and 14-16, Block 2, MEISTER'S HIGHLANDS	2544	COTs 376304, 567446	14-29-22-33-0013
TE 21	JLV Assets Acquisition, LLC	Parts of Lots 6-9 and 14, Block 2, MEISTER'S HIGHLANDS	2846	COT 621033	14-29-22-33-0014
TE 22	Lorp, LLC	Part of Lot 9, Block 2, MEISTER'S HIGHLANDS	4722	COT 550050	14-29-22-33-0021
TE 22A	Lorp, LLC	Part of Lot 9, Block 2, MEISTER'S HIGHLANDS	1598	COT 550050	14-29-22-33-0021
TE 23	Hillcrest Center, LLC	Part of Lot 1, Block 4, HILLCREST CENTER	1744	COT 588352	23-29-22-22-0121
TE 28	John Thomas Sherman and Louise Catherine Sherman, as Trustees of the Sherman Family Trust dated June 20, 1984	Part of Lot 1, KERWIN'S OUTLOTS	1403	COT 599047	22-29-22-11-0154
TE 29	Hel Nay Kaw and Nan Aye Kyi	Part of Lot 1, KERWIN'S OUTLOTS	1402	4715998, 4719277	22-29-22-11-0003
TE 30	Benjamin Paul Magnuson	Part of Lot 1, KERWIN'S OUTLOTS	546	4764948	22-29-22-11-0004
TE 31	9223 73rd Street LLC	Part of Lot 1, KERWIN'S OUTLOTS	265	4671577	22-29-22-11-0005
TE 32	George F. White	Part of Lot 1, KERWIN'S OUTLOTS	300	1977016, 2621155, 3771983	22-29-22-11-0006
TE 38	Paige Fuller and Kalin Schoephoerster	Part of Lot 26, Block 1, GARDEN ACRES	900	4664651	15-29-22-44-0020
TE 39	Willie James White	Part of Lot 25, Block 1, GARDEN ACRES	786	4240546, 4928397	15-29-22-44-0019
TE 40	Abdo D. Mehawej and Roni A. Mehawej	Part of Lot 25, Block 1, GARDEN ACRES	780	4149180, 4323421	15-29-22-44-0018
TE 41	Marian J. Whitney	Part of Lot 25, Block 1, GARDEN ACRES	301	2368825, 4933115	15-29-22-44-0017
TE 42	1685 White Bear Associates, LLC	Part of Lot 25, Block 1, GARDEN ACRES	602	4734137	15-29-22-44-0085
TE 43	WB LLC	Lot 24, Block 1, GARDEN ACRES	1248	4790837	15-29-22-44-0015
TE 44	Mary L. Wood	Lot 23, Block 1, GARDEN ACRES	1550	4239041	15-29-22-44-0014
TE 45	SuMarie Lyn Martin and Robert LeRoy Martin	Lot 22, Block 1, GARDEN ACRES	751	2896377	15-29-22-44-0013
TE 46	Eugene R. Tschida, an undivided 1/2 interest and Phyllis Ann Walrich, and Daniel B. Tschida, an undivided 1/2 interest	Lot 21, Block 1, GARDEN ACRES	500	2954172, 3875138, 3939058	15-29-22-44-0012
TE 47	Madlynn Nelson and Eric Wigham	Part of Lot 20, Block 1, GARDEN ACRES	375	4773464	15-29-22-44-0011
TE 48	Nai Phan Phat and Mi Thin Mya also known as Mai Thin Mya	Part of Lots 19 and 20, Block 1, GARDEN ACRES	551	4601504, 4834162	15-29-22-44-0010
TE 49	Babir Singh Shoker and Surinder Kaur as Trustees of the Surinder Kaur Family Revocable Living Trust dated May 9, 2012	North 1/2 of Lot 19, Block 1, GARDEN ACRES	400	3282383, 4355842	15-29-22-44-0009
TE 50	Mary J. Sturm	South 1/2 of Lot 18, Block 1, GARDEN ACRES	400	2787699, 4115819	15-29-22-44-0008
TE 51	Kathleen Prins	North 1/2 of Lot 18, Block 1, GARDEN ACRES	391	3636071	15-29-22-44-0007
TE 52	Kayla Niccum	South 1/2 of Lot 17, Block 1, GARDEN ACRES	362	4801234	15-29-22-44-0006
TE 53	Torin Parcher Gustafson	North 1/2 of Lot 17, Block 1, GARDEN ACRES	348	4576243	15-29-22-44-0005
TE 54	Kent R. Wilcox and Karen Wilcox	South 1/2 of Lot 16, Block 1, GARDEN ACRES	294	3441813	15-29-22-44-0004
TE 55	Caleb J. Fernholz	Part of Lots 15 and 16, Block 1, GARDEN ACRES	655	4788461	15-29-22-44-0003
TE 56	Pro Operam Sub VI, LLC	The northerly 75 feet of Lot 15, Block 1, GARDEN ACRES	749	4688898	15-29-22-44-0002
TE 57	Susan Q. Althiser	Lot 14, Block 1, GARDEN ACRES	1034	3092893	15-29-22-44-0001
TE 83	Noccha Sees, LLC	Tract B, REGISTERED LAND SURVEY NO. 587	2574	COT 627567	14-29-22-33-0026