

# RAMSEY COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 37 C.S.A.H. 25 - COUNTY ROAD B

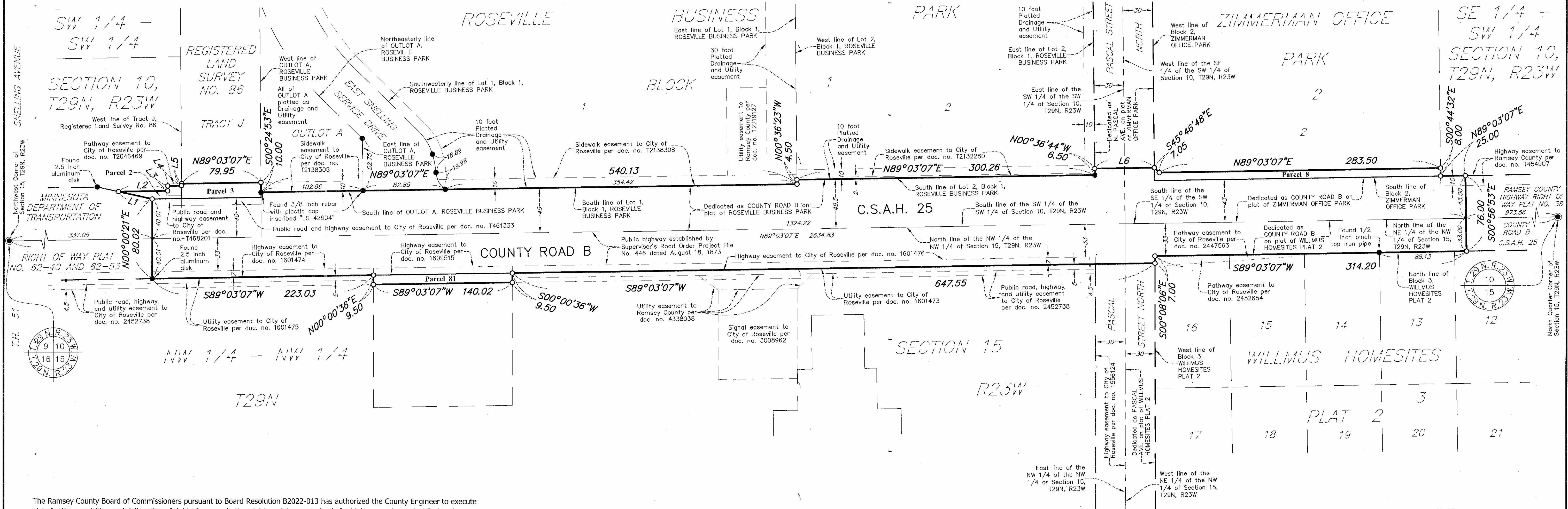
## NOTES

- 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 June and July, 2020 and April, 2022 with additional land records research performed as necessary.
- For details concerning this plat contact the Ramsey County Surveyors Office and reference Project 2018-013.
- 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.

ACQUISITIONS IN SECTIONS 10 & 15, T29N, R23W					
PARCEL	RECORDED OWNER	LOCATION	NEW HIGHWAY R/W (SQ. FT.)	RECORDED DOCUMENT NUMBER OR CERTIFICATE OF TITLE NUMBER	PROPERTY IDENTIFICATION NUMBER
2	Stranik Real Estate, LLC	Part of the SW 1/4 of the SW 1/4 of Section 10, T29N, R23W	443	COT 634653	10-29-23-33-0020
3	National Retail Properties, LP	Part of TRACT J, REGISTERED LAND SURVEY NO. 86	1199	COT 568807	10-29-23-33-0015
8	TOF National Bank	Lot 2, Block 2, ZIMMERMAN OFFICE PARK	2321	COT 552647	10-29-23-34-0005
81	Gateway Washington, Inc	Part of the NW 1/4 of Section 15, T29N, R23W	1330	4014962	15-29-23-22-0004

## 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 3/8 inch solid iron rebar with a plastic cap inscribed "LS 23021" 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.



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. 25 (COUNTY ROAD B) shown hereon, being in Section 10, Township 29 North, Range 23 West and in Section 15, Township 29 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.

RAMSEY COUNTY ENGINEER

*[Signature]*  
John R. Mazzitello, PE

Date: 9/23/22  
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

*[Signature]*  
Daniel D. Baar, LS

Date: August 22, 2022  
Minnesota License No. 45816

County Recorder, County of Ramsey, State of Minnesota

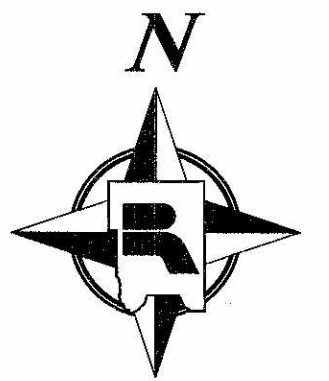
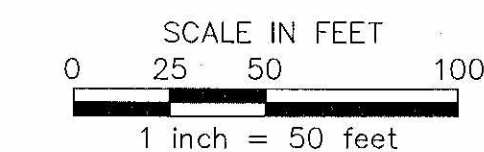
I hereby certify that this RAMSEY COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 37 - C.S.A.H. 25 - COUNTY ROAD B was filed in the office of the County Recorder for public record on this 31<sup>st</sup> day of August, 2022, at 12 o'clock P.M. as Document Number 4963415

*[Signature]*  
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. 37 - C.S.A.H. 25 - COUNTY ROAD B was filed in the office of the Registrar of Titles for public record on this 31<sup>st</sup> day of August, 2022, at 12 o'clock P.M. as Document Number 2740842

*[Signature]*  
Deputy Registrar of Titles

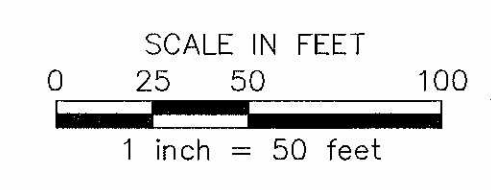


LINE TABLE		
Segment	Bearing	Distance
L1	N77°42'06"W	34.89
L2	N89°03'07"E	49.71
L3	N00°25'02"W	5.00
L4	N89°03'07"E	14.00
L5	N00°25'02"W	2.00
L6	N89°03'07"E	60.00

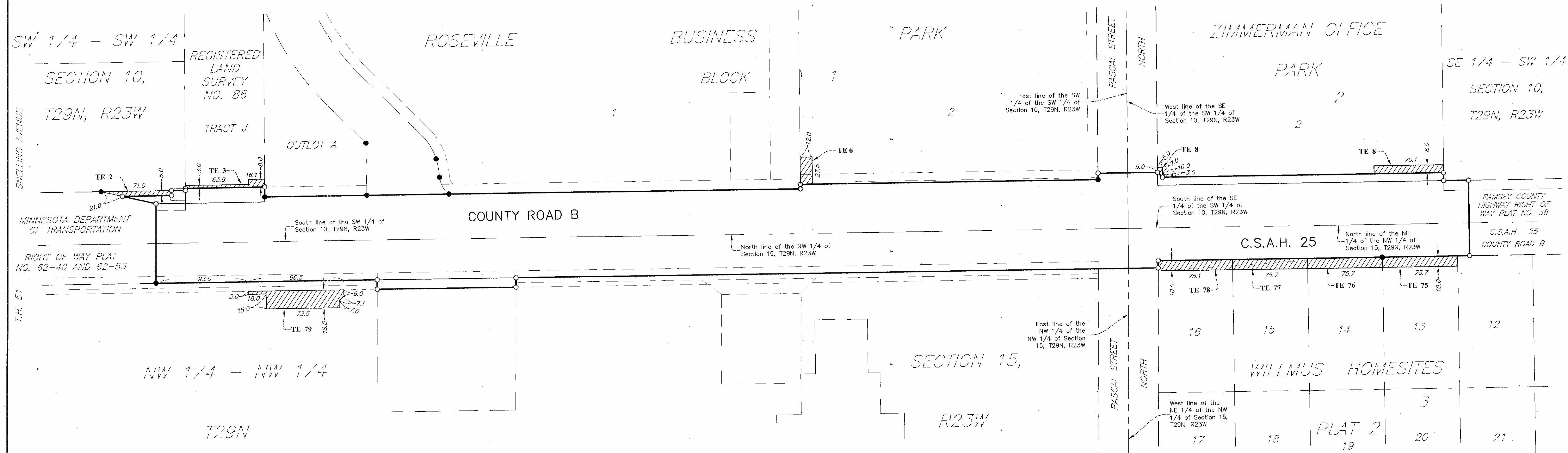
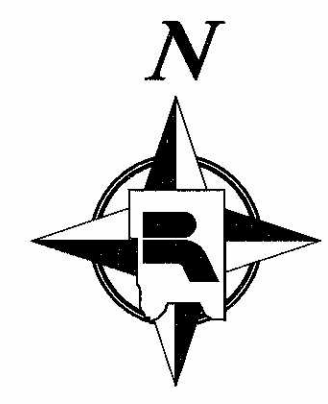
Bearing basis for this plat is the south line of the Southwest Quarter of Section 10, Township 29 North, Range 23 West, which is assumed to bear N 89° 03' 07" E.

# RAMSEY COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 37 C.S.A.H. 25 - COUNTY ROAD B

7705



## TEMPORARY EASEMENT DETAIL



**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 CERTIFICATE OF TITLE NUMBER	PROPERTY IDENTIFICATION NUMBER
2	Stronik Real Estate, LLC	Part of the SW 1/4 of the SW 1/4 of Section 10, T29N, R23W	303	COT 634653	10-29-23-33-0020
3	National Retail Properties, LP	Part of TRACT J, REGISTERED LAND SURVEY NO. 86	320	COT 569807	10-29-23-33-0015
6	Perkins Roseville, LLC	Lot 2, Block 1, ROSEVILLE BUSINESS PARK	330	COT 637468	10-29-23-33-0017
8	TCF National Bank	Lot 2, Block 2, ZIMMERMAN OFFICE PARK	628	COT 552847	10-29-23-34-0005
75	Yangtze Home, LLC	Lot 13, Block 3, WILLMUS HOMESITES PLAT 2	757	4881061	15-29-23-21-0012
76	Thomas A. Masanz and Tracy Marie Dock-Masanz	Lot 14, Block 3, WILLMUS HOMESITES PLAT 2	757	3106597, 3546981	15-29-23-21-0013
77	Lee Slatger and Janet E. Slatger	Lot 15, Block 3, WILLMUS HOMESITES PLAT 2	757	2571955, 3253881	15-29-23-21-0014
78	Hue V. Huynh and Lisa C. Nguyen	Lot 16, Block 3, WILLMUS HOMESITES PLAT 2	750	3019648, 3518520, 3647167	15-29-23-21-0127
79	Gateway Washington, Inc	Part of the NW 1/4 of Section 15, T29N, R23W	1419	4014962	15-29-23-22-0017

**NOTES**

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