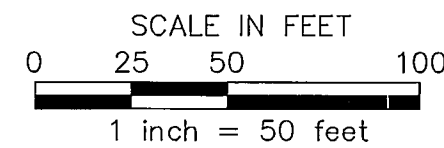


RAMSEY COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 41

C.S.A.H. 49 - HODGSON ROAD



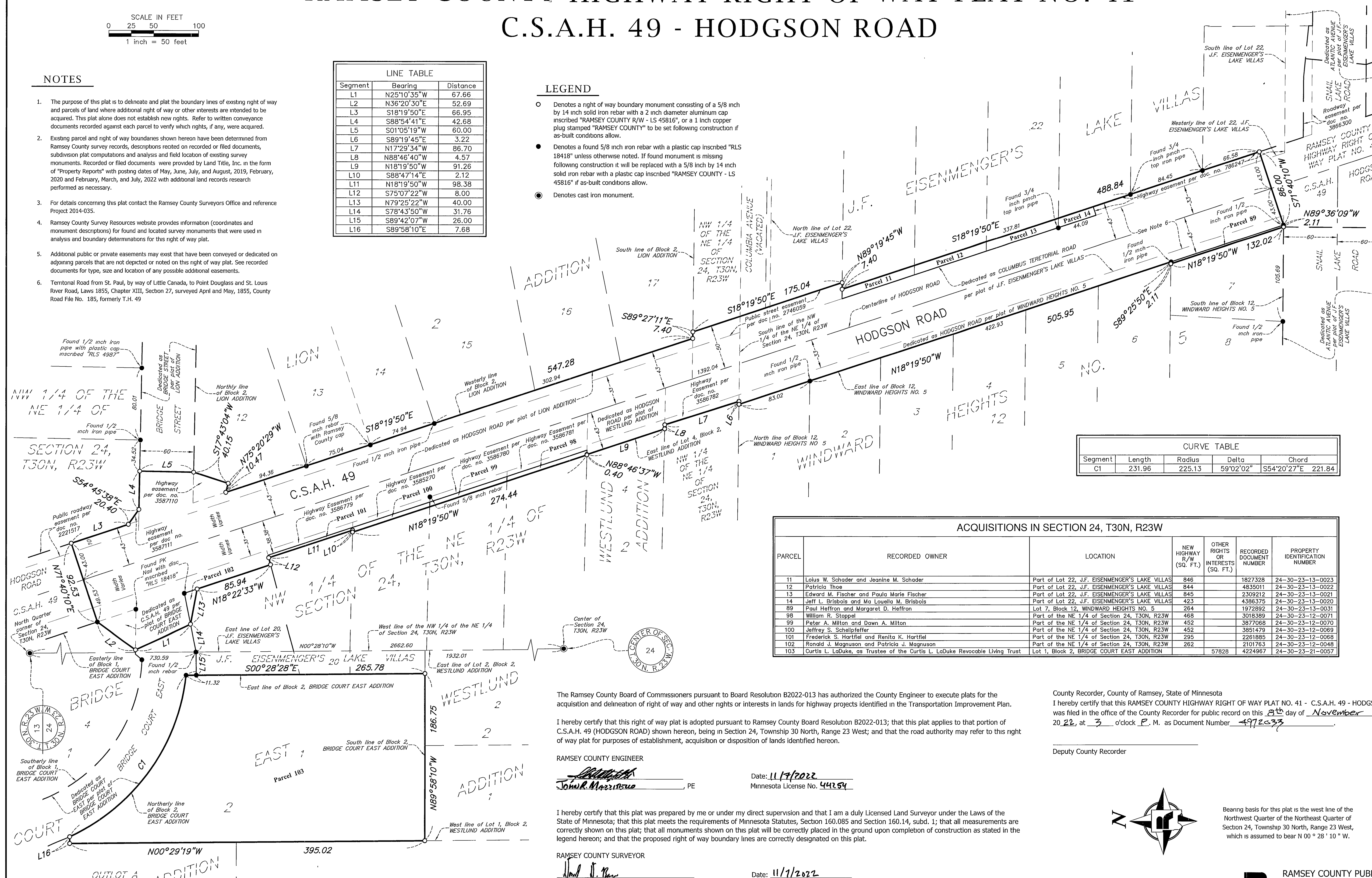
NOTES

- 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, March, and July, 2022 with additional land records research performed as necessary.
- For details concerning this plat contact the Ramsey County Surveyors Office and reference Project 2014-035.
- 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.
- Territorial Road from St. Paul, by way of Little Canada, to Point Douglass and St. Louis River Road, Laws 1855, Chapter XIII, Section 27, surveyed April and May, 1855, County Road File No. 185, formerly T.H. 49

Segment	Bearing	Distance
L1	N25°10'35"W	67.66
L2	N36°20'30"E	52.69
L3	S18°19'50"E	66.95
L4	S88°54'41"E	42.68
L5	S01°05'19"W	60.00
L6	S89°19'45"E	3.22
L7	N17°29'34"W	86.70
L8	N88°46'40"W	4.57
L9	N18°19'50"W	91.26
L10	S88°47'14"E	2.12
L11	N18°19'50"W	98.38
L12	S75°07'22"W	8.00
L13	N79°25'22"W	40.00
L14	S78°43'50"W	31.76
L15	S89°42'07"W	26.00
L16	S89°58'10"E	7.68

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 5/8 inch iron rebar with a plastic cap inscribed "RLS 18418" 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.



Segment	Length	Radius	Delta	Chord
C1	231.96	225.13	59°02'02"	S54°20'27"E 221.84

ACQUISITIONS IN SECTION 24, T30N, R23W						
PARCEL	RECORDED OWNER	LOCATION	NEW HIGHWAY R/W (SQ. FT.)	OTHER RIGHTS OR INTERESTS (SQ. FT.)	RECORDED DOCUMENT NUMBER	PROPERTY IDENTIFICATION NUMBER
11	Loius W. Schoder and Jeanine M. Schoder	Part of Lot 22, J.F. EISENMENGER'S LAKE VILLAS	846		1827328	24-30-23-13-0023
12	Patricia Thoe	Part of Lot 22, J.F. EISENMENGER'S LAKE VILLAS	844		4835011	24-30-23-13-0022
13	Edward M. Fischer and Paula Marie Fischer	Part of Lot 22, J.F. EISENMENGER'S LAKE VILLAS	845		2309212	24-30-23-13-0021
14	Jeff L. Brisbois and Ma Louella M. Brisbois	Part of Lot 22, J.F. EISENMENGER'S LAKE VILLAS	423		4386375	24-30-23-13-0020
89	Paul Heffron and Margaret D. Heffron	Lot 7, Block 12, WINDWARD HEIGHTS NO. 5	264		1972892	24-30-23-13-0031
98	William R. Stoppel	Part of the NE 1/4 of Section 24, T30N, R23W	468		3018389	24-30-23-12-0071
99	Peter A. Milton and Dawn A. Milton	Part of the NE 1/4 of Section 24, T30N, R23W	452		3877058	24-30-23-12-0070
100	Jeffrey S. Schellaffer	Part of the NE 1/4 of Section 24, T30N, R23W	452		3951479	24-30-23-12-0069
101	Frederick S. Hartfiel and Renita K. Hartfiel	Part of the NE 1/4 of Section 24, T30N, R23W	295		2281885	24-30-23-12-0068
102	Ronald J. Magnusson and Patricia J. Magnusson	Part of the NE 1/4 of Section 24, T30N, R23W	282		2101763	24-30-23-12-0048
103	Curtis L. LaDuke, as Trustee of the Curtis L. LaDuke Revocable Living Trust	Lot 1, Block 2, BRIDGE COURT EAST ADDITION		57828	4224967	24-30-23-21-0057

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. 49 (HODGSON ROAD) shown hereon, being in Section 24, 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.

RAMSEY COUNTY ENGINEER

 John R. Morrison, PE

Date: 11/7/2022
 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 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.

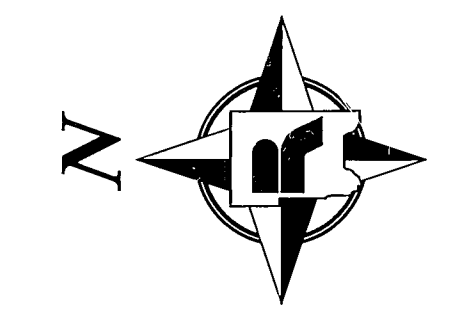
RAMSEY COUNTY SURVEYOR

 Daniel D. Baar, LS

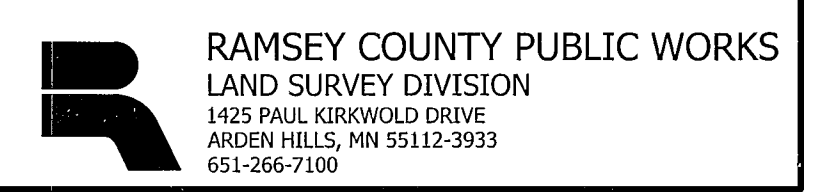
Date: 11/7/2022
 Minnesota License No. 45816

County Recorder, County of Ramsey, State of Minnesota
 I hereby certify that this RAMSEY COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 41 - C.S.A.H. 49 - HODGSON ROAD was filed in the office of the County Recorder for public record on this 21st day of November 2022, at 3 o'clock P. M. as Document Number 4972633.

Deputy County Recorder



Bearing basis for this plat is the west line of the Northwest Quarter of the Northeast Quarter of Section 24, Township 30 North, Range 23 West, which is assumed to bear N 00° 28' 10" W.



RAMSEY COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 41

C.S.A.H. 49 - HODGSON ROAD

TEMPORARY EASEMENT DETAIL

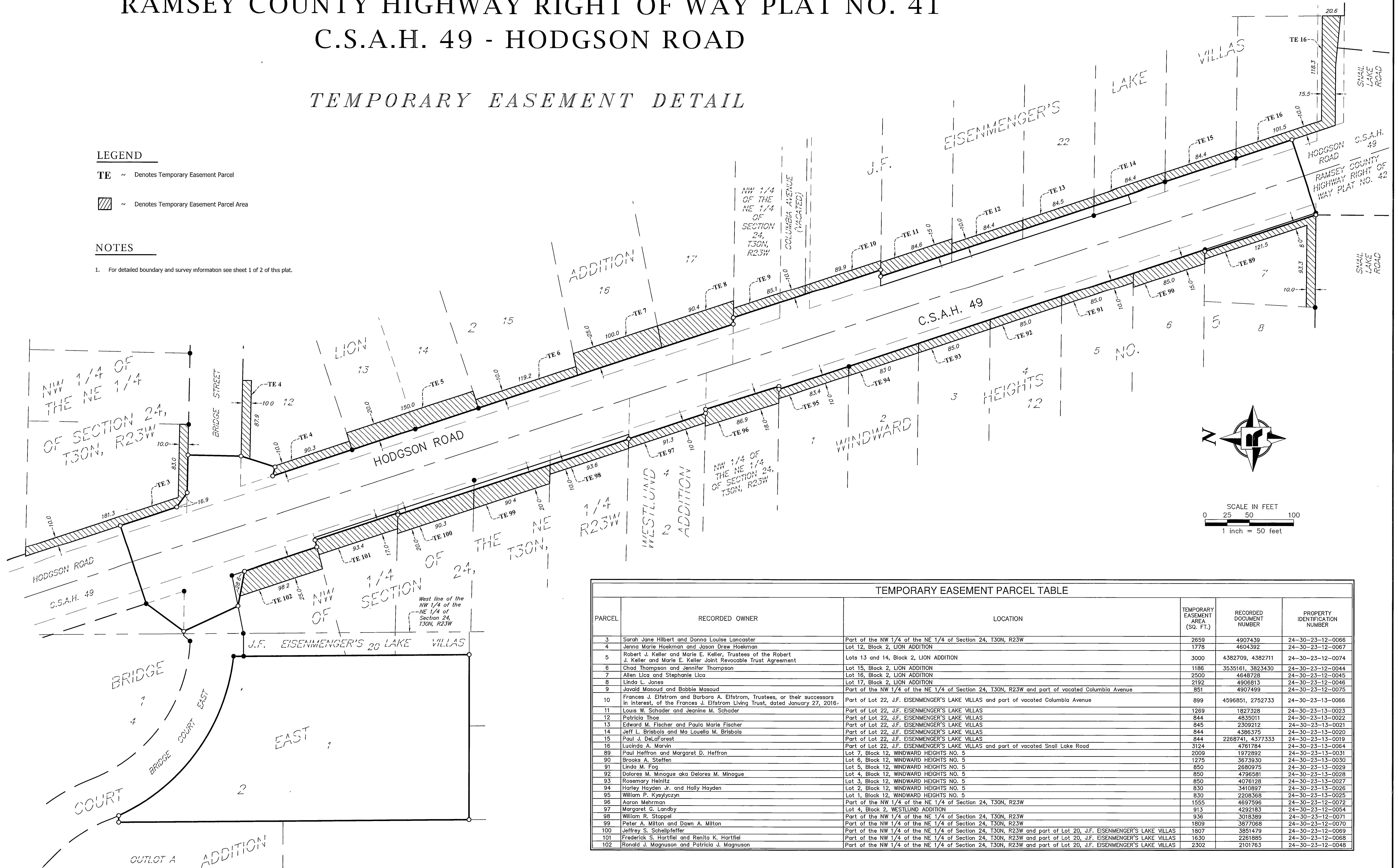
LEGEND

TE ~ Denotes Temporary Easement Parcel

 ~ Denotes 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	PROPERTY IDENTIFICATION NUMBER
3	Sarah Jane Hilbert and Donna Louise Lancaster	Part of the NW 1/4 of the NE 1/4 of Section 24, T30N, R23W	2659	4907439	24-30-23-12-0066
4	Jenna Marie Hoekman and Jason Drew Hoekman	Lot 12, Block 2, LION ADDITION	1778	4604392	24-30-23-12-0067
5	Robert J. Keller and Marie E. Keller, Trustees of the Robert J. Keller and Marie E. Keller Joint Revocable Trust Agreement	Lots 13 and 14, Block 2, LION ADDITION	3000	4382709, 4382711	24-30-23-12-0074
6	Chad Thompson and Jennifer Thompson	Lot 15, Block 2, LION ADDITION	1186	3535161, 3823430	24-30-23-12-0044
7	Allen Lica and Stephanie Lica	Lot 16, Block 2, LION ADDITION	2500	4648728	24-30-23-12-0045
8	Linda L. Jones	Lot 17, Block 2, LION ADDITION	2192	4906813	24-30-23-12-0046
9	Javald Masoud and Bobbie Masoud	Part of the NW 1/4 of the NE 1/4 of Section 24, T30N, R23W and part of vacated Columbia Avenue	851	4907499	24-30-23-12-0075
10	Frances J. Elfstrom and Barbara A. Elfstrom, Trustees, or their successors in interest, of the Frances J. Elfstrom Living Trust, dated January 27, 2016.	Part of Lot 22, J.F. EISENMENGER'S LAKE VILLAS and part of vacated Columbia Avenue	899	4596851, 2752733	24-30-23-13-0066
11	Louis W. Schader and Jeanine M. Schader	Part of Lot 22, J.F. EISENMENGER'S LAKE VILLAS	1289	1827328	24-30-23-13-0023
12	Patricia Thoe	Part of Lot 22, J.F. EISENMENGER'S LAKE VILLAS	844	4835011	24-30-23-13-0022
13	Edward M. Fischer and Paula Marie Fischer	Part of Lot 22, J.F. EISENMENGER'S LAKE VILLAS	845	2309212	24-30-23-13-0021
14	Jeff L. Brisobol and Ma Louella M. Brisobol	Part of Lot 22, J.F. EISENMENGER'S LAKE VILLAS	844	4386375	24-30-23-13-0020
15	Paul J. DeLaForest	Part of Lot 22, J.F. EISENMENGER'S LAKE VILLAS	844	2268741, 4377333	24-30-23-13-0019
16	Lucinda A. Marvin	Part of Lot 22, J.F. EISENMENGER'S LAKE VILLAS and part of vacated Snail Lake Road	3124	4761784	24-30-23-13-0064
89	Paul Heffron and Margaret D. Heffron	Lot 7, Block 12, WINDWARD HEIGHTS NO. 5	2009	1972892	24-30-23-13-0031
90	Brooks A. Steffen	Lot 6, Block 12, WINDWARD HEIGHTS NO. 5	1275	3673930	24-30-23-13-0030
91	Linda M. Fog	Lot 5, Block 12, WINDWARD HEIGHTS NO. 5	850	2680975	24-30-23-13-0029
92	Dolores M. Minogue aka Delores M. Minogue	Lot 4, Block 12, WINDWARD HEIGHTS NO. 5	850	4796581	24-30-23-13-0028
93	Rosemary Heintz	Lot 3, Block 12, WINDWARD HEIGHTS NO. 5	850	4076128	24-30-23-13-0027
94	Horley Hayden Jr. and Holly Hayden	Lot 2, Block 12, WINDWARD HEIGHTS NO. 5	830	3410897	24-30-23-13-0026
95	William P. Kysylczyn	Lot 1, Block 12, WINDWARD HEIGHTS NO. 5	830	2208368	24-30-23-13-0025
96	Aaron Mehrman	Part of the NW 1/4 of the NE 1/4 of Section 24, T30N, R23W	1555	4897596	24-30-23-12-0072
97	Margaret G. Landby	Lot 4, Block 2, WESTLUND ADDITION	913	4292183	24-30-23-12-0054
98	William R. Stoppel	Part of the NW 1/4 of the NE 1/4 of Section 24, T30N, R23W	936	3018389	24-30-23-12-0071
99	Peter A. Milton and Dawn A. Milton	Part of the NW 1/4 of the NE 1/4 of Section 24, T30N, R23W	1809	3877068	24-30-23-12-0070
100	Jeffrey S. Schellpfeffer	Part of the NW 1/4 of the NE 1/4 of Section 24, T30N, R23W and part of Lot 20, J.F. EISENMENGER'S LAKE VILLAS	1807	3851479	24-30-23-12-0069
101	Frederick S. Hartfiel and Renita K. Hartfiel	Part of the NW 1/4 of the NE 1/4 of Section 24, T30N, R23W and part of Lot 20, J.F. EISENMENGER'S LAKE VILLAS	1630	2261885	24-30-23-12-0068
102	Ronald J. Magnuson and Patricia J. Magnuson	Part of the NW 1/4 of the NE 1/4 of Section 24, T30N, R23W and part of Lot 20, J.F. EISENMENGER'S LAKE VILLAS	2302	2101763	24-30-23-12-0048