

RAMSEY COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 44

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

C.S.A.H. 12 - COUNTY ROAD F

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) and a portion of C.S.A.H. 12 (COUNTY ROAD F) shown hereon, being in Section 24, Township 30 North, Range 23 West and in Section 25, 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

Shawn A. Mazzitelli
Shawn A. Mazzitelli, PE

Date: 11/7/2022
Minnesota License No. 44284

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
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. 44 - C.S.A.H. 49 - HODGSON ROAD AND C.S.A.H. 12 - COUNTY ROAD F was filed in the office of the County Recorder for public record on this 8th day of November, 2022 at 3 o'clock P.M. as Document Number 4972036.

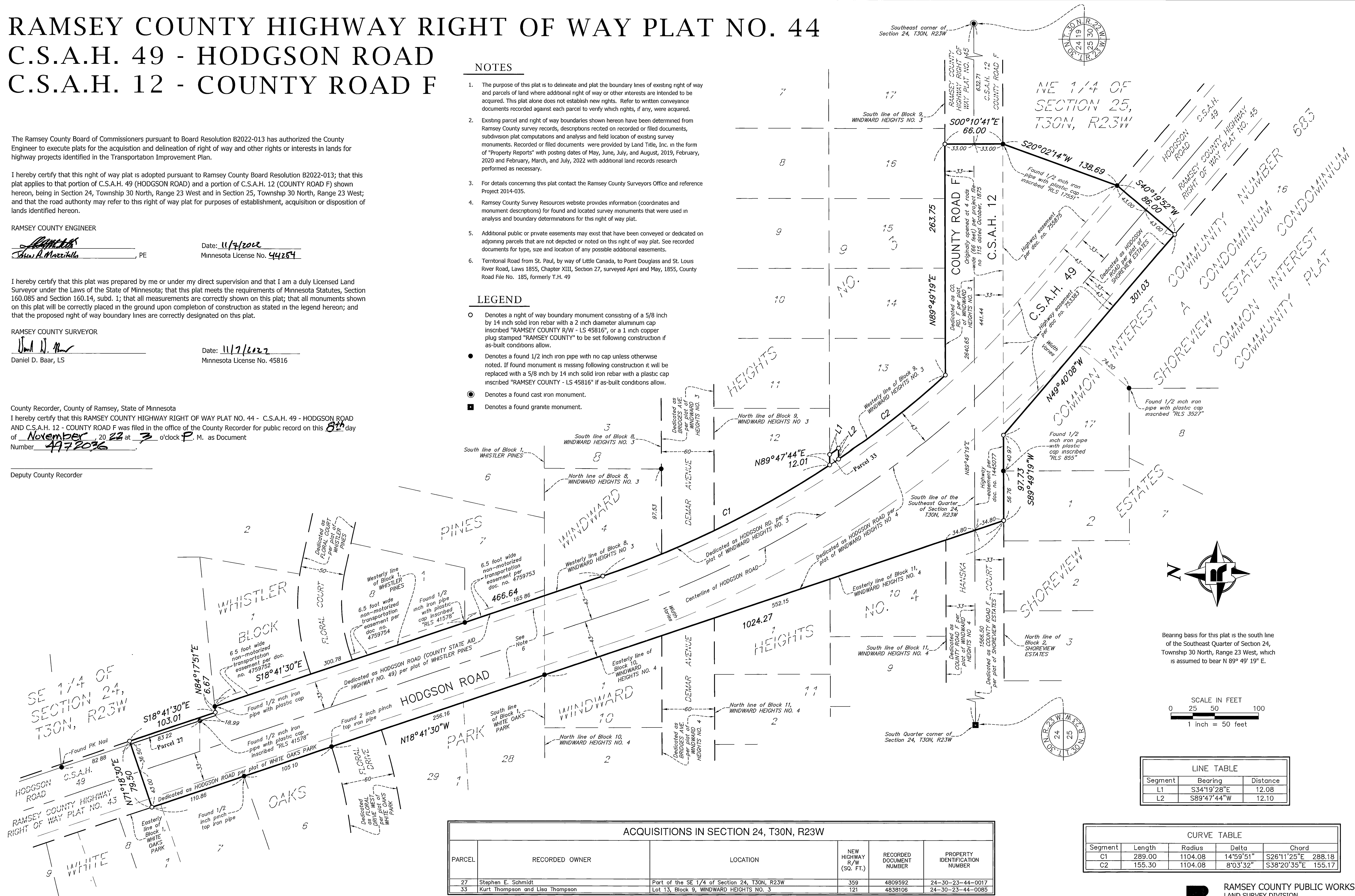
Deputy County Recorder

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 Douglas 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.

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 a found cast iron monument.
- Denotes a found granite monument.



SE 1/4 OF SECTION 24, T30N, R23W

NE 1/4 OF SECTION 25, T30N, R23W

Bearing basis for this plat is the south line of the Southeast Quarter of Section 24, Township 30 North, Range 23 West, which is assumed to bear N 89° 49' 19" E.

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

LINE TABLE		
Segment	Bearing	Distance
L1	S34°19'28"E	12.08
L2	S89°47'44"W	12.10

ACQUISITIONS IN SECTION 24, T30N, R23W					
PARCEL	RECORDED OWNER	LOCATION	NEW HIGHWAY R/W (SQ. FT.)	RECORDED DOCUMENT NUMBER	PROPERTY IDENTIFICATION NUMBER
27	Stephen E. Schmidt	Part of the SE 1/4 of Section 24, T30N, R23W	359	4809592	24-30-23-44-0017
33	Kurt Thompson and Lisa Thompson	Lot 13, Block 9, WINDWARD HEIGHTS NO. 3	121	4838106	24-30-23-44-0085

CURVE TABLE				
Segment	Length	Radius	Delta	Chord
C1	289.00	1104.08	14°59'51"	S26°11'25"E 288.18
C2	155.30	1104.08	8°03'32"	S38°20'35"E 155.17

RAMSEY COUNTY PUBLIC WORKS
LAND SURVEY DIVISION
1425 PAUL KIRKWOOD DRIVE
ARDEN HILLS, MN 55112-3933
651-266-7100

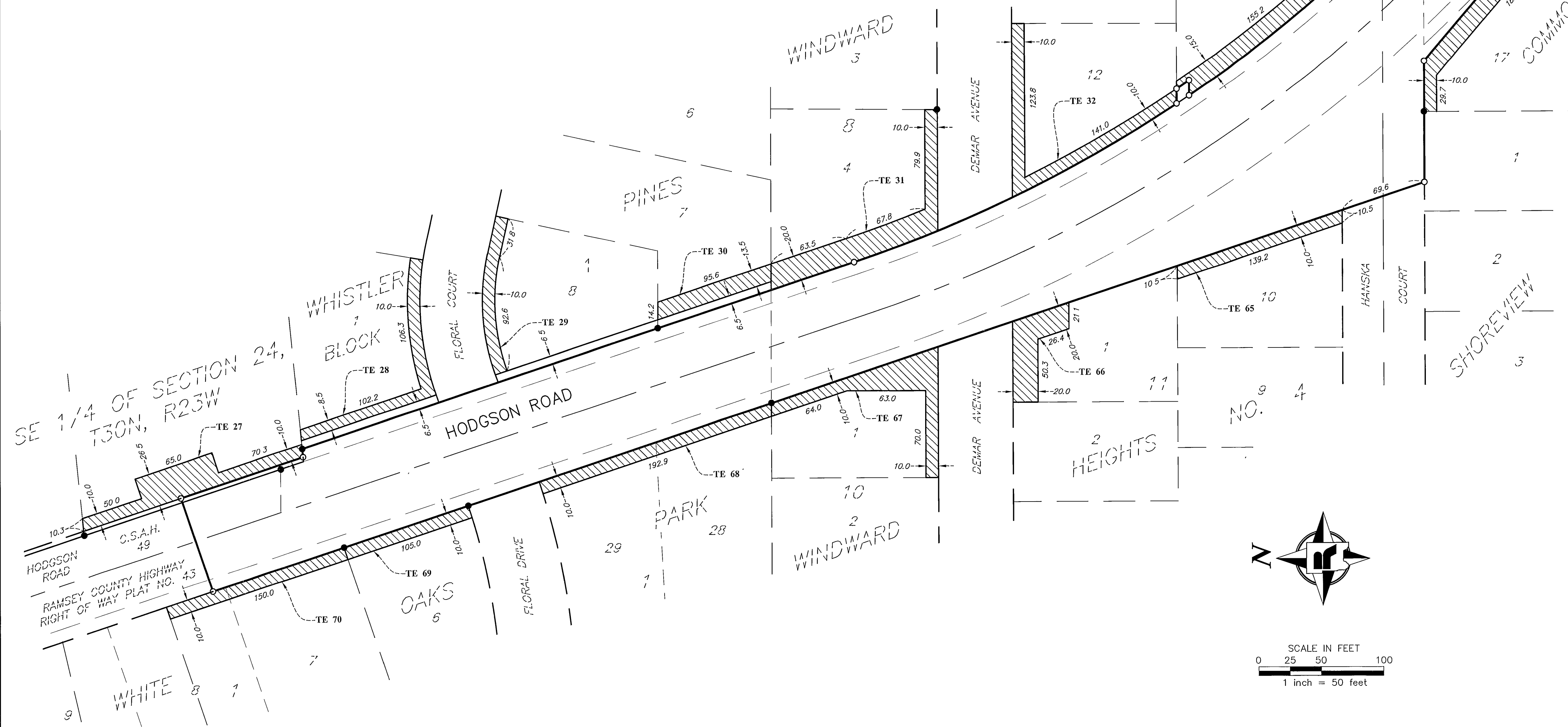
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C.S.A.H. 12 - COUNTY ROAD F

TEMPORARY EASEMENT DETAIL

TEMPORARY EASEMENT PARCEL TABLE					
PARCEL	RECORDED OWNER	LOCATION	TEMPORARY EASEMENT AREA (SQ. FT.)	RECORDED DOCUMENT NUMBER	PROPERTY IDENTIFICATION NUMBER
27	Stephen E. Schmidt	Part of the SE 1/4 of Section 24, T30N, R23W	2925	4809592	24-30-23-44-0017
28	Fauzia Saeed Samatar	Lot 1, Block 1, WHISTLER PINES	2000	4947600	24-30-23-44-0094
29	Simon Jama Aden	Lot 8, Block 1, WHISTLER PINES	1271	4954268	24-30-23-44-0101
30	Prasanna Kumar Pavani Lakshmi and Subba Lakshmi Pavani	Lot 7, Block 1, WHISTLER PINES	1291	4822852	24-30-23-44-0100
31	Steven Clark Miller	Lot 4, Block 8, WINDWARD HEIGHTS NO. 3	3613	3137753	24-30-23-44-0059
32	Daniel L. Walstrom	Lot 12, Block 9, WINDWARD HEIGHTS NO. 3	2780	4213918	24-30-23-44-0063
33	Kurt Thompson and Lisa Thompson	Lot 13, Block 9, WINDWARD HEIGHTS NO. 3	2660	4838106	24-30-23-44-0085
34	Kevin Szalapski	Lot 14, Block 9, WINDWARD HEIGHTS NO. 3	802	2950374	24-30-23-44-0084
35	Zachary Krueger	Lot 15, Block 9, WINDWARD HEIGHTS NO. 3	795	4897285	24-30-23-44-0083
36	Patrick Spehn and Kayla Conradi	Lot 16, Block 9, WINDWARD HEIGHTS NO. 3	802	4886033	24-30-23-44-0082
63	Shoreview Estates Condominium Association, Inc. - Common Areas	COMMON INTEREST COMMUNITY NUMBER 683	4280	3983676	NONE
65	Frank Samuel Cook III and Paula Kathleen Cook	Lot 10, Block 11, WINDWARD HEIGHTS NO. 4	1392	4680205	24-30-23-44-0086
66	Roxanne Eicher-Schmidt	Lot 1, Block 11, WINDWARD HEIGHTS NO. 4	1889	2329229, 2329227, 2329228, 4910136	24-30-23-44-0082
67	Dale Ray Miner	Lot 1, Block 10, WINDWARD HEIGHTS NO. 4	3003	3936672	24-30-23-44-0060
68	Sonja R. Ramsey a ninety-five percent (95%) interest and Adam T. Ramsey a five percent (5%) interest	Lots 28 and 29, Block 1, WHITE OAKS PARK	1945	3679979, 3679980, 4591115	24-30-23-43-0055
69	Daniel Morgan	Lot 6, Block 1, WHITE OAKS PARK	1051	4918592	24-30-23-43-0007
70	Aaron J. Takeda and Loong Yee P. Takeda	Lot 7 and part of Lot 8, Block 1, WHITE OAKS PARK	1500	4602787	24-30-23-43-0006



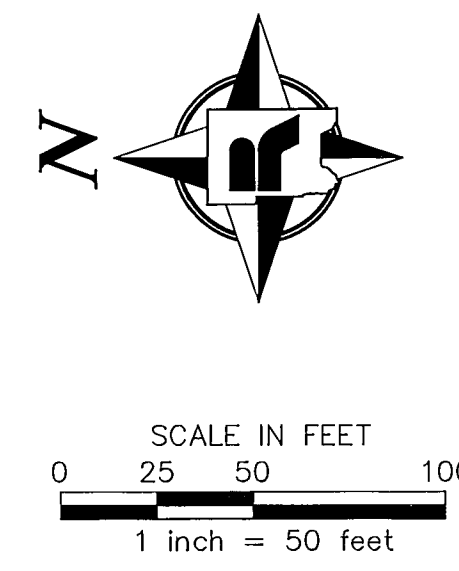
LEGEND

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.



NE 1/4 OF SECTION 25, T30N, R23W

HODGSON ROAD C.S.A.H. 49

RAMSEY COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 45

COUNTY ROAD F C.S.A.H. 12

COMMON INTEREST COMMUNITY NUMBER 683

A CONDOMINIUM INTEREST

SHOREVIEW ESTATES COMMON INTEREST COMMUNITY PLAT