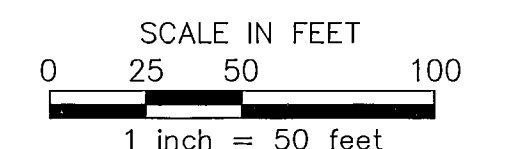
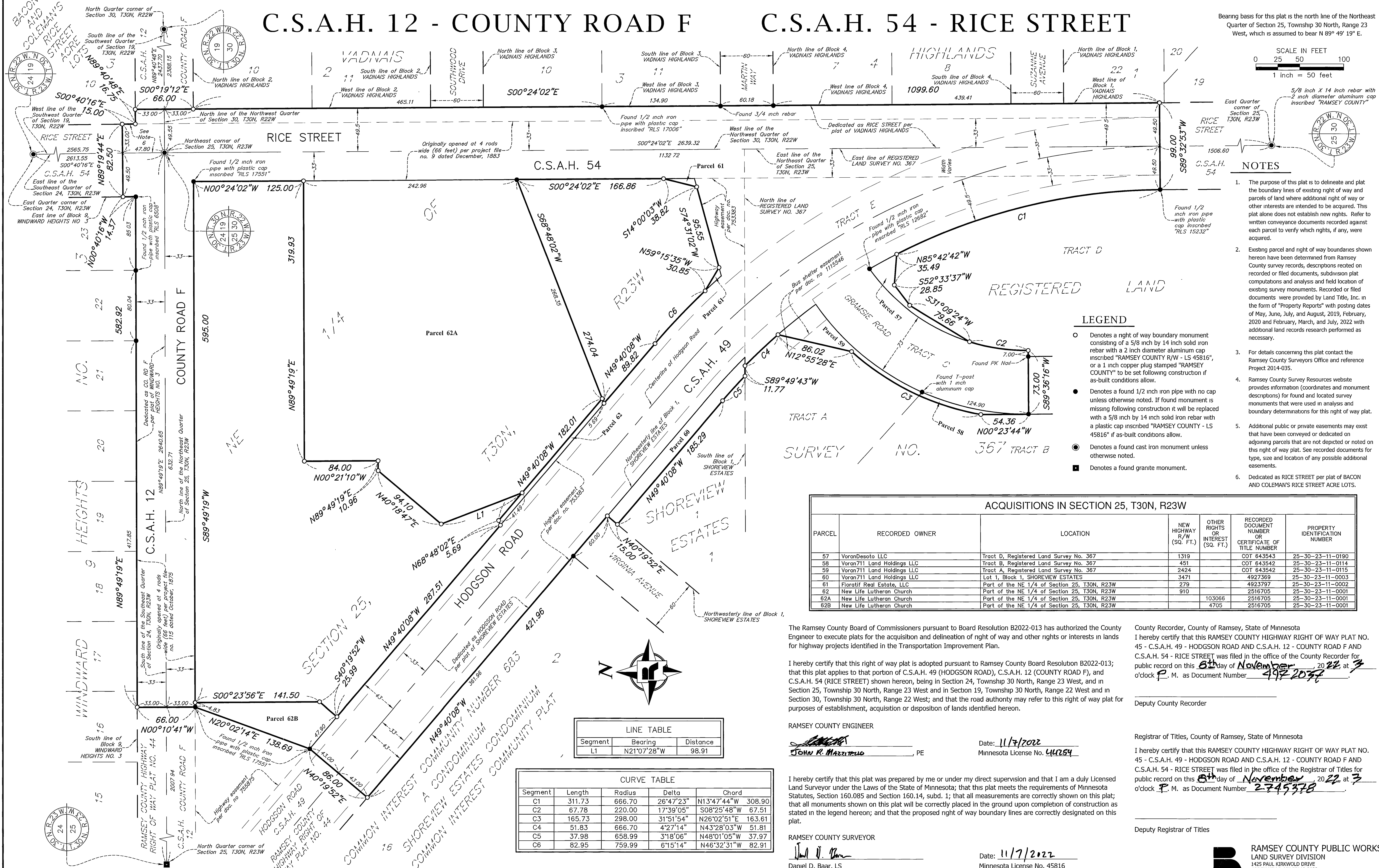


RAMSEY COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 45 - C.S.A.H. 49 - HODGSON ROAD

C.S.A.H. 12 - COUNTY ROAD F C.S.A.H. 54 - RICE STREET

Bearing basis for this plat is the north line of the Northeast Quarter of Section 25, Township 30 North, Range 23 West, which is assumed to bear N 89° 49' 19" E.



5/8 inch X 14 inch rebar with 2 inch diameter aluminum cap inscribed "RAMSEY COUNTY"

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.
- Dedicated as RICE STREET per plat of BACON AND COLEMAN'S RICE STREET ACRE LOTS.

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 unless otherwise noted.
- Denotes a found granite monument.

ACQUISITIONS IN SECTION 25, T30N, R23W

PARCEL	RECORDED OWNER	LOCATION	NEW HIGHWAY R/W (SQ. FT.)	OTHER RIGHTS OR INTEREST (SQ. FT.)	RECORDED DOCUMENT NUMBER OR CERTIFICATE OF TITLE NUMBER	PROPERTY IDENTIFICATION NUMBER
57	VoranDesoto LLC	Tract D, Registered Land Survey No. 367	1319		COT 643543	25-30-23-11-0190
58	Voran711 Land Holdings LLC	Tract B, Registered Land Survey No. 367	451		COT 643542	25-30-23-11-0114
59	Voran711 Land Holdings LLC	Tract A, Registered Land Survey No. 367	2424		COT 643542	25-30-23-11-0115
60	Voran711 Land Holdings LLC	Lot 1, Block 1, SHOREVIEW ESTATES	3471		4927369	25-30-23-11-0003
61	Floratif Real Estate, LLC	Part of the NE 1/4 of Section 25, T30N, R23W	279		4923797	25-30-23-11-0002
62	New Life Lutheran Church	Part of the NE 1/4 of Section 25, T30N, R23W	910		2516705	25-30-23-11-0001
62A	New Life Lutheran Church	Part of the NE 1/4 of Section 25, T30N, R23W		103086	2516705	25-30-23-11-0001
62B	New Life Lutheran Church	Part of the NE 1/4 of Section 25, T30N, R23W		4705	2516705	25-30-23-11-0001

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), C.S.A.H. 12 (COUNTY ROAD F), and C.S.A.H. 54 (RICE STREET) shown hereon, being in Section 24, Township 30 North, Range 23 West, and in Section 25, Township 30 North, Range 23 West and in Section 19, Township 30 North, Range 22 West and in Section 30, Township 30 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: 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 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: 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. 45 - C.S.A.H. 49 - HODGSON ROAD AND C.S.A.H. 12 - COUNTY ROAD F AND C.S.A.H. 54 - RICE STREET was filed in the office of the County Recorder for public record on this 6th day of November, 2022, at 3 o'clock P. M. as Document Number 4972054

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. 45 - C.S.A.H. 49 - HODGSON ROAD AND C.S.A.H. 12 - COUNTY ROAD F AND C.S.A.H. 54 - RICE STREET was filed in the office of the Registrar of Titles for public record on this 6th day of November, 2022, at 3 o'clock P. M. as Document Number 2745378

Deputy Registrar of Titles



LINE TABLE

Segment	Bearing	Distance
L1	N21°07'28"W	98.91

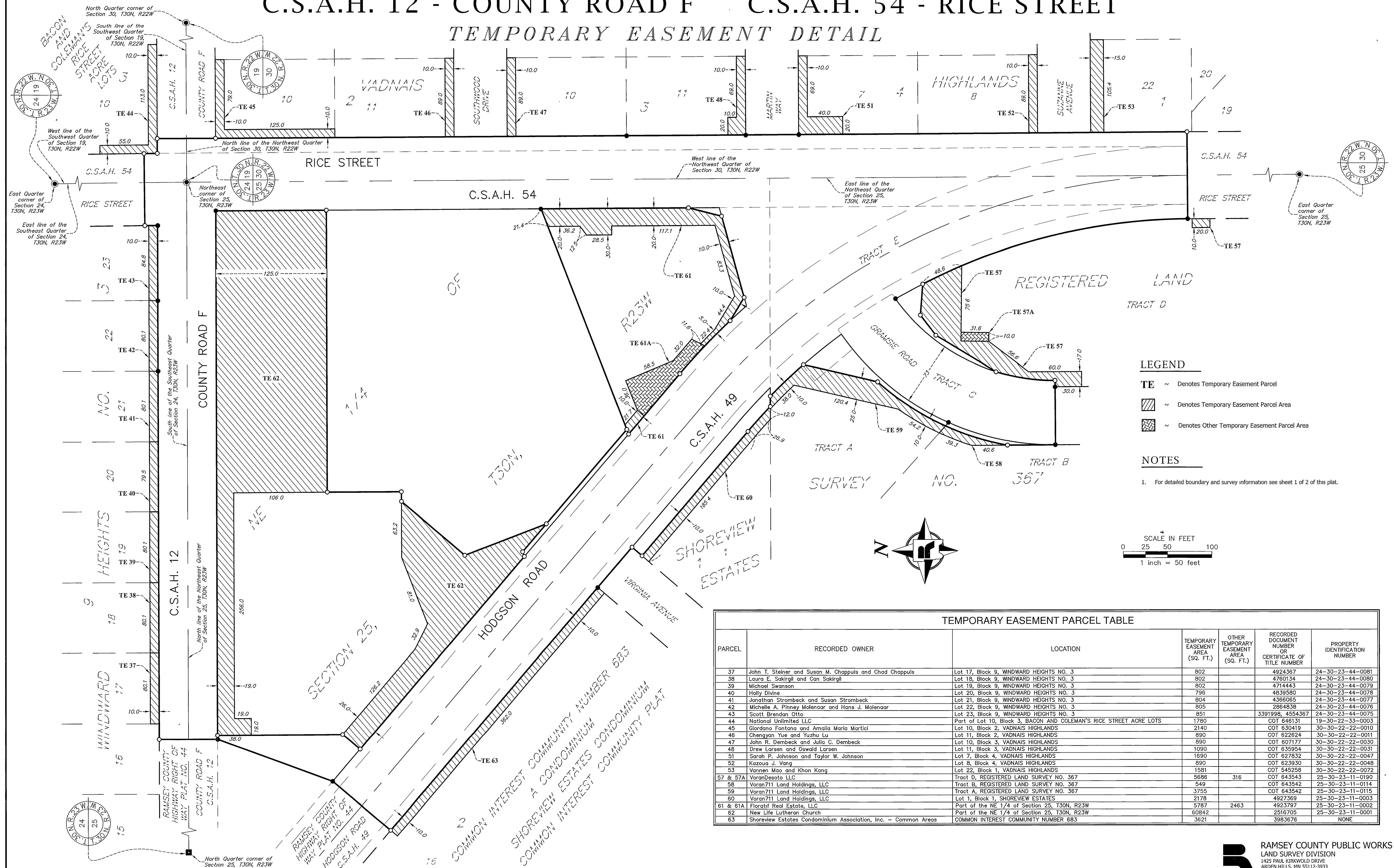
CURVE TABLE

Segment	Length	Radius	Delta	Chord
C1	311.73	666.70	26°47'23"	N13°47'44"W 308.90
C2	67.78	220.00	17°39'05"	S08°25'48"W 67.51
C3	165.73	298.00	31°51'54"	N26°02'51"E 163.61
C4	51.83	666.70	4°27'14"	N43°28'03"W 51.81
C5	37.98	658.99	3°18'06"	N48°01'05"W 37.97
C6	82.95	759.99	6°15'14"	N46°32'31"W 82.91

RAMSEY COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 45 - C.S.A.H. 49 - HODGSON ROAD

C.S.A.H. 12 - COUNTY ROAD F C.S.A.H. 54 - RICE STREET

TEMPORARY EASEMENT DETAIL



- LEGEND**
- TE ~ Denotes Temporary Easement Parcel
 - [Hatched Box] ~ Denotes Temporary Easement Parcel Area
 - [Cross-hatched Box] ~ Denotes Other Temporary Easement Parcel Area

NOTES

- 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.)	OTHER TEMPORARY EASEMENT AREA (SQ. FT.)	RECORDED DOCUMENT NUMBER OR CERTIFICATE OF TITLE NUMBER	PROPERTY IDENTIFICATION NUMBER
37	John T. Steiner and Susan M. Chappuls and Chad Chappuls	Lot 17, Block 9, WINDWARD HEIGHTS NO. 3	802		4924367	24-30-23-44-0081
38	Laura E. Sakirgil and Can Sakirgil	Lot 18, Block 9, WINDWARD HEIGHTS NO. 3	802		4760134	24-30-23-44-0080
39	Michael Swanson	Lot 19, Block 9, WINDWARD HEIGHTS NO. 3	802		4714443	24-30-23-44-0079
40	Holly Divine	Lot 20, Block 9, WINDWARD HEIGHTS NO. 3	796		4839580	24-30-23-44-0078
41	Jonathan Strombeck and Susan Strombeck	Lot 21, Block 9, WINDWARD HEIGHTS NO. 3	804		4366065	24-30-23-44-0077
42	Michelle A. Pinney Molenaar and Hans J. Molenaar	Lot 22, Block 9, WINDWARD HEIGHTS NO. 3	805		2864838	24-30-23-44-0076
43	Scott Brendan Otto	Lot 23, Block 9, WINDWARD HEIGHTS NO. 3	851		3391998, 4554367	24-30-23-44-0075
44	National Unlimited LLC	Part of Lot 10, Block 3, BACON AND COLEMAN'S RICE STREET ACRE LOTS	1780		COT 646131	19-30-22-33-0003
45	Giordano Fontana and Amalia Maria Martici	Lot 10, Block 2, VADNAIS HIGHLANDS	2140		COT 630419	30-30-22-22-0010
46	Chengyan Yue and Yuzhu Lu	Lot 11, Block 2, VADNAIS HIGHLANDS	890		COT 622824	30-30-22-22-0011
47	John R. Dembeck and Julia C. Dembeck	Lot 10, Block 3, VADNAIS HIGHLANDS	890		COT 607177	30-30-22-22-0030
48	Drew Larsen and Oswald Larsen	Lot 11, Block 3, VADNAIS HIGHLANDS	1090		COT 635954	30-30-22-22-0031
51	Sarah P. Johnson and Taylor W. Johnson	Lot 7, Block 4, VADNAIS HIGHLANDS	1690		COT 627832	30-30-22-22-0047
52	Kazoua J. Yang	Lot 8, Block 4, VADNAIS HIGHLANDS	890		COT 623930	30-30-22-22-0048
53	Vannan Mao and Khon Kong	Lot 22, Block 1, VADNAIS HIGHLANDS	1581		COT 545258	30-30-22-22-0072
57 & 57A	VoranDesota LLC	Tract D, REGISTERED LAND SURVEY NO. 367	5686	316	COT 643543	25-30-23-11-0190
58	Voran711 Land Holdings, LLC	Tract B, REGISTERED LAND SURVEY NO. 367	549		COT 643542	25-30-23-11-0114
59	Voran711 Land Holdings, LLC	Tract A, REGISTERED LAND SURVEY NO. 367	3755		COT 643542	25-30-23-11-0115
60	Voran711 Land Holdings, LLC	Lot 1, Block 1, SHOREVIEW ESTATES	2178		4927369	25-30-23-11-0003
61 & 61A	Floratif Real Estate, LLC	Part of the NE 1/4 of Section 25, T30N, R23W	5787	2463	4923797	25-30-23-11-0002
62	New Life Lutheran Church	Part of the NE 1/4 of Section 25, T30N, R23W	60842		2516705	25-30-23-11-0001
63	Shoreview Estates Condominium Association, Inc. - Common Areas	COMMON INTEREST COMMUNITY NUMBER 683	3621		3983676	NONE