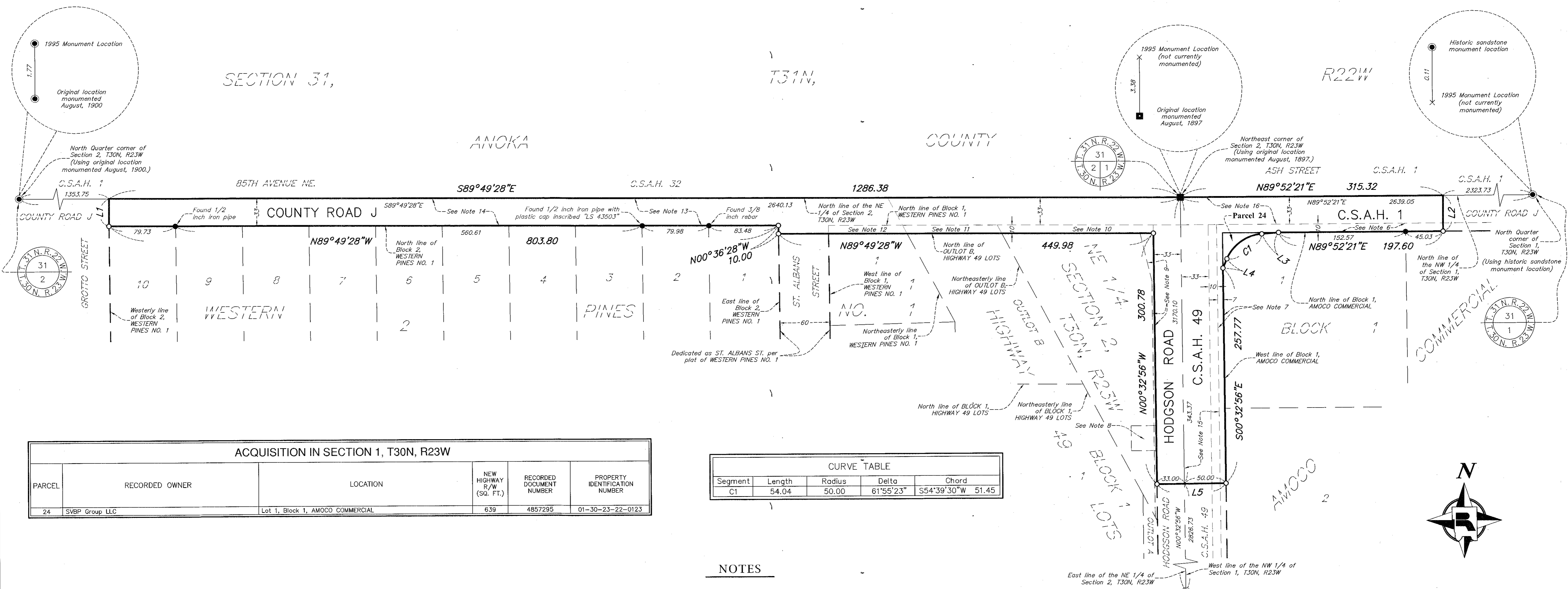


RAMSEY COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 46

C.S.A.H. 1 - COUNTY ROAD J C.S.A.H. 49 - HODGSON ROAD

7774



PARCEL	RECORDED OWNER	LOCATION	NEW HIGHWAY R/W (SQ. FT.)	RECORDED DOCUMENT NUMBER	PROPERTY IDENTIFICATION NUMBER
24	SVBP Group LLC	Lot 1, Block 1, AMOCO COMMERCIAL	639	4857285	01-30-23-22-0123

Segment	Length	Radius	Delta	Chord
C1	54.04	50.00	61°55'23"	S54°39'30"W 51.45

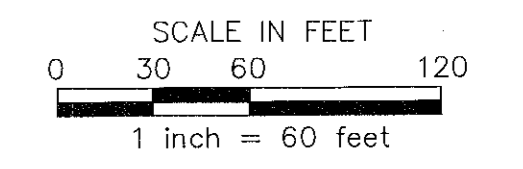
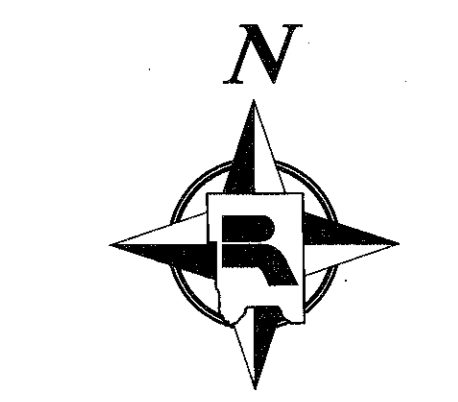
NOTES

- 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 February and May, 2022 with additional land records research performed as necessary.
- For details concerning this plat contact the Ramsey County Surveyors Office and reference Project 2021-018.
- 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 COUNTY ROAD J per plat of AMOCO COMMERCIAL.
- Dedicated as HODGSON ROAD per plat of AMOCO COMMERCIAL.
- Drainage easement to the city of Shoreview per document number 3511113 and 3511129.
- Trail and utility easement to the city of Shoreview per document number 3511113 and 3511129.
- Public right of way easement to the city of Shoreview per document number 2748333.
- Dedicated as COUNTY ROAD J per plat of HIGHWAY 49 LOTS.
- Public right of way easement to the city of Shoreview per document number 3325238.
- Dedicated as COUNTY ROAD J per plat of WESTERN PINES NO. 1.
- Originally opened at 4 rods wide (66 feet) per project file number 141 dated July, 1885.
- Dedicated as S.T.H. NO. 49 per plat of WESTERN PINES NO. 2.
- Dedicated as COUNTY ROAD J per plat of WESTERN PINES NO. 2.

Segment	Bearing	Distance
L1	N00°10'32"E	33.00
L2	S00°07'39"E	43.00
L3	S85°37'12"W	20.23
L4	S23°41'49"W	12.09
L5	S89°27'04"W	83.00

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 a plastic cap inscribed "RLS 14889" 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.



Bearing basis for this plat is the north line of the Northeast Quarter of Section 2, Township 30 North, Range 23 West, which is assumed to bear S 89° 49' 28" E.

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. 1 (COUNTY ROAD J) AND C.S.A.H. 49 (HODGSON ROAD) shown hereon, being in Section 1, Township 30 North, Range 23 West and in Section 2, 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

[Signature]
Aron R. Mazzitello, PE

Date: 2/14/23
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]
Daniel D. Baar, LS

Date: 2/14/23
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. 46 was filed in the office of the County Recorder for public record on this 21st day of February, 2023, at 3 o'clock P. M. as Document Number 1981529.

[Signature]
Deputy County Recorder

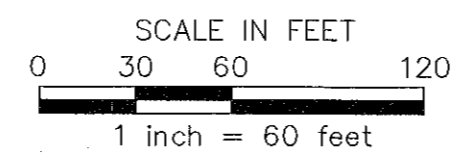
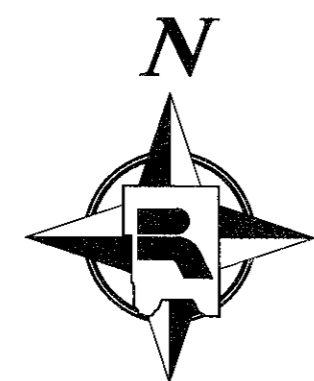
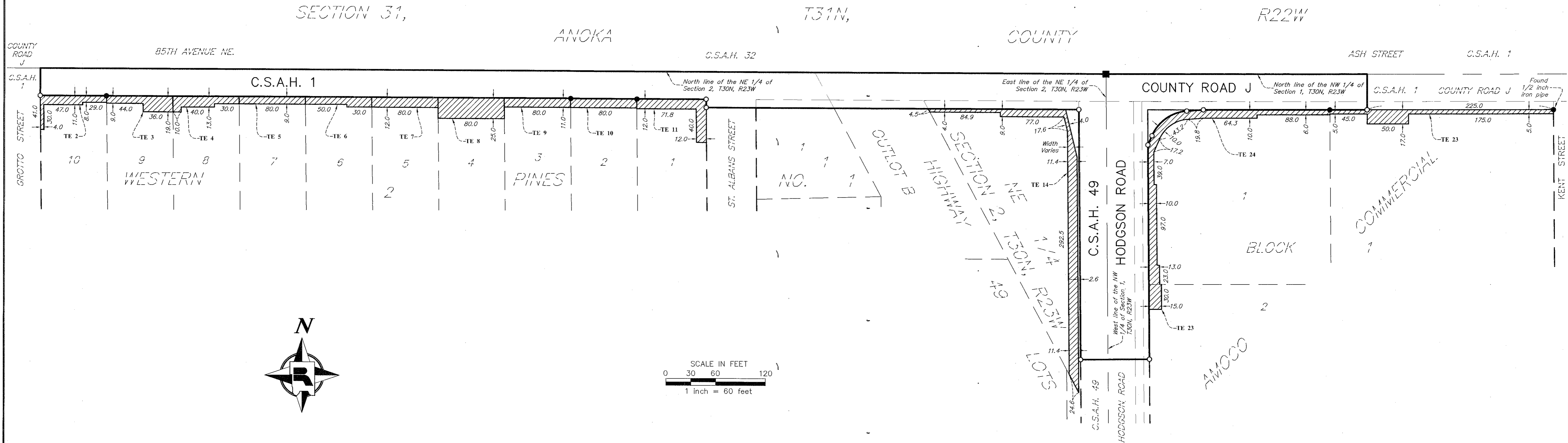
RAMSEY COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 46

C.S.A.H. 1 - COUNTY ROAD J

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

TEMPORARY EASEMENT DETAIL

7724



TEMPORARY EASEMENT PARCEL TABLE					
PARCEL	RECORDED OWNER	LOCATION	TEMPORARY EASEMENT AREA (SQ. FT.)	RECORDED DOCUMENT NUMBER	PROPERTY IDENTIFICATION NUMBER
2	Brian V. Gilsrud and Danielle M. Gilsrud	Lot 10, Block 2, WESTERN PINES NO. 1	914	3710703	2-30-23-11-0023
3	Gary R. Curtis and Deborah M. Curtis	Lot 9, Block 2, WESTERN PINES NO. 1	1081	2309793	2-30-23-11-0022
4	Matthew Callender	Lot 8, Block 2, WESTERN PINES NO. 1	980	4610507	2-30-23-11-0021
5	Deborah A. Reynolds and Maurice A. Reynolds	Lot 7, Block 2, WESTERN PINES NO. 1	720	3502544, 4066382	2-30-23-11-0020
6	Daniel George Mayer and Sandra A. Mayer	Lot 6, Block 2, WESTERN PINES NO. 1	811	2390204	2-30-23-11-0019
7	700J LLC	Lot 5, Block 2, WESTERN PINES NO. 1	960	4258487	2-30-23-11-0018
8	Jessica Hidding	Lot 4, Block 2, WESTERN PINES NO. 1	2000	4544969	2-30-23-11-0017
9	David W. Killmer	Lot 3, Block 2, WESTERN PINES NO. 1	880	3635486, 3759630	2-30-23-11-0016
10	Nicole M. Loughrin	Lot 2, Block 2, WESTERN PINES NO. 1	880	4842424	2-30-23-11-0015
11	Collin Schulz	Lot 1, Block 2, WESTERN PINES NO. 1	1486	3716531	2-30-23-11-0014
14	Lehigh Gas Wholesale Services, Inc.	Part of the NE 1/4 of Section 2, T30N, R23W	4487	4544608	2-30-23-11-0153
23	SVBP Group LLC	Lot 2, Block 1, AMOCO COMMERCIAL	2401	4857295	1-30-23-22-0124
24	SVBP Group LLC	Lot 1, Block 1, AMOCO COMMERCIAL	3582	4857295	1-30-23-22-0123

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.