RAMSEY COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 47

C.S.A.H. 15 - COUNTY ROAD E   C.S.A.H. 76 - SNELLING AVENUE   C.S.A.H. 149 - LAKE JOHANNA BOULEVARD

CURVE TABLE

Segment	Length	Radius	Delta	Chord	
C1	366.87	2815.23	7°28'00"	S15°05'39"E	366.62
C2	227.86	259.58	50°17'39"	S43°58'29"E	220.62
C3	91.56	247.58	21°11'21"	S79°42'59"E	91.04
C4	281.25	149.68	107°39'37"	N35°51'32"E	241.66
C5	312.12	2915.23	6°08'04"	N14°54'14"W	311.97
C6	24.50	2949.23	0°28'33"	N11°35'56"W	24.50

ACQUISITIONS IN SECTION 27, T30N, R23W

PARCEL	RECORDED OWNER	LOCATION	NEW HIGHWAY R/W (SQ. FT.)	OTHER RIGHTS OR INTERESTS (SQ. FT.)	RECORDED DOCUMENT NUMBER	PROPERTY IDENTIFICATION NUMBER
7	Lindey's, Inc.	Lots 1 and 2, Block 3, SHADY OAKS ADDITION	1671		4015286	27-30-23-33-0014
42	Garret Anderson	Part of Lot 3, Block 4, SHADY OAKS ADDITION		1909	4757097	27-30-23-33-0052

NOTES

1. 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.

2. 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 October and November, 2021 and October, 2022 with additional land records research performed as necessary.

3. For details concerning this plat contact the Ramsey County Surveyors Office and reference Project 2014-014.

4. 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.

5. 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.

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 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 2.5 foot post with 2.5 inch diameter aluminum cap inscribed "Trunk Highway Right of Way" unless otherwise noted.

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. 15 (COUNTY ROAD E) AND C.S.A.H. 76 (SNELLING AVENUE) AND C.S.A.H. 149 (LAKE JOHANNA BOULEVARD) shown hereon, being in Section 27, Township 30 North, Range 23 West and in Section 34, 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

Tom R. Maurstus , PE   Date: 11-30-2022   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.
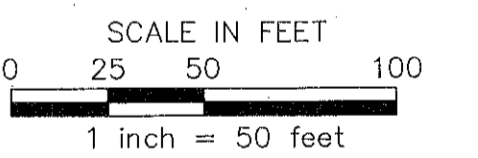
RAMSEY COUNTY SURVEYOR

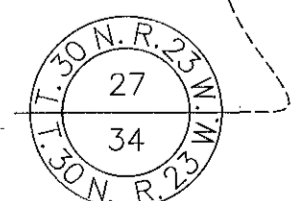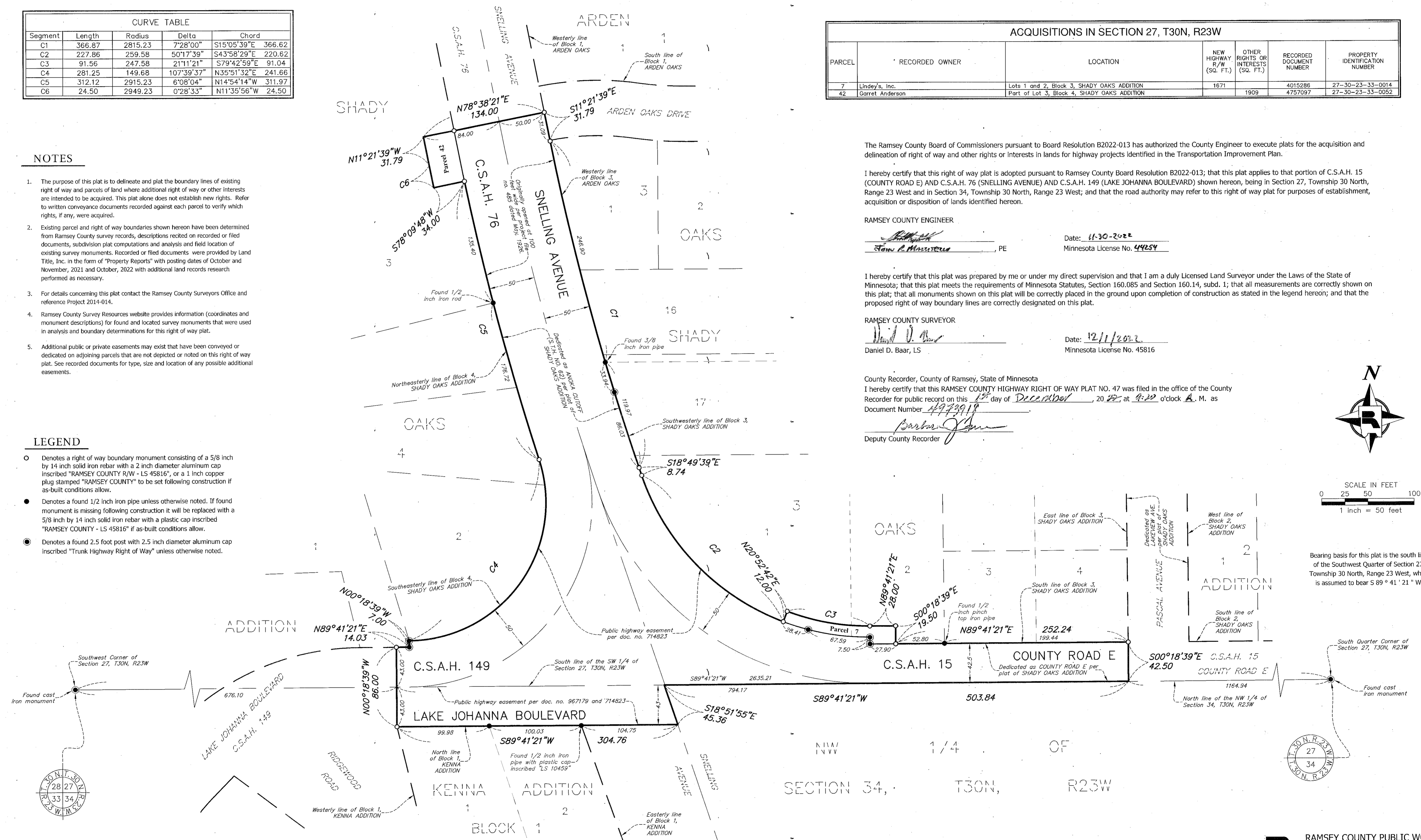Daniel D. Baar, LS   Date: 12/1/2022   Minnesota License No. 45816

County Recorder, County of Ramsey, State of Minnesota

I hereby certify that this RAMSEY COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 47 was filed in the office of the County Recorder for public record on this 1st day of December, 2022, at 9:10 o'clock A. M. as Document Number 4973918

Deputy County Recorder

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

Bearing basis for this plat is the south line of the Southwest Quarter of Section 27, Township 30 North, Range 23 West, which is assumed to bear S 89° 41' 21" W.

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

Project No. 2014-014
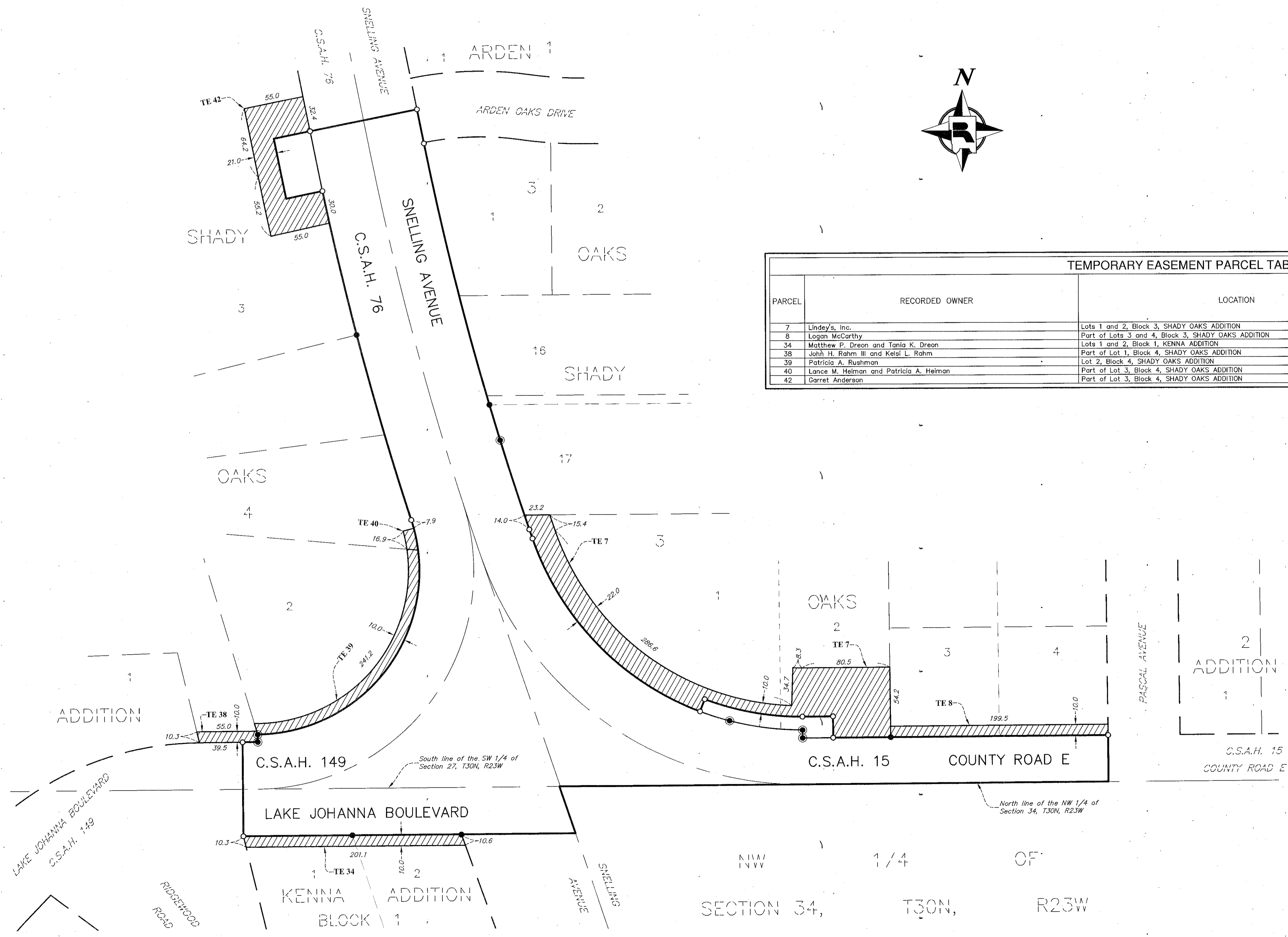
Sheet 1 of 2

RAMSEY COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 47

C.S.A.H. 15 - COUNTY ROAD E   C.S.A.H. 76 - SNELLING AVENUE   C.S.A.H. 149 - LAKE JOHANNA BOULEVARD

TEMPORARY EASEMENT DETAIL

N

SCALE IN FEET

0   25   50   100

1 inch = 50 feet

TEMPORARY EASEMENT PARCEL TABLE

PARCEL	RECORDED OWNER	LOCATION	TEMPORARY EASEMENT AREA (SQ. FT.)	RECORDED DOCUMENT NUMBER	PROPERTY IDENTIFICATION NUMBER
7	Lindey's, Inc.	Lots 1 and 2, Block 3, SHADY OAKS ADDITION	11060	4015286	27–30–23–33–0014
8	Logan McCarthy	Part of Lots 3 and 4, Block 3, SHADY OAKS ADDITION	1995	4723343	27–30–23–34–0046
34	Matthew P. Dreon and Tania K. Dreon	Lots 1 and 2, Block 1, KENNA ADDITION	2006	4427061	34–30–23–22–0045
38	John H. Rahm III and Kelsi L. Rahm	Part of Lot 1, Block 4, SHADY OAKS ADDITION	546	4728805	27–30–23–33–0017
39	Patricia A. Rushman	Lot 2, Block 4, SHADY OAKS ADDITION	2471	4373564	27–30–23–33–0019
40	Lance M. Heiman and Patricia A. Heiman	Part of Lot 3, Block 4, SHADY OAKS ADDITION	187	2852342	27–30–23–33–0046
42	Garret Anderson	Part of Lot 3, Block 4, SHADY OAKS ADDITION	4633	4757097	27–30–23–33–0052

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.

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

Project No. 2014-014

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