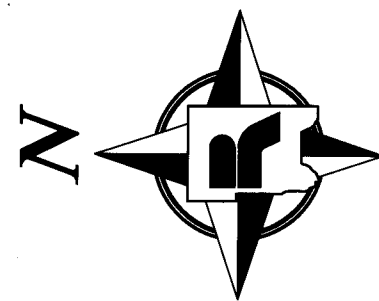
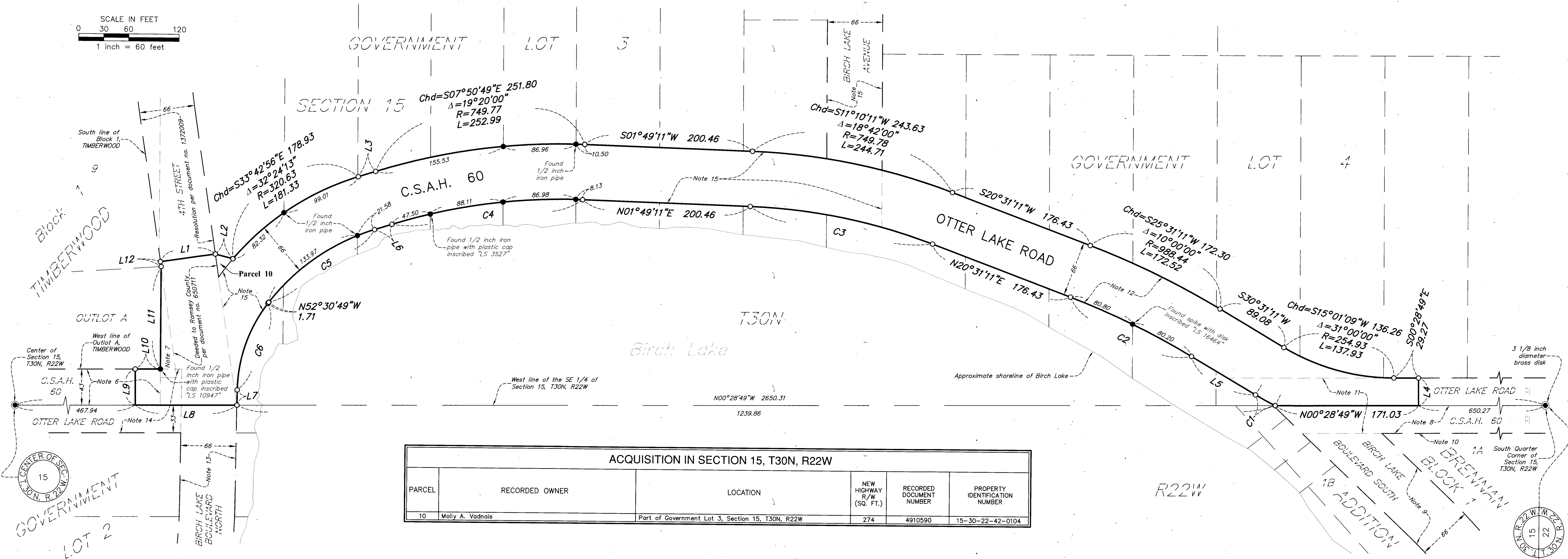


RAMSEY COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 48

C.S.A.H 60 - OTTER LAKE ROAD



SCALE IN FEET
0 30 60 120
1 inch = 60 feet



ACQUISITION IN SECTION 15, T30N, R22W					
PARCEL	RECORDED OWNER	LOCATION	NEW HIGHWAY R/W (SQ. FT.)	RECORDED DOCUMENT NUMBER	PROPERTY IDENTIFICATION NUMBER
10	Molly A. Vadnais	Part of Government Lot 3, Section 15, T30N, R22W	274	4910590	15-30-22-42-0104

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 herein 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 April, May, and December, 2021 with additional land records research performed as necessary.
- For details concerning this plat contact the Ramsey County Surveyors Office and reference Project 2021-013.
- 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 OTTER LAKE ROAD per plat of TIMBERWOOD.
- Dedicated to Ramsey County per document number 809429.
- Dedicated as OTTER LAKE ROAD per plat of BRENNAN ADDITION.
- Dedicated as BIRCH LAKE BLVD. SO. per plat of BRENNAN ADDITION.
- East line of Block 1, BRENNAN ADDITION.
- Road originally opened at 4 rods wide (66 feet) per Township Road Order dated September, 1872 - Project File No. 99.
- County Road Order dated 1858 - Project File No. 91.
- Road originally opened at 4 rods wide (66 feet) per County Road Order dated June, 1879 - Project File No. 1.
- Road originally opened at 4 rods wide (66 feet) per County Road Order dated September, 1908 - Project File No. 100.
- Road originally opened at 4 rods wide (66 feet) per County Road Order dated June, 1879 - Project File No. 1.

LINE TABLE			
Segment	Bearing	Distance	
L1	S08°28'12"E	66.02	
L2	S14°45'20"W	21.80	
L3	S17°30'49"E	21.73	
L4	S89°31'11"W	33.00	
L5	N30°31'11"E	89.08	
L6	N17°30'49"W	21.73	
L7	N89°14'49"W	18.27	
L8	N00°28'49"W	121.21	
L9	N89°31'11"E	43.00	
L10	S00°28'49"E	30.00	
L11	N89°57'48"E	122.25	
L12	N81°31'48"E	5.94	

CURVE TABLE				
Segment	Length	Radius	Delta	Chord
C1	26.82	320.93	4°47'20"	N28°07'31"E 26.82
C2	161.00	922.44	10°00'00"	N25°31'11"E 160.79
C3	223.17	683.78	18°42'00"	N11°10'11"E 222.18
C4	230.72	683.77	19°20'00"	N07°50'49"W 229.63
C5	155.55	254.63	35°00'00"	N35°00'49"W 153.14
C6	111.35	173.68	36°44'00"	N70°52'49"W 109.45

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 4987" 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.

Bearing basis for this plat is the west line of the Southeast Quarter of Section 15, Township 30 North, Range 22 West, which is assumed to bear N 00° 28' 49 " W.

RAMSEY COUNTY ENGINEER

Bradley M. Estochen
Bradley M. Estochen, PE

Date: 10/25/2023
Minnesota License No. 42385

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 herein; 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

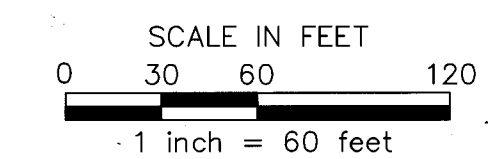
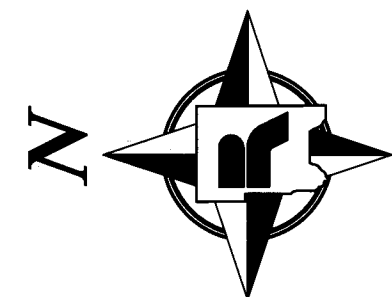
Date: October 25, 2023
Minnesota License No. 45816

County Recorder, County of Ramsey, State of Minnesota
I hereby certify that this RAMSEY COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 48 was filed in the office of the County Recorder for public record on this 26 day of October, 2023, at 2:15 o'clock P. M. as Document Number 5006330.

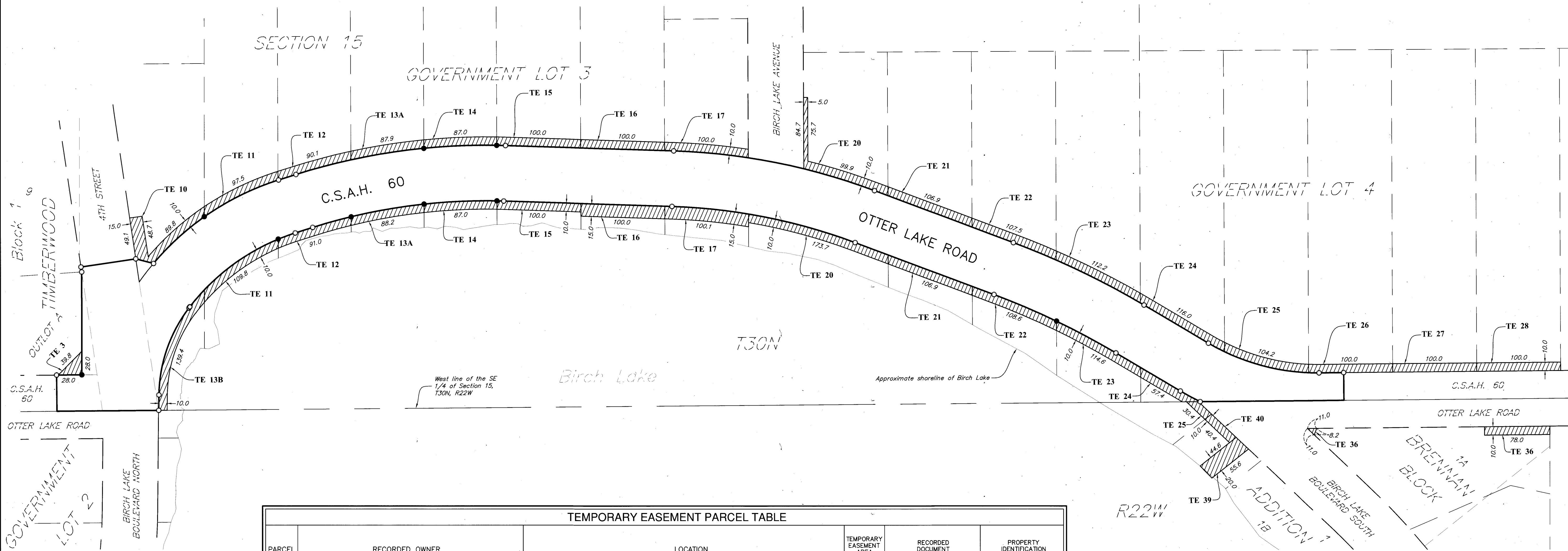
Emily Danning
Deputy County Recorder

RAMSEY COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 48

C.S.A.H. 60 - OTTER LAKE ROAD



TEMPORARY EASEMENT DETAIL



7757

TEMPORARY EASEMENT PARCEL TABLE					
PARCEL	RECORDED OWNER	LOCATION	TEMPORARY EASEMENT AREA (SQ. FT.)	RECORDED DOCUMENT NUMBER	PROPERTY IDENTIFICATION NUMBER
3	City of White Bear Lake	Outlot A, TIMBERWOOD	392	4773778	15-30-22-42-0114
10	Molly A. Vadnais	Part of Government Lot 3, Section 15, T30N, R22W	1662	4910590	15-30-22-42-0104
11	Adam R. Elzab	Part of Government Lot 3, Section 15, T30N, R22W	2065	4768103	15-30-22-42-0087
12	Aminda A. Elzab and Abdelaziz S. Abdelaziz	Part of Government Lot 3, Section 15, T30N, R22W	1810	4784312	15-30-22-42-0101
13A-13B	David Gadbois and Lynn Gadbois	Part of Government Lot 3, Section 15, T30N, R22W	3249	1361207, 4160623, 4160624	15-30-22-42-0102
14	Charles E. Arend and Nancy L. Arend, Trustees, or their successors in trust, of the Arend Living Trust dated August 26, 2019	Part of Government Lot 3, Section 15, T30N, R22W	1740	4805918	15-30-22-42-0099
15	Patricia Leavitt	Part of the SE 1/4 of Section 15, T30N, R22W	2000	4589936	15-30-22-42-0089
16	Charles A. Sagert	Part of Government Lot 3, Section 15, T30N, R22W	2500	4706874	15-30-22-42-0088
17	Jason A. Ritchie	Part of Government Lot 3, Section 15, T30N, R22W	2502	4158001	15-30-22-42-0095
20	Robert LaCrosse and Nancy LaCrosse	Part of Government Lot 4, Section 15, T30N, R22W	3164	4502698	15-30-22-43-0044
21	Heinz Rachut	Part of Government Lot 4, Section 15, T30N, R22W	2140	4951016	15-30-22-43-0045
22	Beth Ann Heinly-Munk and Stuart H. Munk	Part of Government Lot 4, Section 15, T30N, R22W	2160	4808424	15-30-22-43-0046
23	Jorge L. Vega and Vanessa E. Vega	Part of Government Lot 4, Section 15, T30N, R22W	2289	4769836	15-30-22-43-0047
24	Kirsten L. Olson and Cory C. Schultz and John P. Olson	Part of the SE 1/4 of Section 15, T30N, R22W	1853	4043272	15-30-22-43-0048
25	John E. Roth and Mary T. Roth	Part of the SE 1/4 of Section 15, T30N, R22W and part of Lot 1B, Block 1, BRENNAN ADDITION	1300	2818097, 2823441	15-30-22-43-0049
26	William Anderson and Christine Anderson, as joint tenants with an undivided half interest and Mark Misgen and Jennifer Misgen, as joint tenants with an undivided half interest	Part of the SE 1/4 of Section 15, T30N, R22W	1000	4588200	15-30-22-43-0050
27	Gao J Vang	Part of the SE 1/4 of Section 15, T30N, R22W	1000	4759988	15-30-22-43-0051
28	Kim M. Myhre	Part of the SE 1/4 of Section 15, T30N, R22W	1000	4568396	15-30-22-43-0052
36	Richard H. Gillitzer and Karen E. Gillitzer	Part of Lot 1A, Block 1, BRENNAN ADDITION	822	1690682	15-30-22-34-0040
39	City of White Bear Lake	Part of Lot 1B, Block 1, BRENNAN ADDITION	1103	4673560	15-30-22-34-0002
40	William Anderson and Christine Anderson, as joint tenants with an undivided half interest and Mark Misgen and Jennifer Misgen, as joint tenants with an undivided half interest	Part of Lot 1B, Block 1, BRENNAN ADDITION	404	4588200	15-30-22-34-0001

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.