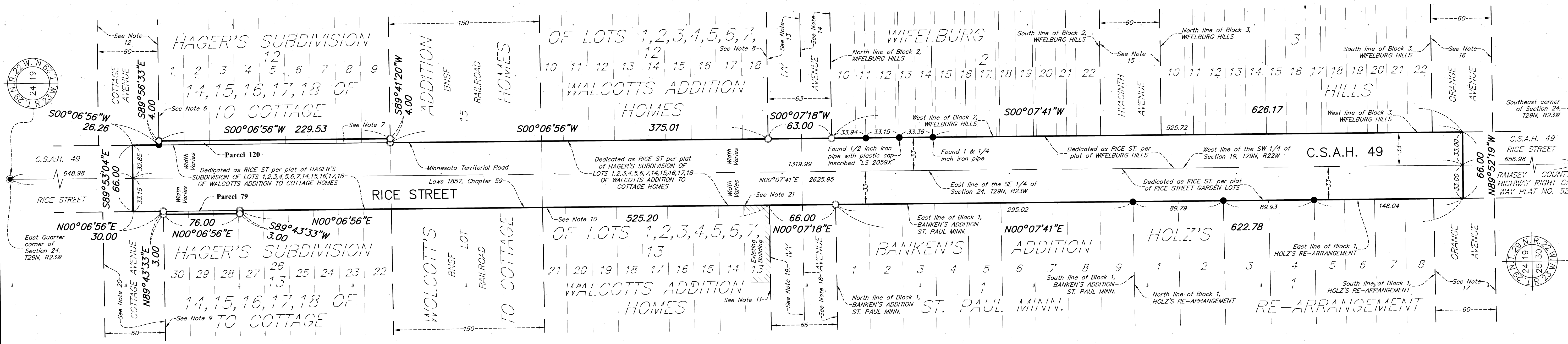
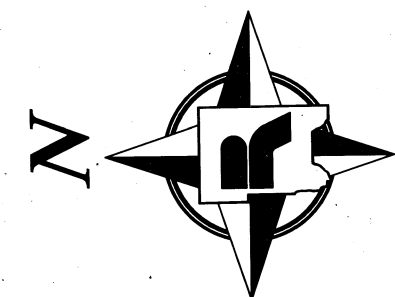


RAMSEY COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 51

C.S.A.H. 49 - RICE STREET

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



7751

The Ramsey County Board of Commissioners pursuant to Board Resolution B2023-052 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 B2023-052; that this plat applies to that portion of C.S.A.H. 49 (RICE STREET) shown hereon, being in Section 19, Township 29 North, Range 22 West and in Section 24, Township 29 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

Bradley M. Estochen
Bradley M. Estochen, PE

Date: 10-2-2023
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 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: 9-25-2023
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. 51 was filed in the office of the County Recorder for public record on this 3rd day of October, 2023, at 4 o'clock P. M. as Document Number 30055161

Brian J. Jure
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. 51 was filed in the office of the Registrar of Titles for public record on this 3rd day of October, 2023, at 4 o'clock P. M. as Document Number 2763135

Brian J. Jure
Deputy Registrar of Titles

ACQUISITIONS IN SECTION 24, T29N, R23W AND SECTION 19, T29N, R22W

PARCEL	RECORDED OWNER	LOCATION	NEW HIGHWAY R/W (SQ. FT.)	CERTIFICATE OF TITLE NUMBER	PROPERTY IDENTIFICATION NUMBER
79	State Storage Saint Paul LLC	Lots 22-30, Block 13, HAGER'S SUBDIVISION OF LOTS 1,2,3,4,5,6,7,14,15,16,17,18 OF WALCOTT'S ADDITION TO COTTAGE HOMES	228	COT 637866	24-29-23-41-0074
120	Kil-Ben Rice, LLC	Lots 1-9, Block 12, HAGER'S SUBDIVISION OF LOTS 1,2,3,4,5,6,7,14,15,16,17,18 OF WALCOTT'S ADDITION TO COTTAGE HOMES	918	COTS 596333 & 596334	19-29-22-32-0176

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 November and December, 2022 with additional land records research performed as necessary.
- For details concerning this plat contact the Ramsey County Surveyors Office and reference Project 2016-002.
- 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.
- North line of Block 12, HAGER'S SUBDIVISION OF LOTS 1,2,3,4,5,6,7,14,15,16,17,18 OF WALCOTT'S ADDITION TO COTTAGE HOMES.
- West line of Block 12, HAGER'S SUBDIVISION OF LOTS 1,2,3,4,5,6,7,14,15,16,17,18 OF WALCOTT'S ADDITION TO COTTAGE HOMES.
- South line of Block 12, HAGER'S SUBDIVISION OF LOTS 1,2,3,4,5,6,7,14,15,16,17,18 OF WALCOTT'S ADDITION TO COTTAGE HOMES.
- North line of Block 13, HAGER'S SUBDIVISION OF LOTS 1,2,3,4,5,6,7,14,15,16,17,18 OF WALCOTT'S ADDITION TO COTTAGE HOMES.
- East line of Block 13, HAGER'S SUBDIVISION OF LOTS 1,2,3,4,5,6,7,14,15,16,17,18 OF WALCOTT'S ADDITION TO COTTAGE HOMES.
- South line of Block 13, HAGER'S SUBDIVISION OF LOTS 1,2,3,4,5,6,7,14,15,16,17,18 OF WALCOTT'S ADDITION TO COTTAGE HOMES.
- Dedicated as COTTAGE STREET per plat of WALCOTT'S ADDITION TO COTTAGE HOMES.
- Dedicated as SOUTH ST per plat of HAGER'S SUBDIVISION OF LOTS 1,2,3,4,5,6,7,14,15,16,17,18 OF WALCOTT'S ADDITION TO COTTAGE HOMES.
- Dedicated as SOUTH ST. per plat of WIFELBURG HILLS.
- Dedicated as CHILD ST. per plat of WIFELBURG HILLS.
- Dedicated as CARBON ST. per plat of WIFELBURG HILLS.
- Dedicated as LAKE COMO AND PHALIN AVE. per plat of RICE STREET GARDEN LOTS.
- Dedicated as SOUTH ST. per plat of BANKEN'S ADDITION ST. PAUL MINN.
- Dedicated as SOUTH ST per plat of HAGER'S SUBDIVISION OF LOTS 1,2,3,4,5,6,7,14,15,16,17,18 OF WALCOTT'S ADDITION TO COTTAGE HOMES.
- Dedicated as COTTAGE STREET per plat of WALCOTT'S ADDITION TO COTTAGE HOMES.
- Existing building face encroaches 0.02 feet easterly into existing Right Of Way.

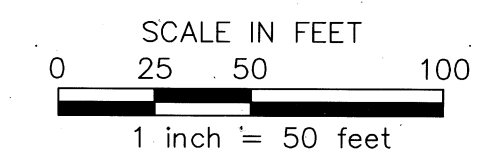
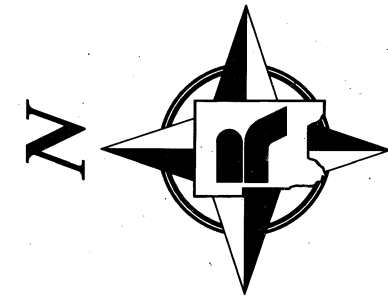
LEGEND

- 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 3/4 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 cast iron monument unless otherwise noted.

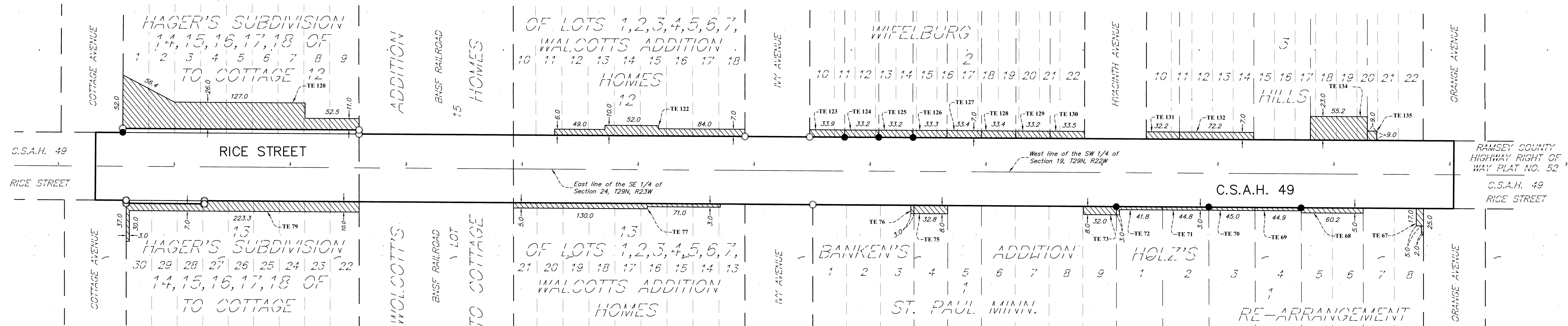
Bearing basis for this plat is the east line of the Southeast Quarter of Section 24, Township 29 North, Range 23 West, which is assumed to bear N 00° 07' 41" E.

RAMSEY COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 51

C.S.A.H. 49 - RICE STREET



TEMPORARY EASEMENT DETAIL



TEMPORARY EASEMENT PARCEL TABLE

PARCEL	RECORDED OWNER	LOCATION	TEMPORARY EASEMENT AREA (SQ. FT.)	CERTIFICATE OF TITLE NUMBER OR RECORDED DOCUMENT NUMBER	PROPERTY IDENTIFICATION NUMBER
67	Netsanet Mehari Semere	Lots 7 and 8, Block 1, HOLZ'S RE-ARRANGEMENT	135	4956017	24-29-23-44-0010
68	Koua Vang	Lots 5 and 6, Block 1, HOLZ'S RE-ARRANGEMENT	301	4280407	24-29-23-44-0009
69	Jessica Rose Eliason-Kruse and Partrick Keith Kruse	Lot 4, Block 1, HOLZ'S RE-ARRANGEMENT	135	4944417	24-29-23-44-0008
70	South Mission Real Estate, LLC	Lot 3, Block 1, HOLZ'S RE-ARRANGEMENT	135	4654229	24-29-23-44-0007
71	Nathan F. Nins and Tasha OM Nins	Lot 2, Block 1, HOLZ'S RE-ARRANGEMENT	135	4851906	24-29-23-44-0006
72	Yolanda Sims	Lot 1, Block 1, HOLZ'S RE-ARRANGEMENT	150	4642828	24-29-23-44-0005
73	New Horizon Real Estate Development I - Rice Street, LLC	Lots 6-9, Block 1, BANKEN'S ADDITION ST. PAUL MINN.	256	4102381	24-29-23-44-0004
75	Ivy Rice LLC	Lot 4, Block 1, BANKEN'S ADDITION ST. PAUL MINN.	282	4242705	24-29-23-44-0002
76	Ivy Rice LLC	Lots 1-3, Block 1, BANKEN'S ADDITION ST. PAUL MINN.	24	4242705	24-29-23-44-0001
77	Her Roob Siab LLC	Lots 13-21, Block 13, HAGER'S SUBDIVISION OF LOTS 1,2,3,4,5,6,7,14,15,16,17,18 OF WALCOTT'S ADDITION TO COTTAGE HOMES	861	4420647 & COT 596279	24-29-23-41-0156
79	State Storage Saint Paul, LLC	Lots 22-30, Block 13, HAGER'S SUBDIVISION OF LOTS 1,2,3,4,5,6,7,14,15,16,17,18 OF WALCOTT'S ADDITION TO COTTAGE HOMES	2125	COT 637866	24-29-23-41-0074
120	Kil-Ben Rice, LLC	Lots 1-9, Block 12, HAGER'S SUBDIVISION OF LOTS 1,2,3,4,5,6,7,14,15,16,17,18 OF WALCOTT'S ADDITION TO COTTAGE HOMES	5829	COT 596333 & 596334	19-29-22-32-0176
122	HMLH, LLC	Lots 10-18, Block 12, HAGER'S SUBDIVISION OF LOTS 1,2,3,4,5,6,7,14,15,16,17,18 OF WALCOTT'S ADDITION TO COTTAGE HOMES	1402	COT 597632	19-29-22-32-0173
123	Maria Coyetano Farias and Joel Cuevas Martinez	Lot 10 and part of Lot 11, Block 2, WIFELBURG HILLS	238	4983322	19-29-22-33-0013
124	Fu Xiong	Lot 12 and parts of Lots 11 and 13, Block 2, WIFELBURG HILLS	232	3256721	19-29-22-33-0014
125	Corridor Properties, LLC	Parts of Lots 13 and 14, Block 2, WIFELBURG HILLS	232	4712864	19-29-22-33-0015
126	Melagh Lynn Johnson	Lot 15 and parts of Lots 14 and 16, Block 2, WIFELBURG HILLS	233	COT 620860	19-29-22-33-0016
127	KNP Properties, LLC	Lot 17 and parts of Lots 16 and 18, Block 2, WIFELBURG HILLS	234	4929069	19-29-22-33-0017
128	Hillary Thao Thach	Parts of Lots 18 and 19, Block 2, WIFELBURG HILLS	234	4842193	19-29-22-33-0018
129	Steven P. Bryand and Eileen A. Bryand	Lot 20 and part of Lots 19 and 21, Block 2, WIFELBURG HILLS	233	1936915	19-29-22-33-0019
130	James Bounsong Chittisane and Janell Marie Williams	Lot 22 and part of Lot 21, Block 2, WIFELBURG HILLS	235	4985267	19-29-22-33-0020
131	Brendan Joseph O'Mara	Lot 10 and part of Lot 11, Block 3, WIFELBURG HILLS	225	4949264	19-29-22-33-0111
132	Sharif R. Musevi and Alexis Musevi	Lots 12-14 and part of Lot 11, Block 3, WIFELBURG HILLS	506	4966753	19-29-22-33-0112
134	Sengtou Thao and Kaolee Vang-Thao	Lots 18-19 and part of Lots 17 and 20, Block 3, WIFELBURG HILLS	1270	COT 615986	19-29-22-33-0114
135	316 Properties LLC	Lots 21-22 and part of Lot 20, Block 3, WIFELBURG HILLS	81	COT 650697	19-29-22-33-0115

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.

7751