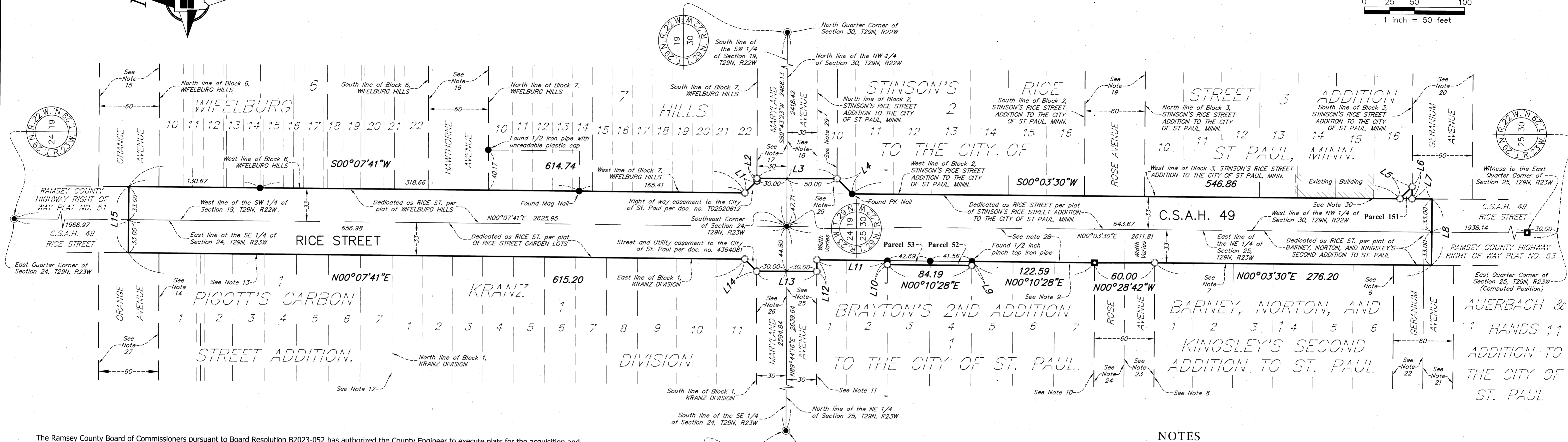
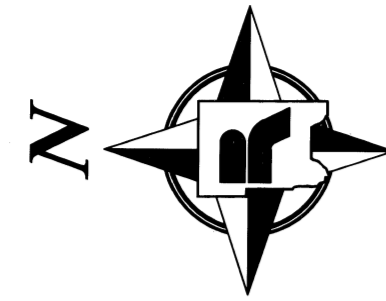


# RAMSEY COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 52

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

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



7752

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 30, Township 29 North, Range 22 West, and in Section 24, Township 29 North, Range 23 West, and in Section 25, 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. 52 was filed in the office of the County Recorder for public record on this 31<sup>st</sup> day of October, 2023, at 4 o'clock P. M. as Document Number 300 55602.

*Catherine J. Jurek*  
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. 52 was filed in the office of the Registrar of Titles for public record on this 31<sup>st</sup> day of October, 2023, at 4 o'clock P. M. as Document Number 276 3176.

*Catherine J. Jurek*  
Deputy Registrar of Titles

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.

Segment	Bearing	Distance
L1	S45°04'28"E	16.91
L2	N89°43'23"E	2.49
L3	S00°16'37"E	80.00
L4	S44°53'29"W	21.27
L5	S44°59'15"E	16.96
L6	S89°58'01"W	12.00
L7	S00°03'30"W	20.00
L8	N89°56'30"W	66.00
L9	N89°57'31"W	4.00
L10	N89°18'38"E	4.00
L11	N00°10'28"E	70.46
L12	S89°44'16"W	11.63
L13	N00°15'44"W	60.00
L14	N44°55'58"E	17.03
L15	S89°52'19"E	66.00

### 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 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.

### NOTES

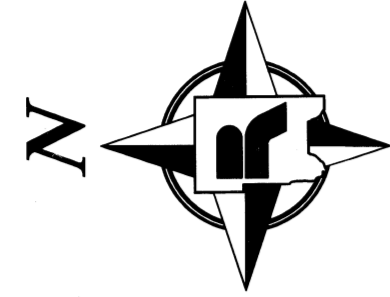
1. The purpose of this plat is to delineate and plat the boundary lines of existing right of way and parcels of land where additional right of way or other interests are intended to be acquired. This plat alone does not establish new rights. Refer to written conveyance documents recorded against each 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 November and December, 2022 with additional land records research performed as necessary.
3. For details concerning this plat contact the Ramsey County Surveyors Office and reference Project 2016-002.
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.
6. South line of Block 1, BARNEY, NORTON AND KINGSLEY'S SECOND ADDITION TO ST. PAUL.
7. East line of Block 1, BARNEY, NORTON AND KINGSLEY'S SECOND ADDITION TO ST. PAUL.
8. North line of Block 1, BARNEY, NORTON AND KINGSLEY'S SECOND ADDITION TO ST. PAUL.
9. East line of Block 1, BRAYTON'S 2ND ADDITION TO THE CITY OF ST. PAUL.
10. South line of Block 1, BRAYTON'S 2ND ADDITION TO THE CITY OF ST. PAUL.
11. North line of Block 1, BRAYTON'S 2ND ADDITION TO THE CITY OF ST. PAUL.
12. South line of Block 1, PIGOTT'S CARBON STREET ADDITION.
13. East line of Block 1, PIGOTT'S CARBON STREET ADDITION.
14. North line of Block 1, PIGOTT'S CARBON STREET ADDITION.
15. Dedicated as CARBON ST. per plat of WIFELBURG HILLS.
16. Dedicated as VILLARD ST. per plat of WIFELBURG HILLS.
17. Dedicated as MARYLAND AVE per plat of WIFELBURG HILLS.
18. Dedicated as MARYLAND STREET per plat of STINSON'S RICE STREET ADDITION TO THE CITY OF ST. PAUL, MINN.
19. Dedicated as ROSE STREET per plat of STINSON'S RICE STREET ADDITION TO THE CITY OF ST. PAUL, MINN.
20. Dedicated as GERANIUM STREET per plat of STINSON'S RICE STREET ADDITION TO THE CITY OF ST. PAUL, MINN.
21. Dedicated as WELLS ST. per plat of CONE AND RYDER'S ADDITION TO SAINT PAUL.
22. Dedicated as GERANIUM ST. per plat of BARNEY, NORTON, AND KINGSLEY'S SECOND ADDITION TO ST. PAUL.
23. Dedicated as LYDIA ST. per plat of BARNEY, NORTON, AND KINGSLEY'S SECOND ADDITION TO ST. PAUL.
24. Dedicated as LYDIA ST. per plat of BRAYTON'S 2ND ADDITION TO THE CITY OF ST. PAUL.
25. Dedicated as MARYLAND ST. per plat of BRAYTON'S 2ND ADDITION TO THE CITY OF ST. PAUL.
26. Dedicated as MARYLAND ST. per plat of KRANZ DIVISION.
27. Dedicated as LAKE COMO AND PHALIN AVE. per plat of RICE STREET GARDEN LOTS.
28. Dedicated as RICE ST. per plat of BRAYTON'S 2ND ADDITION TO THE CITY OF ST. PAUL.
29. Street and Utility easement to the City of St. Paul per document number 4365368.
30. Existing building face encroaches 0.10 feet westerly into existing Right Of Way.

ACQUISITIONS IN SECTION 25, T29N, R23W AND SECTION 30, T29N, R22W					
PARCEL	RECORDED OWNER	LOCATION	NEW HIGHWAY R/W (SQ. FT.)	RECORDED DOCUMENT NUMBER OR CERTIFICATE OF TITLE NUMBER	PROPERTY IDENTIFICATION NUMBER
52	Artemio Trevino	Lot 4, Block 1, BRAYTON'S 2ND ADDITION TO THE CITY OF ST. PAUL	166	3977044	25-29-23-11-0003
53	Lynda Thurstin	Lot 3, Block 1, BRAYTON'S 2ND ADDITION TO THE CITY OF ST. PAUL	171	4967300	25-29-23-11-0002
151	Jeffrey T. DeLisle	Lots 15-16, Block 3, STINSON'S RICE STREET ADDITION TO THE CITY OF ST. PAUL, MINN.	72	COT 579490	30-29-22-22-0163

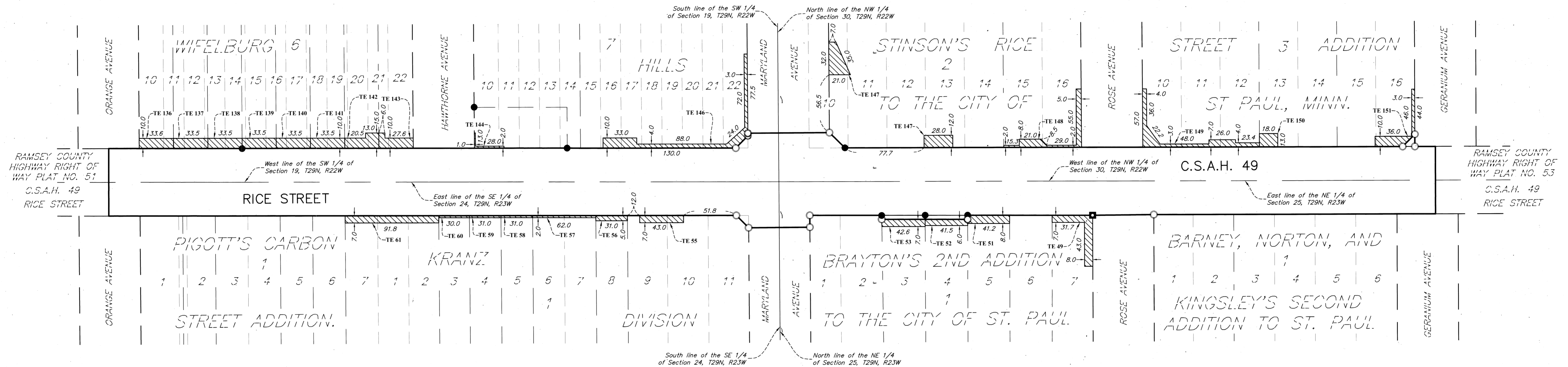
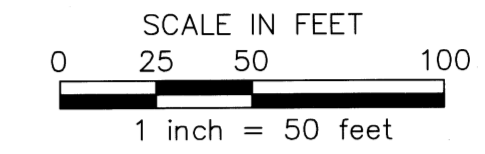
# RAMSEY COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 52

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

7752



## 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
49	Jeanne M. Brann	Lot 7, Block 1, BRAYTON'S 2ND ADDITION TO THE CITY OF ST. PAUL	622	3066356	25-29-23-11-0006
51	Venita A. Bengazi and Bobby L. Nabors	Lot 5, Block 1, BRAYTON'S 2ND ADDITION TO THE CITY OF ST. PAUL	329	4743013	25-29-23-11-0004
52	Artemio Trevino	Lot 4, Block 1, BRAYTON'S 2ND ADDITION TO THE CITY OF ST. PAUL	249	3977044	25-29-23-11-0003
53	Lynda Thurstin	Lot 3, Block 1, BRAYTON'S 2ND ADDITION TO THE CITY OF ST. PAUL	299	4967300	25-29-23-11-0002
55	Rice Holding Company, LLC	Lots 9-11, Block 1, KRANZ DIVISION	301	3301353	24-29-23-44-0227
56	** Purple Flag Umbrella, LLC ** see note below **	Lot 8, Block 1, KRANZ DIVISION	155	** COT 626223	24-29-23-44-0115
57	Marshall Harris	Lots 6 and 7, Block 1, KRANZ DIVISION	124	COT 589271 & 4330972	24-29-23-44-0114
58	Yugi Liu	Lot 5, Block 1, KRANZ DIVISION	62	4988133	24-29-23-44-0113
59	Susan Fung	Lot 4, Block 1, KRANZ DIVISION	62	4153322	24-29-23-44-0112
60	Esquire Properties LLC	Lot 3, Block 1, KRANZ DIVISION	62	4679356	24-29-23-44-0111
61	Steven A. Gimpl and Anita M. Hiber	Lots 1 and 2, Block 1, KRANZ DIVISION and Lot 7, Block 1, PIGOTT'S CARBON STREET ADDITION	643	4628593	24-29-23-44-0110
136	Liphirino Alcanat	Lot 10 and part of Lot 11, Block 6, WIFELBURG HILLS	336	4387027	19-29-22-33-0068
137	Christina Duong and Danny Vo	Lot 12 and part of Lots 11 and 13, Block 6, WIFELBURG HILLS	335	4136595	19-29-22-33-0069
138	Javier Cedillo	Parts of Lots 13 and 14, Block 6, WIFELBURG HILLS	335	3818178	19-29-22-33-0070
139	Kenneth F. Petra	Lot 15 and part of Lots 14 and 16, Block 6, WIFELBURG HILLS	335	1980037	19-29-22-33-0071
140	Jose O. Rodriguez	Lot 17 and part of Lots 16 and 18, Block 6, WIFELBURG HILLS	335	4848802	19-29-22-33-0072
141	Sanco Holdings LLC	Part of Lots 18 and 19, Block 6, WIFELBURG HILLS	335	4970420	19-29-22-33-0073
142	Alexandra Josefina Selva-Maldonado	Lot 20 and part of Lots 19 and 21, Block 6, WIFELBURG HILLS	401	4980144	19-29-22-33-0074
143	Mehmet Berker and Madeline Brozen	Lot 22 and part of Lot 21, Block 6, WIFELBURG HILLS	367	4741407	19-29-22-33-0075
144	Jo Silverloft, LLC	Part of Lots 10-14, Block 7, WIFELBURG HILLS	71	COT 630152	19-29-22-33-0086
146	Sun Enterprises, LLC	Lots 15-22, Block 7, WIFELBURG HILLS	1102	COT 628698	19-29-22-33-0133
147	1188 Rice Street L.L.C.	Lots 10-14, Block 2, STINSON'S RICE STREET ADDITION TO THE CITY OF ST. PAUL, MINN.	784	4401486 & 4388249	30-29-22-22-0177
148	J & L Automotive, LLC	Lots 15 and 16, Block 2, STINSON'S RICE STREET ADDITION TO THE CITY OF ST. PAUL, MINN.	572	4410274	30-29-22-22-0010
149	K & I Venture Group, LLC	Lots 10-12, Block 3, STINSON'S RICE STREET ADDITION TO THE CITY OF ST. PAUL, MINN.	804	4652979	30-29-22-22-0028
150	John D. Remington and Kimberly Jensen Remington	Lots 13 and 14, Block 3, STINSON'S RICE STREET ADDITION TO THE CITY OF ST. PAUL, MINN.	234	3343418 & 3787017	30-29-22-22-0029
151	Jeffrey T. DeLisle	Lots 15 and 16, Block 3, STINSON'S RICE STREET ADDITION TO THE CITY OF ST. PAUL, MINN.	456	COT 579490	30-29-22-22-0163

\*\* At the time of this plat, a warranty deed naming Purple Flag Umbrella, LLC as grantee appears to have been recorded in abstract as document number 4978388 but the Certificate of Title is still in the name of the grantor.

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.