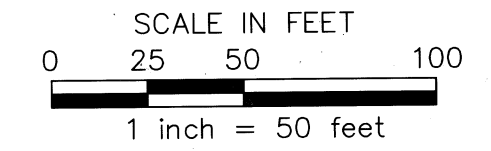
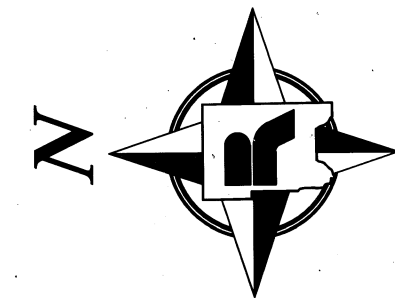


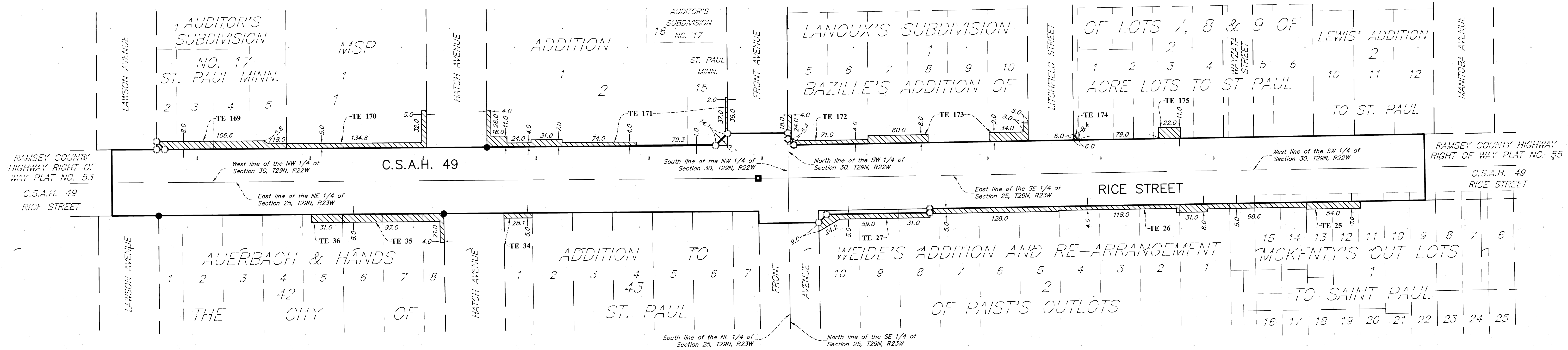
# RAMSEY COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 54

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

7754



## 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
25	Northland Management, Inc	Lots 9-12 and 22 and part of Lot 13, Block 1, MCKENTY'S OUT LOTS TO SAINT PAUL	378	4711617	25-29-23-41-0285
26	TK 2, LLC	Lots 1-8, Block 2, WEIDE'S ADDITION AND RE-ARRANGEMENT OF PAIST'S OUTLOTS and part of Lots 14 and 15, Block 1, MCKENTY'S OUT LOTS TO SAINT PAUL and part of vacated Wayzata Street	2008	COT 529688 & 3517289	25-29-23-41-0259
27	Aymen M. Soliman	Lots 9 and 10, Block 2, WEIDE'S ADDITION AND RE-ARRANGEMENT OF PAIST'S OUTLOTS	494	COT 613972 & 4626433	25-29-23-41-0001
34	CBV Property Corp.	Lot 1, Block 43, AUERBACH & HANDS ADDITION TO THE CITY OF ST. PAUL	141	4677159	25-29-23-14-0093
35	City of Saint Paul	Lots 6-8, Block 42, AUERBACH & HANDS ADDITION TO THE CITY OF ST. PAUL	892	1200542	25-29-23-14-0043
36	City of Saint Paul	Lots 1-5, Block 42, AUERBACH & HANDS ADDITION TO THE CITY OF ST. PAUL	248	COT 380972 & 3446110	25-29-23-14-0042
169	Royal Credit Union	Lots 1-5, AUDITOR'S SUBDIVISION NO. 17 ST. PAUL MINN.	943	4679018	30-29-22-23-0100
170	EWR St. Paul Rice Street, LLC	Lot 1, Block 1, MSP ADDITION	859	COT 629504 & 4767162	30-29-22-23-0196
171	EWR St. Paul Rice Street, LLC	Lot 15, AUDITOR'S SUBDIVISION NO. 17 ST. PAUL MINN. and Lot 1, Block 2, MSP ADDITION	1096	COT 629504 & 4767162	30-29-22-23-0200
172	Rice St Property Development LLC	Lots 5 and 6, Block 1, LANOUX'S SUBDIVISION OF LOTS 7,8 & 9 OF BAZILLE'S ADDITION OF ACRE LOTS TO ST PAUL	411	4668464	30-29-22-32-0004
173	Rice St Property Development LLC	Lots 7-10, Block 1, LANOUX'S SUBDIVISION OF LOTS 7,8 & 9 OF BAZILLE'S ADDITION OF ACRE LOTS TO ST PAUL	876	4668464	30-29-22-32-0005
174	Wang Lee Yang	Parts of Lots 1 and 2, Block 2, LANOUX'S SUBDIVISION OF LOTS 7,8 & 9 OF BAZILLE'S ADDITION OF ACRE LOTS TO ST PAUL and portion of vacated Litchfield Street	18	3684585	30-29-22-32-0043
175	Northstar Behavioral Health L.L.C.	Parts of Lots 2-4, Block 2, LANOUX'S SUBDIVISION OF LOTS 7,8 & 9 OF BAZILLE'S ADDITION OF ACRE LOTS TO ST PAUL	242	4580017 & 1521790	30-29-22-32-0044

LEGEND

- TE ~ Denotes Temporary Easement Parcel
- ~ Denotes Temporary Easement Parcel Area

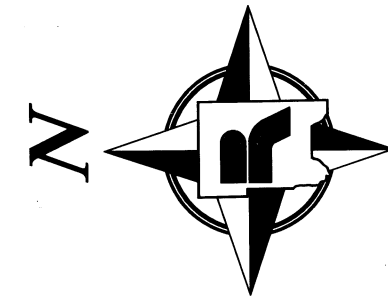
NOTES

1. For detailed boundary and survey information see sheet 1 of 2 of this plat.

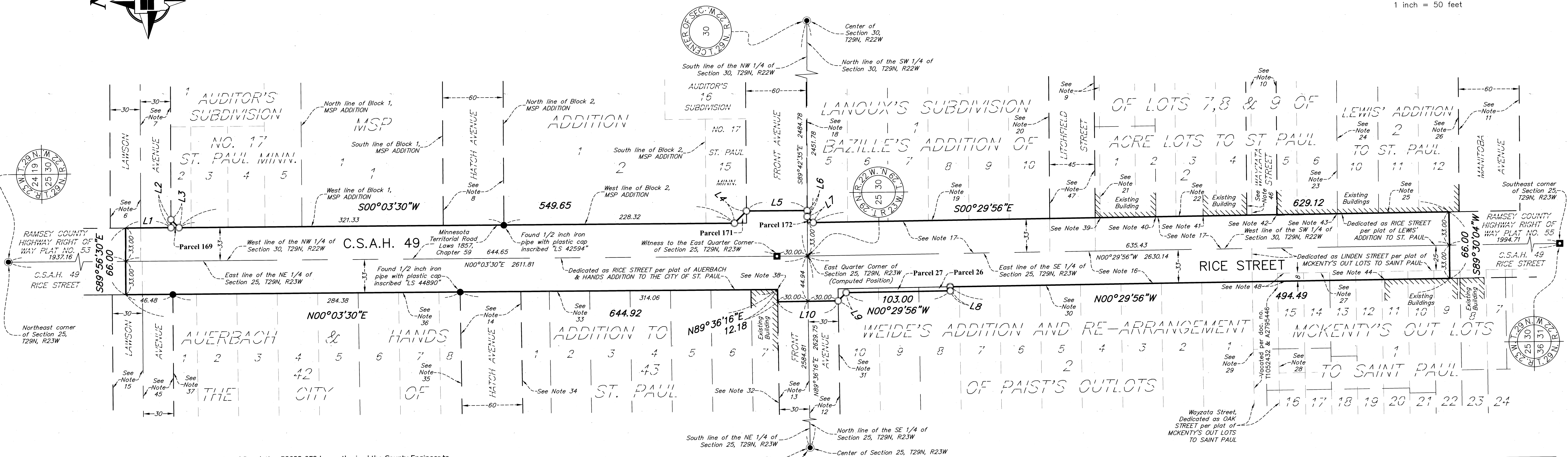
# RAMSEY COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 54

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

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



7754  
7566



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 30, Township 29 North, Range 22 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. 54 was filed in the office of the County Recorder for public record on this 5th day of October, 2023, at 4 o'clock P. M. as Document Number 3205524

Deputy County Recorder  
*Patricia Johnson*

Registrar of Titles, County of Ramsey, State of Minnesota  
I hereby certify that this RAMSEY COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 54 was filed in the office of the Registrar of Titles for public record on this 5th day of October, 2023, at 4 o'clock P. M. as Document Number 2763178

Deputy Registrar of Titles  
*Barbara J. Jura*

Bearing basis for this plat is the east line of the Northeast Quarter of Section 25, Township 29 North, Range 23 West, which is assumed to bear N 00° 03' 30" E.

Segment	Bearing	Distance
L1	S00°03'30"W	45.00
L2	S89°41'56"E	8.00
L3	S45°10'43"W	11.29
L4	S44°56'48"E	16.97
L5	S00°02'55"W	60.00
L6	N89°57'05"W	6.01
L7	S44°46'37"W	8.45
L8	S89°35'37"W	4.00
L9	N45°26'50"W	11.32
L10	N00°23'44"W	60.00

### 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.
- Dedicated as MERRILL STREET per plat of J.F. EISENMENGER'S ADDITION TO ST. PAUL.
- Opened as LAWSON STREET per doc. no. 162473, Book 30 Misc. Page 662 and LAWSON ST. per Book 7 Street Openings Page 10.
- Opened as HATCH ST. per Book 6 Street Openings Page 31.
- Dedicated as LITCHFIELD ST. per plat of LANOUX'S SUBDIVISION OF LOTS 7,8 & 9 OF BAZILLE'S ADDITION OF ACRE LOTS TO ST PAUL and vacated per document numbers 363954 and 363955.
- Dedicated as WAYZATA ST. per plat of LANOUX'S SUBDIVISION OF LOTS 7,8 & 9 OF BAZILLE'S ADDITION OF ACRE LOTS TO ST PAUL.
- Dedicated as MANITOBA AVENUE per plat of LEWIS' ADDITION TO ST. PAUL.
- Dedicated as FRONT STREET per plat of WEIDE'S ADDITION AND RE-ARRANGEMENT OF PAIST'S OUTLOTS.
- Dedicated as FRONT STREET per plat of AUERBACH & HANDS ADDITION TO THE CITY OF ST. PAUL.
- Dedicated as HATCH STREET per plat of AUERBACH & HANDS ADDITION TO THE CITY OF ST. PAUL.
- Dedicated as MERRELL ST. per plat of CONE AND RYDER'S ADDITION TO SAINT PAUL.
- Dedicated as HARMON STREET per plat of PAIST'S ADDITION OF OUT LOTS TO SAINT PAUL.
- Dedicated as RICE ST. per plat of LANOUX'S SUBDIVISION OF LOTS 7,8 & 9 OF BAZILLE'S ADDITION OF ACRE LOTS TO ST PAUL.
- North line of Block 1, LANOUX'S SUBDIVISION OF LOTS 7,8 & 9 OF BAZILLE'S ADDITION OF ACRE LOTS TO ST PAUL.
- West line of Block 1, LANOUX'S SUBDIVISION OF LOTS 7,8 & 9 OF BAZILLE'S ADDITION OF ACRE LOTS TO ST PAUL.
- South line of Block 1, LANOUX'S SUBDIVISION OF LOTS 7,8 & 9 OF BAZILLE'S ADDITION OF ACRE LOTS TO ST PAUL.
- North line of Block 2, LANOUX'S SUBDIVISION OF LOTS 7,8 & 9 OF BAZILLE'S ADDITION OF ACRE LOTS TO ST PAUL.
- West line of Block 2, LANOUX'S SUBDIVISION OF LOTS 7,8 & 9 OF BAZILLE'S ADDITION OF ACRE LOTS TO ST PAUL.
- South line of Block 2, LANOUX'S SUBDIVISION OF LOTS 7,8 & 9 OF BAZILLE'S ADDITION OF ACRE LOTS TO ST PAUL.
- South line of Block 2, LANOUX'S SUBDIVISION OF LOTS 7,8 & 9 OF BAZILLE'S ADDITION OF ACRE LOTS TO ST PAUL.
- North line of Block 2, LEWIS' ADDITION TO ST. PAUL.
- West line of Block 2, LEWIS' ADDITION TO ST. PAUL.
- South line of Block 2, LEWIS' ADDITION TO ST. PAUL.
- East line of Block 1, MCKENTY'S OUT LOTS TO SAINT PAUL.
- North line of Block 1, MCKENTY'S OUT LOTS TO SAINT PAUL.
- South line of Block 2, WEIDE'S ADDITION AND RE-ARRANGEMENT OF PAIST'S OUTLOTS.
- East line of Block 2, WEIDE'S ADDITION AND RE-ARRANGEMENT OF PAIST'S OUTLOTS.
- North line of Block 2, WEIDE'S ADDITION AND RE-ARRANGEMENT OF PAIST'S OUTLOTS.
- South line of Block 3, AUERBACH & HANDS ADDITION TO THE CITY OF ST. PAUL.
- East line of Block 3, AUERBACH & HANDS ADDITION TO THE CITY OF ST. PAUL.
- North line of Block 3, AUERBACH & HANDS ADDITION TO THE CITY OF ST. PAUL.
- East Line of Block 4, AUERBACH & HANDS ADDITION TO THE CITY OF ST. PAUL.
- North line of Block 4, AUERBACH & HANDS ADDITION TO THE CITY OF ST. PAUL.
- Existing building face encroaches 0.13 feet southerly into existing Right of Way.
- Existing building face encroaches 0.07 feet westerly into existing Right of Way.
- Existing building face encroaches 0.13 feet westerly into existing Right of Way.
- Existing building face encroaches 0.03 feet westerly into existing Right of Way.
- Existing building face encroaches 0.76 feet westerly into existing Right of Way.
- Existing building face encroaches 0.43 feet westerly into existing Right of Way.
- Existing building face encroaches 0.08 feet easterly into existing Right of Way.
- Dedicated as MERRELL STREET per plat of AUERBACH & HANDS ADDITION TO THE CITY OF ST. PAUL.
- Five foot wide Wayzata Street opening per document numbers 369060 and 369061.
- Dedicated as PROSPECT STREET per plat of BAZIL'S ADDITION OF ACRE LOTS TO SAINT PAUL.
- Minnesota Territorial Road, Laws 1857, Chapter 59.

PARCEL	RECORDED OWNER	LOCATION	NEW HIGHWAY R/W (SQ. FT.)	RECORDED DOCUMENT NUMBER OR CERTIFICATE OF TITLE NUMBER	PROPERTY IDENTIFICATION NUMBER
26	TK 2, LLC	Lots 1-8, Block 2, WEIDE'S ADDITION AND RE-ARRANGEMENT OF PAIST'S OUTLOTS	124	COT 529688	25-29-23-41-0259
27	Aymen M. Soliman	Lots 9 and 10, Block 2, WEIDE'S ADDITION AND RE-ARRANGEMENT OF PAIST'S OUTLOTS	352	COT 613972 & 4626433	25-29-23-41-0001
169	Royal Credit Union	Lots 1-5, AUDITOR'S SUBDIVISION NO. 17 ST. PAUL MINN.	32	4679018	30-29-22-23-0100
171	EWR St. Paul Rice Street, LLC	Lot 15, AUDITOR'S SUBDIVISION NO. 17 ST. PAUL MINN.	72	COT 629504	30-29-22-23-0200
172	Rice St Property Development, LLC	Lots 5 and 6, Block 1, LANOUX'S SUBDIVISION OF LOTS 7,8 & 9 OF BAZILLE'S ADDITION OF ACRE LOTS TO ST PAUL	18	4668464	30-29-22-32-0004

### 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 brass plug inscribed "LS 44890" 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.