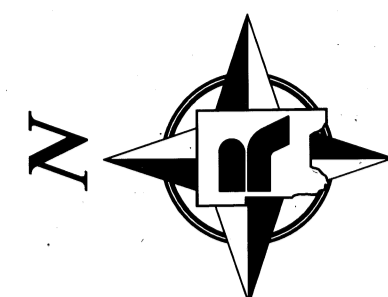


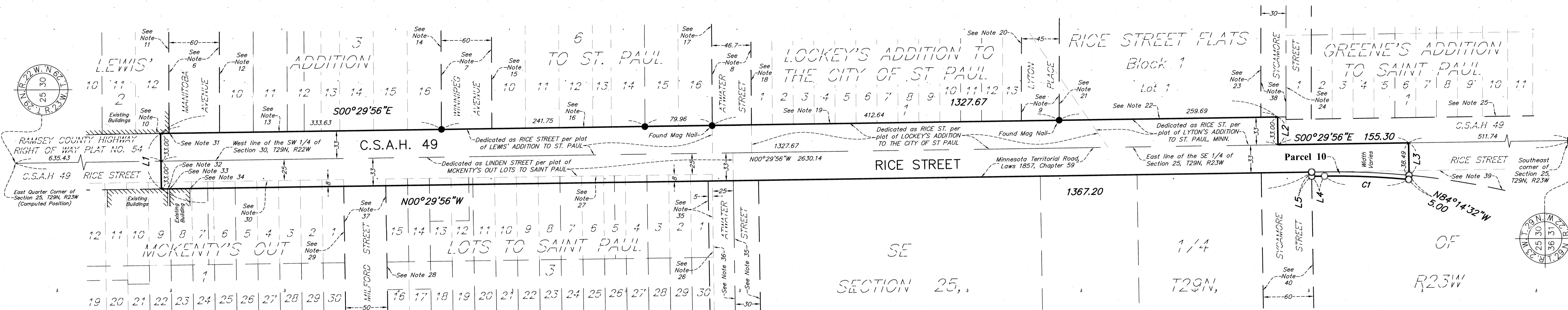
RAMSEY COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 55

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

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



7755



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. 55 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 5005565

Bertrand 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. 55 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 2763179

Bertrand J. Jurek
Deputy Registrar of Titles

Segment	Length	Radius	Delta	Chord
C1	100.13	916.93	6°15'24"	N02°37'46"E 100.08

Segment	Bearing	Distance
L1	N89°30'04"E	66.00
L2	S89°30'04"W	33.00
L3	S89°30'04"W	38.49
L4	N00°29'56"W	15.30
L5	N89°27'27"E	5.00

PARCEL	RECORDED OWNER	LOCATION	NEW HIGHWAY R/W (SQ. FT.)	CERTIFICATE OF TITLE NUMBER	PROPERTY IDENTIFICATION NUMBER
10	HAP Sycamore Holding Co.	Part of the SE 1/4 of Section 25, T29N, R23W	579	COT 636685	25-29-23-44-0008

LEGEND

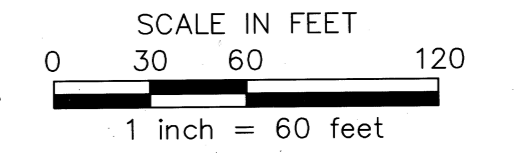
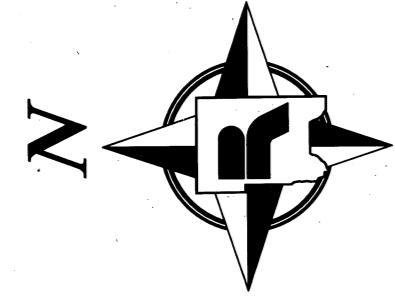
- Denotes a right of way boundary monument consisting of a 5/8 inch by 14 inch solid iron rebar with a 2 inch diameter aluminum cap inscribed "RAMSEY COUNTY R/W - LS 45816", or a 1 inch copper plug stamped "RAMSEY COUNTY" to be set following construction if as-built conditions allow.
- Denotes a found mag nail with a 1 1/2 inch disk inscribed "LS 16464" 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 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. Dedicated as MANITOBA AVENUE per plat of LEWIS' ADDITION TO ST. PAUL.
7. Dedicated as WINIPEG AVENUE per plat of LEWIS' ADDITION TO ST. PAUL.
8. Dedicated as PLEASANT STREET per plat of BAZIL'S ADDITION OF ACRE LOTS TO SAINT PAUL.
9. Dedicated as LYTON PLACE per plat of LOCKEY'S ADDITION TO THE CITY OF ST PAUL.
10. West line of Block 2, LEWIS' ADDITION TO ST. PAUL.
11. South line of Block 2, LEWIS' ADDITION TO ST. PAUL.
12. North Line of Block 3, LEWIS' ADDITION TO ST. PAUL.
13. West line of Block 3, LEWIS' ADDITION TO ST. PAUL.
14. South line of Block 3, LEWIS' ADDITION TO ST. PAUL.
15. North line of Block 6, LEWIS' ADDITION TO ST. PAUL.
16. West line of Block 6, LEWIS' ADDITION TO ST. PAUL.
17. South line of Block 6, LEWIS' ADDITION TO ST. PAUL.
18. North line of Block 1, LOCKEY'S ADDITION TO THE CITY OF ST PAUL.
19. West line of Block 1, LOCKEY'S ADDITION TO THE CITY OF ST PAUL.
20. South line of Block 1, LOCKEY'S ADDITION TO THE CITY OF ST PAUL.
21. North line of Block 1, RICE STREET FLATS.
22. West line of Block 1, RICE STREET FLATS.
23. South line of Block 1, RICE STREET FLATS.
24. North line of Block 1, GREENE'S ADDITION TO SAINT PAUL.
25. West line of Block 1, GREENE'S ADDITION TO SAINT PAUL.
26. South line of Block 3, MCKENTY'S OUT LOTS TO SAINT PAUL.
27. East line of Block 3, MCKENTY'S OUT LOTS TO SAINT PAUL.
28. North line of Block 3, MCKENTY'S OUT LOTS TO SAINT PAUL.
29. South line of Block 1, MCKENTY'S OUT LOTS TO SAINT PAUL.
30. East line of Block 1, MCKENTY'S OUT LOTS TO SAINT PAUL.
31. Building face encroaches 0.02 feet westerly into existing Right of Way.
32. Building face encroaches 0.17 feet easterly into existing Right of Way.
33. Building face encroaches 0.13 feet easterly into existing Right of Way.
34. Building face encroaches 0.44 feet easterly into existing Right of Way.
35. Opened as ATWATER ST. per Book 3 Street Openings Page 18 and document numbers 373924 and 373925.
36. Dedicated as LARCH STREET per plat of MCKENTY'S OUT LOTS TO SAINT PAUL.
37. Dedicated as SPRUCE STREET per plat of MCKENTY'S OUT LOTS TO SAINT PAUL.
38. Dedicated as SYCAMORE ST. per plat of LYTON'S ADDITION TO ST. PAUL, MINN.
39. Street and highway easement to the City of Saint Paul per document number 616018.
40. Opened as SYCAMORE STREET per document numbers 395027 and 395028.

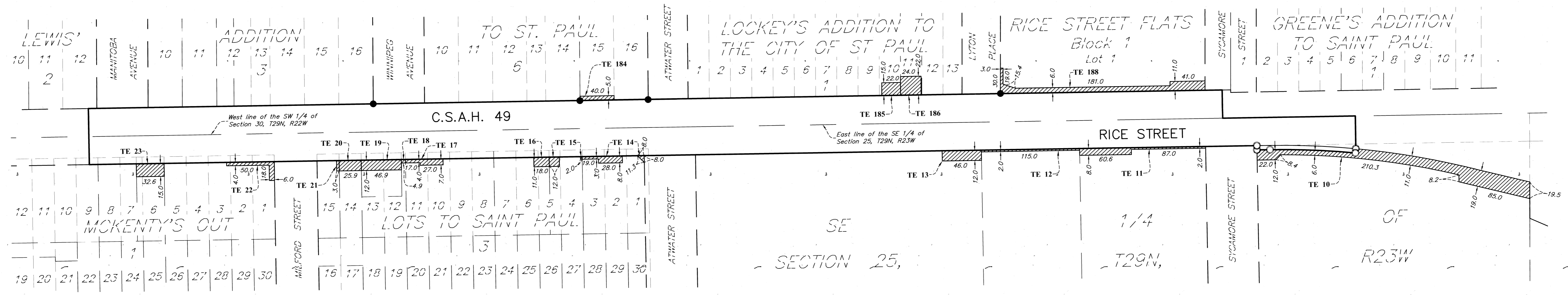
RAMSEY COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 55

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



TEMPORARY EASEMENT DETAIL

7755



TEMPORARY EASEMENT PARCEL TABLE					
PARCEL	RECORDED OWNER	LOCATION	TEMPORARY EASEMENT AREA (SQ. FT.)	CERTIFICATE OF TITLE NUMBER OR RECORDED DOCUMENT NUMBER	PROPERTY IDENTIFICATION NUMBER
10	HAP Sycamore Holding Co.	Part of the SE 1/4 of Section 25, T29N, R23W	3806	COT 636685	25-29-23-44-0008
11	Car Boss, LLC	Part of the SE 1/4 of Section 25, T29N, R23W	659	4784484	25-29-23-44-0003
12	St Paul W Sycamore Street LLC	Part of the SE 1/4 of Section 25, T29N, R23W	230	4967825	25-29-23-44-0023
13	Northern States Power Company	Part of the SE 1/4 of Section 25, T29N, R23W	552	3346323 & 3346324	25-29-23-44-0001
14	Three Trees Properties, LLC	Lots 1-3, Block 3, MCKENTY'S OUT LOTS TO SAINT PAUL	313	COT 637878	25-29-23-41-0286
15	Deephaven 1880 Farms, LLC	Lot 4 and parts of Lots 5 and 26, Block 3, MCKENTY'S OUT LOTS TO SAINT PAUL	138	COT 640457	25-29-23-41-0140
16	Hinckley Properties, LLC	Lots 6 and 7 and parts of Lots 5 and 26, Block 3, MCKENTY'S OUT LOTS TO SAINT PAUL	198	4285249	25-29-23-41-0139
17	Moenaymoe LLC	Lots 8-11, Block 3, MCKENTY'S OUT LOTS TO SAINT PAUL	257	COT 644431 & 4935595	25-29-23-41-0240
18	Moenaymoe LLC	Part of Lot 12, Block 3, MCKENTY'S OUT LOTS TO SAINT PAUL	20	COT 639282	25-29-23-41-0288
19	Vadim Cherner	Parts of Lots 12 and 13, Block 3, MCKENTY'S OUT LOTS TO SAINT PAUL	562	COT 556801 & 4646996	25-29-23-41-0267
20	ACN Property LLC	Lot 14, Block 3, MCKENTY'S OUT LOTS TO SAINT PAUL	310	COT 649424	25-29-23-41-0132
21	ACN Property LLC	Lot 15, Block 3, MCKENTY'S OUT LOTS TO SAINT PAUL	36	COT 649424	25-29-23-41-0132
22	Joseph Yang and Ma Chang Yang	Lots 1-5, Block 1, MCKENTY'S OUT LOTS TO SAINT PAUL	332	3989069	25-29-23-41-0269
23	Housing and Redevelopment Authority of the City of Saint Paul, Minnesota	Lot 6 and part of Lot 7, Block 1, MCKENTY'S OUT LOTS TO SAINT PAUL	488	COT 572736	25-29-23-41-0091
184	That Property Place LLC	Lots 15 and 16, Block 6, LEWIS' ADDITION TO ST. PAUL	200	COT 643486 & 4925933	30-29-22-32-0167
185	Northern States Power Company	Lots 1-10, Block 1, LOCKEY'S ADDITION TO THE CITY OF ST PAUL	330	COT 517772 & COT 517774 3346324 & 3346323	30-29-22-33-0249
186	Domingo Holdings, LLC	Lot 11, Block 1, LOCKEY'S ADDITION TO THE CITY OF ST PAUL	528	3800012	30-29-22-33-0007
188	Rice Street Partners LP	Lot 1, Block 1, RICE STREET FLATS	1761	4810757	30-29-22-33-0270

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.