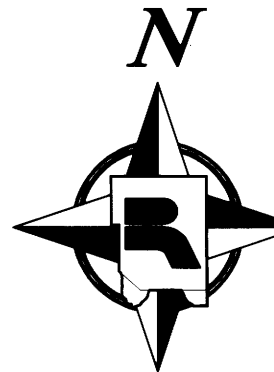


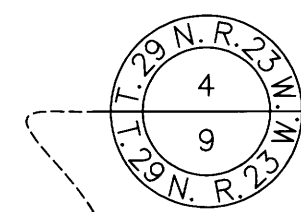
RAMSEY COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 3 - C.S.A.H 78 - COUNTY ROAD B2

COPY

The bearing basis of this plat is the west line of the Northeast Quarter of Section 9, Township 29 North, Range 23 West, which is assumed to bear N 00° 38' 33" W.



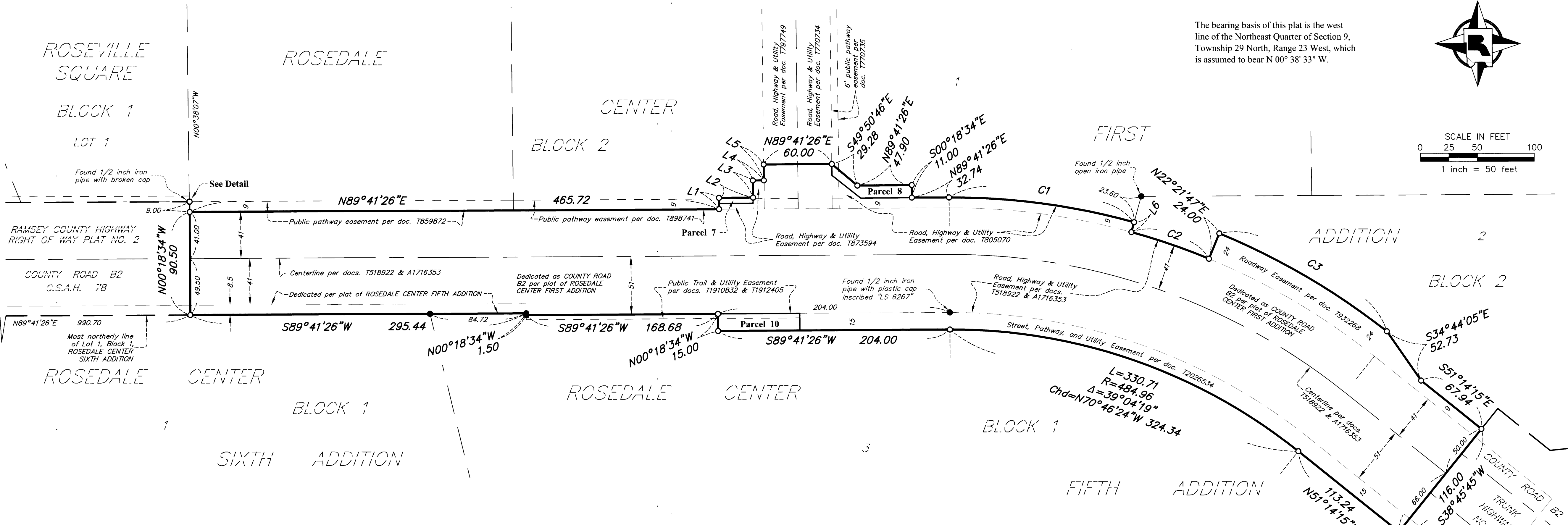
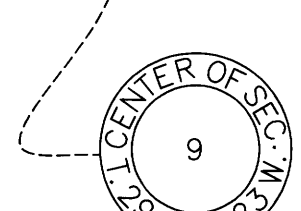
SCALE IN FEET
0 25 50 100
1 inch = 50 feet



North Quarter Corner of Section 9, T29N, R23W
West line of the NE 1/4 of Section 9, T29N, R23W
2075.64

Most northerly line of Lot 1, Block 1, ROSEDALE CENTER SIXTH ADDITION, extended to the west line of the NE 1/4 of Section 9, T29N, R23W
2634.44

West line of the NE 1/4 of Section 9, T29N, R23W
556.80



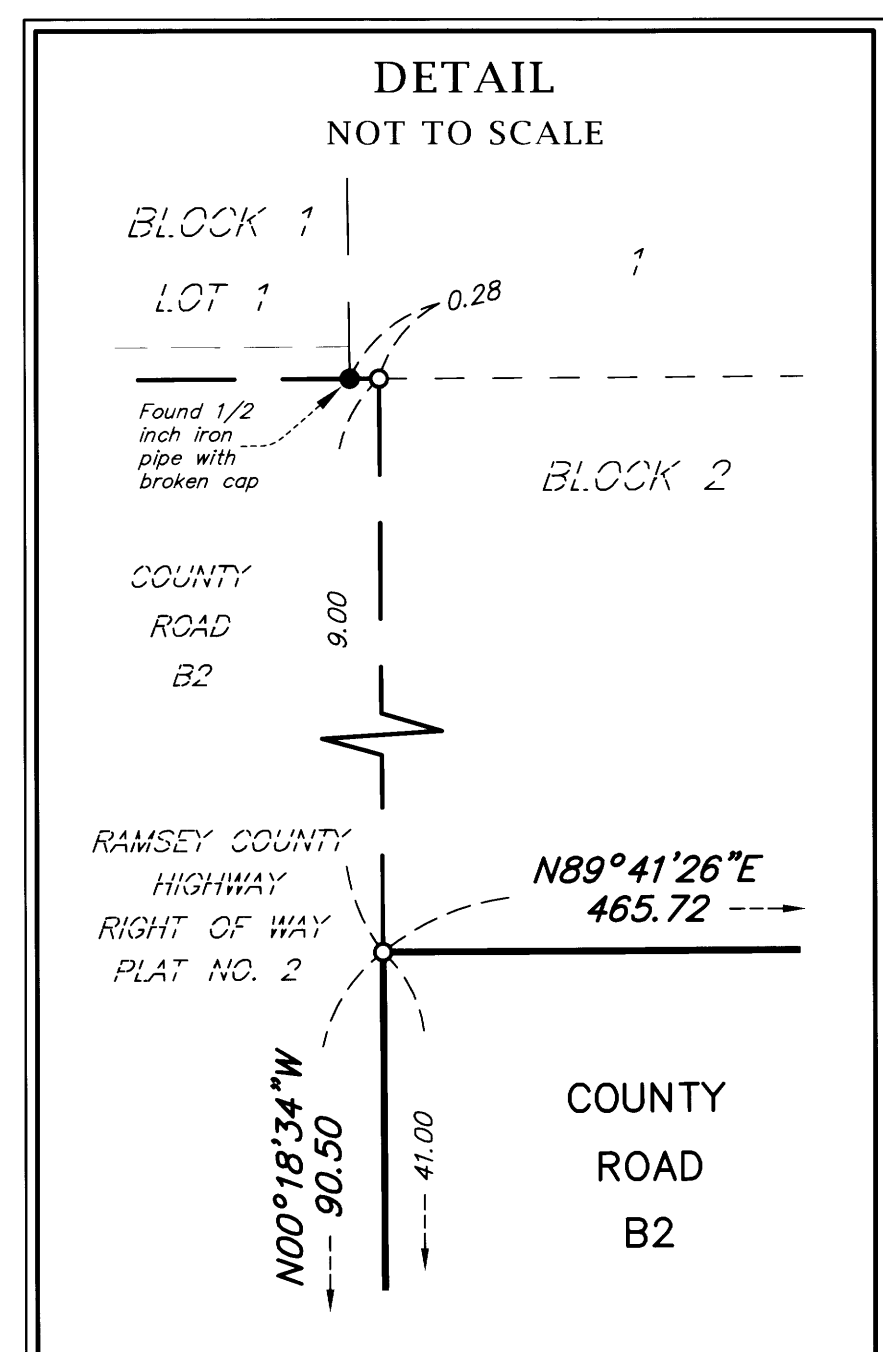
ACQUISITIONS IN SECTION 9, T29N, R23W						
PARCEL	RECORDED OWNER	LOCATION	NEW HIGHWAY R/W (SQ. FT.)	OTHER RIGHTS OR INTERESTS	CERTIFICATE OF TITLE NUMBER	PROPERTY IDENTIFICATION NUMBER
7	First American Bank Metro	Part of Lot 1, Block 2, ROSEDALE CENTER FIRST ADDITION	150	---	COT 351338	9-29-23-14-0027
8	WLCAL CROSSROADS, LLC	Part of Lot 1, Block 2, ROSEDALE CENTER FIRST ADDITION	731	---	COT 567790	9-29-23-14-0031
10	PPF RTL Rosedale Shopping Center, LLC	Lot 3, Block 1, ROSEDALE CENTER FIFTH ADDITION	1080	---	COT 620347	9-29-23-41-0005

LINE TABLE		
Segment	Bearing	Distance
L1	N00°38'07"W	10.00
L2	N89°41'26"E	30.00
L3	N00°38'07"W	15.00
L4	N89°41'26"E	9.70
L5	N00°38'07"W	14.00
L6	S15°23'32"W	9.00

CURVE TABLE				
Segment	Length	Radius	Delta	Chord
C1	164.69	600.96	15°42'06"	S82°27'31"E 164.17
C2	72.02	591.96	6°58'17"	S71°07'21"E 71.98
C3	171.05	615.96	15°54'37"	S59°40'54"E 170.50

- LEGEND**
- Denotes a cast iron monument with 4 inch diameter top.
 - 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" to be set following construction if as-built conditions allow.
 - Denotes a found 1/2 inch iron pipe with plastic cap inscribed "LS 15480" unless otherwise noted. Found monuments shown hereon that coincide with the outer boundary points of this right of way plat and are missing following construction, will be replaced with a 5/8 inch by 14 inch solid iron rebar with a 2 inch diameter aluminum cap inscribed "RAMSEY COUNTY R/W - LS 45816" if as-built conditions allow.

- 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 October and November, 2019, and July and November, 2020, with additional land records research performed as necessary.
 - For details concerning this plat contact the Ramsey County Surveyors Office and reference Project 2012-013.
 - Ramsey County Survey Resources website provides information (coordinates and monument descriptions) for found and located survey monuments not shown hereon that were used in analysis and boundary determinations.
 - Numerous easements may have been conveyed or dedicated to the public on adjoining parcels that are not depicted or noted on this right of way plat. See recorded documents for type, size and location.



The Ramsey County Board of Commissioners pursuant to Board Resolution B2020-071 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 B2020-071; that this plat applies to that portion of C.S.A.H. 78 (COUNTY ROAD B2) shown hereon, being in Section 9, 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.

Date: 12/18/20
Ted W. Schoenecker, PE
Ramsey County Engineer
Minnesota License No. 42030

I hereby certify that this plat was surveyed 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 the proposed right of way boundary lines are correctly designated on this plat; that all measurements are correctly shown on this plat; and that all monuments shown on this plat will be correctly placed in the ground upon completion of construction as stated in the legend hereon.

Date: 12/18/20
Daniel D. Baar
Ramsey County Surveyor
Minnesota License No. 45816

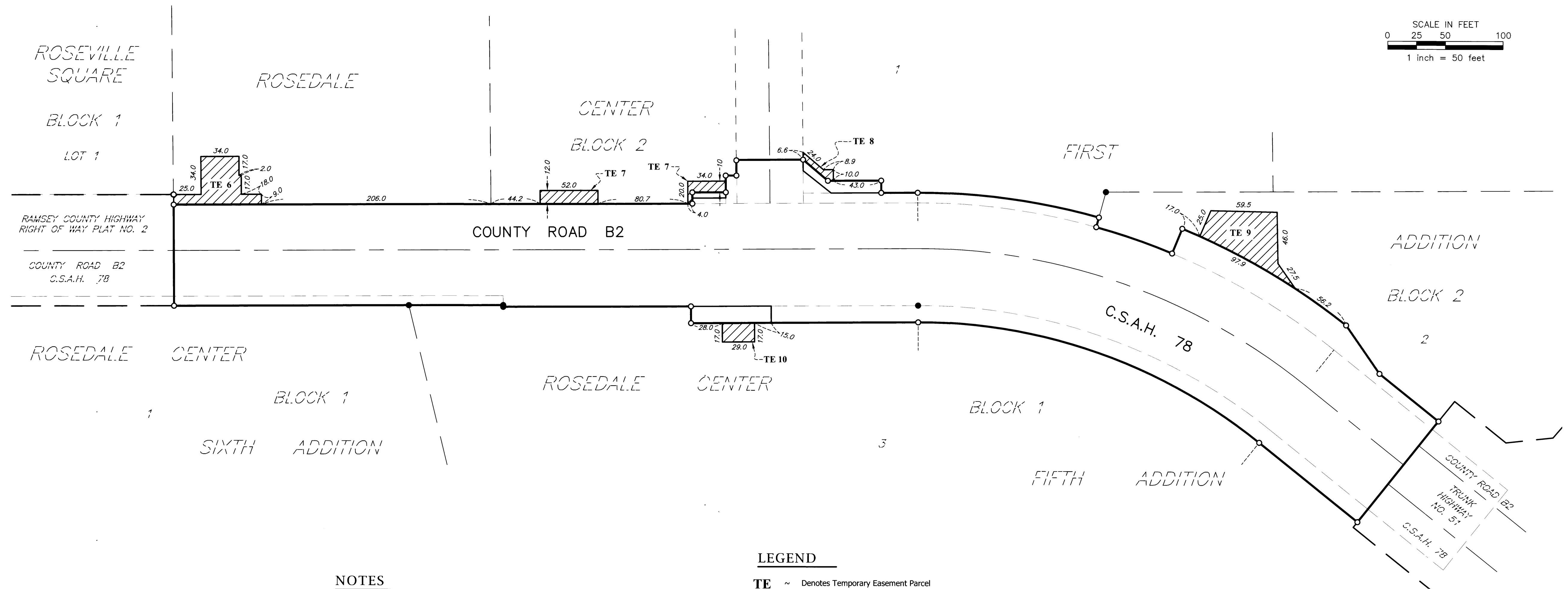
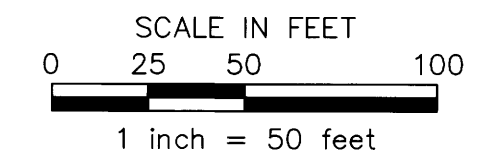
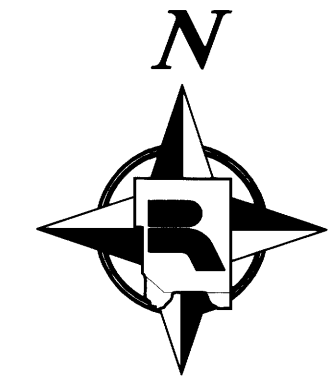
Registrar of Titles, County of Ramsey, State of Minnesota

I hereby certify that this RAMSEY COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 3 - C.S.A.H. 78 - COUNTY ROAD B2 was filed in the office of the Registrar of Titles for public record on this 18th day of December, 2020 at 9:20 o'clock A. M. as Document Number 2685128.

Deputy Registrar of Titles

RAMSEY COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 3 - C.S.A.H 78 - COUNTY ROAD B2

TEMPORARY EASEMENT DETAIL



NOTES

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

LEGEND

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

TEMPORARY EASEMENT PARCEL TABLE					
PARCEL	RECORDED OWNER	LOCATION	TEMPORARY EASEMENT AREA (SQ. FT.)	CERTIFICATE OF TITLE NUMBER	PROPERTY IDENTIFICATION NUMBER
TE 6	Flame Development Company	Part of Lot 1, Block 2, ROSEDALE CENTER FIRST ADDITION	1901	COT 274911	9-29-23-13-0001
TE 7	First American Bank Metro	Part of Lot 1, Block 2, ROSEDALE CENTER FIRST ADDITION	1004	COT 351338	9-29-23-14-0027
TE 8	WILCAL CROSSROADS, LLC	Part of Lot 1, Block 2, ROSEDALE CENTER FIRST ADDITION	201	COT 567790	9-29-23-14-0031
TE 9	Commercial Net Lease Realty, LP	Lot 2, Block 2, ROSEDALE CENTER FIRST ADDITION	2763	COT 567303	9-29-23-14-0029
TE 10	PPF RTL Rosedale Shopping Center, LLC	Lot 3, Block 1, ROSEDALE CENTER FIFTH ADDITION	493	COT 620347	9-29-23-41-0005