

JOHN G. HOESCHLER, P.A.

ATTORNEY

800 Lone Oak Road
Eagan, MN 55121
JGHoeschler@comcast.net

P: 651-683-1868
F: 651-681-6868
C: 651-324-1694

Memo to: Members of the St. Paul City Council
From: John G. Hoeschler on behalf of Edgcumbe Place Residents
Date: April 10, 2021
Re: Request to Revise Proposed Work in order to Follow Existing Road

I represent owners on either side of Edgcumbe Place in Highland Park. This unique, one block long, 20' wide street was carefully designed and constructed as part of a special planned unit development east of Edgcumbe Road about 30 years ago. The seven abutting homes were built relying on the location of the road as built.

It turns out that the legal description for the 20' wide street does not follow the road as built and relied upon, in several legally minor but physically important ways. We fear, but cannot be sure because we have not been shown the final plans, that the city staff is proposing to rebuild the street following the faulty legal description. This will result in the removal of mature trees, decorative walls and fences, and serious crowding of one of the homes.

The residents are unanimous in their view that **any replacement road should be located exactly where the original road was built.** They are prepared to deed to the city any additional r/w necessary to reflect that road location.

We ask that the Council, before it authorizes any work on Part II of the Griggs Scheffer project, order its staff to revise project plans to cause the Edgcumbe Place replacement road to be constructed on the location of the existing road. The city surveyor should be requested to prepare legal descriptions and quit claim deeds to be executed by Edgcumbe Place neighbors to reflect the revised description of the public access easement. All of this should be done before actual work commences.

Since few of you have seen the site, and to better assist you in understanding why this minor correction in the public r/w is so necessary, we invite you to visit our street and also to review the video that the residents will be presenting next week. The council does not need to let small issues become huge problems. We ask for common sense.

JGH