

Description for Preliminary Plat of WEST SIDE FLATS III

Outlots B and C, RIVERVIEW OFFICE ADDITION, according to the recorded plat thereof, Ramsey County, Minnesota;

Together with those parts of Blocks 3 and 4, and vacated alleys within said Blocks 3 and 4, and vacated Custer Street (originally dedicated as Clay Street), and vacated Old Water Street (originally dedicated as Water Street), all in BAZIL AND ROBERT'S ADDITION, according to the recorded plat thereof, Ramsey County, Minnesota; lying northerly of Fillmore Avenue, formerly Fourth Street; lying westerly and northerly of RIVERVIEW OFFICE ADDITION, according to the recorded plat thereof, Ramsey County, Minnesota; lying southerly of the Mississippi River; and lying easterly of a line lying 30 feet easterly of, as measure at right angles to, and parallel with the following described Line "A";

Together with the Northwestern half of Fillmore Avenue, formerly Fourth Street, vacated, lying Southwesterly of the centerline of Custer Street, vacated, adjoining said Block 4 and Northeasterly of the Northwestern extensions of a line 20 feet Southwesterly of the Northeasterly line of Lot 1, Block 174, Robertson's Addition to West St. Paul, measured at right angles to said Northeasterly line, lying easterly of a line lying 30 feet easterly of, as measured at right angles to, and parallel with the following described Line "A";

Together with those parts of Block 175 and vacated Starkey Street (originally dedicated as Cedar Street) all in ROBERTSON'S ADDITION TO WEST SAINT PAUL, according to the recorded plat thereof, Ramsey County, Minnesota, lying easterly of a line lying 30 feet easterly of, as measure at right angles to, and parallel with the following described Line "A";

Line "A" is described as:

Commencing at the most easterly corner of Tract H, REGISTERED LAND SURVEY NO. 350, said Ramsey County; thence on an assumed bearing of South 79 degrees 16 minutes 24 seconds West, along the south line of said Tract H and its extension, a distance of 115.75 feet to the point of beginning of the centerline to be described; thence northwesterly a distance of 339.13 feet along a nontangential curve concave to the northeast, having a radius of 1279.05 feet, a central angle of 15 degrees 11 minutes 29 seconds and a chord which bears North 40 degrees 15 minutes 23 seconds West; thence northwesterly a distance of 102.60 feet along a compound curve concave to the northeast, having a radius of 4004.83 feet and a central angle of 1 degree 28 minutes 04 seconds; thence North 31 degrees 11 minutes 35 seconds West, tangent to the last described curve, a distance of 256.45 feet; thence northwesterly a distance of 146.74 feet on a tangential curve concave to the northeast, having a radius of 1450.15 feet and a central angle of 5 degrees 47 minutes 52 seconds; thence northerly a distance of 238.89 feet along a compound curve concave to the east, having a radius of 675.00 feet and a central angle of 20 degrees 16 minutes 38 seconds; thence northerly a distance of 88.77 feet along a compound curve concave to the east, having a radius of 1265.55 feet and a central angle of 4 degrees 01 minute 09 seconds; thence North 1 degrees 05 minutes 56 seconds West, tangent to the last described curve, a distance of 925.00 feet and said centerline there terminating. All in Ramsey County, Minnesota.