Attachment 5

Proposed Legal Description for an Easement for Harriet Island Boulevard and West Side Flats Drive
(May 27, 2010)

An easement for roadway purposes over, under and across those parts of the following described parcels:

Block 4, BAZIL AND ROBERT'S ADDITION, also known as BAZILLE & ROBERT'S ADDITION TO WEST ST. PAUL, and also known as BAZIL & ROBERTS ADDITION TO WEST ST. PAUL;

Blocks A AND 176, ROBERTSON'S ADDITION TO WEST ST. PAUL, also known as ROBERTSON'S ADDITION;

Lot 1, Block D and Lots 1, 2 and 3, Block H, ROBERTSON'S ADDITION TO WEST ST. PAUL, also known as ROBERTSON'S ADDITION;

According to the recorded plats thereof,

Government Lot 7, Section 6, Township 28, Range 22;

Together with all streets, avenues and alleys and all vacated streets, avenues and alleys,

All in Ramsey County, Minnesota.

Said easement being a 60.00 foot wide strip of land the center line of which is described as follows:

Commencing at the intersection of the center lines of Wabasha and Fourth Streets as shown on the recorded plat of the City of St. Paul, Ramsey County, Minnesota, said intersection more specifically described as being the following point in the Ramsey County Coordinate System as published by Ramsey County Public Works Department, Land Survey Division, final adjustment December 17, 1991, based upon the North American Datum of 1983 (1989 adjustment)(Y-coordinate = 156192.903 feet and X-coordinate = 57604.021 feet); thence South 34 degrees 32 minutes 47 seconds East (all bearings herein being per said Ramsey County Coordinate System) along the center line of said Wabasha Street, 351.44 feet to the following point in said Ramsey County Coordinate System (Y-coordinate = 155993.433 feet and X-coordinate = 57610.314 feet); thence North 55 degrees 41 minutes 11 seconds East, 0.49 feet; thence South 34 degrees 32 minutes 47 seconds East 119.60 feet; thence South 32 degrees 23 minutes 47 seconds East 347.99 feet; thence southeasterly along a 564.29 foot radius tangential curve, concave to the southwest, central angle 09 degrees 15 minutes 59 seconds, a distance of 109.18 feet; thence South 23 degrees 07 minutes 48 seconds East, tangent to said curve, 476.71 feet; thence North 66 degrees 52 minutes 12 seconds East 60.00 feet to the point of beginning of the center line to be described; thence easterly and southeasterly along a 144.69 foot radius, tangential curve, concave to the south, central angle 29 degrees 15 minutes 33 seconds, a distance of 73.89 feet; thence South 83 degrees 52 minutes 15 seconds East, tangent to said curve, 132.32 feet to a point hereinafter referred to as "Point A"; thence continuing South 83 degrees 52 minutes 15 seconds East 91.99 feet; thence easterly and southeasterly along a 195.50 foot radius, tangential curve, concave to the southwest, central angle 69 degrees 39 minutes 35 seconds, a distance of 238.90 feet; thence South 14 degrees 12 minutes 40 seconds East, tangent to said curve, 175.88 feet; thence southeasterly along a 81.72 foot radius, tangential curve, concave to the east, to the southeasterly line of said Block 176 and said centerline there terminating.

Together with an easement for roadway purposes over, under and across the above described property, being a 60.00 foot wide strip of land the center line of which is described as follows:

Beginning at the aforementioned "Point A"; thence South 06 degrees 07 minutes 45 seconds West 20.00 feet; thence southerly and southeasterly along a 112.84 foot radius, tangential curve, concave to the east, central angle 37 degrees 15 minutes 08 seconds, a distance of 73.17 feet; thence South 31 degrees 07 minutes 23 seconds East, tangent to said curve, 155.70 feet to a point hereinafter referred to as "Point B" and said centerline there terminating.

Together with an easement for roadway purposes over, under and across the above described property, which lies within the circumference of a circle having a radius of 55.00 feet and a center described as commencing at the aforementioned "Point B"; thence South 58 degrees 52 minutes 37 seconds West, 18.20 feet to the center of said circle.

EXCEPT that part of the above described strip of land, which lies within a 60.00 foot wide strip of land, the center line of which is described as follows:

Commencing at the most easterly corner of Outlot C, RIVERVIEW OFFICE ADDITION, according to the recorded plat thereof, said Ramsey County; thence southwesterly on an assumed bearing of South 58 degrees 52 minutes 06 seconds West, along the southeasterly line of said Outlot C, a distance of 280.00 feet to the most southerly corner of said Outlot C; thence South 30 degrees 50 minutes 35 seconds East, along the southerly extension of the southeasterly line of said Outlot C, a distance of 30.00 feet to the center line of Fillmore Avenue, as dedicated in said Bazille and Roberts Addition to West St. Paul; thence South 58 degrees 52 minutes 09 seconds West, along the center line of said Fillmore Avenue, a distance of 200.36 feet to the southerly extension of the center line of that part of said Starkey Street lying between Blocks 176 and 176, said ROBERTSONS ADDITION TO WEST SAINT PAUL; thence North 30 degrees 52 minutes 17 seconds West, along the last described center line, a distance of 0.14 feet to the easterly extension of the center line of Fillmore Avenue lying between Blocks 176 and 177, said ROBERTSONS ADDITION TO WEST SAINT PAUL; thence South 58 degrees 52 minutes 37 seconds West, along the last described center line, a distance of 3.03 feet to the point of beginning of the center line to be described; thence northerly a distance of 176.09 feet, along a non-tangential curve, concave to the east having a radius of 675.00 feet, a central angle of 14 degrees 26 minutes 49 seconds and a chord that bears North 8 degrees 29 minutes 14 seconds West and said center line there terminating.

The sidelines of said easement are to be prolonged or shortened, so as to terminate on the southeasterly line of said Block 176 and its northeasterly extension.

Project Name:
West Side Flats

St. Paul, Minnesota

Owner/Developer:
Sherman Associates, Inc.
233 Park Avenue South
Suite 201
Minneapolis, Mn 55415

Professional Services:
LOUCKS ASSOCIATES
Planning • Civil Engineering • Land Surveying
Landscape Architecture • Environmental
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S03148C-EXHIT HARRIET ISLAND BLVD.DWG

Revisions:
90%N.O. original issue

Professional Signature:
I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

PRELIMINARY

Richard L. L.S.M - LS
License No. Date 05/27/10

Quality Control:
Prepared by: rll Reviewed by: tmb
Checked by: Review Date:

Vicinity Map:

Sheet Title:
Easement Exhibit
Harriet Island Boulevard
and West Side Flats Drive

Project No.:
03148C

Sheet No.:
Sheet 1 of 1

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