

That part of the following described property:

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

Together with those parts of Block 4, and vacated alleys, 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 easterly of the easterly boundary of WEST SIDE FLATS, according to the recorded plat thereof, Ramsey County, Minnesota; lying southerly of the Mississippi River; and lying westerly of a line lying 30 feet westerly of, as measure at right angles to, and parallel with the following described Line "A";

Line A

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,

Said part being described as follows:

Beginning at the most easterly corner of Lot 1, Block 2, WEST SIDE FLATS, according to the recorded plat thereof, Ramsey County, Minnesota; thence North 30 degrees 52 minutes 17 seconds West, assumed bearing, along the northeasterly line of said Lot 1, a distance of 88.16 feet; thence South 42 degrees 49 minutes 36 seconds East, a distance of 172.24 feet; thence North 88 degrees 06 minutes 59 seconds East a distance of 20.14 feet more or less, to said line which is 30.00 feet westerly of, measured at right angles to, and parallel with the aforescribed Line "A"; thence southerly, along said parallel line, a distance of 82.42 feet, along a non-tangential curve, having a radius of 1295.55 feet, a delta of 03 degrees, 38 minutes, 42 seconds and a chord bearing of North 03 degrees 05 minutes 35 seconds West; thence North 60 degrees 08 minutes, 00 seconds West a distance of 30.46 feet, more or less, to the northeasterly line of said WEST SIDE FLATS; thence northwesterly, along said northeasterly line, a distance of 136.46 feet to the point of beginning.

Together with that part described as follows:

Commencing at the most easterly corner of said Lot 1, Block 2; thence North 30 degrees 52 minutes 17 seconds West, assumed bearing, along the northeasterly line of said Lot 1, a distance of 117.72 feet, to the point of beginning of the easement to be described; thence North 59 degrees 07 minutes 43 seconds East a distance of 20.00 feet; thence North 30 degrees 52 minutes 17 seconds West a distance of 74.44 feet; thence North 59 degrees 07 minutes 43 seconds East a distance of 14.93 feet; thence North 30 degrees 52 minutes 17 seconds West a distance of 12.13 feet; thence North 66 degrees 59 minutes 33 seconds East, a distance of 163.32 feet; thence South 68 degrees 37 minutes 12 seconds East a distance of 11.53 feet, more or less, to said line which is 30.00 feet westerly of, measured at right angles to, and parallel with the aforescribed Line "A"; thence northerly, North 01 degree 05 minutes 12 seconds, along said parallel line, a distance of 43.29 feet; thence North 68 degrees 37 minutes 12 seconds West a distance of 11.31 feet; thence South 66 degrees 59 minutes 33 seconds West, a distance of 220.43 feet, more or less to said northeasterly line of Lot 1; thence southeasterly, along said northeasterly line of Lot 1, a distance of 131.77 feet to the point of beginning.

Revised October 30, 2019
Issued last by Paul McGinley on June 29, 2017

I hereby certify that this survey, plan or report 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.

Max L. Stanislawski

October 30, 2019

Max L. Stanislawski- PLS

License No. 48988

Date



Loucks Project No. 03148G

Sheet 1 of 2

Mississippi River

Edge of water as located on May 15, 2012
Water Elev = 689.1 feet (NGVD 1929)

