

**35 LANGFORD PARK**  
ST. PAUL, MINNESOTA  
VACATION

DATE: 5/10/2021

**LEGEND**

- IRON FOUND PLS 12294
- IRON FOUND No Cap Marking
- ↑ POWER POLE
- ⋈ LIGHT POLE
- GUY WIRE
- CATCH BASIN
- HYDRANT
- OHP OVERHEAD POWER LINE
- ASPHALT SURFACE
- CONCRETE SURFACE
- GRAVEL SURFACE
- Vacation

**Property Description:** Block 39, ST. ANTHONY PARK, according to the recorded plat thereof, Ramsey County, Minnesota.

**Notes:** Orientation of this bearing system is based on the south line of Block 39, ST. ANTHONY PARK to have an assumed bearing of N 87 degrees 37 minutes 44 seconds W.

**Block 39 Data:**

- Northwest Corner of Block 39: 20.11 S 2° 18' 40" W
- East Line of Block 39: 136.72 S 02° 18' 40" W (136.8 PLAT)
- Southeast Corner of Block 39 POB: 18 S 2° 18' 40" W
- Southerly Line of Block 39: 121.93 N 87° 37' 44" W
- Westerly Line of Block 39: 261.42 N 87° 37' 44" W
- Northwesterly Line of Block 39: 165.37 S 58° 32' 20" W
- Northwestern Corner of Block 39: 314.50 N 58° 32' 20" E
- Southwesterly Extension of the Northwesterly Line of Block 39: 82.20 S 87° 37' 44" E
- Westerly Extension of the Southerly Line of Block 39: 63.78
- Δ = 146° 10' 04"
- R = 25.00

**Exceptions:**

- Exception 1: 82.20 S 87° 37' 44" E
- Exception 2: 63.78
- Exception 3: 146° 10' 04"
- Exception 4: R = 25.00

**Other Features:**

- Gordon Square
- Blake Avenue
- Langford Park (Pratt Avenue)
- Block 39
- St. Anthony Park Ramsey County Minnesota

The southeast corner of Block 39, said plat of ST. ANTHONY PARK, to be the point of beginning of the land to be described; Thence South 2 degrees 18 minutes 40 seconds West, assumed bearing along southerly extension of the east line of said Block 39, a distance of 18 feet. Thence North 87 degrees 37 minutes 44 seconds West, a distance of 261.42 feet; Thence North 58 degrees 32 minutes 20 seconds East a distance of 314.50 feet to the northerly extension of the east line of said Block 39. Thence South 2 degrees 18 minutes 40 seconds West, a distance of 20.11 feet along the northerly extension to the northeast corner said Block 39, Thence South 2 degrees 18 minutes 40 seconds 136.72 West feet along the easterly line to the point of the beginning.

Except therefrom that portion of the above-described real property contained within Gordon Square of the plat of ST. ANTHONY PARK, AND that portion of the above-described real property contained within Block 39 of the plat of ST. ANTHONY PARK AND that portion of the above-described real property contained within that part of the vacated right of way between Gordon Avenue and Blake Avenue, as dedicated per the plat of St. Anthony Park, according to the record plat thereof, Ramsey County, Minnesota, lying northerly of the westerly extension of the southerly line of said block 39 and lying southeasterly of the southwesterly extension of the northwesterly line of said Block 39.