

04-1025

EDGERTON STREET

TBV27

(That portion of Edgerton Street lying within proposed WESTMINSTER JUNCTION BUSINESS CENTER)

**NOTE:** This portion of Edgerton Street is being vacated in order to include it in the plat of WESTMINSTER JUNCTION BUSINESS CENTER. On that plat, this area of Edgerton Street being vacated will be rededicated in its entirety as Phalen Boulevard.

This Edgerton Street vacation should be placed under a condition by the City of St. Paul that the vacation does not go into affect unless the plat of WESTMINSTER JUNCTION BUSINESS CENTER is recorded.

TBV27 Legal Description

That portion of Edgerton Street lying south of the Easterly extension of the North line of Lot 17, Block 1, Stinson's Addition to the City of Saint Paul, Ramsey County, Minnesota, and lying northerly of a line parallel with and 25.00 feet northerly, measured at a right angle to, the following described line:

Commencing at the Southwest corner of the South Half of the Southwest Quarter of Section 29, T.29N., R.22W., Ramsey County, Minnesota; thence North  $01^{\circ} 01' 22''$  East, on an assumed bearing along the West line of said South Half 31.90 feet to the point of beginning of the line to be described; thence Northeasterly 349.32 feet along a non-tangential curve concave to the Northwest having a radius of 751.47 feet, a central angle of  $26^{\circ} 38' 01''$  and a chord bearing North  $61^{\circ} 41' 08''$  East; thence North  $44^{\circ} 55' 30''$  East, not tangent to the last described curve 295.00 feet; thence Northeasterly 857.01 feet along a nontangential curve having a radius of 1,130.00 feet, a central angle of  $43^{\circ} 27' 14''$  and a chord bearing North  $66^{\circ} 13' 16''$  East; thence North  $87^{\circ} 56' 53''$  East, tangent to the last described curve, 1,500.00 feet and there terminating.