

WEST END - EDGCUMBE

ST. PAUL - MINNESOTA

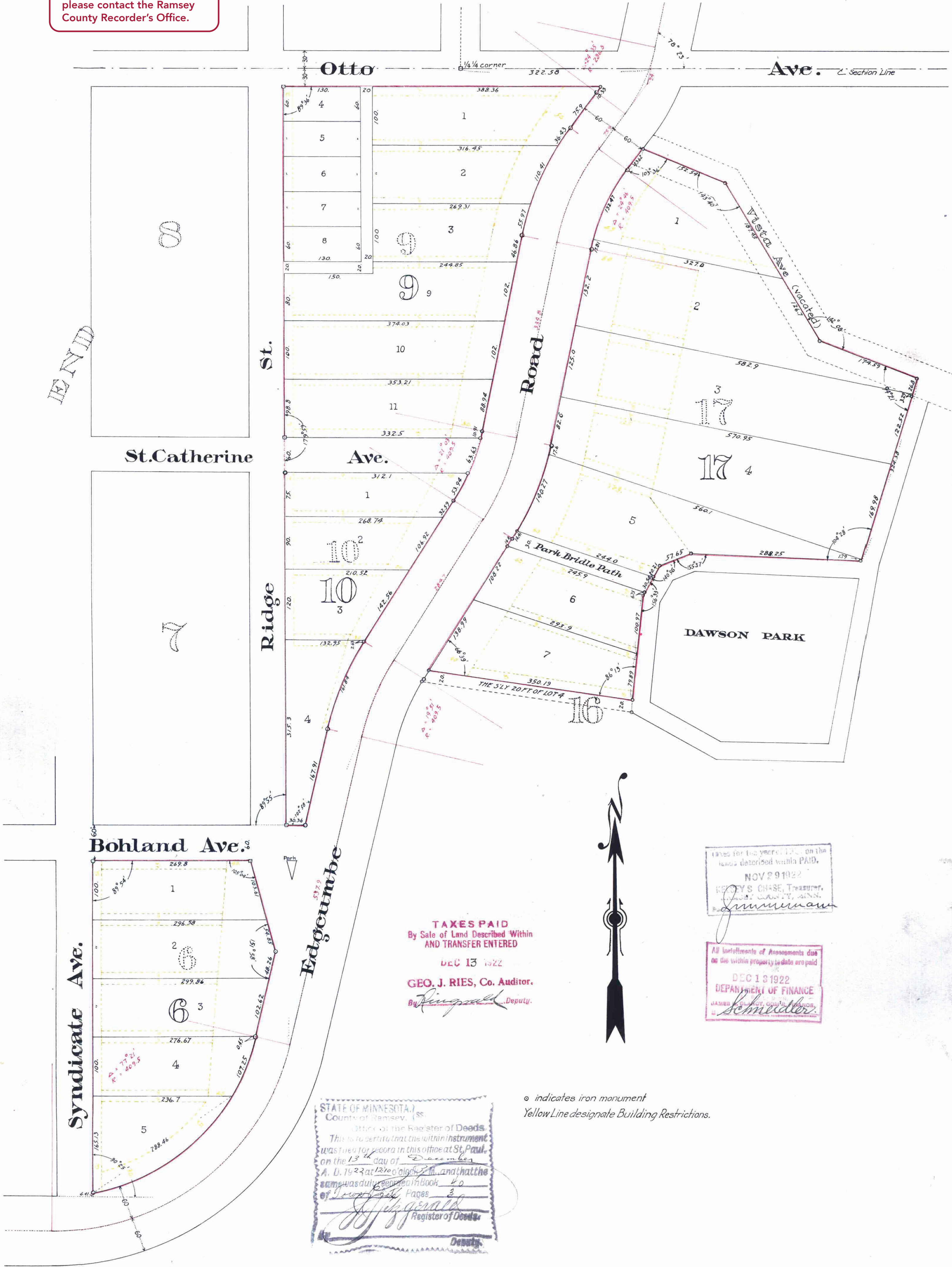
SCALE 100 Ft. = 1 Inch

This plat document is an UNOFFICIAL copy of a Subdivision Plat or Registered Land Survey and is made available for information purposes only.

To obtain an official copy please contact the Ramsey County Recorder's Office.



623846



TAXES PAID
By Sale of Land Described Within
AND TRANSFER ENTERED
DEC 13 1922
GEO. J. RIES, Co. Auditor.
By *[Signature]* Deputy.

Taxes for the year 1922, on the
lands described within PAID.
NOV 29 1922
ROY S. CHASE, Treasurer.
RAMSEY COUNTY, MINN.
By *[Signature]*

All Installments of Assessments due
on the within property to date are paid
DEC 13 1922
DEPARTMENT OF FINANCE
JAMES SCHMIDT, County Auditor
By *[Signature]*

STATE OF MINNESOTA, ss.
County of Ramsey, ss.
I, *[Signature]*, Register of Deeds,
do hereby certify that the within instrument
was recorded in this office at St. Paul,
on the 13 day of December
A. D. 1922 at 12 o'clock P. M. and that the
same was duly indexed in Book 40
of *[Signature]* Pages 2
Register of Deeds.
Deputy.

o indicates iron monument
Yellow Line designate Building Restrictions.

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THE DEDICATION OF THE PLAT OF WEST END - EDGCUMBE IS SUBJECT TO THE FOLLOWING CONDITIONS :

WEST END - EDGCUMBE

A rearrangement of Blocks numbered 6, 9, 10; Lots 1, 2, 3 and 4 (except the southerly 20 ft. of Lot 4), of Block 16 and all of Block 17 of West End - a subdivision of St. Paul, Minnesota, and vacated streets therein or abutting thereto; which rearrangement and plat shall be hereafter designated and known as WEST END - EDGCUMBE, a subdivision of St. Paul, Minnesota.

STREETS:

All of the streets and avenues shown on the attached plat not heretofore dedicated to public use are hereby so dedicated.

BILL BOARDS:

During such period or periods of time as the restrictions hereinafter set forth shall be effective, the City of St. Paul may, at any time by ordinance, prohibit the construction or maintenance of Bill Boards or advertising structures exceeding five (5) feet square in size, usable for signs or advertisements within the limits of this subdivision, and all right for damages on account of such prohibition are hereby expressly waived.

DEFINITIONS:

For the purpose of these restrictions, the word "Streets" shall mean any street, avenue, road or easement shown on this plat; the word "Outbuildings" shall mean an enclosed, covered structure, not directly attached to the residence to which it is appurtenant.

OWNERSHIP:

All persons now owning, or to hereafter acquire any interest in any of the lots in this addition, shall be taken and held to agree and covenant with the owners of the above described lots, and with their heirs, successors and assigns, to conform to and observe the following covenants, restrictions and stipulations as to the use thereof, and the construction of residences and improvements thereon, for a period of time to terminate upon the first day of January, A.D. 1950.

USAGE:

That none of said lots shall be used or occupied for other than private residence purposes, and no tenement building, duplex or apartment house (though restricted to residence purposes) may be erected thereon. Only one residence designed for occupancy by a single family, may be located or built upon any one of said lots, as shown upon said plat.

COST:

That the minimum cost of any residence to be erected on any of said lots shall be not less than the sums herein scheduled, viz:-
Lots in Block 6 ----- \$ 6000.
Block 9; Lot 1, 2, 3, 9, 10, 11 ----- \$ 7500.
Lots 4, 5, 6, 7, 8 ----- \$ 4000.
Lots in Block 10 ----- \$ 7500.
Block 17, Lots 1 and 5 ----- \$ 7500.
Lots 2, 3, 4, 6 and 7 ----- \$ 10,000.

FRONTAGE:

That any residence erected on any of said lots shall front on the street on which the lots front, and any residence erected on a corner lot shall present attractive facade on the side street, with either doorway entrance, porch or walled terrace attached to said residence.

SET-BACK:

That no part of any building, except as hereinafter provided, shall be nearer to the front street or the side street lines, or the side or rear lot lines, than the front building lines or rear building lines, or the side street and side lot lines are designated on the accompanying plat.

PROJECTIONS:

That bay, bow, oriel, dormer or other projecting window and stairway landings, other than full two story or three story window or stairway landings, or any restfulie limited to one story in height, may project beyond the front or side building lines not to exceed six (6) feet.

That porches and balconies, porte cocheres and terraces may project beyond the front building line not to exceed twelve (12) feet; and on corner lots, any porch, balcony, porte cochere or terrace may project beyond the building line not to exceed ten (10) feet.

OUT-BUILDING

SET-BACK:

Any out-building erected on any of said lots shall correspond in style and architecture to the residence to which same are appurtenant. A garage, unless directly attached to the residence to which it may be appurtenant, and any out-building erected on a corner lot, shall be set back at least thirty (30) ft. from side street line of lot.

DURATION OF RESTRICTIONS:

That all of the building restrictions set forth shall continue and be binding upon the owners, and their heirs, successors and assigns, for a period of time ending January 1st, 1950, and shall automatically be continued thereafter for periods of twenty (20) years each, unless at least five (5) years prior to the expiration of this first period, or of any subsequent twenty (20) year period, the owners of a majority of the front feet of all of the lots in this subdivision which are hereby restricted, shall execute and acknowledge an agreement or agreements in writing, releasing the land from any and all of the above restrictions as to all of the land hereby restricted, and file the same for record in the office of the Register of Deeds of Ramsey County, Minnesota.

RIGHT TO ENFORCE:

That the restrictions herein set forth run with the land and bind the present owners, their heirs, successors and assigns, and all parties claiming by, through or under them, shall be taken to hold, agree and covenant with the owners of said lots, their heirs, successors and assigns, and each of them, to comply with and observe said restrictions as to the use of said lots and the construction of the improvements thereon, but no restrictions herein set forth shall be personally binding on any corporation, person or persons, except in respect of breaches committed during its, his or their seisin of or title to said lots; and the owner or owners of any of the above lots shall have the right to sue for and obtain an injunction, prohibitive or mandatory to prevent the breach of or to enforce the observance of the restrictions above set forth, in addition to ordinary legal action, and failure by the owner or owners of any lot or lots in this addition to enforce any of the restrictions herein set forth, shall in no event be deemed a waiver of the right to do so thereafter.

I hereby certify to having surveyed and platted the property described on this map as West End - Edgcumbe, St. Paul, Ramsey County, Minnesota and have placed iron monuments at the corners as shown on this map and the same is correct.

[Signature] SURVEYOR

State of Minnesota } ss On this 1st day of July, A.D. 1922, personally appeared County of Ramsey } before the undersigned, F.J. Armstrong, to me well known, and acknowledged that he executed the foregoing certificate as his own free act and deed.

Notary Public, Ramsey County, Minnesota My commission expires...

This is to certify that Laura Dawson Read as trustee under the last will and testament of William C. Read, deceased; Laura Dawson Read, widow, individually; Sarah E. O'Brien, widow; Samuel E. Dawson, unmarried, and the Robert P. Lewis Company, a corporation of the State of Minnesota, owners of that property situated in the City of St. Paul, Ramsey County, Minnesota to wit: Blocks 6-9-10; Lots 1, 2, 3 and 4 (except the southerly 20 ft. of Lot 4) of Block 16 and all of Block 17 of West End - a subdivision of St. Paul, Minnesota, and vacated streets therein or abutting thereto; have caused the same to be surveyed and platted and hereafter known as WEST END - EDGCUMBE, St. Paul, Minnesota, and hereby dedicate to the public and for the public use forever all roads, streets, avenues and paths as herein indicated. Witness our hands and seals this 1st day of July, A.D. 1922.

In presence of [Signatures: Margaret A. Hayes, Laura Dawson Read, Sarah E. O'Brien, Samuel E. Dawson, Robert P. Lewis Company, Lewis Marvin] PRESIDENT SECRETARY

State of Minnesota } ss On this 1st day of July, A.D. 1922 personally appeared before the undersigned, Laura Dawson Read, Sarah E. O'Brien and Samuel E. Dawson to me well known and severally acknowledged that they executed the foregoing certificate as their free act and deed, and Laura Dawson Read also acknowledged said instrument to be her free act and deed as the trustee aforesaid.

Notary Public, Ramsey County, Minnesota My Commission expires...

State of Minnesota } ss On this 1st day of July, A.D. 1922 personally appeared before the undersigned Robert P. Lewis and Lewis Marvin, who being by me duly sworn did say, each for himself, that he is the President and Secretary respectively of the Robert P. Lewis Company, a corporation existing under and pursuant to the laws of the State of Minnesota, and that the above certificate was signed in behalf of said corporation by authority of its Board of Directors and that the said Robert P. Lewis and Lewis Marvin acknowledge the same to be the free act and deed of said corporation and that the seal affixed thereto is the corporate seal of said corporation.

Notary Public, Ramsey County, Minnesota My Commission expires...

Accepted and approved this 2nd day of July, A.D. 1922.

[Signatures: Charles H. Dawson, James Jordan] Plat Commission

Accepted by the Council July 31st 1922

Approved July 31st 1922

[Signatures: Henry Olson, Clarence A. Storms] City Clerk, Asst City Clerk

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[Signatures: Laura Dawson Read, Sarah E. O'Brien, Samuel E. Dawson, Robert P. Lewis Company, Lewis Marvin] as trustee under the last will and testament of William C. Read, deceased.



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