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EASTERN AREA ADDITION

SAINT PAUL, MINNESOTA

SHEET NO. 1 OF 2 SHEETS

Witness our hands and seal for below instrument this 11th day of January 1961

in the presence of:
Laurel R. Ahernwood
Anthony M. Kelly

Seal
Joseph F. Gable
 Chairman
Harold J. Moriarty
 Secretary

CHARLES O. GEORGI COMPANY
 CIVIL ENGINEERING & LAND SURVEYING
 ST. PAUL, MINNESOTA

I hereby certify to having surveyed the property described on this plat as Eastern Area Addition and have placed iron and/or concrete monuments at the corners shown and the same is correct. There is no low wet ground nor any traveled road or easement on or across same except as shown.

Charles O. Georgi
 Registered Land Surveyor
 Minnesota Certificate No. 3960

This is to certify that we, THE HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF ST. PAUL, MINN., owners of: (all lots stated herein are inclusive)

All that part of Lots 2 to 4, 10 and 11, Block 16; and all that part of Lots 3, 4, 8, 10, 11 and 12, and Lots 1 and 2 except the part described below for highway purposes, Block 18; Ashton and Sherburne's Addition to the City of St. Paul;

and all that part of Lots 21 to 23 and Lots 26 to 35; Block 16, Dewey, Bass and Rohrer's Addition to the City of St. Paul;

and all that part of Broadway as vacated and described below,

lyng Southerly of the Southerly line of Mount Airy Homes Addition described as follows:

beginning at a point on the Westerly line of Lot 23 of Block 16, Dewey, Bass and Rohrer's Addition, distant 180.13 feet Southerly of the Northwesterly corner of said Block 16, thence along a line parallel to the Southerly right-of-way line of Mt. Airy Street on an assumed bearing of S 77°43'10" E a distance of 100 feet; thence N 63°00' E a distance of 126.52 feet; thence S 79°20'40" E a distance of 345.62 feet; thence N 88°47'50" E a distance of 109.53 feet to the North line of said Block 16, thence S 72°24'30" E along the North line of said Block 16 a distance of 286 feet; thence S 85°07'50" E a distance of 362.05 feet; thence N 89°51'20" E along a line 130 feet South of and parallel to the South right-of-way line of Mt. Airy Street a distance of 230 feet to a point on the East line of Lot 1 of said Block 18 and there terminating.

All of Lot 6, Block 3, Joel Whitney's Addition to the Town of St. Paul, Subject to Grove St.

All of Lots 12 to 20, Block 16, Dewey, Bass and Rohrer's Addition to the City of St. Paul.

All of Lot 1 and Lots 5 to 9, Block 16, Ashton and Sherburne's Addition to the City of St. Paul

All of Lot 13, Block 18, Ashton and Sherburne's Addition to the City of St. Paul.

All that part of Lot 24, Prince and Desnoyer's Rearrangement of part of Block 3, Joel Whitney's Addition to the Town of St. Paul; and all that part of Lot 7, subject to Grove St., and Lot 8, Block 3, Joel Whitney's Addition except portions of lots platted as Prince and Desnoyer's Rearrangement of part of said Block 3; and all that part of Lot 1, Block 2, Joel Whitney's Addition to the Town of St. Paul; and all that part of Lots 1 to 3, 14 to 21, 30 and the North 1/2 of Lot 29, McCloud's Subdivision of Block 2, Vandenburg's Addition to St. Paul;

and all that part of Lots 1, 2, 6, 7, 28, 29, 30 and the East 1/2 of Lot 27, Block 2, Ely's Addition to St. Paul;

and all that part of the Northeasterly 49 feet of Lots 5 and 6, Block 1, Ely's Addition to St. Paul;

and all that part of Lots 14, 15, 16, 17 and 20, and Lots 1 and 2 except that Northerly portion excluded by the Southerly line of Mount Airy Homes Addition, described heretofore, Block 18, Ashton and Sherburne's Addition to the City of St. Paul;

which lies Westerly of a line called Westerly Highway right-of-way elsewhere, run parallel with and distant 40 feet Westerly of the following described line along Highway No. 35 E:

beginning at the intersection of the center lines of Robert Street, as now widened, and Twelfth Street in the City of St. Paul; thence run Northeasterly along the center line of said Twelfth Street for 141.69 feet; thence deflect to the left on a 2°00' curve, delta angle of 7°27' for 372.5 feet; thence deflect to the left on a 3°00' curve, delta angle of 31°50' for 1,061.11 feet; thence on a tangent to said curve for 272.7 feet (273.00 feet measured); thence deflect to the left on a 20° curve, delta angle of 26°00' for 130 feet; thence deflect

to the right on a 20°00' curve, delta angle of 59°12' for 296 feet; thence on a tangent to said curve for 50 feet (37.23 feet measured); thence deflect to the left on a 20°00' curve, delta angle of 49°36' (49°40'30" measured) for 248 feet (213.64 feet measured); and thence on a tangent to said curve for 30.38 feet to the centerline of Mt. Airy Street and L'Orient Street as now platted, and there terminating.

All that part of Lots 1 and 2, Prince and Desnoyer's Rearrangement of part of Block 3, Joel Whitney's Addition to the Town of St. Paul, lying Easterly and Northerly of a line described as follows: commencing at the point of intersection of the center lines of Jackson Street and Grove Street, thence Northeasterly along the center line of Grove St. 71 feet; thence Southeasterly on a line parallel to Jackson St. 130.01 feet (12.74 feet measured) to a point of curve, thence Southeasterly and Easterly along a curve to the left with a radius of 50 feet to an intersection with the Northeasterly line of Lot 2 and there terminating.

Lots 1 to 15, Block 19, Ashton and Sherburne's Addition to the City of St. Paul, except part for Canada Street.

Lots 1 to 11 and Lots 16 to 18, Block 22, Ashton and Sherburne's Addition to the City of St. Paul.

Lots 1 to 3 except part taken for Streets and Lots 14, 15, and Lot 16 except part for 15th street, Block 21, Ashton and Sherburne's Addition to the City of St. Paul.

Lots 1 to 6 and Lots 8 to 33, Block 1, Tinker's Addition to the City of St. Paul.

Lots 13 to 26, Lots 12 and 27 except street, Lots 1 to 4, Lots 7 to 10, Lots 29 to 32, and Lots 5 and 6 except the Northeasterly 49 feet thereof, Block 1, Ely's Addition to the City of St. Paul

Lots 8 and 9, Lots 10, 11 and 26 except street, Lots 12 to 25, Block 2, Ely's Addition to the City of St. Paul.

Lots 1 to 31, Block 2, Tinkers Addition to the City of St. Paul.

Lots 1 to 23, Kavanagh's Addition to St. Paul.

Lots 1, 2, 4, 5, and Lot 3 except alley, Block 1, Joel Whitney's Addition to the Town of St. Paul.

Lots 4 to 13, McCloud's Subdivision of Block 2, Vandenburg's Addition to St. Paul.

All that part of the vacated streets and alleys and portions thereof described as follows:
 The Easterly 1/2 of Wales Street from the Northerly right-of-way line of Valley Street to a line 180.13 feet Southerly of and parallel to the Northerly line of Block 16, Dewey, Bass and Rohrer's Addition to the City of St. Paul extended Westerly, being the Southerly line of Mount Airy Homes Addition.

The Northerly 1/2 of Valley Street from the centerline of Wales Street to the Northwesterly right-of-way line of 15th Street extended Northeasterly and the Southwesterly right-of-way line of Broadway extended Southeasterly.

The Southerly 1/2 of Valley Street from a line drawn perpendicular to the center line of Valley Street from the Northwesterly corner of Lot 15, Block 19, Ashton and Sherburne's Addition to the City of St. Paul to the Northwesterly right-of-way line of 15th Street extended Northeasterly.

All of Broadway from said Westerly Highway right-of-way line to the Southerly line of Mount Airy Homes Addition distant 224.46 feet Northwesterly from the intersection of Valley Street and Broadway as measured along the centerline of Broadway.

The North 1/2 of Bellevue Ave. from the Northwesterly right-of-way line of 15th St. to the Westerly line of Lot 15, Block 19, Ashton and Sherburne's Addition to the City of St. Paul, extended Southerly.

The South 1/2 of Bellevue Ave. from the Northwesterly right-of-way line of 15th Street to the Westerly line of Lot 16, Block 22, Ashton and Sherburne's Addition to the City of St. Paul, extended Northerly.

The Northeasterly 1/2 of Ashton Street from the Northwesterly right-of-way line of 15th Street to a line drawn perpendicular to the centerline of Ashton Street from the Northwesterly corner of Lot 11, Block 22, Ashton and Sherburne's Addition to the City of St. Paul.

The Southwesterly 1/2 of Ashton Street from the Northwesterly right-of-way line of 15th Street to a line drawn perpendicular to the centerline of Ashton Street from the Northeasterly corner of Lot 14, Block 21, Ashton and Sherburne's Addition to the City of St. Paul.

All of Canada Street from the said Westerly Highway right-of-way line to the Southeasterly right-of-way line of 15th Street, and from the Northerly right-of-way line of Bellevue Ave. to the Southerly right-of-way line of Valley St.

Description Continued on Sheet No. 2 (Sealed above)

State of Minnesota)
 County of Ramsey) ss.

On this 11th day of January A.D. 1961 before me the undersigned personally appeared Charles O. Georgi, to me known to be the person described in and who executed the foregoing instrument and acknowledge that he executed the same as his free act and deed.

R. E. Ahernwood
 Notary Public, Ramsey County, Minn.
 My Commission Expires Sept. 7, 1964

State of Minnesota)
 County of Ramsey) ss.

On this 11th day of January A.D. 1961 before me appeared Joseph F. Gable and Harold J. Moriarty, who each being duly sworn did say that they are respectively the Chairman and Secretary of The Housing and Redevelopment Authority of the City of St. Paul, Minnesota, a Municipal Corporation, the corporation named in the foregoing instrument and seal affixed to same instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of the Board of Directors, and said Chairman and Secretary acknowledge said instrument to be the free act and deed of said corporation.

R. E. Ahernwood
 Notary Public, Ramsey County, Minn.
 My Commission expires Sept. 7, 1964

Accepted by the Council March 23, 1961

Approved March 23, 1961

August H. Connell
 City Clerk

Accepted and approved this 11th day of January A.D. 1961

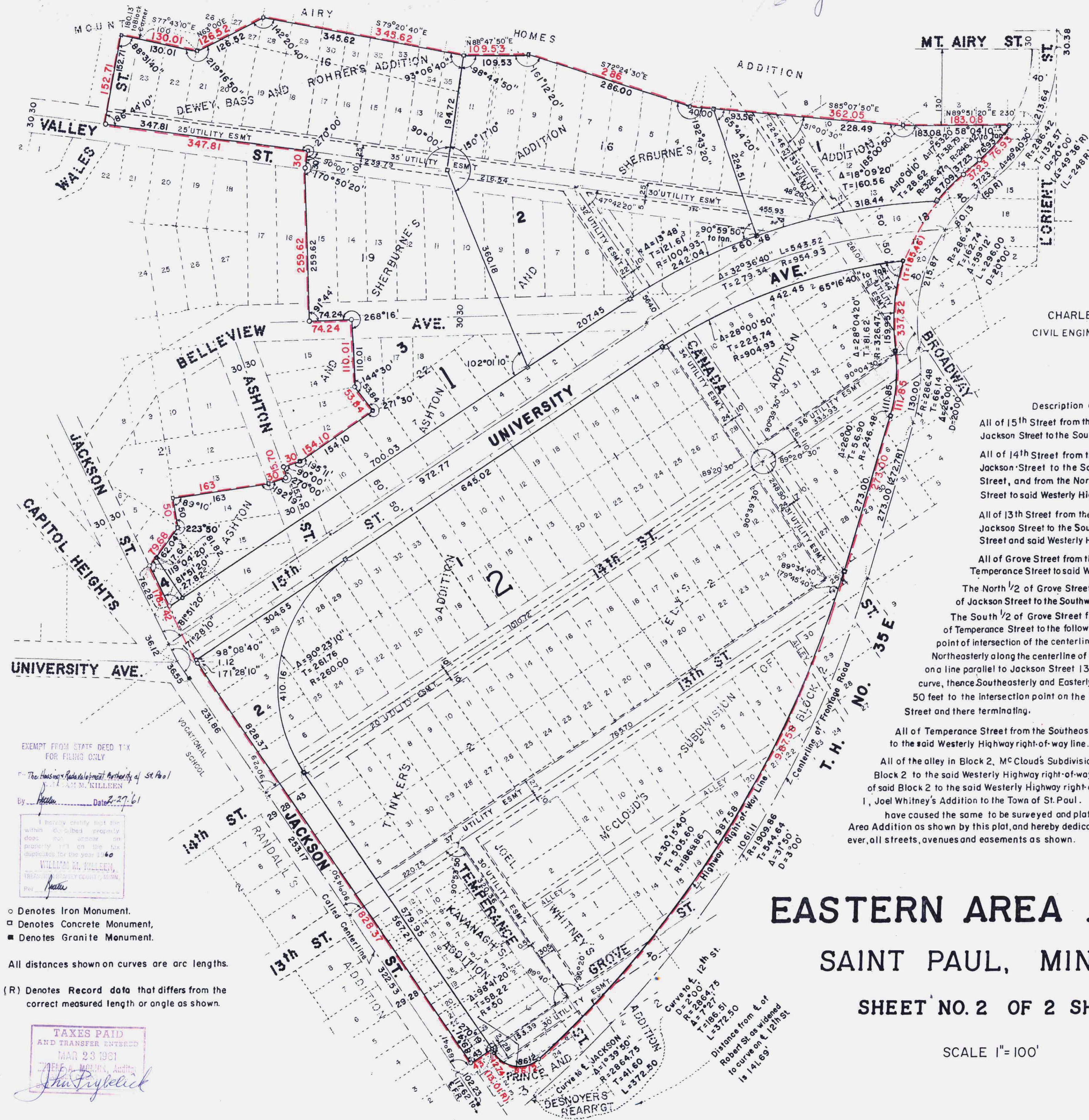
Alfred D. Crumpton
Angela Pulista
 Plat Commission
Milton P...
 Commissioner of Public Works

I hereby certify that the within described property does not appear on property roll on the tax duplicate for the year 1960
 WILLIAM M. MILLEEN,
 TREGS, RAMSEY COUNTY, MINN.
 Per: *Paul*

DOCUMENT NUMBER 428594

CERTIFICATE NUMBER 54092 etc
 BOOK 255 etc PAGE 590 etc
 STATE OF MINNESOTA)
 COUNTY OF RAMSEY) ss.
 OFFICE OF THE REGISTRAR OF TITLES.
 This is to certify that the within instrument was filed in this office at St. Paul, Minn. on the 21 day of April A. D. 1961 at 10:10 o'clock A.M.
ROBERT T. GIBBONS
 Registrar of Titles
 By: *Ernest G. Johnson*
 Deputy

428594



CHARLES O. GEORGI COMPANY
 CIVIL ENGINEERING & LAND SURVEYING
 ST. PAUL, MINN.

Description continued from Sheet 1

All of 15th Street from the Northeastly right-of-way line of Jackson Street to the Southwestly right-of-way line of Broadway.

All of 14th Street from the Northeastly right-of-way line of Jackson Street to the Southwestly right-of-way line of Canada Street, and from the Northeastly right-of-way line of Canada Street to said Westery Highway right-of-way line.

All of 13th Street from the Northeastly right-of-way line of Jackson Street to the Southwestly right-of-way line of Canada Street and said Westery Highway right-of-way line.

All of Grove Street from the Northeastly right-of-way line of Temperance Street to said Westery Highway right-of-way line.

The North 1/2 of Grove Street from the Northeastly right-of-way line of Jackson Street to the Southwestly right-of-way line of Temperance Street.

The South 1/2 of Grove Street from the Southwestly right-of-way line of Temperance Street to the following described line: commencing at the point of intersection of the centerlines of Jackson and Grove Streets, thence Northeastly along the centerline of Grove Street 71 feet, thence Southeastly on a line parallel to Jackson Street 13.01 feet (12.74' measured) to a point of curve, thence Southeastly and Easterly along a curve to the left with a radius of 50 feet to the intersection point on the Southeastly right-of-wayline of Grove Street and there terminating.

All of Temperance Street from the Southeastly right-of-way line of 13th Street to the said Westery Highway right-of-way line.

All of the alley in Block 2, McCloud's Subdivision from the Southwestly line of said Block 2 to the said Westery Highway right-of-way line, and from the Northwestly line of said Block 2 to the said Westery Highway right-of-way line, and all of the alley in Block 1, Joel Whitney's Addition to the Town of St. Paul.

have caused the same to be surveyed and platted and hereafter known as Eastern Area Addition as shown by this plat, and hereby dedicate to the public and for public use for ever, all streets, avenues and easements as shown.

Notarized and Sealed on Sheet 1

EASTERN AREA ADDITION

SAINT PAUL, MINNESOTA

SHEET NO. 2 OF 2 SHEETS

SCALE 1"=100'

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EXEMPT FROM STATE DEED TAX FOR FILING ONLY

The Housing and Development Authority of St. Paul

By *William M. Killen* Date: 2/27/61

I hereby certify that the within described property does not appear on property tax on the tax duplicates for the year 1960

WILLIAM M. KILLEN, Treasurer Ramsey County, Minn.

○ Denotes Iron Monument.
 □ Denotes Concrete Monument,
 ■ Denotes Granite Monument.

All distances shown on curves are arc lengths.

(R) Denotes Record data that differs from the correct measured length or angle as shown.

TAXES PAID AND TRANSFER ENTERED MAR 23 1961

THE STATE OF MINNESOTA, Auditor

John Frybelick

DOCUMENT NUMBER 428594

CERTIFICATE NUMBER 54092

BOOK 265 PAGE 69

STATE OF MINNESOTA, REGISTRAR OF TITLES

This is to certify that the within instrument was filed in this office at St. Paul, Minn. on the 21 day of April, A. D. 1961 at 12:10 o'clock P.M.

ROBERT T. GIBBONS, Registrar of Titles

428594