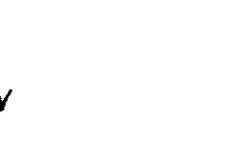


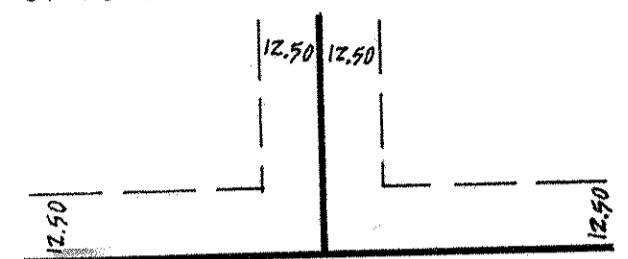
Copy

EDGCUMBE PLACE ADDITION

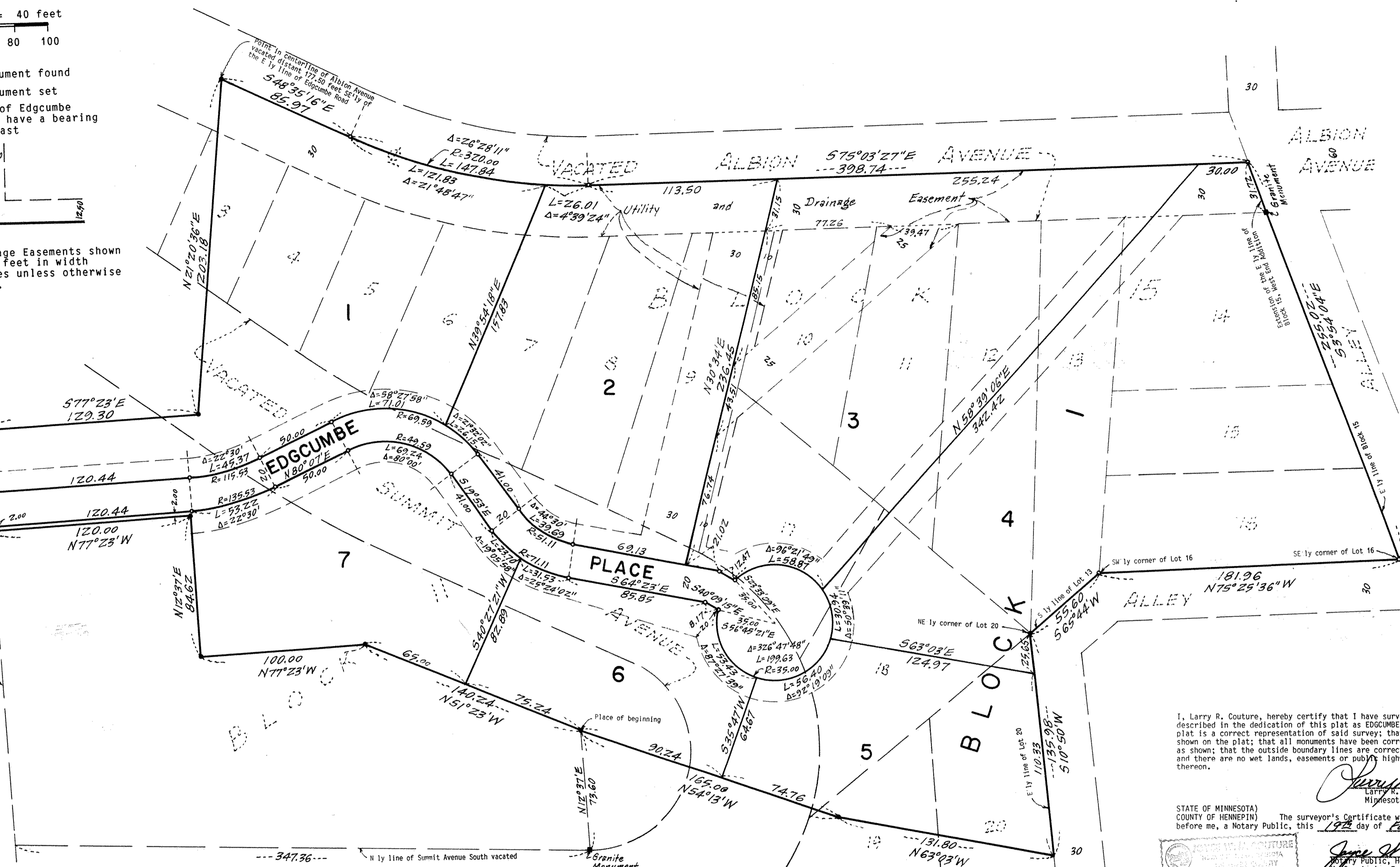


SCALE: 1 inch = 40 feet
0 20 40 60 80 100

• Denotes iron monument found
o Denotes iron monument set
The easterly line of Edgcombe Road is assumed to have a bearing of North 12° 37' East



Utility and Drainage Easements shown thus: being 12.50 feet in width adjoining lot lines unless otherwise shown on the plat.



Know All Persons By These Presents that Terrence E. Troy and Isabel A. Troy, husband and wife, owners of the following described property situated in the City of St. Paul, County of Ramsey, Minnesota:

That part of Blocks 11 and 15, together with the vacated streets and alleys located therein in West End Addition to Saint Paul, according to the plat thereof of record in the office of County Recorder for Ramsey County, Minnesota, more fully described as follows, to wit:

Commencing at a granite monument on the northerly line of Summit Avenue South vacated, said monument being 347.36 feet easterly of the east line of Edgcombe Road, measured along said northerly line of Summit Avenue South vacated; thence North 12 degrees 37 minutes East parallel with Edgcombe Road 73.60 feet to an iron monument for the place of beginning of the land to be described; thence North 51 degrees 23 minutes West 140.24 feet to an iron monument located 220 feet east of the east line of Edgcombe Road, measured at right angles thereto; thence North 77 degrees 23 minutes West a distance of 100 feet, to a point 120 feet east of the easterly line of Edgcombe Road, measured at right angles thereto; thence North 12 degrees 37 minutes East a distance of 84.62 feet; thence North 77 degrees 23 minutes West, a distance of 120 feet to the easterly line of Edgcombe Road; thence northerly along the easterly line of Edgcombe Road, a distance of 60 feet to an iron monument; thence South 77 degrees 23 minutes East a distance of 129.30 feet; thence northeasterly to a point in the center line of Albion Avenue vacated, which is located 177.50 feet southeasterly from the easterly line of Edgcombe Road, measured along said center line; thence easterly along the center line of Albion Avenue vacated to the extended easterly line of Block 15, of said West End Addition; thence southerly along said extended easterly line of said Block 15 and the easterly line of Block 15 said West End Addition to the southeasterly corner of Lot 16, said Block 15; thence westerly along the southerly line of said Lot 16 to the southwesterly corner of said Lot 16; thence westerly along the southerly line of Lot 13, to the north-

easterly corner of Lot 20, said Block 15; thence southerly along the easterly line of said Lot 20 to the point of intersection with the following described line:

Commencing at a granite monument on the northerly line of Summit Avenue South vacated, said monument being 347.36 feet easterly of the east line of Edgcombe Road, measured along said northerly line of Summit Avenue South vacated; thence North 12 degrees 37 minutes East and parallel with said east line of Edgcombe Road, a distance of 73.60 feet to an iron monument which is the point of beginning of the line to be described; thence South 54 degrees 13 minutes East, a distance of 165 feet; thence South 63 degrees 03 minutes East, a distance of 130 feet, more or less, to the point of intersection of the easterly line of Lot 20, Block 15, and said line there terminating;

thence northwesterly along the above described line from said point of termination to the point of beginning of the land herein described.

Have caused the same to be surveyed, platted and known as EDGCUMBE PLACE ADDITION and do hereby dedicate to the public for public use forever the Place and Utility and Drainage Easements as shown on the plat.

Have hereunto set our hands this 19th day of February, 1987.

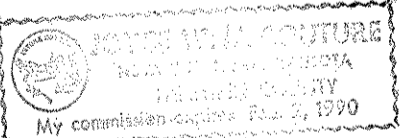
Signed: Terrence E. Troy, Isabel A. Troy

STATE OF MINNESOTA
COUNTY OF RAMSEY
The foregoing instrument was acknowledged before me this 19th day of February, 1987, by Terrence E. Troy and Isabel A. Troy, husband and wife.
NOTARY PUBLIC - MINNESOTA
RAMSEY COUNTY
MY COMMISSION EXPIRES JAN. 17, 1991
Notary Public, Ramsey County, Minnesota
My Commission Expires 1/17/91

I, Larry R. Couture, hereby certify that I have surveyed and platted the property described in the dedication of this plat as EDGCUMBE PLACE ADDITION; that this plat is a correct representation of said survey; that all distances are correctly shown on the plat; that all monuments have been correctly placed in the ground as shown; that the outside boundary lines are correctly designated on the plat; and there are no wet lands, easements or public highways other than as shown thereon.

Larry R. Couture, Land Surveyor
Minnesota Registration No. 9018

STATE OF MINNESOTA
COUNTY OF HENNEPIN
The surveyor's Certificate was subscribed and sworn to before me, a Notary Public, this 19th day of February, 1987.



Notary Public, Hennepin County, Minnesota
My Commission Expires Feb. 2, 1990

Approved and accepted by the City Council of the City of St. Paul, Minnesota, this 26th day of Feb. 1987.

Albert B. Olson, Clerk

Taxes for the year 1987 on land described herein paid no delinquent taxes and transfer entered, this 26th day of February, 1987.

Director By Sue Burkhead Deputy
Department of Property Taxation

Pursuant to Chapter 7, Minnesota Laws of 1976, this plat has been reviewed and approved, this 27th day of February, 1987 and the conditions of Minnesota Statutes, Section 505.03, Subdivision 2, have been fulfilled.

David U. Claypool, Acting Ramsey County Surveyor

County Recorder, County of Ramsey, State of Minnesota
I hereby certify that this plat of EDGCUMBE PLACE ADDITION was filed in this office this 27th day of February, 1987, at 3:48 o'clock P.M. and was filed in Book 100 of Plats, Page 2364877, as Document No. 2364877

John C. McLaughlin, County Recorder, Deputy