

Exhibit 1

EASEMENT NO. E14170007

**EASEMENT**


THIS EASEMENT, is made this 17<sup>th</sup> day of October, 2018, by the State of Minnesota in trust for the taxing districts, by and through the Auditor of the County of St. Louis, hereinafter called the "Grantor," in favor of the City of Duluth, Minnesota, hereinafter called the "Grantee."

WITNESSETH, whereas the Grantee has applied to the Grantor for the granting of certain easements for access and utility purposes over certain tax forfeited lands owned by the State of Minnesota in trust for the taxing districts, situated in the County of St. Louis, and administered by the Grantor.

NOW, THEREFORE, the Grantor, pursuant to the authority of Minn. Stat. § 282.04, Subd. 4, and Resolution No. 17-678 dated November 28, 2017, of the St. Louis County Board of Commissioners, and in consideration of the sum of one hundred ninety-six dollars (\$196) to it in hand paid by the Grantee, the receipt whereof is hereby acknowledged, which amount constitutes full payment for the rights and interests herein conveyed including payment for any improvements, timber and forest growth that will be destroyed on the Easement Areas (defined below), does hereby grant and convey unto the Grantee, its heirs, assigns, successors, executors, administrators, tenants and licensees the following easements: (a) a non-exclusive perpetual easement for utility purposes over, under, and across the lands described on Exhibit A and depicted on Exhibit B (the "Easement 1 Area"), and (b) a non-exclusive perpetual easement for access purposes over, under and across the lands described and depicted on Exhibit C (the "Easement 2 Area"). The Easement 1 Area and the Easement 2 Area are collectively referred to as the "Easement Areas." The easements granted herein shall extend to and bind the successors and assigns of the Grantor and the Grantee and shall run with the land.


IN TESTIMONY WHEREOF, the Grantor has caused this easement to be executed by the Auditor, County of St. Louis, the day and year first above written.

ST. LOUIS COUNTY,  
STATE OF MINNESOTA

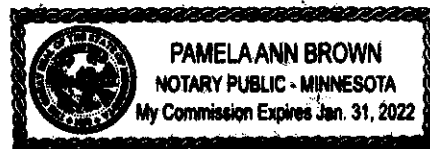
  
\_\_\_\_\_  
Jason Meyer  
DEPUTY AUDITOR

STATE OF MINNESOTA )  
                                       ) SS.  
COUNTY OF ST. LOUIS )

On this 17<sup>th</sup> day of October, 2018, before me, a Notary Public within and said County, personally appeared Jason Meyer, to me personally known, who, being by me duly sworn did say that s/he is the Auditor (Deputy) of the County of St. Louis, State of Minnesota, and the foregoing instrument was signed and sealed on behalf of the State of Minnesota by its authority, and s/he acknowledged said instrument to be the free act and deed of the State of Minnesota.

  
\_\_\_\_\_  
Notary Public

This instrument was drafted by:  
Office of the City Attorney  
Room 410 City Hall  
411 West 1st Street  
Duluth, MN 55802-1198



# UTILITY EASEMENT DESCRIPTION SKETCH

**Utility Easement:**

An easement lying over, under, and across the West 15.00 feet of the South 25.50 feet of the North 889.50 feet of the Northwest Quarter of the Northwest Quarter of Section 3, Township 48, Range 15, St. Louis County, Minnesota.

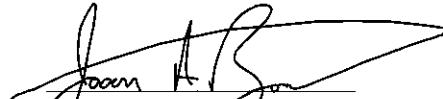
and

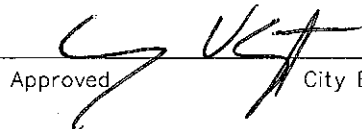
An easement lying over, under, and across the East 5.00 feet of the South 25.50 feet of the North 889.50 feet of the Northeast Quarter of the Northeast Quarter of Section 4, Township 48, Range 15, St. Louis County, Minnesota.

Said easement contains an area of ±510 sq. ft.

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Dated this 27th day of September, 2017

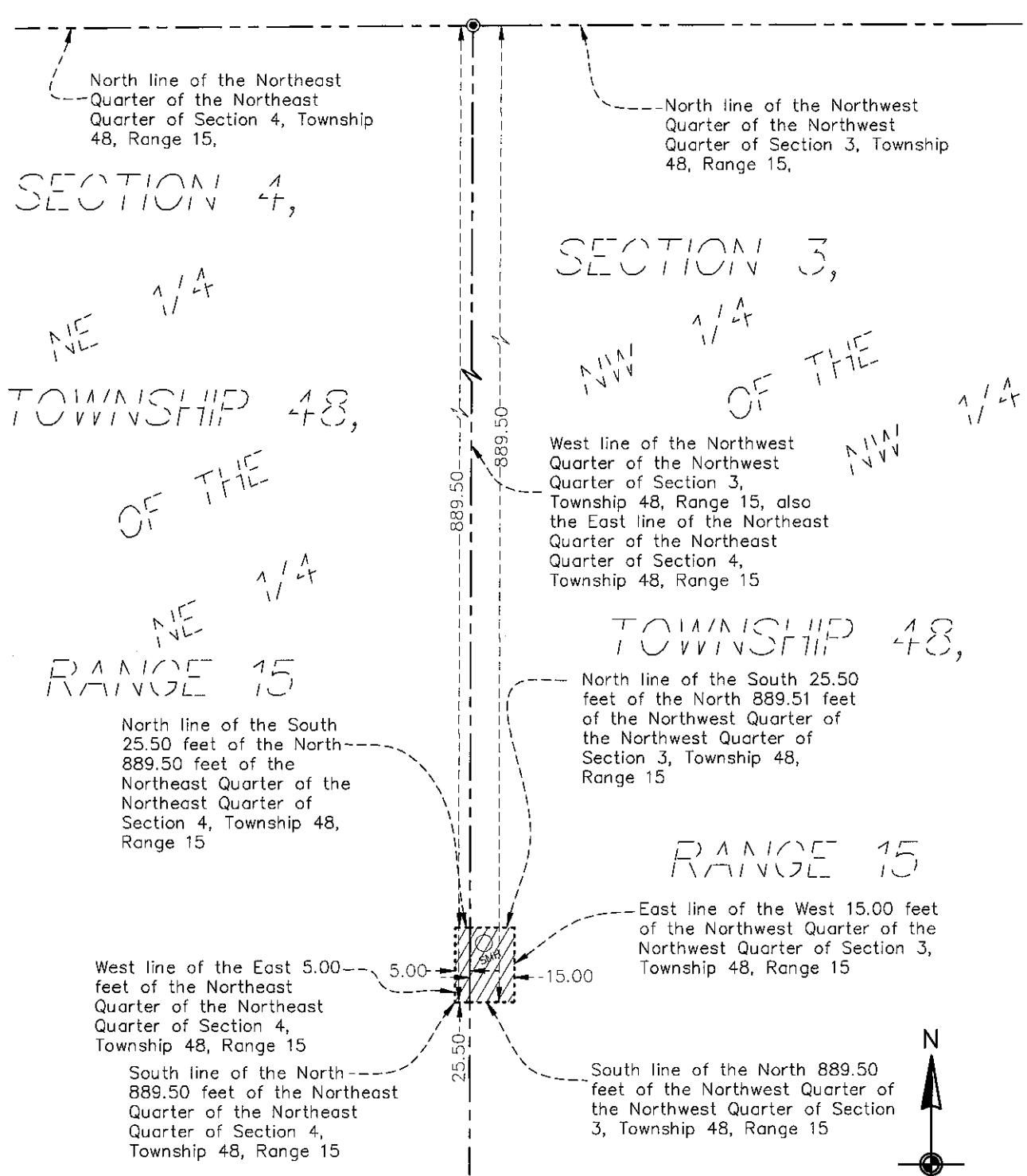
  
Jason A. Bongard, L.S.  
Minnesota Licence No. 45775

 Approved \_\_\_\_\_ City Engineer  
9-26-18 Date

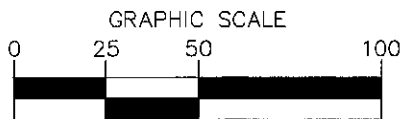


ENVIRONMENTAL • ENGINEERING • SURVEYING  
3890 Pheasant Ridge Drive NE,  
Suite 100, Blaine, MN 55449  
Phone: 763-489-7900 Fax: 763-489-7959

# UTILITY EASEMENT DESCRIPTION SKETCH



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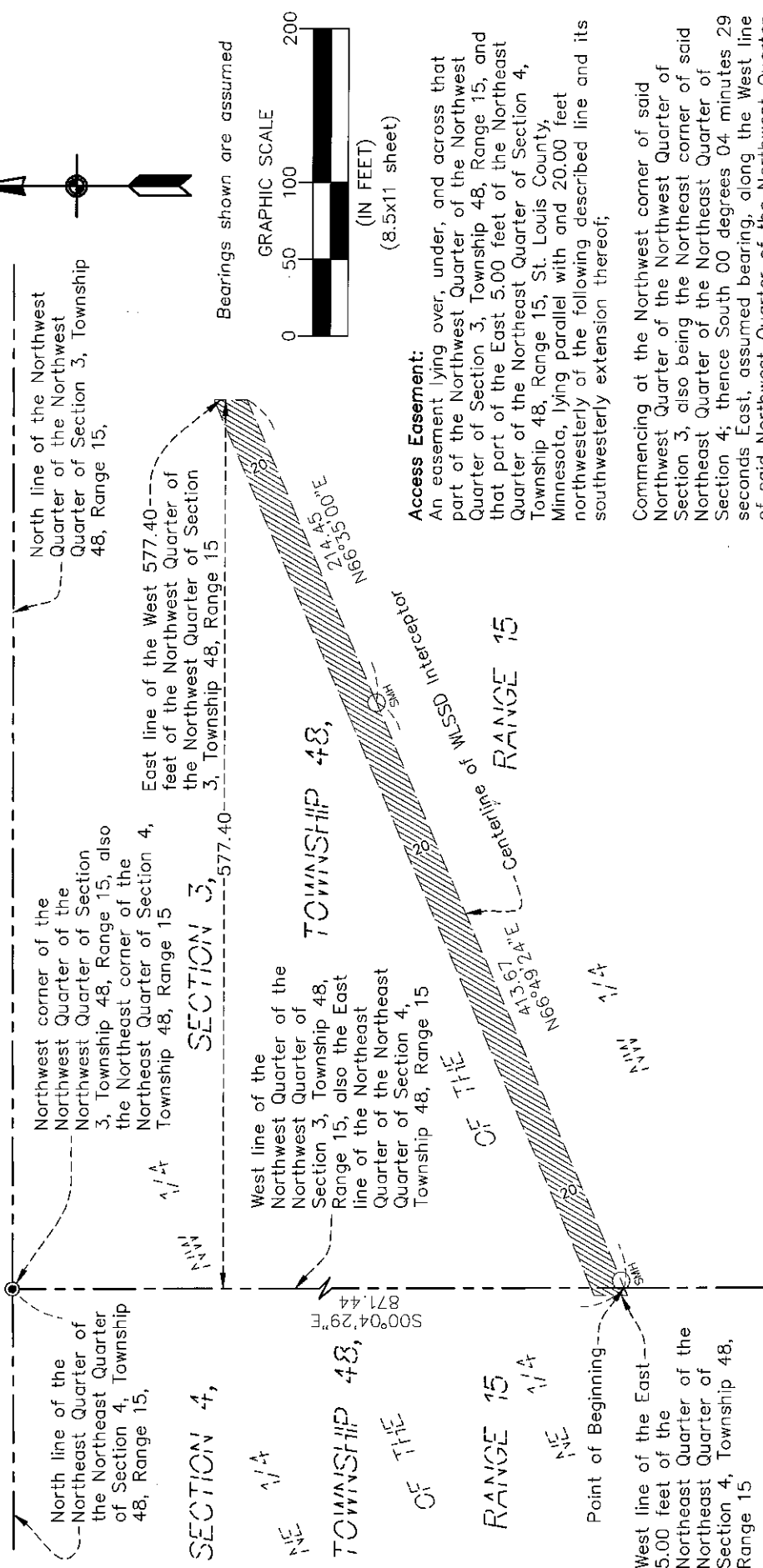
(SCALE IN FEET)  
 (8.5x11 sheet)



Denotes Utility Easement Area



# ACCESS EASEMENT DESCRIPTION SKETCH



Bearings shown are assumed

**Access Easement:**

An easement lying over, under, and across that part of the Northwest Quarter of the Northwest Quarter of Section 3, Township 48, Range 15, and that part of the East 5.00 feet of the Northeast Quarter of the Northeast Quarter of Section 4, Township 48, Range 15, St. Louis County, Minnesota, lying parallel with and 20.00 feet northwesterly of the following described line and its southwesterly extension thereof;

Commencing at the Northwest corner of said Northwest Quarter of the Northwest Quarter of Section 3, also being the Northeast corner of said Northeast Quarter of the Northeast Quarter of Section 4; thence South 00 degrees 04 minutes 29 seconds East, assumed bearing, along the West line of said Northwest Quarter of the Northwest Quarter of Section 3, also being the East line of the Northeast Quarter of the Northeast Quarter of Section 4, a distance of 871.44 feet to the point of beginning of the line to be described; thence North 66 degrees 49 minutes 24 seconds East, 413.67 feet; thence North 66 degrees 35 minutes 00 seconds East, 214.45 feet to a point and said line there terminating.


Said easement sidelines are prolonged or shortened to terminate at the West line of the East 5.00 feet of the Northeast Quarter of the Northeast Quarter of Section 4 and at a line parallel with and 577.40 feet East of said West line of the Northwest Quarter of the Northwest Quarter of Section 3.

Approved: [Signature] City Engineer Date: 9-26-18

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Dated this 27th day of September, 2017

[Signature]  
Jason A. Bongard, L.S.  
Minnesota Licence No. 45775

 Denotes Access Easement Area

**Carlson McCain**  
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161-dsc-access-easement-city