

**EXHIBIT A**  
**UTILITY EASEMENT EXHIBIT**  
**LOT 1, BLOCK 4**  
**LOTS 2, 3, 7 & 8, BLOCK 1**  
**AIRPORT DIVISION**  
**ST. LOUIS COUNTY, MN**

Utility Easement Description

Various public utility easements over under and across Lot 1, Block 4, and Lot 8, Block 1, and the vacated portions of Stebner Road adjacent thereto, all being part of AIRPORT DIVISION, according to the plat thereof, on file and of record in the office of the County Recorder and the office of the Registrar of Titles, Saint Louis County, Minnesota:

Said utility easements all being 20.00 feet wide, the center lines more particularly described as follows:

Commencing at the southwest corner of said Lot 1; thence South 87 degrees 54 minutes 29 seconds East, assigned bearing, along the south line of said Lot 1, a distance of 92.40 feet to the point of beginning; thence North 02 degrees 14 minutes 35 seconds East 188.37 feet to a point hereinafter referred to as "Point A"; thence North 76 degrees 14 minutes 37 seconds East 173.40 feet; thence North 02 degrees 22 minutes 08 seconds East 95.52 feet to a line 70.00 feet southerly of and parallel with the south line of vacated Malstrom Street adjacent to said Lot 1, Block 4, as platted in said AIRPORT DIVISION and said center line there terminating;

Together with

Beginning at the aforementioned "Point A"; thence South 88 degrees 51 minutes 36 seconds East 342.21 feet, and said center line there terminating.

The sidelines of said easement shall be prolonged or shortened to terminate on the south line of said Lot 1, and on a line 70.00 feet southerly of and parallel with the south line of vacated Malstrom Street.

Together with

A public utility easement over under and across that part of Lot 1, Block 4, and the vacated portion of Malstrom Street adjacent thereto, being part of AIRPORT DIVISION, described as follows: The south 24.00 feet of the portion of Malstrom Street vacated by City Resolution 02-0235, recorded in the office of the St. Louis County Recorder as Document Number 857245, and in the office of the Registrar of Titles as Document Number 724144.

Together with

A public utility easement over under and across Lot 2, Block 1 and the vacated portion of Lackland Street adjacent thereto; Lot 3, Block 1 and the vacated portion of Lackland Street adjacent thereto, and Lot 7, Block 1 and the vacated portion of Lackland Street adjacent thereto, all being part of AIRPORT DIVISION, according to the plat thereof, on file and of record in the office of the County Recorder and the office of the Registrar of Titles, Saint Louis County, Minnesota:

Said utility easement being 20.00 feet wide, the center line of which is described as follows:

Commencing at the northeast corner of said Lot 2, Block 1, AIRPORT DIVISION, as platted; thence on an assigned bearing of South 89 degrees 42 minutes 47 seconds West, along the north line of said Lot 2, a distance of 22.62 feet; thence North 74 degrees 02 minutes 45 seconds East a distance of 15.00 feet to the point of beginning of said center line; thence continue North 74 degrees 02 minutes 45 seconds East a distance of 184.57 feet and said center line there terminating.

SURVEYED FOR: CITY OF DULUTH

SURVEYED BY: SEH DRAFTED BY: MJH CHECKED BY: MJH

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.

Signature: Mark J. Haselius Lic. No. 47034  
 Printed Name: MARK J. HASELIUS Date: 9/25/2024



NO.	BY	DATE	REVISIONS

LOT 1, BLOCK 4  
 LOTS 2, 3, 7 & 8, BLOCK 1  
 AIRPORT DIVISION  
 ST. LOUIS COUNTY, MN

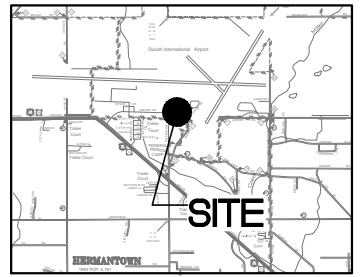
FILE NO. 175978
CLIENT CODE EXPIL
1
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# UTILITY EASEMENT EXHIBIT

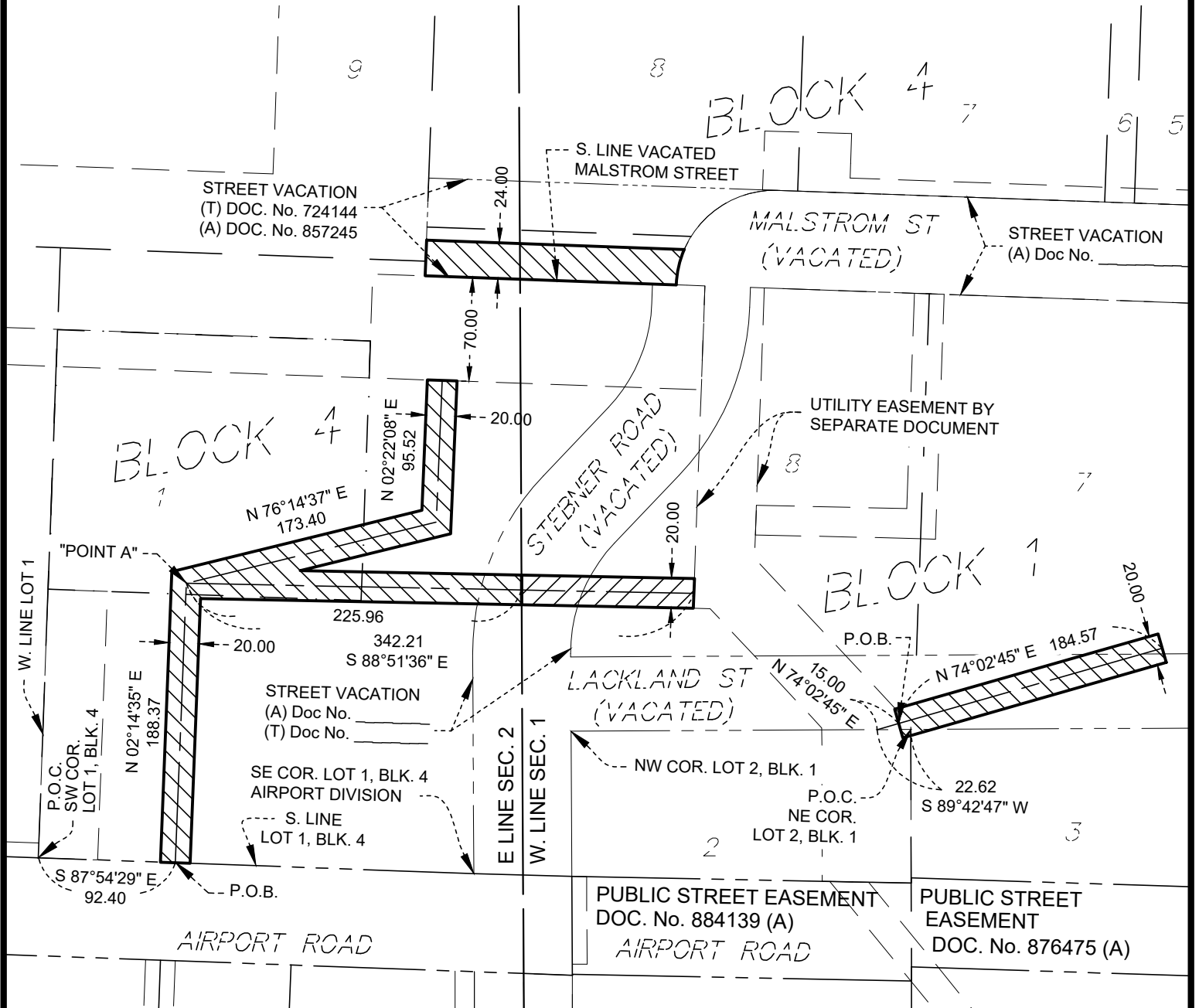
LOTS 2, 3, 7 & 8, BLOCK 1  
 LOT 1, BLOCK 4  
 AIRPORT DIVISION  
 ST. LOUIS COUNTY, MN



VICINITY MAP



DULUTH, MN



PUBLIC UTILITY EASEMENT

Approved by the City Engineer of the City of Duluth, MN this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_.

By \_\_\_\_\_.

SURVEYED FOR: CITY OF DULUTH

SURVEYED BY: SEH DRAFTED BY: MJH CHECKED BY: MJH

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.

Signature: Mark J. Haselius Lic. No. 47034

Printed Name: MARK J. HASELIUS Date: 8/15/2024

PHONE: 218.279.3000  
 418 W SUPERIOR ST  
 STE 200  
 DULUTH, MN 55802-1512  
 www.sehinc.com

NO.	BY	DATE	REVISIONS

LOTS 2, 3, 7 & 8, BLOCK 1  
 LOT 1, BLOCK 4  
 AIRPORT DIVISION  
 ST. LOUIS COUNTY, MN

FILE NO. 175978  
 CLIENT CODE EXPIL

1

2