

EXHIBIT 1

UTILITY EASEMENT

This UTILITY EASEMENT is made by RUSSELL HOLM, a single person (“Grantor”), in favor of the CITY OF DULUTH, a municipal corporation and political subdivision created and existing under the laws of the State of Minnesota (the “City”).

RECITALS

A. Grantor owns the real property in St. Louis County, Minnesota legally described below (the “Property”):

Lot 6 Block 2 BOULEVARD PLACE ADDITION TO DULUTH
Lot 7 Block 2 BOULEVARD PLACE ADDITION TO DULUTH

EXCEPT minerals.

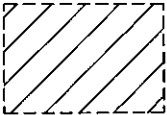
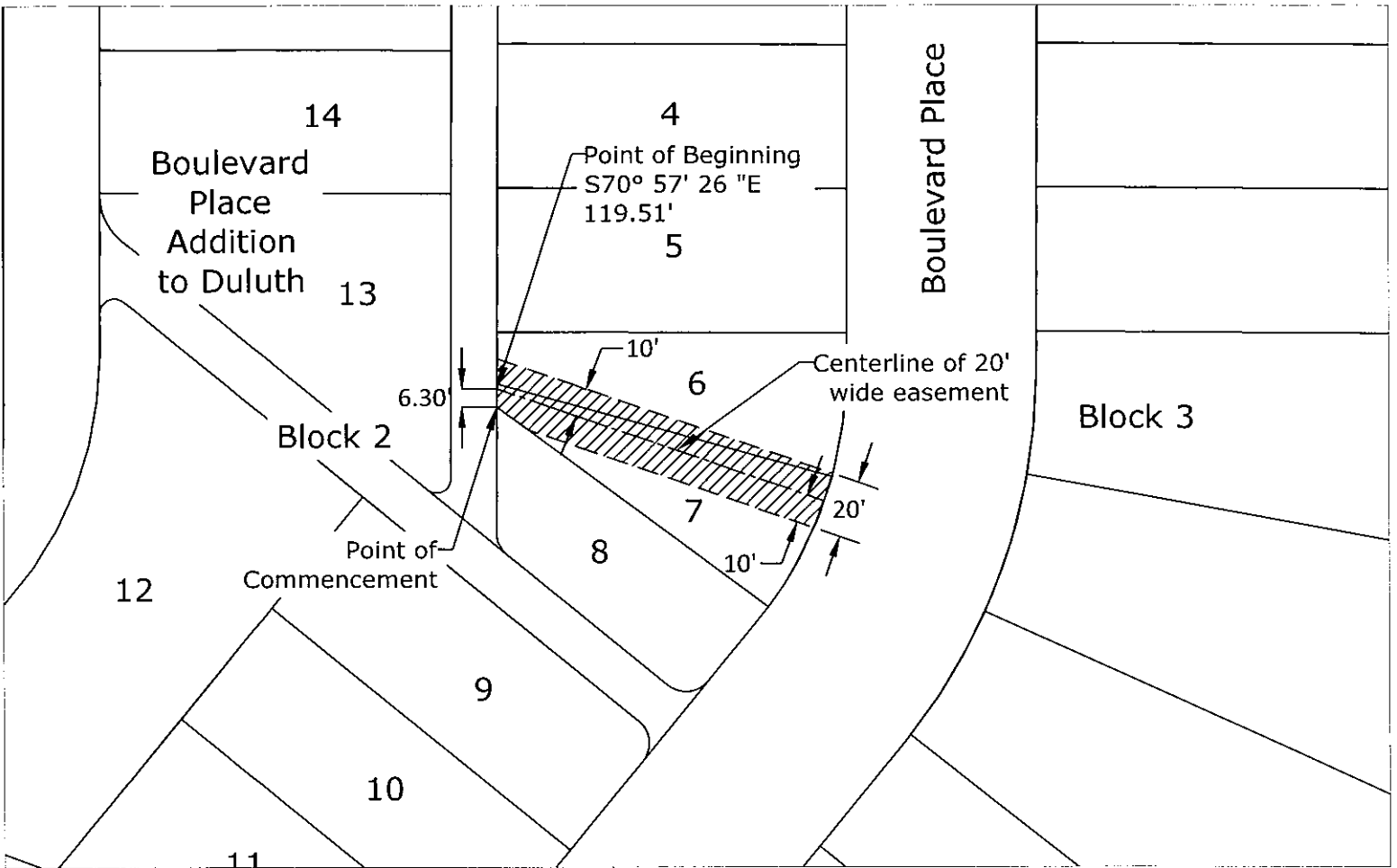
B. Grantor wishes to grant the City a utility easement over a portion of the Property in trust for the benefit of the public and at no cost to the City (the “Easement”).

C. The location of the Easement is that portion of the Property legally described and depicted on the attached Exhibit A (the “Easement Area”).

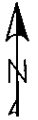
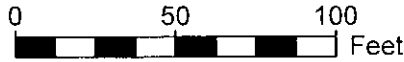
NOW, THEREFORE, for good and valuable consideration, Grantor grants to the City, in trust for the benefit of the public, a perpetual easement for utility purposes over, under and across the Easement Area. The Easement shall extend to and bind the heirs, successors and assigns of Grantor and the City and shall run with the land. This easement document shall be governed by the laws of the State of Minnesota, and all terms, conditions, and covenants herein shall be interpreted in accordance therewith.

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Exhibit A



Easement Area



A 20.00 foot utility easement over, under and across Lots 6 and 7, Block 2, Boulevard Place Addition to Duluth, according to the recorded plat thereof, St. Louis County, Minnesota. The center line of said easement is described as follows:

Commencing at the intersection of the southwest line of said Lot 7 with the west line of Lot 7; thence north along the west line of said Lot 7 a distance of 6.30 feet to the point of beginning of said centerline; Centerline bears South 70 degrees 57 minutes 26 Seconds East 119.51 feet to the east line of said Lot 7.

Basis of bearing is St. Louis County TM96 Coordinate System.

I hereby certify that this plan, specification, 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.

Greg Stoewer
Greg Stoewer

21774
MN. License #

July 13, 2023
Date

Approved by the City Engineer of the City of Duluth, MN

this the 13th day of July 2023.

By [Signature]