

ATTACHMENT 1

UTILITY EASEMENT

THIS EASEMENT is made this 26 day of October, 2016, by Bill & Ellen, LLC, a limited liability company under the laws of the State of Minnesota ("Grantor"), to CITY OF DULUTH, a municipal corporation under the laws of the State of Minnesota ("City").

WHEREAS, Grantor is the owner of real property in St. Louis County, Minnesota described as follows:

-See Exhibit A-

(the "Property");

WHEREAS, Grantor wishes to convey to City an easement as hereinafter described for utility purposes over the Property for the benefit of the Property and at no cost to City;

NOW, THEREFORE, Grantor, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby grant and convey to City, its successors and assigns, forever, in trust for the benefit of the public, an easement for utility purposes over, under and across the following described property in the County of St. Louis, State of Minnesota:

-See Exhibit B-

IN WITNESS WHEREOF, the foregoing has been executed as of the day and year first
above written.

BILL & ELLEN, LLC

By: Ellen L. Hedenberg
_____, Its Chief Manager

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

The foregoing instrument was acknowledged before me this 26th day of October,
2016, by Ellen Hedenberg, the Chief Manager of Bill & Ellen, LLC, a Minnesota limited
liability company, on behalf of the company.


Notary Public



Alexandra Ladensack
State of Florida
My Commission Expires 04/20/2018
Commission No. FF 114669

THIS INSTRUMENT WAS DRAFTED BY:

Catherine E. Baker
Assistant City Attorney
Office of the City Attorney
411 West First Street, Room 410
Duluth, MN 55802

EXHIBIT A

That part of SE1/4 of SE1/4, Section 12, Township 50 North, Range 15 West of the Fourth Principal Meridian, lying easterly of the center line of Miller Creek and North of the S'ly 945.65 feet thereof.

010-2747-00270

010-2747-00320

010-0141-00380

Miller Creek

Miller Creek

EASEMENT
AREA

Haines Road

W Arrowhead Road

Miller Creek

Miller Creek

010-2710-02110

010-2710-02100

010-2710-02080

010-2710-02205

010-2710-02130

010-2710-02180

010-2710-02160

010-2710-02150

010-2710-02170

010-2710-02220

010-2710-04451

010-3258-00010

010-2710-04380

010-2710-04370

010-2710-04350

010-3257-00050

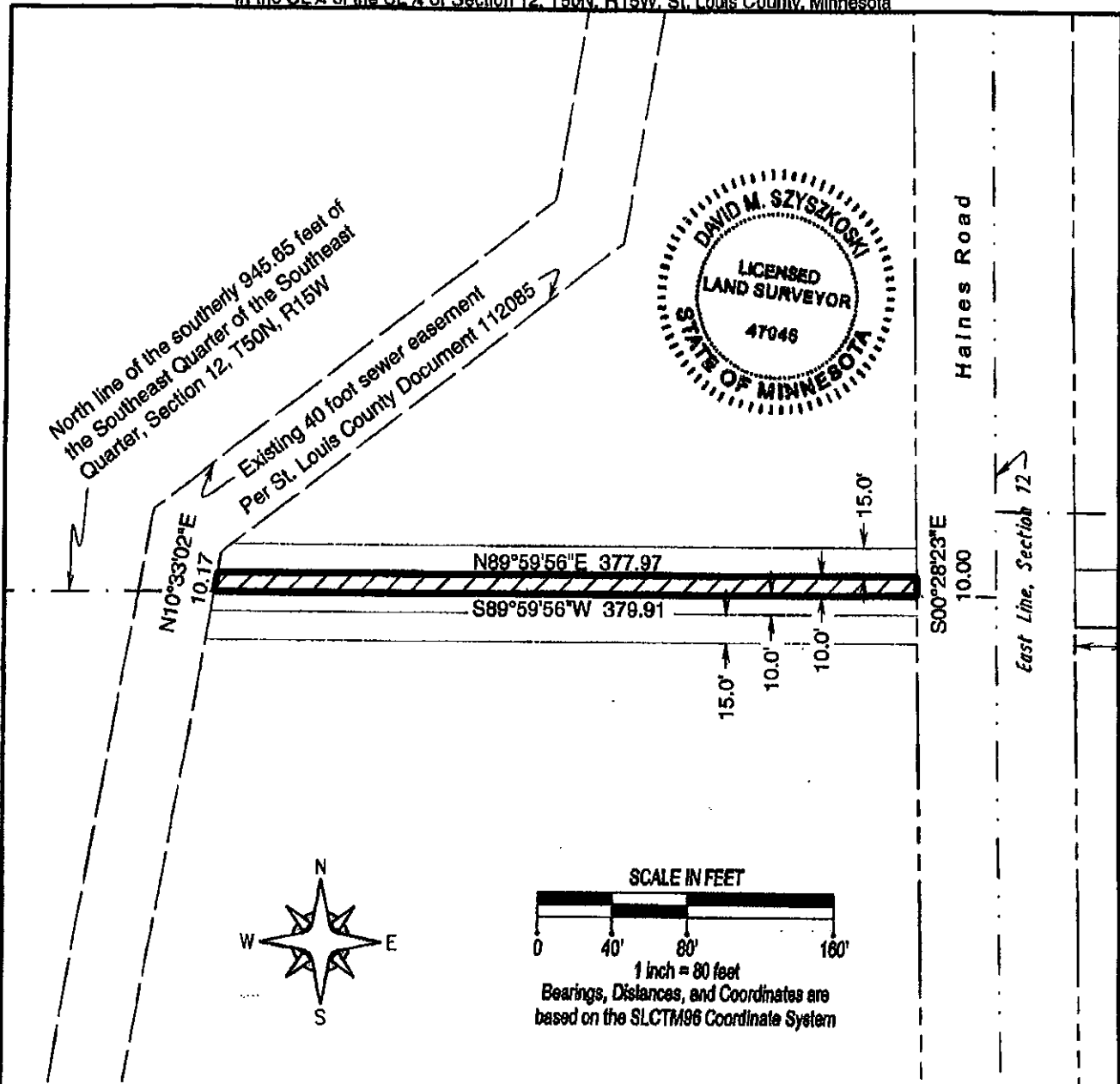
010-3257-00020

Miller Trunk Hwy

Miller Trunk Hwy

Mall Dr

Sanitary Sewer Easement Exhibit B
in the SE¼ of the SE¼ of Section 12, T50N, R15W, St. Louis County, Minnesota



Legal Description:

That part of the Northerly 10 feet of the Southerly 955.65 feet of the Southeast Quarter of the Southeast Quarter of Section 12, Township 50 North, Range 15 West, Fourth Principal Meridian lying east of an existing sewer easement as described in Document Number 112085 recorded in the St. Louis County Recorders Office and lying west of Haines Road.

Approved by the City Engineer of Duluth, MN

Date: 11-8-16 by: [Signature]

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.

Date: 8/28/2013
 DAVID SZYSZKOSKI
 MINNESOTA LICENSE NO. 47046



ENGINEERS • SURVEYORS • PLANNERS
SALO ENGINEERING, INC.
 4560 Norway Pines Place - Duluth, MN 55802
 SALO JOB NUMBER: E1906A ph 218/727-9798

Sanitary Sewer
 Easement Exhibit

For: Frank Holappa