



Building a Better World
for All of Us®

EXHIBIT C

City of Duluth
Easement Description
Cross City Trail Phase 3
SEH No.: DULUT 159621

Proposed Easement Description:

A variable width strip of land being all those parts of Lots 15 through 16, Block 40, WEST DULUTH FIRST DIVISION, according to the recorded plat thereof, Saint Louis County, Minnesota, except adjoining lands within platted Second Avenue West, now known as 57th Avenue West, but including those parts of vacated First Street South, now known as Polk Street, accruing thereto; TOGETHER WITH those parts of Lots 1 through 3, Block 55, said WEST DULUTH FIRST DIVISION, including those parts of vacated Polk Street and vacated alley accruing thereto; TOGETHER WITH those parts of Lots 2 through 3, Block 54, said WEST DULUTH FIRST DIVISION, including those parts of vacated First Avenue West, now known as 56th Avenue West, and vacated alley accruing thereto; TOGETHER WITH those parts of Lots 1 through 3, Block 53, said WEST DULUTH FIRST DIVISION, including those parts of said vacated 56th Avenue West and vacated alley accruing thereto; TOGETHER WITH those parts of Lots 1 through 2, Block 52, said WEST DULUTH FIRST DIVISION, including those parts of said vacated Polk Street and vacated alley accruing thereto; TOGETHER WITH that part of Lot 16, Block 43, said WEST DULUTH FIRST DIVISION, including that part of said vacated Polk Street, being 10.00 feet on each side of the following described centerline:

Commencing at the city monument at the intersection of Main Street and 58th Avenue West, thence South 89 degrees 55 minutes 31 seconds West, assigned bearing, along the city monument line, a distance of 349.17 feet to the city monument at the intersection said Main Street and 59th Avenue West; thence South 00 degrees 05 minutes 31 seconds East, along the city monument line, a distance of 311.42 feet; thence North 89 degrees 51 minutes 55 seconds East a distance of 29.32 feet to the beginning of a tangential curve, concave to the south, having a radius of 115.71 feet and a central angle of 29 degrees 55 minutes 54 seconds; thence easterly a distance of 20.80 feet along said curve to the west line of said Block 99, and the POINT OF BEGINNING; thence continuing easterly along said curve a distance of 39.65 feet; thence South 60 degrees 12 minutes 11 seconds East a distance of 195.07 feet to the beginning of a tangential curve, concave to the north, having a radius of 90.00 feet, and a central angle of 40 degrees 27 minutes 57 seconds; thence easterly along said curve a distance of 63.56 feet; thence North 79 degrees 19 minutes 52 seconds East a distance of 107.47 feet to the beginning of a tangential curve, concave to the south, having a radius of 90.00 feet, and a central angle of 10 degrees 27 minutes 54 seconds; thence easterly along said curve a distance of 16.44 feet; thence North 89 degrees 47 minutes 46 seconds East a distance of 280.50 feet; thence South 00 degrees 04 minutes 26 seconds East a distance of 43.55 feet; thence South 49 degrees 55 minutes 20 seconds East a distance of 13.73 feet to the beginning of a tangential curve, concave to the southwest, having a radius of 170.20 feet and a central angle of 12 degrees 54 minutes 47 seconds; thence southeasterly along said curve a distance of 38.36 feet to the beginning of a reverse curve, concave to the northeast, having a radius of 202.67 feet and a central angle of 28 degrees 39 minutes 53 seconds; thence southeasterly along said curve a distance of 101.40 feet to the beginning of a compound curve having a radius of 138.34 feet and a central angle of 34 degrees 45 minutes 24 seconds; thence easterly along said curve a distance of 83.92 feet; thence North 79 degrees 34 minutes 10 seconds East a distance of 78.81 feet to the beginning of a tangential curve, concave to the south, having a radius

I:\PUBLICADMIN\Architect\PFM\Property Services\Land & Property\Cross City Trail\Ordinance Dedication 2023\8-10 Exhibits\CCT 3 Description Polk Street EXCEPT B99 and B100.docx

Engineers | Architects | Planners | Scientists

Short Elliott Hendrickson Inc., 418 West Superior Street, Suite 200, P.O. Box 229, Duluth, MN 55801-0229

218.279.3000 | 888.722.0547 | 888.908.8166 fax | sehinc.com

SEH is 100% employee-owned | Affirmative Action–Equal Opportunity Employer

of 171.97 feet and a central angle of 28 degrees 01 minute 37 seconds; thence easterly along said curve a distance of 84.12 feet to the beginning a reverse curve, concave to the north, having a radius of 106.65 feet and a central angle of 48 degrees 55 minutes 38 seconds; thence easterly along said curve a distance of 91.07 feet; thence North 58 degrees 40 minutes 09 seconds East a distance of 97.00 feet to the beginning of a tangential curve, concave to the south, having a radius of 101.58 feet and a central angle of 31 degrees 19 minutes 51 seconds; thence easterly along said curve a distance of 55.55 feet; thence North 90 degrees 00 minutes 00 seconds East a distance of 24.84 feet to the southerly extension of the east line of Block 43 of said WEST DULUTH FIRST DIVISION, and there terminating. The sidelines of said strip of land shall be shortened or prolonged so as to terminate on the said southerly extension of the said east line of Block 43 of WEST DULUTH FIRST DIVISION, the west line of said Block 40 and its southerly extension, WEST DULUTH FIRST DIVISION, and on the excepted existing public streets and alleys described herein.

CERTIFICATION

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.



Chris A. Larsen, PLS
Minnesota License No. 45848

August 8, 2023
Date