

# EXHIBIT 1

## UTILITY AND DRAINAGE EASEMENT

This UTILITY AND DRAINAGE EASEMENT is made by NANCY J. KALINA, a single person, and LAURIE M. K. CHRISTIAN, f/k/a LAURIE M. KALINA and BENJAMIN C. CHRISTIAN, married to each other (collectively, “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”):

All that part of Lot 16, Block 5, CITY HOME ACRES which lies within 140 feet of Farrell Road, and also within 70 feet of the Avenue between Blocks 5 and 8 in said plat.

B. Grantor wishes to grant the City a utility and drainage 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 and drainage 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. Grantor represents to the City that the individual(s) executing this document on behalf of Grantor has the requisite authority to execute this document and bind Grantor thereto.

IN WITNESS WHEREOF, Grantor has caused this utility and drainage easement to be executed effective as of \_\_\_\_\_, 2025.

\_\_\_\_\_  
NANCY J. KALINA

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

This instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 202\_\_\_\_ by Nancy J. Kalina, a single person.

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

\_\_\_\_\_  
LAURIE M. K. CHRISTIAN,  
f/k/a LAURIE M. KALINA

\_\_\_\_\_  
BENJAMIN C. CHRISTIAN

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

This instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 202\_\_\_\_ by Laurie M. K. Christian, f/k/a Laurie M. Kalina, and Benjamin C. Christian, married to each other.

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

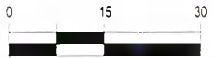
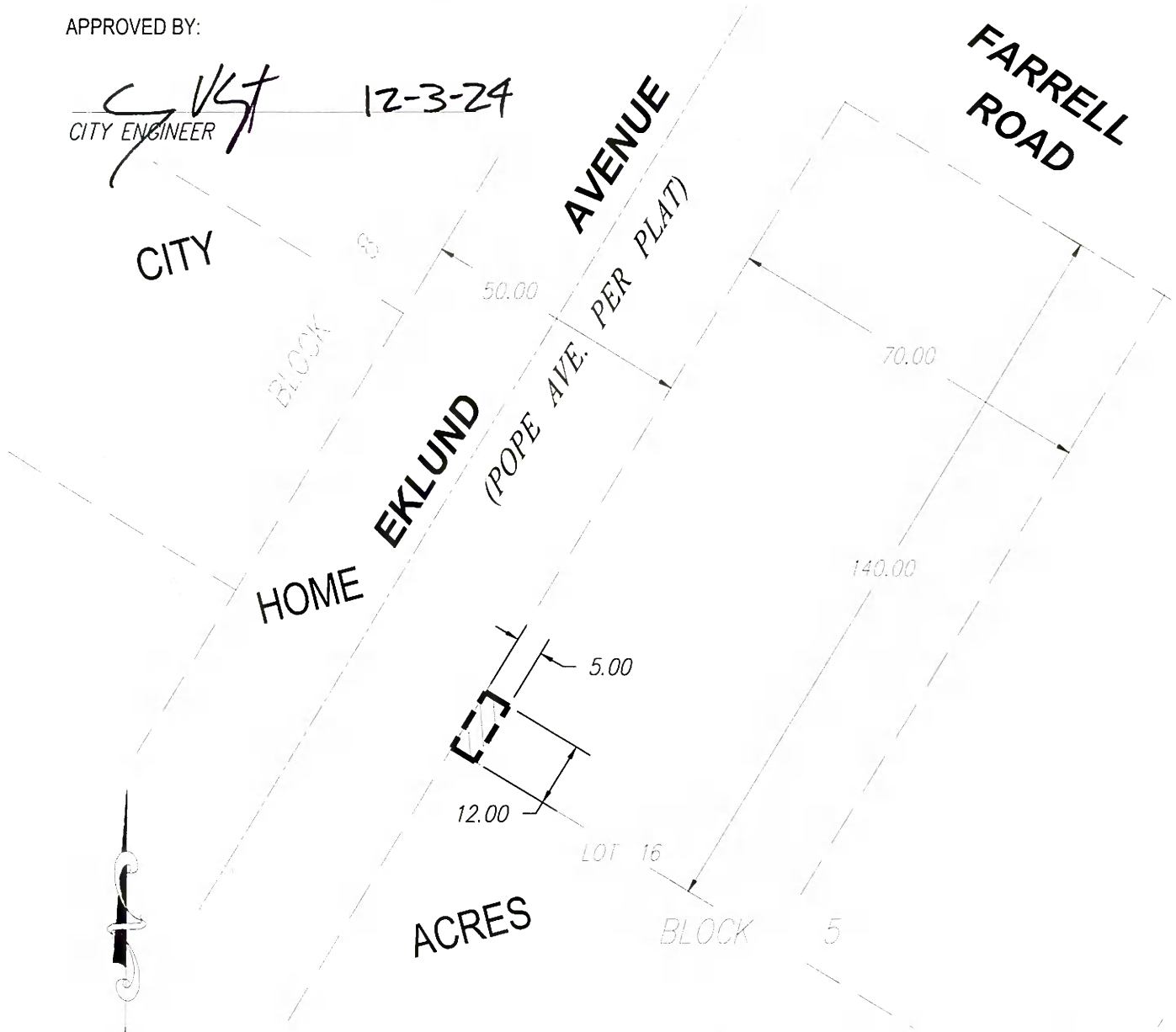
This instrument was drafted by:  
Office of the City Attorney  
Room 440 City Hall  
411 West 1st Street  
Duluth, MN 55802-1198

# EXHIBIT A

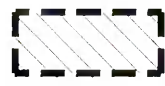
APPROVED BY:

*S. Vogel*  
CITY ENGINEER

12-3-24



(SCALE IN FEET)  
Basis of Bearing is Grid North,  
St. Louis County Transverse  
Mercator 96 Coordinate System.



PERMANENT EASEMENT AREA  
(CONTAINS 0.001 ACRES (60 S.F.))

**PERMANENT EASEMENT**

A permanent easement over, under and across the Northwesternly 5.00 feet of the Southwesterly 12.00 feet of Northeastly 140 feet of Lot Sixteen (16), Block Five (5), CITY HOME ACRES, City of Duluth, St. Louis County, Minnesota.

Containing 0.001 acres (60 S.F.), more or less.

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.

Print Name: Paul A. Vogel License # 44075

Signature: *Paul A. Vogel* Date: 11/27/2024

REVISED: 11/27/24
DATE PREPARED: 8/30/24
PROJ NO: 230610
FILE: 230610vEXHIB
SHEET 1 of 1 SHEETS



PERFORMANCE  
DRIVEN DESIGN.  
LHBcorp.com

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