

EXHIBIT 3

STREET AND UTILITY EASEMENT

This STREET AND UTILITY EASEMENT is made by NANCY SAARI, a single person ("Grantor"), in favor of the CITY OF DULUTH, a municipal corporation 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 as follows (the "Property"):

Lot 127 WINNIPEG STREET, FOND DU LAC
Lot 129 WINNIPEG STREET, FOND DU LAC
Lot 131 WINNIPEG STREET, FOND DU LAC
Lot 133 WINNIPEG STREET, FOND DU LAC
Lot 134 WATER STREET, FOND DU LAC

B. Grantor wishes to grant the City a street and 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 on the attached Exhibit A and depicted on the attached Exhibit B (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 street and utility purposes over, under and across the Easement Area. The Easement shall extend to and bind the 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.

[Remainder of this page is intentionally left blank.]

EXHIBIT A

That portion of Lots 127, 129, 131 and 133, Winnipeg Street, Fond Du Lac and Lot 134, Water Street, Fond Du Lac, according to the recorded plat thereof, lying between the following described lines:

Bounded on the southwest by the northeast line of an existing easement filed for record with the St. Louis County Recorder as Doc. No. 1036473 and St. Louis County Register of Titles as Doc. No. 828025, described as follows (Line A):

Beginning at a point on the north line of said Lot 127 that is 46.20 feet westerly of the northeast corner of said Lot 127 to a point on the east line of said Lot 134 distant 30.00 feet southerly of the northeast corner of said Lot 134 and said line there terminating.

And bounded on the northeast by a line (Line B) described as follows:

Commencing at the northeast corner of said Lot 127; thence west 34.26 feet along the north line of said Lot 127 bearing North 80 degrees 41 minutes 59 seconds West to the point of beginning of a line that is parallel with and distant 8.00 feet northeast of said Line A; thence South 38 degrees 37 minutes 57 seconds East along said parallel line 207.80 feet to the east line of said Lot 134 at a point that is 19.22 feet south of the northeast corner of said Lot 134, and said line there terminating.

Said easement is 1726.7 square feet more or less.

Basis of Bearing is the St. Louis County Transverse Mercator 1996 Coordinate System.

APPROVED BY:

CITY ENGINEER

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 : 3/19/2020

Greg Stoewer

Greg Stoewer
MINNESOTA LICENSE NO. 21774

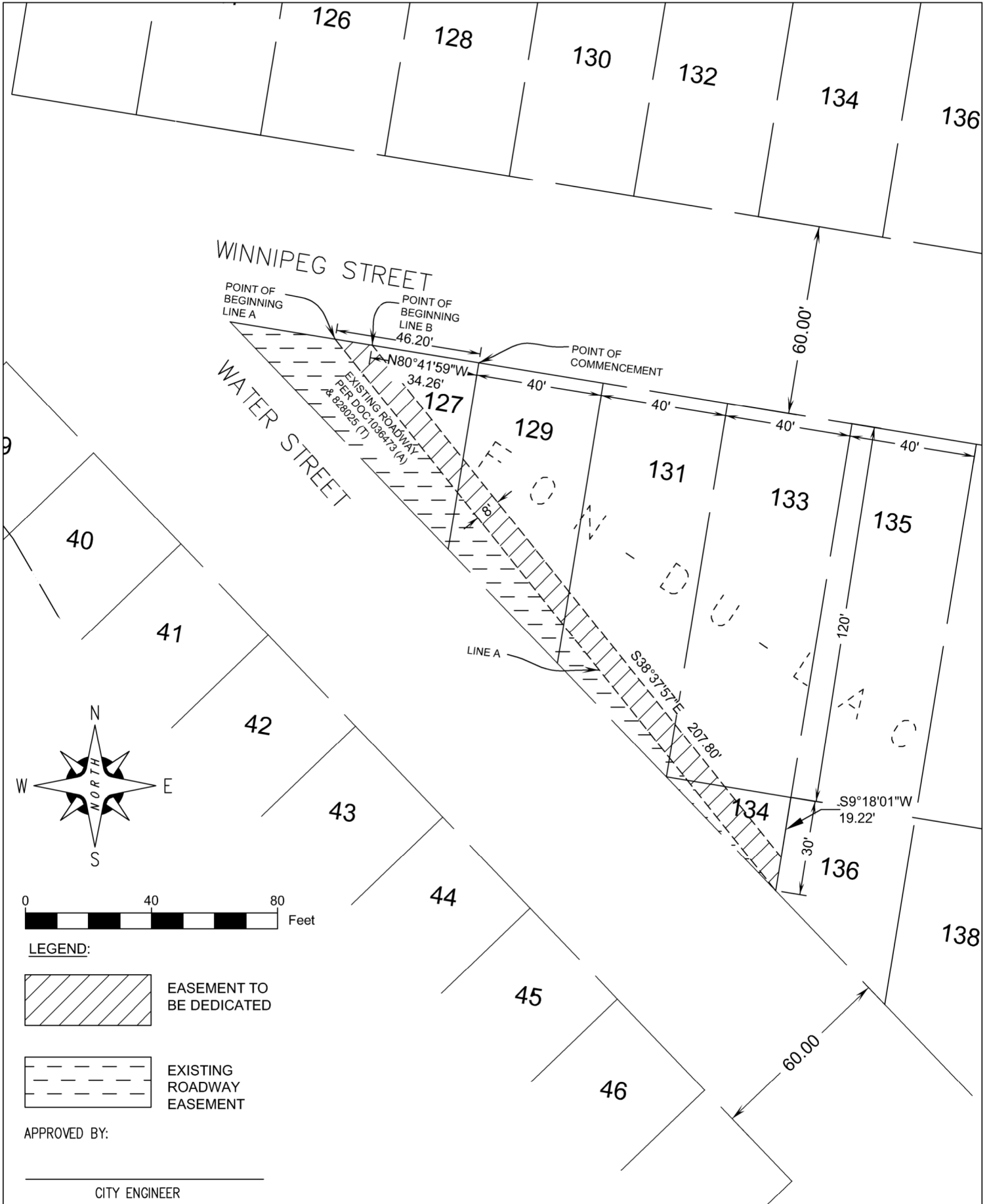


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EXHIBIT B



LEGEND:

EASEMENT TO BE DEDICATED

EXISTING ROADWAY EASEMENT

APPROVED BY:

CITY ENGINEER

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.

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