

EXHIBIT 1

UTILITY AND DRAINAGE EASEMENT

This UTILITY AND DRAINAGE EASEMENT is made by DANIEL SCHWARCZ and TAMAR RESNICK, 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”):

Lot 9, Block 2, CITY HOME ACRES

N’yly 100 feet of Lot 8, Block 2, CITY HOME ACRES

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”).

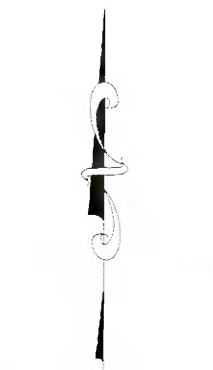
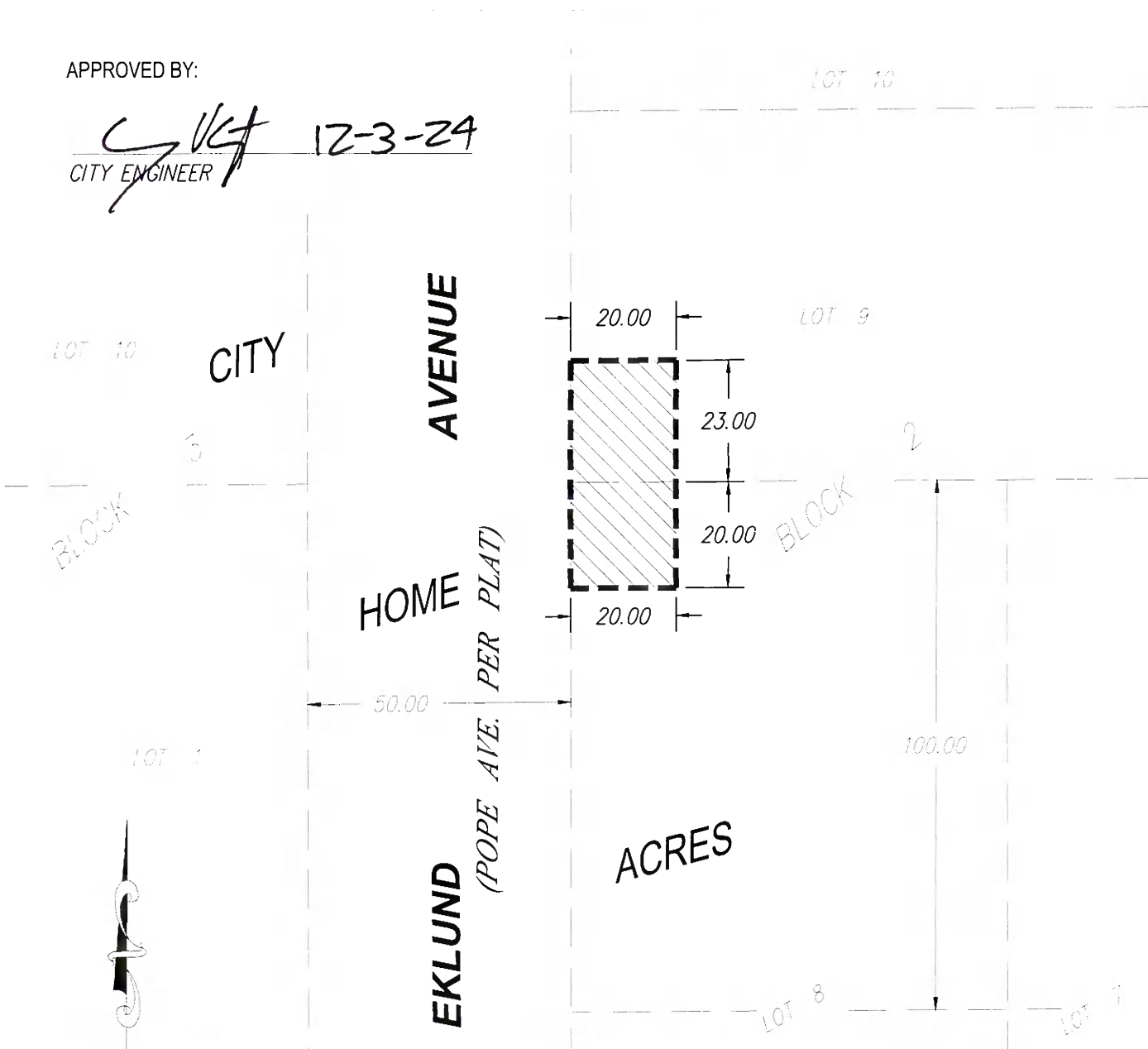
NOW, THEREFORE, for good and valuable consideration, Grantor grants to the City, in trust for the benefit of the public, a perpetual easement for utility and drainage purposes over, under and across the Easement Area. The Easement shall extend to and bind the heirs, successors and assigns of Grantor 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.

[Remainder of this page is intentionally left blank.]

EXHIBIT A

APPROVED BY:

[Signature] 12-3-24
CITY ENGINEER




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

PERMANENT EASEMENT

A permanent easement over, under and across the Northerly 20.00 feet of the the Westerly 20.00 feet of Lot Eight (8), Block Two (2), and the Southerly 23.00 feet of the Westerly 20.00 feet of Lot Nine (9), Block Two (2), CITY HOME ACRES, City of Duluth, St. Louis County, Minnesota.

Containing 0.020 acres (860 S.F.), more or less.

 PERMANENT EASEMENT AREA
(CONTAINS 0.020 ACRES (860 S.F.))

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: <i>[Signature]</i> Date: 11/27/2024	REVISED: 11/27/24	 PERFORMANCE DRIVEN DESIGN. LHBcorp.com 21 W. Superior St., Ste. 500 Duluth, MN 55802 218.727.8446
	DATE PREPARED: 8/30/24	
	PROJ NO: 230610	
	FILE: 230610vEXHIB	
	SHEET 1 of 1 SHEETS	