

EXHIBIT A

LEGAL DESCRIPTION OF UTILITY EASEMENT

An easement for utility purposes lying over, under and across that part of Lot 1, Block 1, MILLER CREEK DIVISION, according to the recorded plat thereof, St. Louis County, Minnesota described as follows:

Commencing at the North most corner of Outlot C, said MILLER CREEK DIVISION, said point also being an Easterly corner of said Lot 1; thence on an assumed bearing of South 77 degrees 35 minutes 52 seconds West, along the Northerly line of said Outlot C, said line also being a Southerly line of said Lot 1, for a distance of 146.49 feet to a corner common to said Outlot C and said Lot 1; thence North 39 degrees 03 minutes 36 seconds East 32.09 feet to the point of beginning of the utility easement herein described; thence North 14 degrees 11 minutes 33 seconds West 35.02 feet to the Southerly line of an existing utility easement as dedicated on said plat of MILLER CREEK DIVISION; thence North 77 degrees 35 minutes 52 seconds East, along said utility easement 120.00 feet to the Westerly right of way line of Sundby Road as dedicated on said plat of MILLER CREEK DIVISION; thence Southeasterly 35.02 feet, along said Westerly right of way line, along a non-tangential curve, concave to the Northeast, said curve having a radius of 720.55 feet and a delta angle of 02 degrees 47 minutes 05 seconds, the chord of said curve bears South 14 degrees 11 minutes 33 seconds East for a chord distance of 35.02 feet; thence South 77 degrees 35 minutes 52 seconds West 120.00 feet to the point of beginning.

Said utility easement contains 4,195 square feet or 0.10 acres.

Approved by the City Engineer of the
City of Duluth, MN this 18 day
of OCT 20 23

By [Signature]

SURVEYOR'S NOTES

1. BEARINGS ARE BASED ON THE ST. LOUIS COUNTY TRANSVERSE MERCATOR COORDINATE SYSTEM OF 1996. (NAD 83 2011)
2. THIS IS NOT A BOUNDARY SURVEY.

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.

David R. Evanson
David R. Evanson
MN License #49505

DATE:06-13-2023

EASEMENT EXHIBIT

CLIENT:NORTHLAND CONSULTING
ENGINEERS

ADDRESS:XXXX SUNDBY ROAD
DULUTH, MN 55811

DATE:06-13-2023

REVISIONS:

JOB NO:22-118 SHEET 1 OF 2

 **ALTA**
LAND SURVEY COMPANY

PHONE: 218-727-5211
LICENSED IN MN & WI
WWW. ALTALANDSURVEYDULUTH.COM

MILLER
MILLER

OUTLOT B

LOT 1

CREEK

BLOCK

COR COMMON TO
LOT 1, BLK. 1 &
OUTLOT C

POB

S77°35'52"W 146.49
S'LY LINE OF LOT 1, BLK. 1
& N'LY LINE OF OUTLOT C

E'LY COR OF LOT 1,
BLK. 1 & N MOST
COR OUTLOT C,
POC

OUTLOT C

DIVISION

SUNDBY ROAD
W'LY R/W
SUNDBY ROAD

30

30

35

33

33

33

33

33

LEGEND

R/W-RIGHT OF WAY

POC-POINT OF COMMENCEMENT

POB-POINT OF BEGINNING

— — — — — CENTER LINE

— — — — — RIGHT OF WAY LINE

— — — — — EXISTING EASEMENT LINE

— · · · · — PROPOSED EASEMENT LINE

— — — — — SURVEY LINE

— — — — — EXISTING PLAT LINE



EASEMENT AREA

LINE	BEARING	DISTANCE
L1	N39°03'36"E	32.09
L2	N14°11'33"W	35.02
L3	N77°35'52"E	120.00
L4	S77°35'52"W	120.00

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	35.02	720.55	2°47'05"	S14°11'33"E	35.02



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