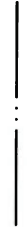


LEGEND

	UTILITY EASEMENT TO BE RETAINED
	UTILITY EASEMENT TO BE VACATED
	PLAT DIVISION LINE
	CENTER LINE
	RIGHT OF WAY LINE
	EXISTING EASEMENT LINE
	RETAINED EASEMENT LINE
	EXISTING PLAT LINE

LEGAL DESCRIPTION OF PORTION OF UTILITY EASEMENT TO BE VACATED
That part of Vacated 35th Avenue East lying adjacent to and abutting Lot 2 Block C and adjacent to and abutting Lot 16, Block 1, PLAT OF RE-ARRANGEMENT OF PART OF EAST DULUTH AND OF FIRST ADDITION TO EAST DULUTH, according to the recorded plat thereof, St. Louis County, Minnesota, which lies Northwesterly of the Northwesterly right of way line of East Second Street and lying Southeasterly of the Southwesterly extension of the Northwesterly line of said Lot 2, Block C, and Southeasterly of the Northeastly extension of the Northwesterly line of said Lot 16, Block 1, EXCEPTING therefrom a 20.00 foot wide strip of land lying 10.00 feet on both sides of the centerline of said Vacated 35th Avenue East.
Said utility easement vacation contains 6,900 Sq. feet or 0.16 Acres.

SURVEYOR'S NOTES

- DIVISION LINE BETWEEN PLAT OF RE-ARRANGEMENT OF PART OF EAST DULUTH AND OF FIRST ADDITION TO EAST DULUTH AND CRESCENT VIEW PARK.
- THE NORTHWESTERLY LINE OF LOT 2, BLOCK C, PLAT OF RE-ARRANGEMENT OF PART OF EAST DULUTH AND OF FIRST ADDITION TO EAST DULUTH AND ITS SOUTHWESTERLY EXTENSION.
- THE NORTHWESTERLY LINE OF LOT 16, BLOCK 1, PLAT OF RE-ARRANGEMENT OF PART OF EAST DULUTH AND OF FIRST ADDITION TO EAST DULUTH AND ITS NORTHEASTERLY EXTENSION.
- A 16 FOOT WIDE UTILITY EASEMENT RETAINED IN VACATED 35TH AVENUE EAST AS DESCRIBED IN TORRENS DOCUMENT NO. 507292 AND ABSTRACT DOCUMENT NO. 468020 FILED IN THE OFFICE OF THE REGISTRAR OF TITLES ST. LOUIS COUNTY, MINNESOTA ON DECEMBER 30, 1988.
- VACATION OF 66 FOOT WIDE RIGHT OF WAY OF 35TH AVENUE EAST WITH A UTILITY EASEMENT RETAINED OVER ALL 66 FEET OF VACATED RIGHT OF WAY OF 35TH AVENUE EAST PER TORRENS DOCUMENT NO. 93756 FILED IN THE OFFICE OF THE REGISTRAR OF TITLES ST. LOUIS COUNTY MINNESOTA ON FEBRUARY 14, 1938.
- THE NORTHWESTERLY RIGHT OF WAY LINE OF EAST SECOND STREET.
- THIS SURVEY HAS BEEN PREPARED WITHOUT BENEFIT OF A TITLE COMMITMENT OR TITLE OPINION. A TITLE SEARCH FOR RECORDED OR UNRECORDED EASEMENTS WHICH MAY BENEFIT OR ENCUMBER THIS PROPERTY HAS NOT BEEN COMPLETED BY ALTA LAND SURVEY COMPANY. THE SURVEYOR ASSUMES NO RESPONSIBILITY FOR SHOWING THE LOCATION OF RECORDED OR UNRECORDED EASEMENTS OR OTHER ENCUMBRANCES NOT PROVIDED TO THE SURVEYOR AS OF THE DATE OF THE SURVEY.
- BEARINGS ARE BASED ON THE ST. LOUIS COUNTY TRANSVERSE MERCATOR COORDINATE SYSTEM OF 1996. (NAD 83 2011)
- THIS IS NOT A BOUNDARY SURVEY.

UTILITY EASEMENT VACATION EXHIBIT

CLIENT: ANDREW LEACH & MEGHAN KLASIC	REVISIONS:
ADDRESS: 3501 E 2ND STREET DULUTH, MN 55804	
DATE: 02-18-2025	JOB NO: 25-027 SHEET 1 OF 2

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: 02-18-2025

Approved by the City Engineer of the City of Duluth, MN this 23 day of June 2025

By C. J. Jorg

ALTA
LAND SURVEY COMPANY
PHONE: 218-727-5211
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UTILITY EASEMENT VACATION EXHIBIT

CLIENT: ANDREW LEACH & MEGHAN
KLASIC

REVISIONS:

ADDRESS: 3501 E 2ND ST.
DULUTH, MN 55804

DATE: 02-18-2025 JOB NO: 25-027 SHEET 2 OF 2

