


















LEGEND

-  CONCRETE SURFACE
-  BITUMINOUS SURFACE
-  EXISTING BUILDINGS
-  CONCURRENT USE AREA
-  ohu OVERHEAD UTILITIES
-  RETAINING WALL
-  CENTER LINE
-  RIGHT OF WAY LINE
-  EXISTING EASEMENT LINE
-  BOUNDARY LINE AS SURVEYED
-  EXISTING PLAT LINE
-  CONCURRENT USE LINE
-  CONCRETE CURB & GUTTER
-  FOUND CAPPED REBAR RLS. NO. 49505
-  SET CAPPED REBAR RLS. NO. 49505
-  ELEC METER
-  # REFER TO SURVEYOR'S NOTES
- POC-POINT OF COMMENCEMENT
- POB-POINT OF BEGINNING

LEGAL DESCRIPTION PER CERTIFICATE OF TITLE NO. 364975

Lot 40 Block 2 HOMEWOOD ADDITION TO DULUTH

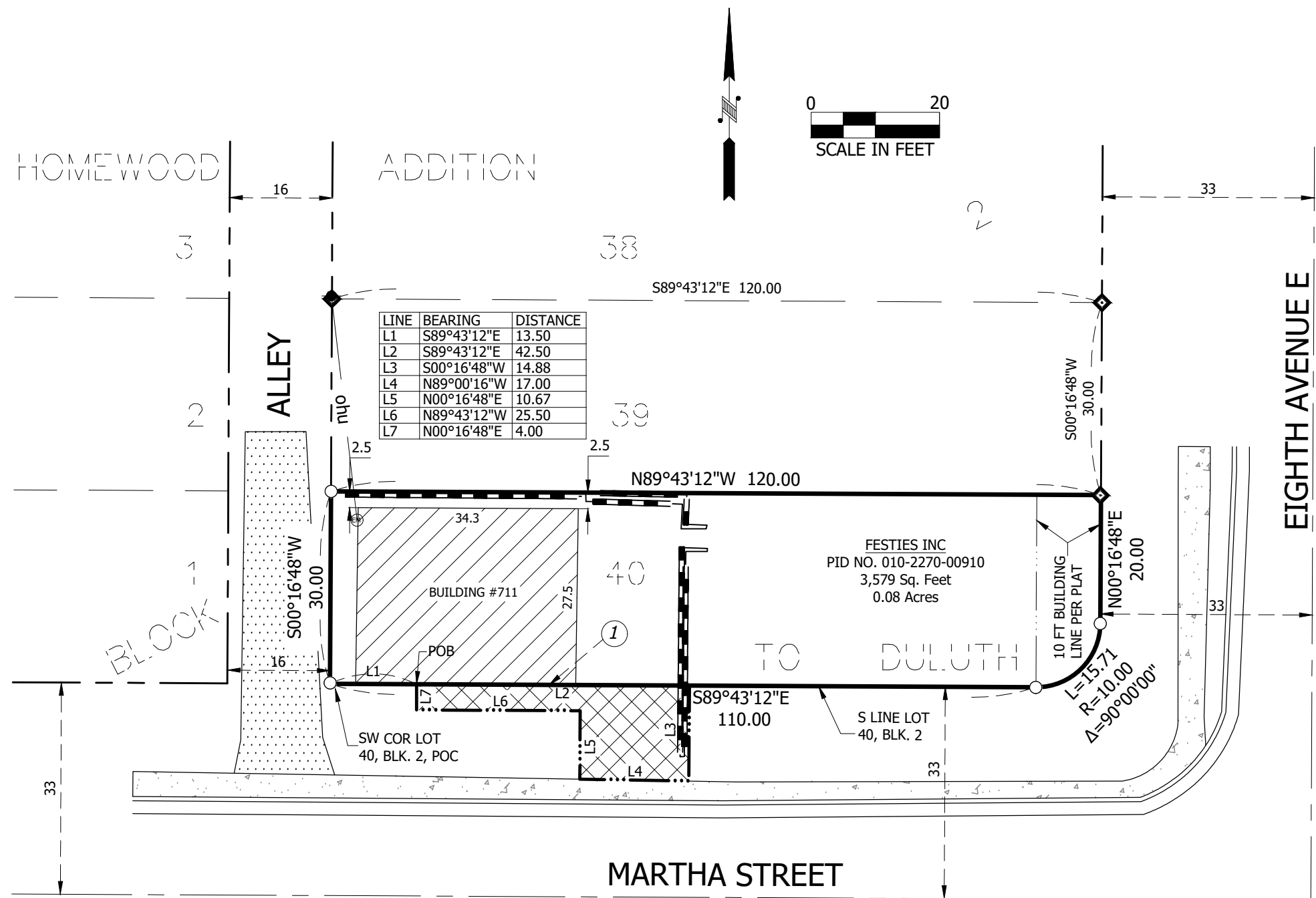
SURVEYOR'S NOTES

1. SOUTHERLY WALL OF BUILDING LIES ON OR NEAR THE SOUTHERLY LINE OF LOT 40, BLOCK 2.
2. 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.
3. BEARINGS ARE BASED ON THE ST. LOUIS COUNTY TRANSVERSE MERCATOR COORDINATE SYSTEM OF 1996. (NAD 83 2011)
4. BUILDING DIMENSIONS SHOWN ARE FOR HORIZONTAL & VERTICAL PLACEMENT OF STRUCTURE ONLY. SEE ARCHITECTURAL PLAN FOR BUILDING FOUNDATION DIMENSIONS.
5. NO SPECIFIC SOILS INVESTIGATION HAS BEEN COMPLETED ON THIS LOT BY ALTA LAND SURVEY COMPANY. THE SUITABILITY OF SOILS TO SUPPORT THE SPECIFIC STRUCTURE PROPOSED IS NOT THE RESPONSIBILITY OF ALTA LAND SURVEY COMPANY OR THE SURVEYOR.
6. DUE TO SNOW AND ICE COVERAGE, SOME FEATURES MAY NOT HAVE BEEN VISIBLE DURING THE COURSE OF THIS SURVEY.


LEGAL DESCRIPTION OF CONCURRENT USE AREA

That part of Martha Street, as dedicated on HOMEWOOD ADDITION TO DULUTH, according to the recorded plat thereof, St. Louis County, Minnesota described as follows:

Commencing at the Southwest corner of Lot 40, Block 2, said HOMEWOOD ADDITION TO DULUTH; thence on an assumed bearing of South 89 degrees 43 minutes 12 seconds East, along the South line of said Lot 40 for a distance of 13.50 feet to the point of beginning of the parcel herein described; thence continue South 89 degrees 43 minutes 12 seconds East, along said South line 42.50 feet; thence South 00 degrees 16 minutes 48 seconds West 14.88 feet; thence North 89 degrees 00 minutes 16 seconds West 17.00 feet; thence North 00 degrees 16 minutes 48 seconds East 10.67 feet to a line parallel with and distant 4.00 feet South of the South line of said Lot 40; thence North 89 degrees 43 minutes 12 seconds West, along said parallel line 25.50 feet; thence North 00 degrees 16 minutes 48 seconds East 4.00 feet to the point of beginning. Said parcel contains 353 square feet.



CERTIFICATE OF 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
 MN License #49505
 DATE: 01-26-2024

CLIENT: FESTIES INC C/O
 DAVE SUNDBERG
 ADDRESS: 711 MARTHA ST,
 DULUTH, MN 55805
 DATE: 01-26-2024

REVISIONS: 4-25-24 ADD CONCURRENT
 USE AREA/9-16-24 REVISE CONCURRENT
 USE AREA
 JOB NO: 24-020
 SHEET 1 OF 1

ALTA
 LAND SURVEY COMPANY
 PHONE: 218-727-5211
 LICENSED IN MN & WI
 WWW.ALTLANDSURVEYDULUTH.COM