

# EXHIBIT 1

## STREET AND UTILITY EASEMENT

This STREET AND UTILITY EASEMENT is made by GREAT LAKES HOMES LLC, a Minnesota limited liability company ("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"):

The North 150 feet of the South 291 feet of the Easterly 150 feet of that part of the Northeast Quarter of the Northwest Quarter of Section 5, Township 49 North, Range 14 West lying westerly of BRYANT ADDITION TO DULUTH SECOND DIVISION.

St. Louis County, Minnesota.

B. Grantor wishes to grant the City a street and utility easement over 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 depicted on the attached Exhibit A.

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 Property. 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 have the requisite authority to execute this document, and to bind Grantor thereto.

IN WITNESS WHEREOF, Grantor has caused this street and utility easement to be executed effective as of May 10, 2023.

GREAT LAKES HOMES LLC

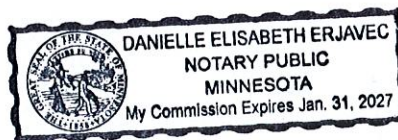
By: [Signature]

Its: Owner

STATE OF MINNESOTA   )  
  ) SS  
COUNTY OF ST. LOUIS   )

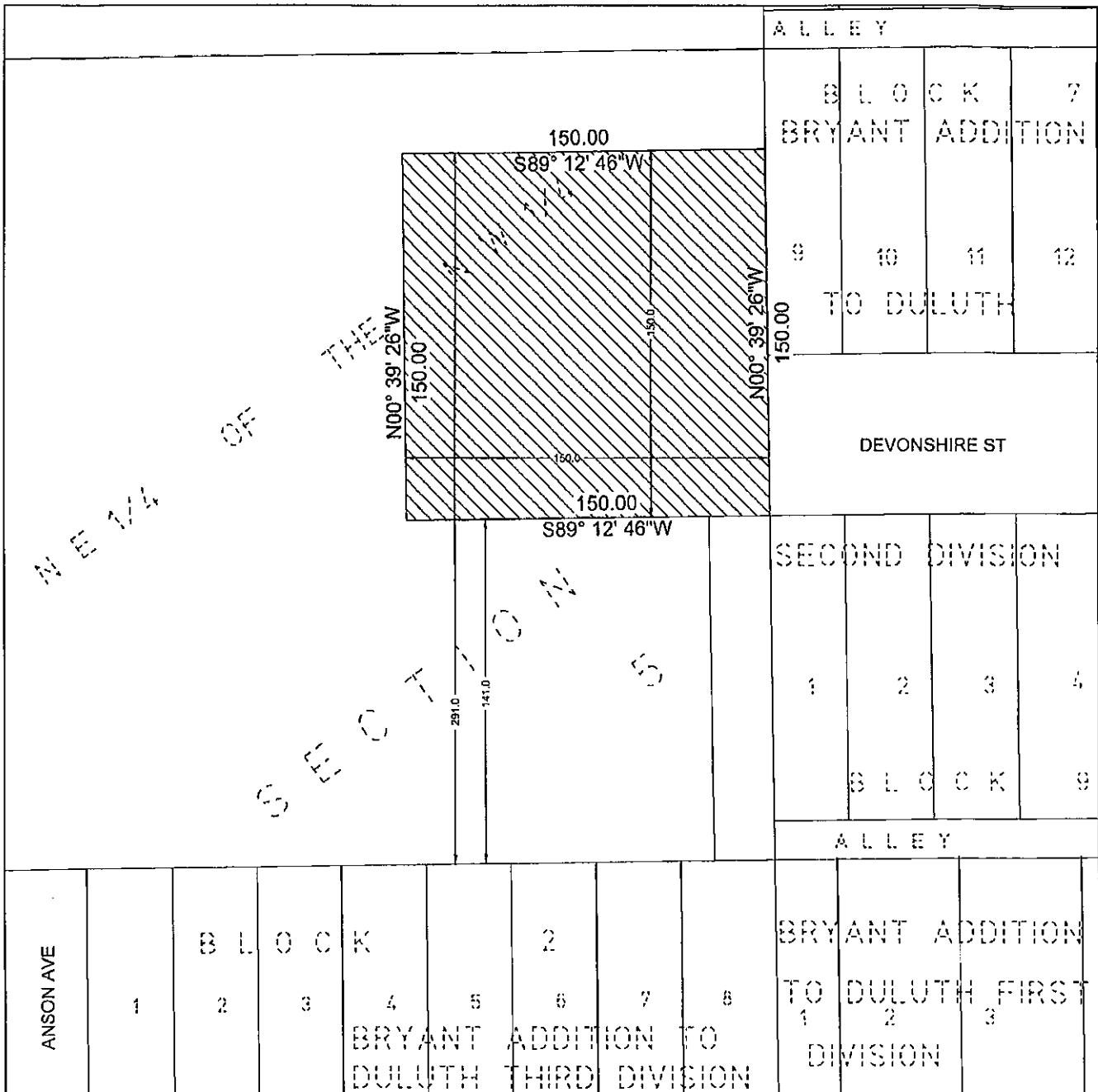
This instrument was acknowledged before me this 10<sup>th</sup> day of May, 2023 by Amy M. Kotajarvi, the owner of GREAT LAKES HOMES LLC, Minnesota limited liability company.

[Signature]  
Notary Public



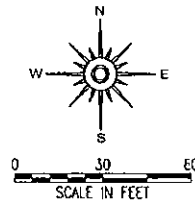
This instrument was drafted by:  
Office of the City Attorney  
Room 440 City Hall  
411 West 1st Street  
Duluth, MN 55802-1198

## EXHIBIT A



An easement over, under and across the North 150 feet of the South 291 feet of the Easterly 150 feet of that part of the Northeast Quarter of the Northwest Quarter of Section 5, Township 49 North, Range 14 West lying westerly of BRYANT ADDITION TO DULUTH SECOND DIVISION, St. Louis County Minnesota.


Containing 22,512 square feet or 0.52 acres, more or less.



APPROVED BY THE CITY ENGINEER OF THE CITY OF  
DULUTH, MINNESOTA, THIS 28 DAY OF  
MARCH 2023, BY S. V. S.

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: 3/27/2023

  
DANIEL W. SKINNER  
MINNESOTA LICENSE NO. 40827

**7**  
**TKDA**

11 East Superior Street  
Suite 420  
Duluth, MN 55802  
218-724-8578  
tkda.com

Job Number: 20243.000

EASEMENT AREA

EASEMENT  
EXHIBIT

Sheet 1 of 1 Sheets