

EXHIBIT 1

STREET, UTILITY, AND DRAINAGE EASEMENT

This STREET, UTILITY, AND DRAINAGE EASEMENT is made by CHRISTINE JEAN FORD AND SHAWN HENRY FORD, 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 25, Block 9, CITY HOME ACRES.

B. Grantor wishes to grant the City a street, 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 street, 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.]

IN WITNESS WHEREOF, Grantor has caused this street, utility, and drainage easement to be executed effective as of February, 5th, 2025.

GRANTOR

Christine Jean Ford
CHRISTINE JEAN FORD

Shawn Henry Ford
SHAWN HENRY FORD

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

This instrument was acknowledged before me this 5th day of February, 20225 by Christine Jean Ford and Shawn Henry Ford, married to each other.

Michelle Marie O'Hehir
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

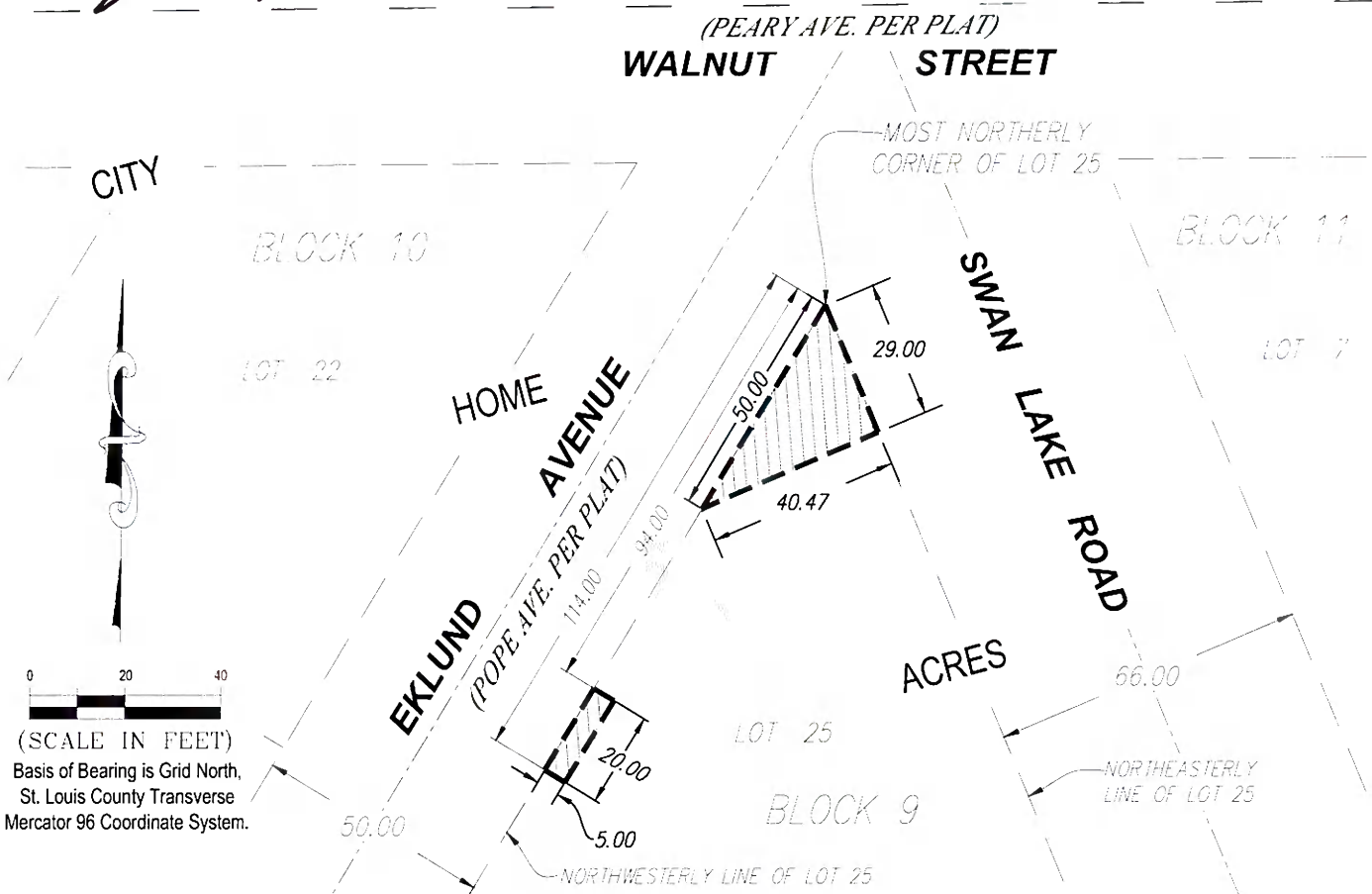
CHRISTINE JEAN FORD & SHAWN HENRY FORD

APPROVED BY:

CJVF 12-3-24
CITY ENGINEER



PERMANENT EASEMENT AREAS
(CONTAINS 0.016 ACRES (690 S.F.))



PERMANENT EASEMENT

A permanent easement over, under and across that part of Lot Twenty Five (25), Block Nine (9), CITY HOME ACRES, City of Duluth, St. Louis County, Minnesota described as follows:

Beginning at the most northerly corner of said Lot 25; thence southwesterly 50.00 feet along the northwesterly line of said Lot 25, thence 40.47 feet, more or less, to a point 29.00 feet southeasterly of said most northerly corner, as measured along the northeasterly line of said Lot 25, thence 29.00 feet northwesterly along said northeasterly line to the the point of beginning.

AND

A permanent easement over, under and across the northwesterly 5.00 feet of Lot Twenty Five (25), Block Nine (9), CITY HOME ACRES, City of Duluth, St. Louis County, Minnesota lying between two lines perpendicular to the northwesterly line of said Lot 25 and being 94.00 feet and 114.00 feet distant southwesterly of the most northerly corner of said Lot 25, as measured along the northwesterly line of said Lot 25.

Containing 0.016 acres (690 S.F.), more or less.

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: *Paul A. Vogel* Date: 12/02/2024

REVISED: 12/02/24
DATE PREPARED: 8/30/24
PROJ NO: 230610
FILE: 230610vEXHIB
SHEET 1 of 1 SHEETS



PERFORMANCE DRIVEN DESIGN.
LHBcorp.com

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