

Application Cover Sheet – The Marshall School

Parcel ID Numbers:

010-2710-05965; 010-2710-06124; 010-2710-06126; 010-2710-06260; 010-2710-06295; 010-2710-06252

010-1350-16960; 010-1350-17010; 010-1350-16970; 010-1350-17020; 010-1350-16980; 010-1350-17030;
010-1350-16990; 010-1350-17040; 010-1350-17000 (Partial ROW Lot 73); 010-1350-17050; 010-1350-17910;
010-1350-17930; 010-1350-19740

Describe the Reasons for this Request:

The Marshall School's predecessor was Duluth Cathedral Senior High School and the real estate was owned by the Catholic Diocese of Duluth. At one time, the annex to the school was constructed and used as a convent to house some of the Diocese's nuns. Later, the annex was used as student housing. In the late 1980s, The Marshall School decided to convert the annex to a different use and began placing international students with host families. The number of international students attending The Marshall School has risen dramatically over the last ten years and it is no longer feasible to continue placing students with host families, many of which have no connection to The Marshall School. Further, having the international students housed on campus will increase student safety, create an atmosphere of comradery and support among the students, provide 24/7 adult supervision of and support to the students, allow the students to fully participate in extracurricular activities, and allow for a better integration of the students into The Marshall School community. For additional information on The Marshall School's plan and vision for the student housing, please see the attached pages from the Marshall Residence Hall Business Plan.

Per Certificate of Title 242517:**PARCEL 1**

Beginning at a point which is situated on the south line of the NW1/4 of SW1/4 of NW1/4 Section 22 Township 50 North of Range 14 West of the Fourth Principal Meridian at the distance of 199.91 feet easterly from the southwest corner of said NW1/4 of SW1/4 of NW1/4 of Section 22 Township 50 North of Range 14, thence extending northerly on a line parallel with and 199.91 feet distant from the westerly line of the said NW1/4 of SW1/4 of NW1/4 of Section 22 Township 50 North of Range 14, 622.92 feet more or less to the center line of the Rice Lake Road as now opened and traveled; thence extending southeasterly along the center line of said Rice Lake Road by the various courses and distances thereof to a point which is situated 271.77 feet easterly from the westerly line of the NW1/4 of SW1/4 of NW1/4 of Section 22 Township 50 North of Range 14, thence extending southerly along a line parallel with and 271.77 feet distant from the westerly line of the said NW1/4 of SW1/4 of NW1/4 of Section 22 Township 50 North of Range 14, 589.39 feet more or less to the southerly line of the said NW1/4 of SW1/4 of NW1/4 of Section 22 Township 50 North of Range 14; thence extending westerly along the said southerly line of NW1/4 of SW1/4 of NW1/4 of Section 22 Township 50 North of Range 14, 71.86 feet to the place of beginning.

PARCEL 2

Beginning at the southwest corner of the NW1/4 of SW1/4 of NW1/4 of Section 22 Township 50 North of Range 14 West of the Fourth Principal Meridian, thence running northerly along the Westerly line of said tract 661.92 feet more or less to the Northwestern corner of said NW1/4 of SW1/4 of NW1/4 of Section 22, thence running easterly 116.65 feet more or less along the northerly line of said tract to its intersection with the center line of the Rice Lake Road as is now opened and traveled across said tract; thence running southeasterly along the center line of Rice Lake Road 91.52 feet, more or less, to the point of intersection with a line drawn parallel with and distant 199.91 feet, measured at right angles from the westerly line of the said NW1/4 of SW1/4 of NW1/4 of Section 22; thence extending southerly along the said line, parallel with the westerly line of the NW1/4 of SW1/4 of NW1/4 Section 22 aforesaid, 622.92 feet more or less to the southerly line of the said NW1/4 of SW1/4 of NW1/4 of Section 22, thence extending westerly 199.91 feet more or less, along the southerly line of the NW1/4 of SW1/4 of NW1/4 of Section 22 aforesaid to the place of beginning.

EXCEPTING FROM THE ABOVE DESCRIBED PARCELS 1 AND 2

That part of the NW1/4 of SW1/4 of NW1/4 Section 22 Township 50 North Range 14 West of the Fourth Principal Meridian, described as follows:

Beginning at the Northwest corner of said NW1/4 of SW1/4 of NW1/4, thence Easterly along the North line of said NW1/4 of SW1/4 of NW1/4 a distance of 89.96 feet to the Westerly right of way line of Rice Lake Road; thence deflect 30 degrees 59 minutes 00 seconds to the right in a Southeasterly direction, along said right of way line, a distance of 96.32 feet; thence Easterly and Southerly a distance of 48.08 feet along a tangential curve concave to the Southwest having a radius of 785.51 feet and a central angle of 3 degrees 30 minutes 26 seconds; thence deflect 109 degrees 20 minutes 57 seconds to the right, in a Southwesterly direction, from the chord of said curve a distance of 144.79 feet; thence deflect 65 degrees 38 minutes 20 seconds to the right in a Northwesterly direction a distance of 57.92 feet; thence deflect 11 degrees 38 minutes 14 seconds to the right in a Northwesterly direction a distance of 62.70 feet to the West line of said NW1/4 of SW1/4 of NW1/4; thence deflect 51 degrees 13 minutes 36

seconds to the right in a Northerly direction a distance of 97.85 feet to the point of beginning, containing 0.518 acres more or less.

PARCEL 3

All that part of the NW1/4 of SW1/4 of NW1/4 Section 22 Township 50 North Range 14 West of the 4th Principal Meridian, commencing at the SW corner of said NW1/4 of SW1/4 of NW1/4, thence Easterly along the South line a distance of 271.77 feet to the point of beginning; thence Northerly along a line parallel to the West line a distance of 584.21 feet to a point on the center line of the Rice Lake Road, thence Southeasterly along the center line of the Rice Lake Road a distance of 335.18 feet-said center line being on a curve to the right and having a radius of 818.51 feet-thence continuing Southeasterly in a straight line along the center line of the Rice Lake Road, a distance of 97.23 feet, thence Southwesterly at right angles a distance of 33.00 feet to a point on the right of way line of the Rice Lake Road, thence Northwesterly along a line having a deflection angle of 63 degrees 27 minutes 51 seconds to the right a distance of 82.87 feet, thence southerly along a line having a deflection angle of 124 degrees 14 minutes 21 seconds to the left and being parallel to the West line of NW1/4 of SW1/4 of NW1/4 of said Section 22 a distance of 276.59 feet to a point on the South line of said subdivision, thence Westerly along said South line a distance of 168.34 feet to the point of beginning containing 1.942 acres, above property being in the City of Duluth, St Louis County, Minnesota.

EXCEPT minerals and mineral rights.

PARCEL 4

Beginning at the Southeast corner of the NW1/4 of SW1/4 of NW1/4 of Section 22 Township 50 North of Range 14 West of the Fourth Principal Meridian, thence running westerly along the Southerly boundary line aforesaid of the NW1/4 of SW1/4 of NW1/4 of Section 22 215.70 feet to a point; thence northerly on a line parallel to and distant 440.11 feet from the West line of aforesaid NW1/4 of SW1/4 of NW1/4 of Section 22 to a point on the southerly line of the Rice Lake Road as constructed; thence Southeasterly along the Southerly line of said Rice Lake road to a point on the easterly line of the aforesaid NW1/4 of SW1/4 of NW1/4 of Section 22; thence Southerly along the last mentioned line to place of beginning.

EXCEPT minerals and mineral rights.

PARCEL 5

E1/2 of SE1/4 of NE1/4 Section 21 Township 50 North of Range 14 West of the Fourth Principal Meridian.

EXCEPT minerals and mineral rights.

SUBJECT to the following:

1. An easement in favor of the public for highway purposes, as created by deed executed by Merrill B. Mills, unmarried, as grantor, to City of Duluth, a Municipal Corporation, as grantee, recorded in the office of said Register of Deeds in Book 393 of Deeds, on page 90 thereof.
2. An easement in favor of the public for highway purposes as created by deed executed by said Wildey H. Mitchell, as successor Trustee, aforesaid, as grantor, to City of Duluth, a Municipal Corporation, as grantee, recorded in the office of said Register of Deeds in Book 62 of Miscellaneous on page 642 thereof.

PARCEL 6

Northerly 100 feet of the E1/2 of SE1/4 of Section 21 Township 50 North of Range 14 West of the Fourth Principal Meridian EXCEPT that part described as follows: That part of the SE1/4 of SE1/4 of Section 21 Township 50 North Range 14 described as follows: Commencing at a Granite Monument at the southeast corner of said Section 21, thence North 5 degrees 00 minutes West (Magnetic Bearing) along the common Section line of said Section 21 and Section 22 a distance of 410.24 feet to a concrete monument, said monument being the point of beginning, thence North 89 degrees 57 minutes West a distance of 451.75 feet to a concrete monument, thence North 5 degrees 00 minutes West a distance of 275.00 feet to a concrete monument, thence North 19 degrees 24 minutes East a distance of 649.90 feet to a concrete monument on the north line of said SE1/4 of SE1/4, thence North 83 degrees 59 minutes East along said north line a distance of 80.00 feet to a concrete monument, thence South 53 degrees 55 minutes East a distance of 134.61 feet to a point on the common section line of Section 21 and Section 22, thence South 5 degrees 00 minutes East along said Section line a distance of 819.50 feet to the point of beginning.

FURTHER EXCEPTING the Northerly 100 feet of the W1/2 of NE1/4 of SE1/4 of Section 21 Township 50 North of Range 14 West.

SUBJECT to the rights acquired by City of Duluth under condemnation proceedings shown by instrument recorded in the office of the Register of Deeds of said St. Louis County, Minnesota, in Book 279 of Deeds on page 484 in that portion of same bounded as follows: On the Northwest by the Southeasterly line of Fourteenth Street produced Southwesterly in the same straight line until it intersects the Northeasterly line of First Avenue East produced Northwesterly in the same straight line; on the Southwest by the Northeasterly line of First Avenue East produced Northwesterly in the same straight line until it intersects the Southeasterly line of Fourteenth Street produced Southwesterly in the same straight line; and on the East by the Westerly line of Block 193, Duluth Proper Third Division, according to the recorded plat thereof, on file and of record in the office of the Register of Deeds.

SUBJECT also to an easement for roadway over and across said land as appears by the Award of Condemnation dated September 17, 1909, and filed in the office of the Register of Deeds in and for said County on October 13th, 1909, in Book 292 of Deeds on page 120, as appears by No. 52 of Abstract.

PARCEL 7

Lots 65, 66, 67, 68, 69, 70, 71, 72, 73, 74 and 76 Block 190 DULUTH PROPER THIRD DIVISION on file and of record in the office of the Register of Deeds.

INCLUDING all that portion of Upham Road vacated by Resolution of the City Council of the City of Duluth, Minnesota, and abutting upon the described real estate as set forth in Document No. 284544.

SUBJECT, however, to an easement in favor of the public for slopes on Piedmont Avenue East (now Mesaba Avenue) from Superior Street to the North limits of Third Division, which affects Lots 67, 69, 71, 73 and 74 in Block 190, as appears by the condemnation plat filed on Dec. 4, 1896 in the office of the Register of Deeds bearing Register's File No. 5972.

SUBJECT, also, to an easement in favor of the public for Park and Parkway purposes affecting portions of said Lots as appears by the condemnation proceedings filed on Jan. 18, 1892 in the office of the Register of Deeds in Book 1 of Miscellaneous on page 1.

SUBJECT, also, to an easement in favor of the public for right-of-way for sewers through Blocks in Second and Third Division and also for right-of-way for electric light and telephone wires and poles, which affects the rear 10 feet of Lots in Block 185 as shown by the condemnation plat filed on Nov. 20, 1896 in the office of the Register of Deeds and bearing Register's File No. 5722.

Per Trustee's Deed 816435 (T)

All that part of the East Half of Southeast Quarter (E1/2 of SE1/4) of Section Twenty-one (21), Township Fifty (50) North of Range Fourteen (14) West of the Fourth Principal Meridian, St. Louis County, Minnesota, lying Northerly of Central Entrance, State Highway No. 194, a public highway as the same is laid out and constructed over and across said Southeast Quarter, EXCEPT the following described parcels:

- a. All that part of the Easterly 264.76 feet of the Westerly 759.65 feet of the E1/2 of SE1/4, Section 21, Township 50 North, Range 14 West of the Fourth Principal Meridian, lying Northerly of Central Entrance, State Highway 194; EXCEPT the Northerly 200 feet thereof.
- b. The Northerly 100.0 feet of the E1/2 of NE1/4 of SE1/4 of Section 21, Township 50 North, Range 14, West of the Fourth Principal Meridian.
- c. Commencing at the Northwest corner of said NE1/4 of SE1/4, thence Southerly, along the West line of said NE1/4 of SE1/4, a distance of 200.05 feet, thence deflect 91 degrees 15 minutes to the left in an Easterly direction, along a line 200.0 feet Southerly measured at a right angle to and parallel with the North line of said NE1/4 of SE1/4, a distance of 759.83 feet to the point of beginning; thence deflect 91 degrees 15 minutes to the right in a Southerly direction, along a line 759.65 feet Easterly measured at a right angle to and parallel with the West line of said NE1/4 of SE1/4, a distance of 218.26 feet; thence deflect 81 degrees 45 minutes 20 seconds to the left in an Easterly direction, along the Northerly right of way line of said Central Entrance, a distance of 47.62 feet; thence Easterly and Southerly along a tangent curve concave to the Southwest having a radius of 851.51 feet, a central angle of 9 degrees 41 minutes 38 seconds, a distance of 144.07 feet; thence Northerly, along the prolongation of the radial line of said curve, a distance of 277.10 feet; thence deflect 109 degrees 11 minutes 18 seconds to the left in a Westerly direction, along the line 200.00 feet Southerly and parallel to the North line of said NE1/4 of SE1/4, a distance of 272.69 feet to the point of beginning, containing 1.275 acres of land, more or less.
- d. Commencing at the Northwest corner of said NE1/4 of SE1/4; thence Southerly along the West line of said NE1/4 of SE1/4, a distance of 200.05 feet; thence deflect 91 degrees 15 minutes to the left in an Easterly direction along a line 200.0 feet Southerly measured at a right angle to and parallel with the North line of said NE1/4 of SE1/4, a distance of 759.83 feet; thence deflect 91 degrees 15 minutes to the right in a Southerly direction along a line 759.65 feet Easterly measured at a right angle to and parallel with the West line of said NE1/4 of SE1/4, a distance of 218.26 feet; thence deflect 81 degrees 45 minutes 20 seconds to the left in an Easterly direction, along the Northerly right-of-way line of said Central Entrance, a distance of 47.62 feet; thence Easterly and Southerly along a tangent curve concave to the Southwest having a radius of 851.51 feet; a central angle of 9 degrees 41 minutes 38 seconds a distance of 144.07 feet to the point of beginning; thence Northerly along the prolongation of the radial line of said curve, a distance of 177.00 feet; thence deflect 90 degrees to the right in an Easterly direction, a distance of 150.00 feet; thence deflect 90 degrees to the right in a Southerly direction, a distance of 190.32 feet to a point on the said Northerly right-of-way line of Central Entrance; thence along said Northerly right-of-way line of Central Entrance Northerly and Westerly along a curve to the left having a radius of 851.51 feet; a central angle of 10 degrees 08 minutes 46 seconds, a distance of 150.79 feet to the point of beginning, containing 0.625 acres of land, more or less.

e. All that part of the NE1/4 of SE1/4, Section 21, Township 50 North, Range 14 West of the Fourth Principal Meridian, lying Northerly of Central Entrance, State Highway No. 194, and lying Easterly and Northerly of the line described as follows: Commencing at the Northwest corner of said NE1/4 of SE1/4, thence Southerly, along the west line of said NE1/4 of SE1/4, a distance of 200.05 feet; thence deflect 91 degrees 15 minutes to the left in an Easterly direction, along a line 200.00 feet distant Southerly and parallel with the North line of said NE1/4 of SE1/4, a distance of 1032.52 feet; thence deflect 70 degrees 48 minutes 42 seconds to the left in a Northerly direction a distance of 105.88 feet to the intersection with a line 100.00 feet distant Southerly and parallel with the North line of said NE1/4 of SE1/4 and said point of intersection being the point of beginning of the line to be described, thence Southerly along the last described line a distance of 55.98 feet; thence deflect 90 degrees 00 minutes 00 seconds to the left in an Easterly direction a distance of 150.00 feet; thence deflect 90 degrees 00 minutes 00 seconds to the right in a Southerly direction a distance of 323.0 feet, more or less to the Northeastly right of way line of said Central Entrance, and said line there terminating. EXCEPT the Northerly 100.00 feet of the E1/2 of NE1/4 of SE1/4, Section 21, Township 50 North, Range 14, West of the Fourth Principal Meridian.

Per Certificate of Title 166601

All that part of the NW1/4 of NW1/4 Section 22 Township 50 Range 14 West of the Fourth Principal Meridian lying south and west of the southwest line of Rice Lake Road.

Per Warranty Deed 793252 (T)

Lot Sixty-five (65), Block One Hundred Ninety-nine (199), DULUTH PROPER, THIRD DIVISION, according to the plat thereof, on file and of record in the office of the Register of Deeds, St. Louis County, Minnesota.

Per a Portion of Warranty Deed 40257 (A)

All that part of the South Half of Southwest Quarter of Northwest Quarter (S $\frac{1}{2}$ of SW $\frac{1}{4}$ of NW $\frac{1}{4}$) of Section Twenty-two (22) in Township Fifty (50) North, of Range Fourteen (14) West of the Fourth Principal Meridian lying west of an extended east line of Piedmont Avenue as originally platted in DULUTH PROPER, THIRD DIVISION, said Piedmont Avenue now being known as Mesaba Avenue, according to the recorded plat thereof; INCLUDING all that portion of Upham Road vacated by Resolution of the City Council of the City of Duluth, Minnesota, and abutting upon the above described real estate.

Per Quit Claim Deed 40256 (A) (& State of MN Conveyance of Forfeited Lands 23298)

Lot Forty-nine (49) except six hundred thirty (630) square feet for Sundby Road, and all of Lots Fifty-one (51), Fifty-three (53), Fifty-five (55), Fifty-seven (57), Fifty-two (52) and Fifty-four (54), Block Two Hundred (200), DULUTH PROPER, THIRD DIVISION, according to the recorded plat thereof, EXCEPT minerals and mineral rights.