

VACATION DESCRIPTION

EXHIBIT 1

THAT PART OF THE UTILITY AND DRAINAGE EASEMENT REGISTERED AS DOCUMENT NUMBER 924480 WITH THE ST. LOUIS COUNTY REGISTRAR OF TITLES, LYING WITHIN LOT 5, BLOCK 2, ATLAS INDUSTRIAL PARK, ACCORDING TO THE RECORD PLAT THEREOF, ST. LOUIS COUNTY, MINNESOTA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 5; THENCE NORTH 00 DEGREES 20 MINUTES 09 SECONDS WEST, ASSUMED BEARING ALONG THE WEST LINE OF SAID LOT 5, A DISTANCE OF 103.84 FEET TO THE SOUTH LINE OF SAID UTILITY AND DRAINAGE EASEMENT; THENCE NORTH 89 DEGREES 39 MINUTES 52 SECONDS EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 62.00 FEET TO THE POINT OF BEGINNING OF THE AREA TO BE DESCRIBED; THENCE NORTH 00 DEGREES 10 MINUTES 40 SECONDS WEST, A DISTANCE OF 150.85 FEET; THENCE NORTH 89 DEGREES 49 MINUTES 20 SECONDS EAST, A DISTANCE OF 11.43 FEET TO THE EAST LINE OF SAID UTILITY AND DRAINAGE EASEMENT; THENCE SOUTH 00 DEGREES 50 MINUTES 54 SECONDS EAST, ALONG SAID EAST LINE, A DISTANCE OF 150.82 FEET TO THE SOUTH LINE OF SAID UTILITY AND DRAINAGE EASEMENT; THENCE SOUTH 89 DEGREES 39 MINUTES 52 SECONDS WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 13.20 FEET TO THE POINT OF BEGINNING.



COMMONWEALTH AVENUE

AREA TO BE VACATED

I HEREBY CERTIFY THAT THIS PLAN 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

LICENSE NO. 43055

DATE: 7/13/2023

APPROVED BY THE CITY ENGINEER OF THE CITY OF DULUTH, MN

THIS ____ DAY OF _____, 2023.

BY _____

DESIGNED:	_____
CHECKED:	CA
DRAWN:	ACW
FIELD CREW:	_____
FIELD WORK DATE:	_____

SOUTHWEST CORNER OF LOT 5, BLOCK 2, ATLAS INDUSTRIAL PARK P.O.C.

WESTERLY LINE OF LOT 5, BLOCK 2, ATLAS INDUSTRIAL PARK

N00°20'09"W 103.84

LOT 5

ATLAS INDUSTRIAL PARK

OUTLOT A

P.O.B.

62.00 N89°39'52"E 13.20 S89°39'52"W

N89°49'20"E 11.43

N00°10'40"W 150.85
S00°50'54"E 150.82

UTILITY AND DRAINAGE EASEMENT PER DOC. NO. 924480(T)

EAST LINE OF UTILITY AND DRAINAGE EASEMENT PER DOC. NO. 924480(T)

EASEMENT VACATION AREA

BLOCK 2

ATLAS INDUSTRIAL PARK

PROJECT NAME

Atlas Industrial Park
Duluth, Minnesota

Westwood

Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
 Fax (952) 937-5822 Minnetonka, MN 55343
 Toll Free (888) 937-5150 westwoodps.com
 Westwood Professional Services, Inc.

EASEMENT VACATION

SHEET NUMBER:

1 OF 1

DATE: 7/13/2023

PROJECT NUMBER: 0043016.00

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