

EXHIBIT A

LEGAL DESCRIPTION OF VACATION OF TWENTY FIRST AVE. W.

All that part of Twenty First Ave. W. adjacent to and abutting Block 15, DULUTH PROPER SECOND DIVISION, according to the recorded plat thereof, St. Louis County, Minnesota described as follows:
Commencing at the West most corner of said Block 15; thence on an assumed bearing of South 48 degrees 20 minutes 20 seconds East, along the Southwesterly line of said Block 15 for a distance of 109.05 feet to the point of beginning of the vacation herein described; thence South 41 degrees 39 minutes 40 seconds West 5.50 feet to a line parallel with and distant 5.50 feet Southwesterly of the Southwesterly line of said Block 15; thence South 48 degrees 20 minutes 20 seconds East, along said parallel line 31.50 feet; thence North 41 degrees 39 minutes 40 seconds East 5.50 feet to the Southwesterly line of said Block 15; thence North 48 degrees 20 minutes 20 seconds West, along said Southwesterly line 31.50 feet to the point of beginning.

Said parcel contains 173 square feet.

SURVEYOR'S NOTES

1. 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.
2. BEARINGS ARE BASED ON THE ST. LOUIS COUNTY TRANSVERSE MERCATOR COORDINATE SYSTEM OF 1996. (NAD 83 2011)
3. 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.

Approved by the City Engineer of the
City of Duluth, MN this 5th day
of OCT 20 20

By [Signature]

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
David R. Evanson
DATE: 09-24-2020 MN Lic. No. 49505

VACATION EXHIBIT

CLIENT: JON AAMODT

REVISIONS:

ADDRESS: 102 S 21ST AVENUE WEST
DULUTH, MN 55806

DATE: 09-24-2020

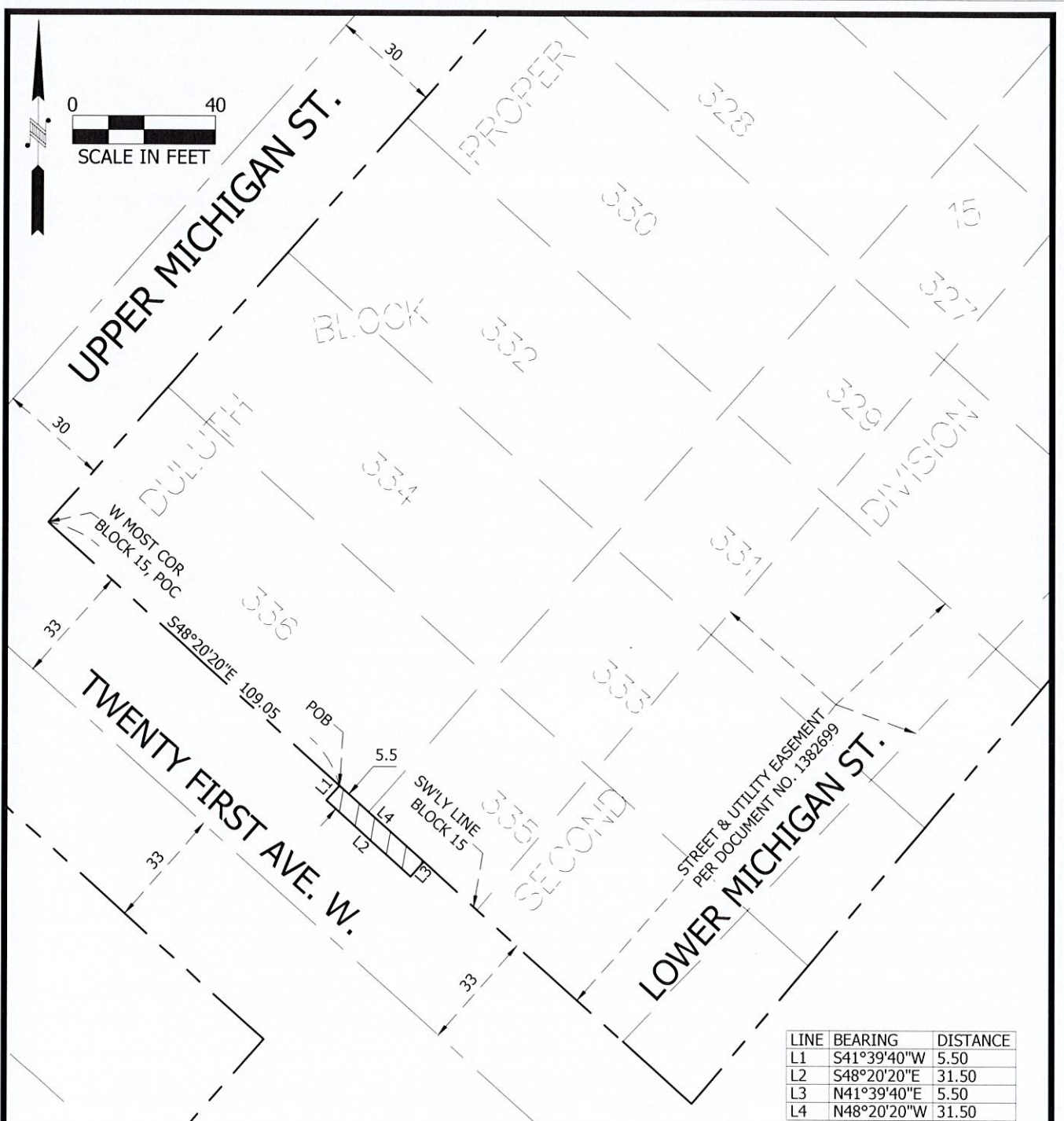
JOB NO: 20-305

SHEET 1 OF 2

ALTA
LAND SURVEY COMPANY

PHONE: 218-727-5211
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EXHIBIT B



LINE	BEARING	DISTANCE
L1	S41°39'40"W	5.50
L2	S48°20'20"E	31.50
L3	N41°39'40"E	5.50
L4	N48°20'20"W	31.50

LEGEND

POB	POINT OF BEGINNING	---	RIGHT OF WAY LINE
POC	POINT OF COMMENCEMENT	---	PLAT LINE
---	CENTER LINE	---	
---	EXISTING EASEMENT LINE	---	
			VACATION OF TWENTY FIRST AVE. W.

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