

Exhibit A

EASEMENT AGREEMENT

This EASEMENT AGREEMENT, entered into this 17 day of February, 2016, by and between Lakerock Enterprises, Inc. a Minnesota Corporation, "Grantor" and the City of Duluth, a municipal corporation created and existing under the laws of the State of Minnesota, "Grantee":

WITNESSETH:


Whereas, Grantor is the owner of the property in St. Louis County, Minnesota legally described on Exhibit A attached hereto and made a part hereof (the "Property") and;

Whereas, Grantor wishes to convey to the Grantee an easement as hereinafter described for street and utility purposes over the Property for the benefit of the Property and at no cost to Grantee.

NOW THEREFORE, in consideration of One (\$1.00) Dollar and other good and valuable consideration, receipt of which is hereby acknowledged, Grantor does grant, sell, bargain and convey to Grantee in trust for the general public a permanent, perpetual and exclusive easement for street and utility purposes, including the installation and maintenance of a public roadway over the Property, the location of which easement is more particularly described on Exhibit B attached hereto and made a part hereof.

The easement intended to be granted is more clearly shown on Exhibit C attached hereto and made a part hereof.

LAKEROCK ENTERPRISES, INC.,
A Minnesota Corporation

By 
Its owner/president

"Grantor"

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

The foregoing instrument was acknowledged before me this 17th day of February, 2016
by Daniel DeHove, the President Owner of Lakerock Enterprises, Inc. a Minnesota
corporation, on behalf of the corporation.

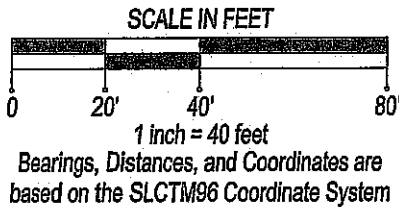
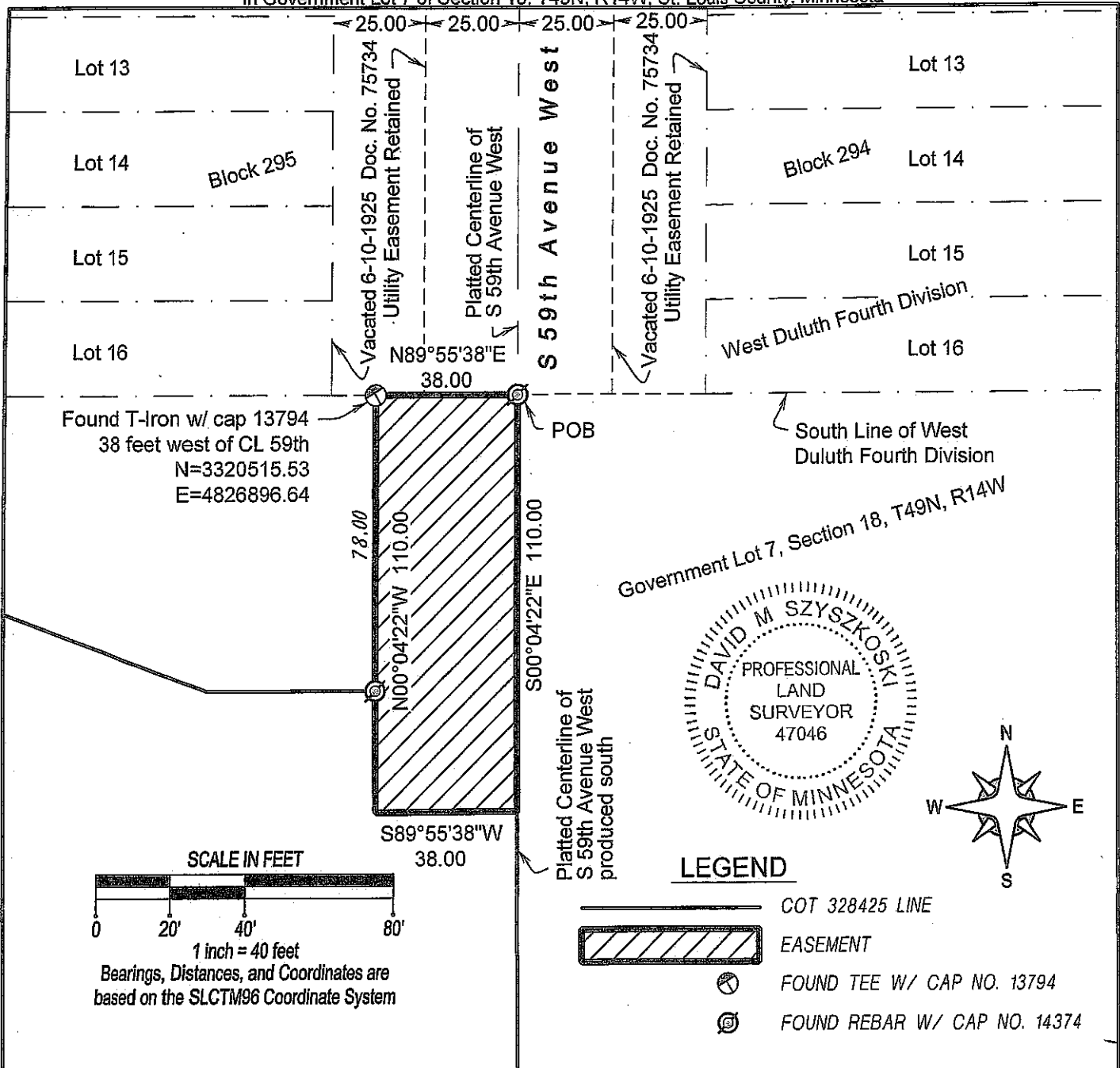

Notary Public



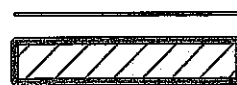
This instrument drafted by:
Robert E. Asleson
Assistant City Attorney
City of Duluth
411 West First Street
Room 410 City Hall
Duluth, MN 55802
(218) 730-5490

Exhibit A

in Government Lot 7 of Section 18, T49N, R14W, St. Louis County, Minnesota



LEGEND



COT 328425 LINE

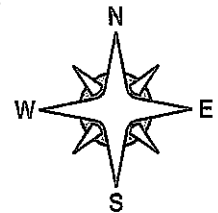
EASEMENT



FOUND TEE W/ CAP NO. 13794



FOUND REBAR W/ CAP NO. 14374



Easement Legal Description: (of a portion of land described in COT 328425)

All that part of Government Lot 7, Section 18, Township 49 North, Range 14 West, bounded and described as follows: Beginning at a point on the center line of Fifty-ninth Avenue West, being designated upon the Plat of West Duluth Second Division, as Fourth Avenue West, in the City of Duluth, which point is East of the Southeast corner of Block 295, as designated upon the Plat of West Duluth Fourth Division, as Plat appears of record in the office of said Register of Deeds; thence South 00°04'22" East along said center line of said Fifty-ninth Avenue West produced South for a distance of 110.00 feet; thence South 89°55'38" West for a distance of 38.00 feet; thence North 00°04'22" West, parallel with the said center line of Fifty-ninth Avenue, produced South, and 38.00 feet distant Westerly therefrom for a distance of 110.00 feet to the South line of said Block 295, West Duluth Fourth Division, produced East; thence North 89°55'38" East for a distance of 38.00 feet to the point of beginning.

Approved by the City Engineer of Duluth, MN

Date: _____ by: _____

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.

DAVID SZYSZKOSKI
MINNESOTA LICENSE NO. 47046

Date: 11/09/2015



4560 Norway Pines Place
Duluth, MN 55811
218-727-8796
tkda.com

Job Number: 15896.000 / E1983

Exhibit A
in Gov't Lot 7, Section 18
T49N, R14W
For : City of Duluth