

EASEMENT AGREEMENT

This EASEMENT AGREEMENT, entered into this 2/16 day of February, 2016, by and between HALLETT DOCK COMPANY., 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.

HALLETT DOCK COMPANY,
a Minnesota Corporation

By: 
Its PRESIDENT

"Grantor"

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

The foregoing instrument was acknowledged before me this 30th day of December, 2015
by S. M. McCosker and _____, the PRESIDENT and
of Hallett Dock Company, a Minnesota Corporation, on behalf of the corporation.

Notary Public

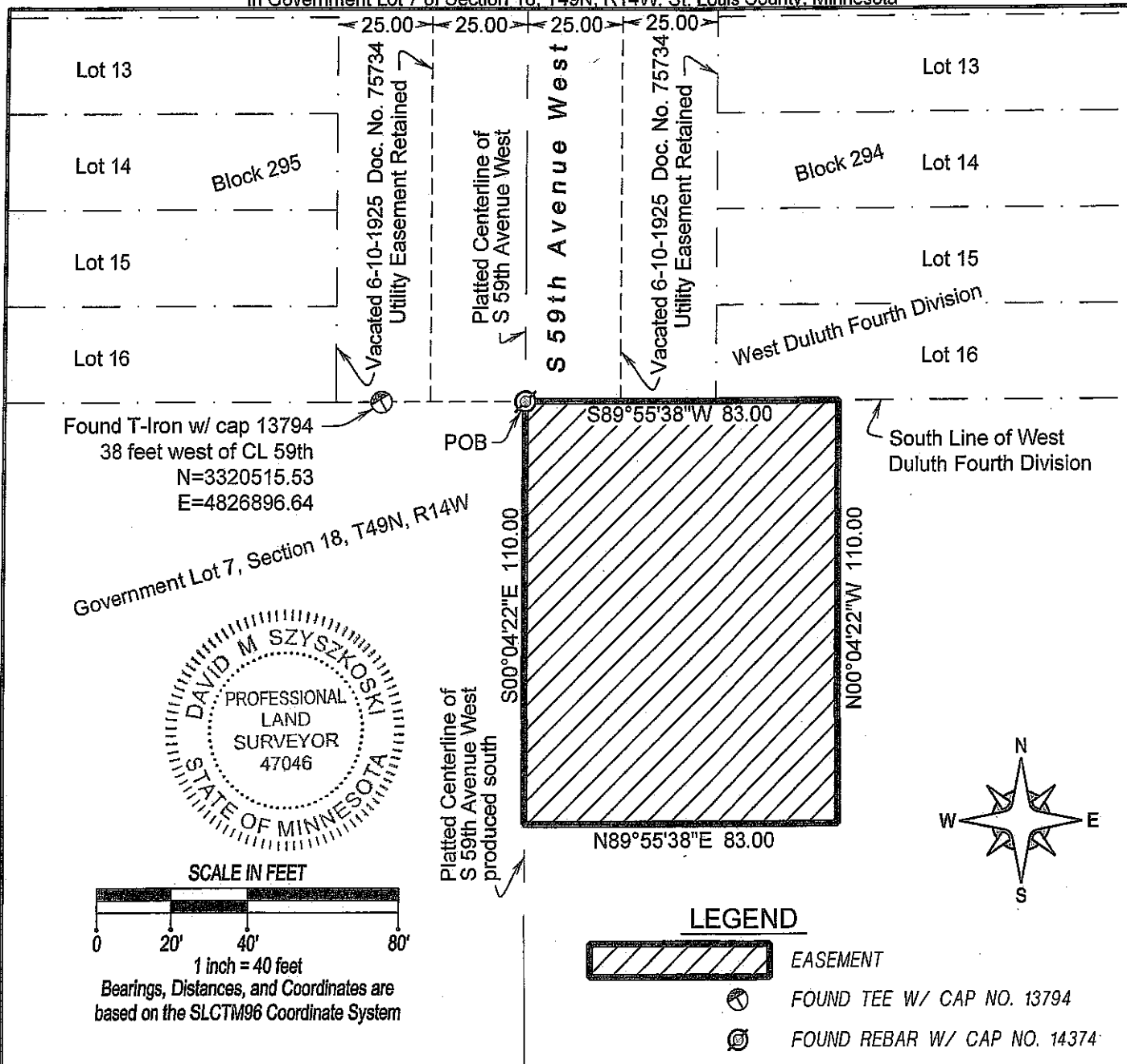


Cheryl M. LaPlante

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



Easement Legal Description:

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 North 89°55'38" East for a distance of 83.00 feet; thence North 00°04'22" West, parallel with the said center line of Fifty-ninth Avenue, produced South, and 83.00 feet distant Easterly therefrom for a distance of 110.00 feet to the South line of Block 294, West Duluth Fourth Division; thence South 89°55'38" West along the south line of West Duluth Fourth Division for a distance of 83.00 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.
 Date: 11/09/2015
 DAVID SZYSZKOSKI
 MINNESOTA LICENSE NO. 47046

4560 Norway Pines Place
 Duluth, MN 55811
 218-727-8796
 tkda.com
 TKDA
 Job Number: 15896.000 / E1983

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

Fam Leasing Partnership

Lakerock Enterprises

Cedar Bay Partners

Hallet

EXTEND SERVICE 50 LF

STA=3+16.99
OFFSET=-66.00'
N=3320520.29
E=4826568.43

STA=5+17.19
OFFSET=-46.00'
N=3320520.56
E=4826513.43

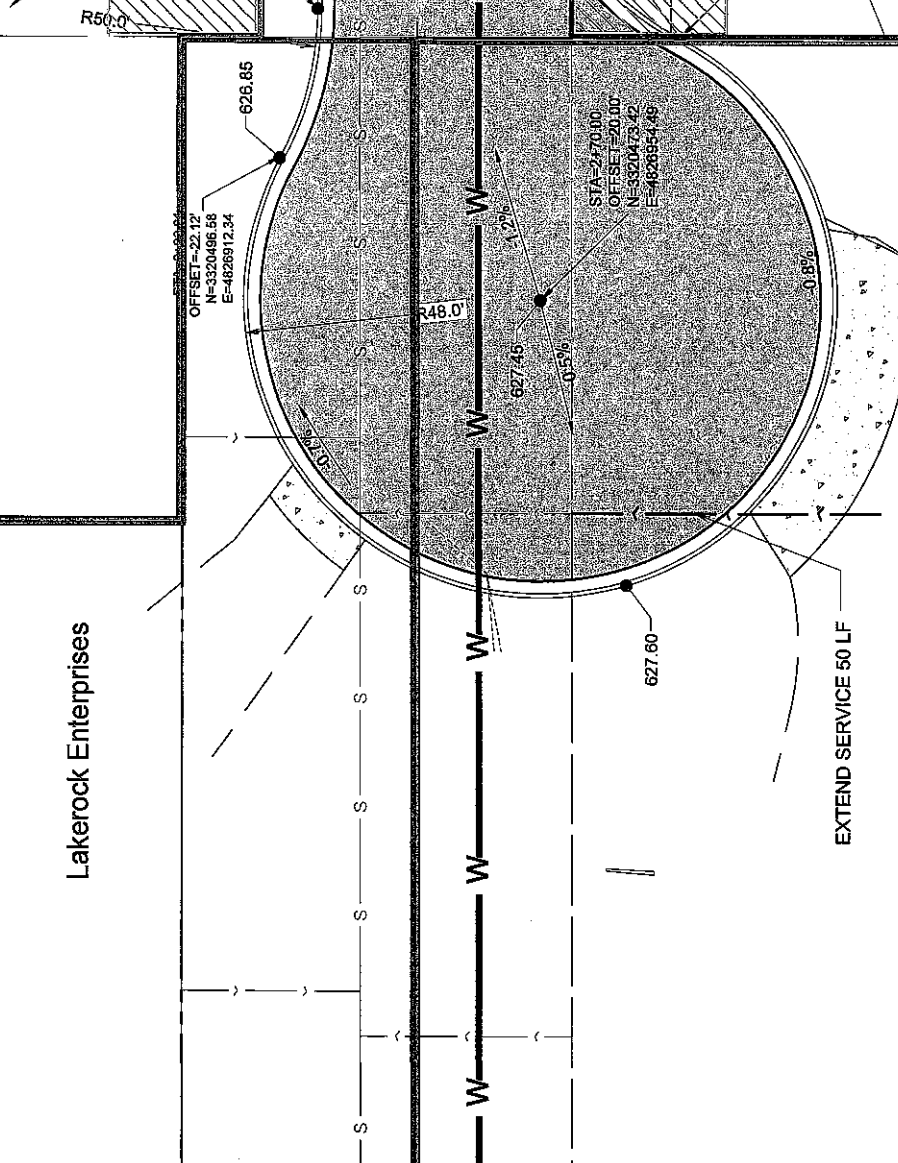
STA=9+55.53
OFFSET=-66.00'
N=3320559.94
E=4826900.06

STA=3+12.58
OFFSET=-42.53'
N=3320516.03
E=4826976.98

STA=3+55.53
OFFSET=-66.00'
N=3320550.01
E=4827000.38

OFFSET=-22.12'
N=3320486.58
E=4826912.34

STA=2+70.00
OFFSET=-20.00'
N=3320473.42
E=4826954.49



PROJECT NO. 15896.000		SHEET NO. 16	
LAYOUT STA: 0+00 - 12+00			
59th Avenue West Street & Utility Improvement Project DULUTH MINNESOTA		CITY PROJECT NO. 1487	
4880 Highway Pirates Place Duluth, MN 55811 218.727.5745 bckla.com			
TODA			
I hereby certify that I am a duly licensed Professional Engineer in the State of Minnesota, and that I am the author of the design and calculations shown on this plan, and that I am not providing engineering services to anyone other than the client named on this plan.			
JEFFREY S. GOETZMAN DATE OCTOBER 2, 2015 LIC. NO. 20402			
DESIGNED JK	DRAWN NMI	CHECKED JS	DATE 10/2/15
DESCRIPTION OF REVISIONS			
NO.	DATE	BY	