

LEGEND

 FOUND SANDSTONE MONUMENT
 POINT OF BEGINNING
 POINT OF COMMENCEMENT
 RIGHT OF WAY
 SECTION SUBDIVISION LINE
 CENTER LINE
 RIGHT OF WAY LINE

PROPOSED SLOPES & FILLS EASEMENT AREA



LINE TABLE

LINE	BEARING	DISTANCE
L1	S39°01'34"E	184.70
L2	N48°06'01"W	9.31

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	277.50	533.00	29°49'49"	S53°56'28"E	274.38
C2	243.61	500.00	27°54'57"	S63°49'54"W	241.21
C3	243.61	500.00	27°54'57"	S63°49'54"W	241.21
C4	23.41	333.00	4°01'40"	S49°06'32"W	23.40
C5	0.73	292.85	0°08'36"	N48°25'56"W	0.73
C6	124.92	343.00	4°09'43"	N49°01'24"E	24.91
C7	248.38	510.00	27°54'13"	N63°50'16"E	245.93
C8	233.38	490.00	27°17'21"	N64°08'42"E	231.18
C9	11.37	533.00	1°13'21"	S68°14'42"E	11.37

LEGAL DESCRIPTION OF PROPOSED SLOPES & FILLS EASEMENT AREA

That part of Lot 21, Block 4, CONGDON PARK DIVISION OF DULUTH, according to the recorded plat thereof, St. Louis County, Minnesota and that part of Lot 13, Block 4, SECOND RE-ARRANGEMENT IN CONGDON PARK DIVISION, according to the recorded plat thereof, St. Louis County, Minnesota and that part of the Northeast Quarter of the Southwest Quarter of the Northwest Quarter of Section 13, Township 50 North, Range 14 West of the Fourth Principal Meridian, St. Louis County, Minnesota, described as follows:

Beginning at the most Easterly corner of said Lot 2, Block 4, SECOND RE-ARRANGEMENT IN CONGDON PARK DIVISION, said point being marked with a sandstone monument as shown on said SECOND RE-ARRANGEMENT IN CONGDON PARK DIVISION; thence on an assumed bearing of South 39 degrees 01 minutes 34 seconds East, along the Southwesterly right of way line of Park Side Avenue as dedicated and delineated on said plat of CONGDON PARK DIVISION OF DULUTH, said Avenue is also known as Hawthorne Road as delineated on said plat of SECOND RE-ARRANGEMENT IN CONGDON PARK DIVISION for a distance of 184.70 feet; thence Southwesterly 277.50 feet, along said Southwesterly right of way line, along a tangential curve, concave to the Northeast, having a central angle of 29 degrees 49 minutes 49 seconds and a radius of 533.00 feet to the intersection with the Northwesterly right of way line of East Fourth Street, said point being the Southeast corner of Lot 21, Block 4, said CONGDON PARK DIVISION OF DULUTH and the point of beginning of the easement herein described; thence Southwesterly 243.61 feet, along said Northwesterly right of way line, along a non-tangential curve, concave to the Northwest, having a central angle of 27 degrees 54 minutes 57 seconds, a radius of 500.00 feet, a chord bearing of South 63 degrees 49 minutes 54 seconds West and a chord length of 241.21 feet; thence Southwesterly 243.61 feet, along said Northwesterly right of way line, along a non-tangential curve, concave to the Southwest, having a central angle of 27 degrees 54 minutes 57 seconds and a radius of 500.00 feet, a chord bearing of South 63 degrees 49 minutes 54 seconds West and a chord length of 241.21 feet; thence Southwesterly 23.41 feet, along said Northwesterly right of way line, along a non-tangential curve, concave to the Southeast, having a central angle of 04 degrees 01 minutes 40 seconds, a radius of 333.00 feet, a chord bearing of North 49 degrees 01 minutes 24 seconds East and a chord length of 24.91 feet; thence Northwesterly 248.38 feet along said parallel line, along a non-tangential curve, concave to the Southeast, having a central angle of 27 degrees 54 minutes 13 seconds, a radius of 510.00 feet, a chord bearing of North 63 degrees 50 minutes 16 seconds East and a chord length of 245.93 feet; thence Northwesterly 233.38 feet along said parallel line, along a non-tangential curve, concave to the Northwest, having a central angle of 27 degrees 17 minutes 21 seconds, a radius of 490.00 feet, a chord bearing of North 64 degrees 08 minutes 42 seconds East and a chord length of 231.18 feet to the Southwesterly right of way line of said Park Side Avenue, also known as Hawthorne Road; thence Southwesterly 11.37 feet along said Southwesterly right of way line, along a non-tangential curve, concave to the Northeast, having a central angle of 01 degrees 13 minutes 21 seconds, a radius of 533.00 feet, a chord bearing of South 68 degrees 14 minutes 42 seconds East and a chord length of 11.37 feet to the point of beginning.

Said easement contains 5,082 square feet or 0.12 acres.

LAND SURVEY COMPANY

LAND SURVEYING
 LAND DEVELOPMENT
 PLATTING
 ASSESSMENTS
 CONSTRUCTION STAKING

PHONE: 218-727-5211
 LICENSED IN MN & WI
 CERTIFIED FEDERAL SURVEYOR
 WWW.ALTAANDSURVEYDULUTH.COM

EASEMENT EXHIBIT

REVISIONS: XXX

CLIENT: JULIE ANN KUJAT

DATE: FEBRUARY 1, 2019

ADDRESS: 415 N HAWTHORNE ROAD

DULUTH, MN

JOB NUMBER: 17-295

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.

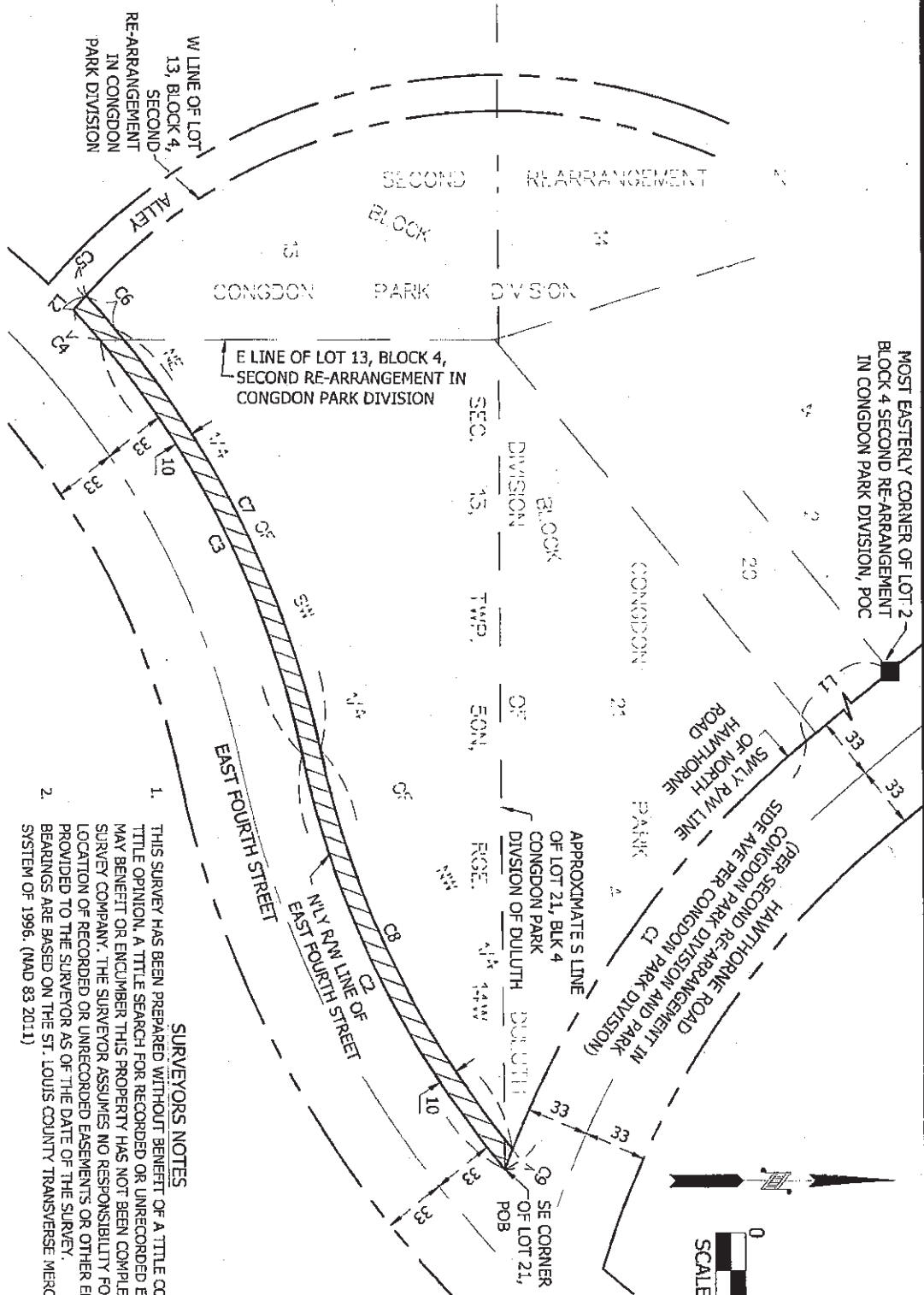
David R. Emswiler

David R. Emswiler

Date: FEBRUARY 1, 2019

MN Lic. No. 49505

MOST EASTERLY CORNER OF LOT 2
BLOCK 4 SECOND RE-ARRANGEMENT
IN CONGDON PARK DIVISION, POC



- SURVEYORS 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)

Approved by the City Engineer of the
City of Duluth, MN this 7th day
of FEB 2019

By David R. Evanson

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
NMLC No. 49505

Date: FEBRUARY 1, 2019

EASEMENT EXHIBIT

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ALTA

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