

LEGAL DESCRIPTION OF RIGHT OF WAY VACATION

All that portion of Wicklow Street adjacent to and abutting Block 3 and Block 5, BRYANT ADDITION TO DULUTH SECOND DIVISION, according to the recorded plat thereof, St. Louis County, Minnesota, lying between the extended East and West lines of said Blocks 3 and 5
Said right of way vacation contains 18,301 Sq. Feet or 0.42 Acres.

LEGAL DESCRIPTION OF RETAINED UTILITY EASEMENT

All that portion of Wicklow Street adjacent to and abutting Block 3 and Block 5, BRYANT ADDITION TO DULUTH SECOND DIVISION, according to the recorded plat thereof, St. Louis County, Minnesota described as follows:

Commencing at the Southeast corner of said Block 3; thence South, along the Southerly extension of the East line of said Block 3 for a distance of 13.00 feet to a line parallel with and distant 13.00 feet South of the South line of said Block 3, said point being the point of beginning of said easement; thence West, deflecting 90 degrees 00 minutes 00 seconds to the right 10.00 feet to a line parallel with and distant 10.00 feet West of the Southerly extension of the East line of said Block 3; thence South, deflecting 90 degrees 00 minutes 00 seconds to the left 40.00 feet to a line parallel with and distant 13.00 feet North of the North line of said Block 5; thence East, deflecting 90 degrees 00 minutes 00 seconds to the left 10.00 feet to the Northerly extension of the East line of said Block 5; thence North, deflecting 90 degrees 00 minutes 00 seconds to the left, along the extended East lines of said Block 3 and said Block 5 for a distance of 40.00 feet to the point of beginning.

Said easement contains 400 square feet.

Approved by the City Engineer of the City of Duluth, MN this 26 day of OCT 20 20

By CS ck

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
MN Lic. No. 49505

DATE: 08-31-2020

RIGHT OF WAY VACATION EXHIBIT

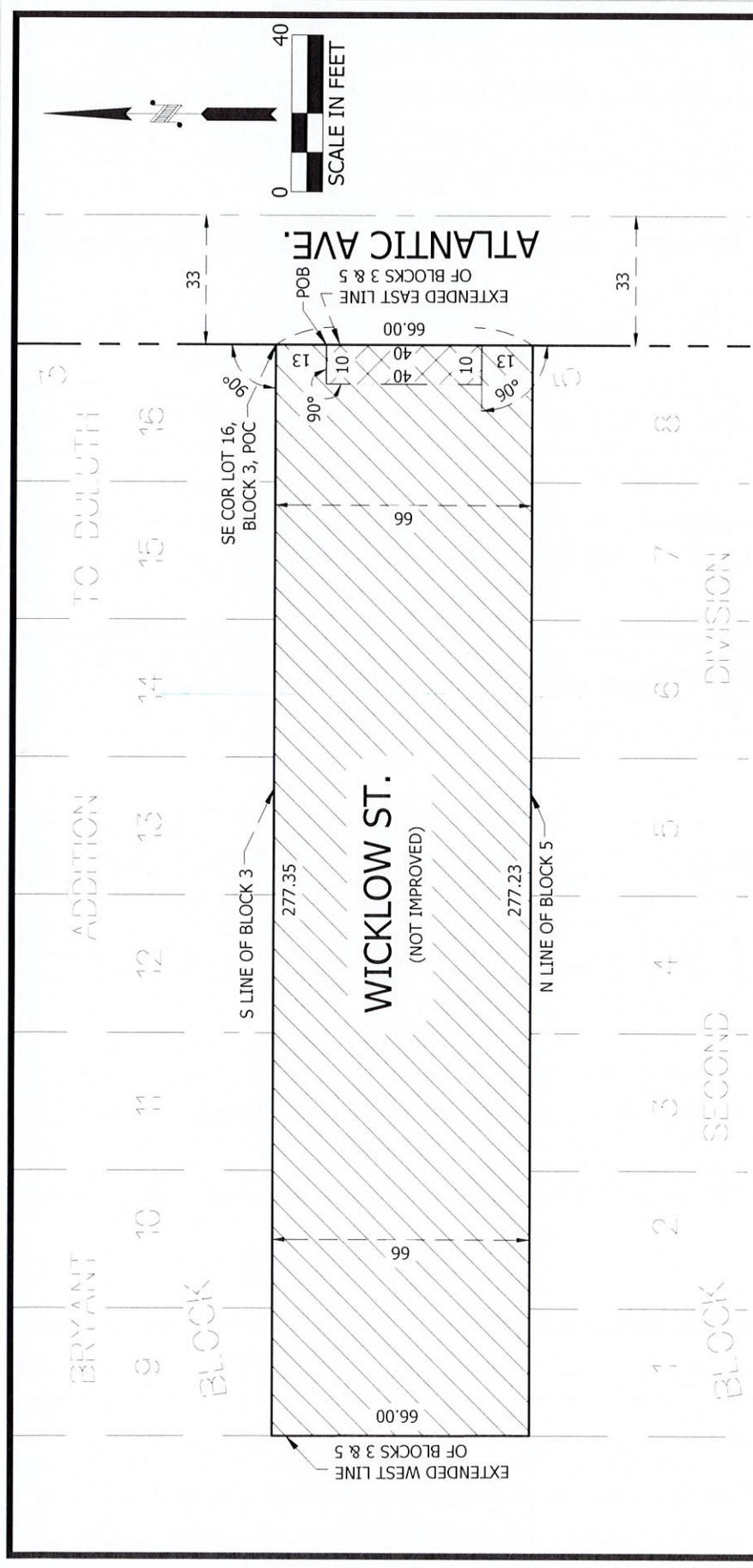
CLIENT: BLAKE SHIPPEE REVISIONS:

ADDRESS: 645 ATLANTIC AVENUE

DULUTH, MN 55806

DATE: 08-31-2020 JOB NO: 20-275 SHEET 1 OF 2





LEGEND

-  PROPOSED RIGHT OF WAY VACATION
-  PROPOSED RIGHT OF WAY VACATION WITH RETAINED UTILITY EASEMENT
- RIGHT OF WAY LINE
- PLAT CENTER LINE
- PLAT LINE
- (POC) POINT OF COMMENCEMENT
- (POB) POINT OF BEGINNING

- SURVEYOR'S NOTES**
1. THIS IS NOT A BOUNDARY SURVEY.
 2. 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.

RIGHT OF WAY VACATION EXHIBIT

CLIENT: BLAKE SHIPPEE	REVISIONS:
ADDRESS: 645 ATLANTIC AVENUE DULUTH, MN 55806	JOB NO: 20-275 SHEET 2 OF 2



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