



LEGAL DESCRIPTION FOR CONCURRENT USE PARCEL

A parcel of land lying within the platted right of way of West Superior Street and Twenty First Avenue West, DULUTH PROPER SECOND DIVISION, according to the recorded plat thereof, St. Louis County, Minnesota, described as follows:

Beginning at the East most corner of Block 38; thence on assumed bearing of North 48 degrees 19 minutes 27 seconds West, along the Northeasterly line of said Block 38 for a distance of 140.00 feet to the North most corner of said Block 38; thence South 41 degrees 39 minutes 38 seconds West, along the Northwesternly line of said Block 38 for a distance of 202.00 feet; thence North 48 degrees 20 minutes 22 seconds West 4.00 feet to a line parallel with and distant 4.00 feet Northwesternly of the Northwesternly line of said Block 38; thence North 41 degrees 39 minutes 38 seconds East, along said parallel line 206.00 feet to a line parallel with and distant 4.00 feet Northeasterly of the Northeasterly line of said Block 38; thence South 48 degrees 19 minutes 27 seconds East, along said parallel line 144.00 feet to the intersection with the Northeasterly extension of the Southeasterly line of said Block 38; thence South 41 degrees 39 minutes 38 seconds West, along said Northeasterly extension 4.00 feet to the point of beginning. The concurrent use parcel lies between the bottom of parapet elevation at 665.80 feet, more or less and the top of parapet elevation at 668.80 feet, more or less. Said parcel contains 1,384 Sq. Feet or 0.03 Acres.

SURVEYOR'S NOTES

1. BEARINGS ARE BASED ON THE ST. LOUIS COUNTY TRANSVERSE MERCATOR COORDINATE SYSTEM OF 1996. (NAD 83 2011)
2. THIS IS NOT A BOUNDARY SURVEY.

LEGAL DESCRIPTION PER TITLE COMMITMENT FILE NO. HB-39266

The land referred to in this Commitment is described as follows:
 Lot 338, Block 38, Duluth Proper Second Division, St. Louis County, Minnesota.
 Torrens Property.
 Torrens Certificate No. 238921.0
 Lot Three Hundred Forty (340), in Block Thirty-eight (38), Duluth Proper Second Division, according to the plat thereof, St. Louis County, Minnesota.
 Abstract Property
 Lot Three Hundred Forty-two (342), in Block Thirty-eight (38), Duluth Proper Second Division, according to the plat thereof, St. Louis County, Minnesota.
 Abstract Property
 Lot 344, Block 38, Duluth Proper Second Division, St. Louis County, Minnesota.
 Torrens Property.
 Torrens Certificate No. 240925.0
 Lot 346 EXCEPT the W'y 40 feet thereof Block 38, Duluth Proper Second Division, St. Louis County, Minnesota.
 Torrens Property.
 Torrens Certificate No. 328213.0

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: 12-28-2020 MN Lic. No. 49505

CONCURRENT USE EXHIBIT		
CLIENT: P&R PROPERTIES	REVISIONS:	
ADDRESS: 2102, 2104 & 2110 W SUPERIOR ST, DULUTH, MN 55806	DATE: 12-29-2020	
DATE: 12-29-2020	JOB NO: 20-380	SHEET 1 OF 1

ALTA
 LAND SURVEY COMPANY
 PHONE: 218-727-5211
 LICENSED IN MN & WI
 WWW.ALTALANDSURVEYDULUTH.COM