

Exhibit 1

UTILITY, STORM WATER AND DRAINAGE EASEMENT

This UTILITY, STORM WATER AND DRAINAGE EASEMENT is made by JONATHON L. RADTKE, a single person, and ANDREA ELDEN, a single person (collectively "Grantor"), in favor of the CITY OF DULUTH, a municipal corporation created and existing under the laws of the State of Minnesota (the "City").

RECITALS

A. Grantor owns the real property in St. Louis County, Minnesota legally described as follows (the "Property"):

Lot 1, all of Lot 2, EXCEPT the E'ly 40 feet, in Block 1, RIVERSIDE.

AND

That part of Outlot 1, RIVERSIDE, beginning on S line of Hillcrest Street and extended Westerly line of St. Louis Court, then South on extended West line 25 feet; thence Southeasterly parallel to Hillcrest Street 105.49 feet; thence Northerly to South line of Hillcrest Street; thence Northwesterly 105.49 feet to the point of beginning.

B. Grantor wishes to grant the City a utility, storm water and drainage easement over a portion of the Property in trust for the benefit of the public and at no cost to the City (the "Easement").

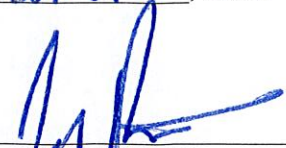
C. The location of the Easement is that portion of the Property legally described and depicted on the attached Exhibit A (the "Easement Area").

NOW, THEREFORE, for good and valuable consideration, Grantor grants to the City, in trust for the benefit of the public, a perpetual easement for utility, storm water and drainage purposes over, under and across the Easement Area. The Easement shall extend to and bind the

successors and assigns of Grantor and the City and shall run with the land. This easement document shall be governed by the laws of the State of Minnesota, and all terms, conditions, and covenants herein shall be interpreted in accordance therewith. Grantor represents to the City that the individuals executing this document on behalf of Grantor have the requisite authority to execute this document, and to bind Grantor thereto.

[Remainder of this page is intentionally left blank.]

IN WITNESS WHEREOF, Grantor has caused this utility, storm water, and drainage easement to be executed effective as of October 21, 2021.



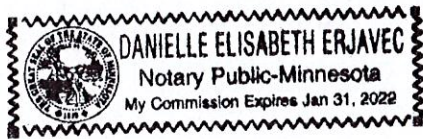
Jonathon L. Radtke

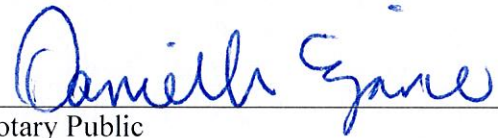


Andrea Elden

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

This instrument was acknowledged before me this 12th day of October, 2021 by Jonathon L. Radtke, a single person.

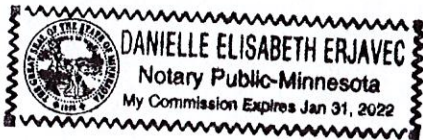





Notary Public

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

This instrument was acknowledged before me this 12th day of October, 2021 by Andrea Elden, a single person.

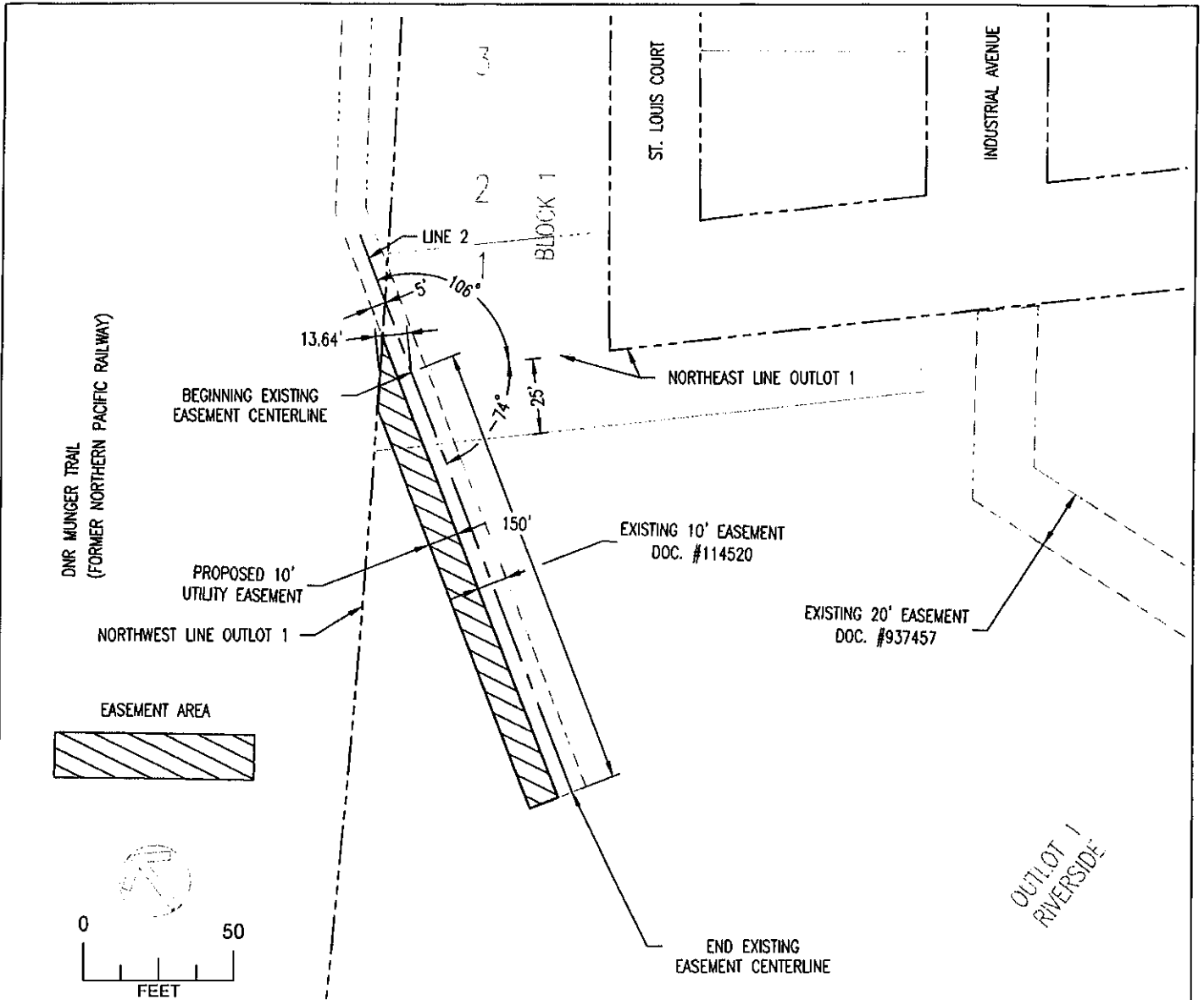




Notary Public

This instrument was drafted by:
Office of the City Attorney
Room 440 City Hall
411 West 1st Street
Duluth, MN 55802-1198

EXHIBIT A



Utility easement for Lot 1, Block 1 and Outlot 1, Riverside plot

A 10.00 foot wide utility easement across that part of Outlot 1, Riverside, according to the recorded plat thereof in St. Louis County, Minnesota, lying southwest of the northeast line of said Outlot 1 and lying westerly and adjacent to an existing 10.00 foot storm sewer easement in Document 114520 with the St. Louis County Registrar of Titles, center line of said existing easement is described as follows:

Starting at a point on the northeasterly line of said Outlot 1 that is 13.64 feet southeasterly from the northwest corner of said Outlot 1; thence at an angle 74 degrees from east to south a distance of 150 feet, there terminating said centerline.

ALSO

A utility easement across that part of Lot 1, Block 1, Riverside, according to the recorded plat thereof in St. Louis County, Minnesota, lying west of a Line that is parallel with and distant west 5 feet of a Line 2 described as follows:

Line 2: Starting at a point on the southwesterly line of said Lot 1 that is 13.64 feet southeasterly from the southwest corner of said Lot 1; thence said line 2 projects at an angle 106 degrees from southeast to north.

The east line of said easement is extended northerly to northeast line of said Lot 1 and is extended southerly to the southwest line of said Lot 1.

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.

Greg Stouwer License # 2774 Date Oct. 4, 2021

Approved by the City Engineer of the City of Duluth, MN this the 5th day of OCT. 2021.

By [Signature]