

ATLAS

LEGAL DESCRIPTION OF VACATION OF PORTION OF DRAINAGE EASEMENT

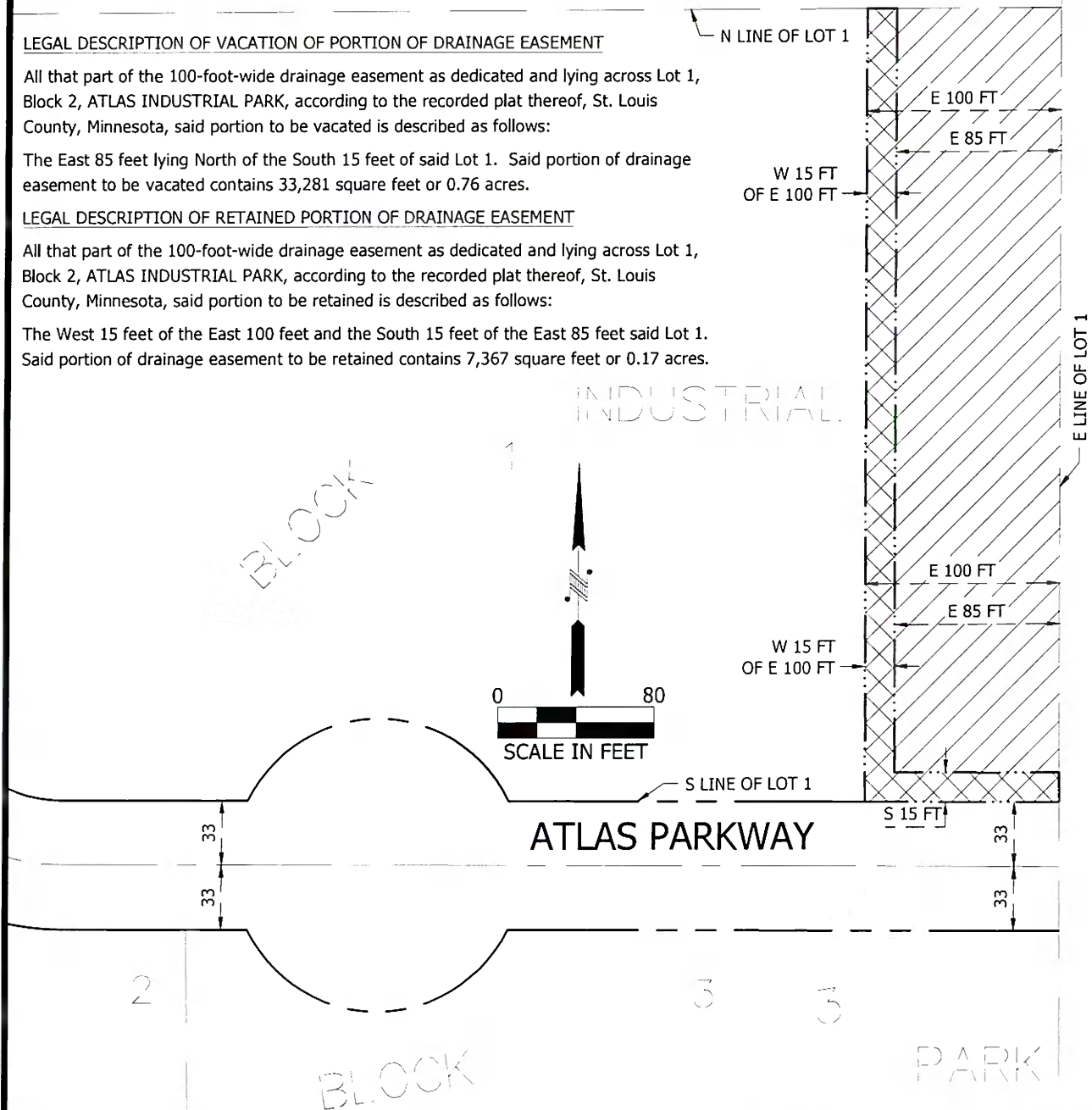
All that part of the 100-foot-wide drainage easement as dedicated and lying across Lot 1, Block 2, ATLAS INDUSTRIAL PARK, according to the recorded plat thereof, St. Louis County, Minnesota, said portion to be vacated is described as follows:

The East 85 feet lying North of the South 15 feet of said Lot 1. Said portion of drainage easement to be vacated contains 33,281 square feet or 0.76 acres.

LEGAL DESCRIPTION OF RETAINED PORTION OF DRAINAGE EASEMENT

All that part of the 100-foot-wide drainage easement as dedicated and lying across Lot 1, Block 2, ATLAS INDUSTRIAL PARK, according to the recorded plat thereof, St. Louis County, Minnesota, said portion to be retained is described as follows:

The West 15 feet of the East 100 feet and the South 15 feet of the East 85 feet said Lot 1. Said portion of drainage easement to be retained contains 7,367 square feet or 0.17 acres.



SURVEYOR'S NOTES

1. THIS IS NOT A BOUNDARY SURVEY.

Approved by the City Engineer of the City of Duluth, MN this 24th day of Sept 2025

By [Signature]

LEGEND



AREA OF DRAINAGE EASEMENT VACATION

AREA OF RETAINED DRAINAGE EASEMENT

CENTER LINE
RIGHT OF WAY LINE
RETAINED EASEMENT LINE
EXISTING PLAT LINE

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 License #49505

DATE: 09-16-2025

VACATION EXHIBIT

CLIENT: FITWELL INVESTMENTS LIMITED PARTNERSHIP
ADDRESS: VACANT PROPERTY ATLAS PARKWAY, DULUTH, MN 55808

REVISIONS:

DATE: 09-16-2025

JOB NO: 25-188 SHEET 1 OF 1

ALTA
LAND SURVEY COMPANY

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