

EXHIBIT 1

ROAD AND UTILITY EASEMENT

THIS ROAD AND UTILITY EASEMENT is made this 10th day of AUGUST, 2017, by ROBERT D. LARSON AND SALLY J. LARSON, husband and wife ("Grantor"), in favor of CITY OF DULUTH, a municipal corporation under the laws of the State of Minnesota ("City").

WHEREAS, Grantor is the owner of real property in St. Louis County, Minnesota described as Lot Eight (8), Block Two (2), SPIRIT COVE DIVISION (the "Property");

WHEREAS, Grantor wishes to grant to City a permanent easement for roadway and utility purposes over a portion of the Property at no cost to City;

NOW, THEREFORE, Grantor, for good and valuable consideration, the receipt and sufficiency of which is acknowledged, does grant to City, its successors and assigns, forever, in trust for the benefit of the public, a permanent easement for roadway and utility purposes over, under, and across the Property in the location legally described and depicted on the attached Exhibit A.

IN WITNESS WHEREOF, the foregoing has been executed as of the day and year first above written.


ROBERT D. LARSON


SALLY J. LARSON

STATE OF Illinois)
COUNTY OF DuPage) SS

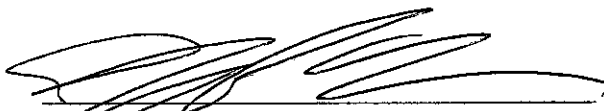
The foregoing instrument was acknowledged before me this 10 day of August, 2017, Robert D. Larson, married to Sally J. Larson.




Notary Public

STATE OF Illinois)
COUNTY OF DuPage) SS

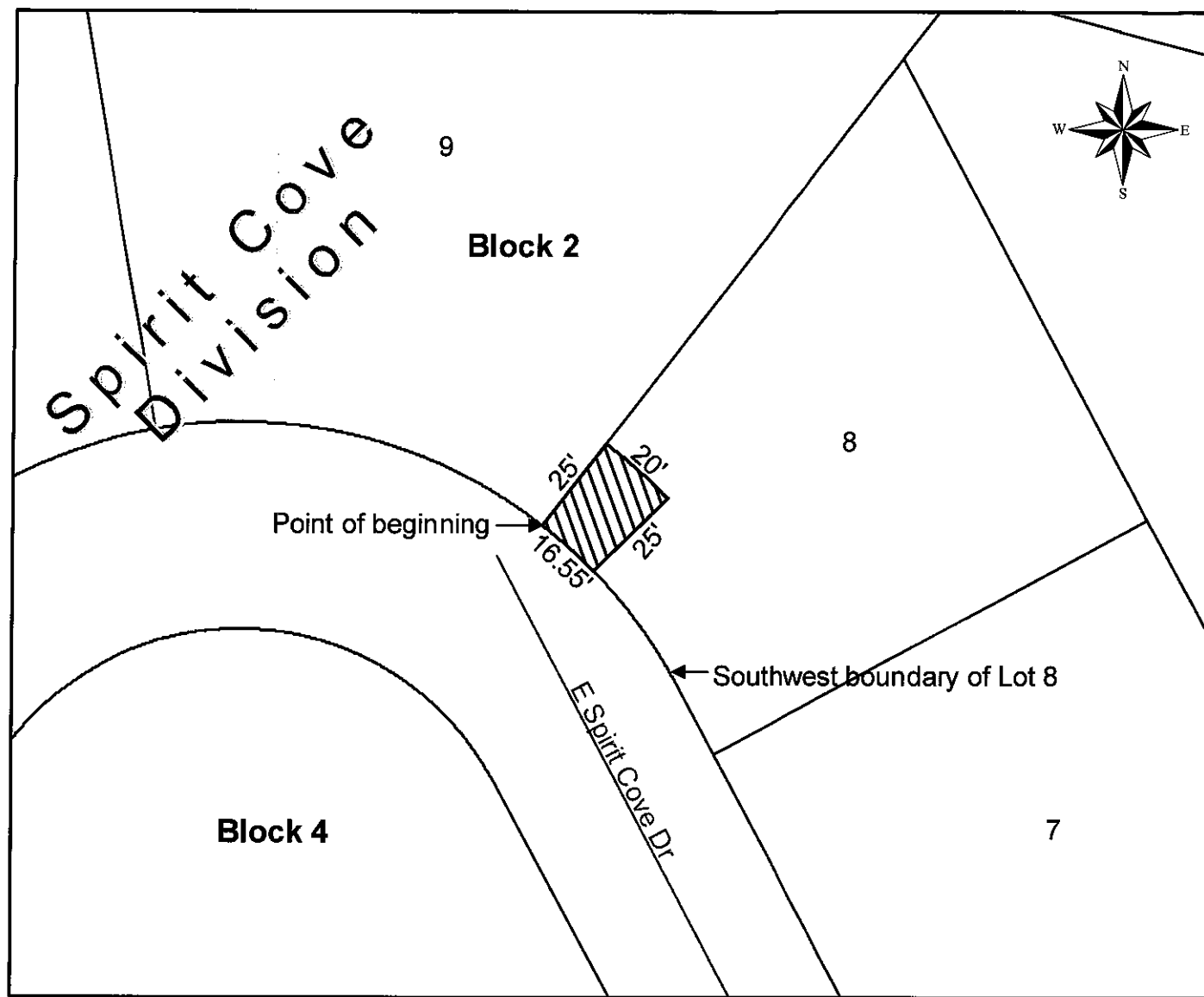
The foregoing instrument was acknowledged before me this 10 day of August, 2017, Sally J. Larson, married to Robert D. Larson.


Notary Public

THIS INSTRUMENT WAS DRAFTED BY:
Office of the City Attorney
411 West First Street, Room 410
Duluth, MN 55802



Exhibit A



 Easement

0 40
Feet

A Road and Utility easement across Lot 8, Block 2 of Spirit Cove Division, Duluth, Minnesota, according to the recorded plat thereof, described as follows:

Beginning at the west corner of said Lot 8; thence southeasterly 16.55 feet along an arc that is the southwest boundary of Lot 8; thence northeasterly 25.00 feet along a line radial to said arc; thence northwesterly 20.00 feet along an arc that is concentric with and distant 25.00 feet northeast of the southwest arc boundary of Lot 8 to the northwest line of Lot 8; thence southwest 25.00 feet along the northwest line of Lot 8 to the point of beginning.


APPROVED BY CITY ENGINEER

9-11-17
DATE