

**DULUTH TRAVERSE TRAIL
EASEMENT AGREEMENT**

THIS EASEMENT AGREEMENT (this "Easement Agreement") is entered into by and between THE MARSHALL SCHOOL, a Minnesota non-profit corporation ("Grantor") and the CITY OF DULUTH, a municipal corporation created and existing under the laws of the State of Minnesota ("City").

Grantor, for good and valuable consideration, the receipt and sufficiency of which is acknowledged, does grant and convey to City, its successors and assigns, a perpetual, non-exclusive easement for public multi-use trail purposes (the "Easement") over, under and across Grantor's property in the County of St. Louis, State of Minnesota, legally described on the attached Exhibit A, in the location legally described on the attached Exhibit B and depicted on the attached Exhibit C (the "Easement Area"). The Easement shall extend to and bind the successors and assigns of Grantor and City and shall run with the land.

City, its contractors, agents, and employees may enter the Easement Area at all reasonable times for the purposes of locating, constructing, operating, maintaining and repairing a trail and other improvements within the Easement Area. City, its contractors, agents, and employees may cut, trim, or remove from the Easement Area trees, shrubs

or other vegetation in City's reasonable discretion. City, its contractors, agents and employees may construct erosion control structures necessary to maintain a clear, dry passage through the Easement Area, including installing, maintaining, repairing and replacing waterbars, steps, and other trail surface structures, as well as culverts as necessary to traverse surface waters within the Easement Area, but without diverting water in a matter that is harmful to or damages Grantor's property.

As to any contractors and/or agents performing work in the Easement Area at the request of the City, such contractors and/or agents shall (i) have in effect for the duration of such work liability insurance in the amount of \$1,000,000, which insurance shall name Grantor as an additional insured with respect to such work, and (ii) provide City with a certificate of insurance at least ten (10) days in advance of performing such work. In the event of an emergency, as soon as practical, City will still obtain a certificate of insurance from any contractors and/or agents performing work and require that any contractors and/or agents list Grantor as an additional insured, but Grantor will waive the obligation to provide the certificate of insurance ten (10) days in advance.

City's and the public's use of the Easement Area shall be limited to public recreational trail use and purposes. City agrees to maintain signage in the Easement Area identifying the area that is open to public use.

Grantor shall have no obligation or duty to maintain, repair, or replace any improvements or vegetation in the Easement Area. Grantor specifically does not warrant or represent that it will take any action to protect the Easement Area from erosion.

To the extent permitted by law, Grantor shall have and enjoy all of the protection from liability afforded an owner granting an easement for the use of land for recreational

purposes as provided in Chapter 604A of Minnesota Statutes and such statutory protection and limitations on duties, including but not limited to those set forth in Minn. Stat. §§ 604A.22 and 604A.23, which are hereby incorporated by reference.

To the extent permitted by Minnesota law, City shall indemnify, save harmless, and defend Grantor and its successors and assigns from and against any and all claims asserted by any person arising from or relating to any negligent acts of City in carrying out its obligations under this Easement Agreement.

The parties represent to each other that the execution of this Easement Agreement has been duly and fully authorized by their respective governing bodies or boards, that the officers of the parties who executed this Easement Agreement on their behalf are fully authorized to do so, and that this Easement Agreement when executed by said officers will constitute and be the binding obligation and agreement of the parties in accordance with the terms and conditions hereof.

IN WITNESS WHEREOF, the parties have caused this Easement Agreement to be executed on the day and year first written below.

THE MARSHALL SCHOOL

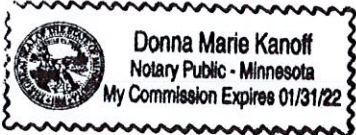
By: Kevin Breen

Printed Name: Kevin J. Breen

Its: Head of School

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

The foregoing instrument was acknowledged before me this 4th day of September, 2019, by Kevin Breen, the Head of School of THE MARSHALL SCHOOL, a Minnesota non-profit corporation, on behalf of the corporation.



Donna Marie Kanoff
Notary Public

CITY OF DULUTH

By: _____
Emily Larson, Mayor

Attest: _____
Chelsea Helmer, City Clerk

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

The foregoing instrument was subscribed and sworn before me this ____ day of _____, 2019, by Emily Larson and Chelsea Helmer, Mayor and City Clerk, respectively, of the City of Duluth, a municipal corporation organized and existing under the laws of the State of Minnesota, on behalf of the City.

Notary Public

THIS INSTRUMENT WAS DRAFTED BY:

Office of the City Attorney
City of Duluth
411 W. First Street, Room 410
Duluth, MN 55802

EXHIBIT A

East half of Southeast Quarter of Northeast Quarter (E 1/2 of SE 1/4 of NE 1/4), Section Twenty-one (21), Township Fifty (50) North, Range Fourteen (14) West of the Fourth Principal Meridian.

AND

All that part of the East Half of Southeast Quarter (E 1/2 of SE 1/4) of SECTION Twenty-one (21), Township Fifty (50) North, Range Fourteen (14) West, lying Northerly of Central Entrance, State Highway No. 194, a public highway as the same is laid out and constructed over and across said Southeast Quarter, EXCEPT the following described parcels:

a. All that part of the Easterly 264.76 feet of the Westerly 759.65 feet of the E1/2 of SE1/4, Section 21, Township 50 North, Range 14 West of the Fourth Principal Meridian, lying Northerly of Central Entrance, State Highway 194; EXCEPT the Northerly 200 feet thereof.

b. The Northerly 100.0 feet of the E1/2 of NE1/4 of SE1/4 of Section 21, Township 50 North, Range 14, West of the Fourth Principal Meridian.

c. Commencing at the Northwest corner of said NE1/4 of SE1/4, thence Southerly, along the West line of said NE1/4 of SE1/4, a distance of 200.05 feet, thence deflect 91 degrees 15 minutes to the left in an Easterly direction, along a line 200.0 feet Southerly measured at a right angle to and parallel with the North line of said NE1/4 of SE1/4 a distance of 759.83 feet to the point of beginning; thence deflect 91 degrees 15 minutes to the right in a Southerly direction, along a line 759.65 feet Easterly measured at a right angle to and parallel with the West line of said NE1/4 of SE1/4, a distance of 218.26 feet; thence deflect 81 degrees 45 minutes 20 seconds to the left in an Easterly direction, along the Northerly right of way line of said Central Entrance, a distance of 47.62 feet; thence Easterly and Southerly along a tangent curve concave to the Southwest having a radius of 851.51 feet, a central angle of 9 degrees 41 minutes 38 seconds, a distance of 144.07 feet; thence Northerly, along the prolongation of the radial line of said curve, a distance of 277.10 feet; thence deflect 109 degrees 11 minutes 18 seconds to the left in a Westerly direction, along the line 200.00 feet Southerly and parallel to the North line of said NE1/4 of SE1/4, a distance of 272.69 feet to the point of beginning, containing 1.275 acres of land, more or less.

d. Commencing at the Northwest corner of said NE1/4 of SE1/4; thence Southerly along the West line of said NE1/4 of SE1/4, a distance of 200.05 feet; thence deflect 91 degrees 15 minutes to the left in an Easterly direction along a line 200.0 feet Southerly measured at a right angle to and parallel with the North line of said NE1/4 of SE1/4, a distance of 759.83 feet; thence deflect 91 degrees 15 minutes to the right in a Southerly direction along a line 759.65 feet Easterly measured at a right angle to and parallel with the West line of said NE1/4 of SE1/4, a distance of 218.26 feet; thence

deflect 81 degrees 45 minutes 20 seconds to the left in an Easterly direction, along the Northerly right-of-way line of said Central Entrance, a distance of 47.62 feet; thence Easterly and Southerly along a tangent curve concave to the Southwest having a radius of 851.51 feet; a central angle of 9 degrees 41 minutes 38 seconds a distance of 144.07 feet to the point of beginning; thence Northerly along the prolongation of the radial line of said curve, a distance of 177.00 feet; thence deflect 90 degrees to the right in an Easterly direction, a distance of 150.00 feet; thence deflect 90 degrees to the right in a Southerly direction, a distance of 190.32 feet to a point on the said Northerly right-of-way line of Central Entrance; thence along said Northerly right-of-way line of Central Entrance Northerly and Westerly along a curve to the left having a radius of 851.51 feet; a central angle of 10 degrees 08 minutes 46 seconds, a distance of 150.79 feet to the point of beginning, containing 0.625 acres of land, more or less.

e. All that part of the NE1/4 of SE1/4, Section 21, Township 50 North, Range 14 West of the Fourth Principal Meridian, lying Northerly of Central Entrance, State Highway No. 194, and lying Easterly and Northerly of the line described as follows: Commencing at the Northwest corner of said NE1/4 of SE1/4, thence Southerly, along the west line of said NE1/4 of SE1/4, a distance of 200.05 feet; thence deflect 91 degrees 15 minutes to the left in an Easterly direction, along a line 200.00 feet distant Southerly and parallel with the North line of said NE1/4 of SE1/4, a distance of 1032.52 feet; thence deflect 70 degrees 48 minutes 42 seconds to the left in a Northerly direction a distance of 105.88 feet to the intersection with a line 100.00 feet distant Southerly and parallel with the North line of said NE1/4 of SE1/4 and said point of intersection being the point of beginning of the line to be described; thence Southerly along the last described line a distance of 55.98 feet; thence deflect 90 degrees 00 minutes 00 seconds to the left in an Easterly direction a distance of 150.00 feet; thence deflect 90 degrees 00 minutes 00 seconds to the right in a Southerly direction a distance of 323.0 feet, more or less to the Northeasterly right of way line of said Central Entrance, and said line there terminating.

f. The Northerly 100.00 feet of the E1/2 of NE1/4 of SE1/4, Section 21, Township 50 North, Range 14, West of the Fourth Principal Meridian.

EXHIBIT B

MARSHALL SHOOL DESECRPTION

DESCRIPTION:

A Ten foot wide easement over, under and across all that part of the West half of the Northeast One-quarter of the Southeast One-quarter (W 1/2 of the NE 1/4 of the SE 1/4), Section Twenty-one (21), Township Fifty (50) North, Range Fourteen (14) West of the Fourth Principal Meridian, City of Duluth, St. Louis County, Minnesota centered on the following described line: Commencing at the northeast corner of said W 1/2 of the NE 1/4 of the SE 1/4; thence South 89 degrees 33 minutes 02 seconds West along the north line of said W 1/2 of the NE 1/4 of the SE 1/4, a distance of 177.55 feet, bearings referenced to the St. Louis County Transverse Mercator 1996 coordinate system, to the POINT OF BEGINNING of the line to be described; thence southwesterly 62.47 feet along a non-tangential curve concave northwesterly having a radius of 205.00 feet, a central angle of 17 degrees 27 minutes 34 seconds, and a chord bearing of South 69 degrees 55 minutes 00 seconds West; thence southwesterly 48.49 feet along a tangential curve concave southeasterly having a radius of 159.40 feet and a central angle of 17 degrees 25 minutes 44 seconds; thence southwesterly 53.79 feet along a tangential curve concave northerly having a radius of 80.00 feet and central angle of 38 degrees 31 minutes 27 seconds; thence southwesterly 43.67 feet along a tangential curve concave southeasterly having a radius of 90.00 feet and a central angle of 27 degrees 47 minutes 56 seconds; thence southwesterly 29.59 feet along a tangential curve concave southeasterly having a radius of 75.00 feet and a central angle of 22 degrees 36 minutes 17 seconds; thence southwesterly 50.38 feet along a tangential curve concave northwesterly having a radius of 225.00 feet and a central angle of 12 degrees 49 minutes 48 seconds; thence southwesterly 77.04 feet along a tangential curve concave southeasterly having a radius of 225.00 feet and a central angle of 19 degrees 37 minutes 09 seconds; thence southwesterly 37.17 feet along a tangential curve concave northwesterly having a radius 125.00 feet and a central angle of 17 degrees 02 minutes 21 seconds; thence southwesterly 96.54 feet along a curve concave southeasterly having a radius of 140.00 feet and a central angle of 39 degrees 30 minutes 32 seconds to the north Right-of-Way line of Central Entrance (a.k.a State Highway No. 194) and said line there terminating.

The northerly sidelines of said easement are prolonged or shortened to terminate on the north line of said W 1/2 of the NE 1/4 of the SE 1/4.

The southerly sidelines of said easement are prolonged or shortened to terminate on the north line of said north Right-of-Way line of Central Entrance (a.k.a State Highway No. 194).

AND

A Ten foot wide easement over, under and across all that part of the East half of the Southeast One-quarter of the Northeast One-quarter (E 1/2 of the SE 1/4 of the NE 1/4), Section Twenty-one (21), Township Fifty (50) North, Range Fourteen (14) West of the Fourth Principal Meridian, City of Duluth, St. Louis County, Minnesota centered on the following described line:

Commencing at the southwest corner of said E 1/2 of the SE 1/4 of the NE 1/4; thence North 01 degrees 15 minutes 05 seconds East along the west line of said E 1/2 of the SE 1/4 of the NE 1/4, a distance of 206.03 feet, bearings referenced to the St. Louis County Transverse Mercator 1996 coordinate system, to the POINT OF BEGINNING of the line to be described; thence northeasterly 20.10 feet along a non-tangential curve concave southeasterly having a radius of 466.61, a central angle of 02 degrees 28 minutes 06 seconds, and a chord bearing of North 43 degrees 30 minutes 32 seconds East; thence North 08 degrees 52 minutes 46 seconds East, a distance of 25.83 feet; thence northerly 37.62 feet along a non-tangential curve concave northeasterly having a radius of 85.00 feet and a central angle of 25 degrees 21 minutes 27 seconds and a chord bearing of North 04 degrees 50 minutes 42 seconds West; thence North 06 degrees 14 minutes 27 seconds East, a distance of 68.02 feet; thence northwesterly 22.77 feet along a tangential curve concave southwesterly having a radius of 30.00 feet and central angle of 43 degrees 29 minutes 49 seconds; thence northerly 67.87 feet along a tangential curve concave easterly having a radius of 48.14 feet and a central angle of 79 degrees 57 minutes 44 seconds; thence northeasterly 21.87 feet along a tangential curve concave northwesterly having a radius of 20.00 feet and a central angle of 62 degrees 39 minutes 38 seconds; thence northwesterly, westerly and southwesterly 8.54 feet along a tangential curve concave southwesterly having a radius of 5.00 feet and a central angle of 97 degrees 52 minutes 30 seconds; thence southwesterly 17.49 feet along a tangential curve concave southeasterly having a radius of 191.38 feet and a central angle of 05 degrees 14 minutes 08 seconds to the west line of said E 1/2 of the SE 1/4 of the NE 1/4 and said line there terminating.

The sidelines of said easement are prolonged or shortened to terminate on the west line of said E 1/2 of the SE 1/4 of the NE 1/4.

AND

A Ten foot wide easement over, under and across all that part of the East half of the Southeast One-quarter of the Northeast One-quarter (E 1/2 of the SE 1/4 of the NE 1/4), Section Twenty-one (21), Township Fifty (50) North, Range Fourteen (14) West of the Fourth Principal Meridian, City of Duluth, St. Louis County, Minnesota centered on the following described line:

Commencing at the southwest corner of said E 1/2 of the SE 1/4 of the NE 1/4; thence North 01 degrees 15 minutes 05 seconds East along the west line of said E 1/2 of the SE 1/4 of the NE 1/4, a distance of 502.35 feet, bearings referenced to the St. Louis County Transverse Mercator 1996 coordinate system, to the POINT OF BEGINNING of the line to be described; thence northerly 42.92 feet along a non-tangential curve concave northwesterly having a radius of 650.00 feet, a central angle of 03 degrees 47 minutes 01 seconds, and a chord bearing North 29 degrees 47 minutes 31 seconds East; thence northerly 19.97 feet along a tangential curve concave northwesterly having a radius of 75.00 feet and a central angle of 15 degrees 15 minutes 16 seconds; thence northeasterly 44.94 feet along a tangential curve concave southeasterly having a radius of 150.00 feet and central angle of 17 degrees 10 minutes 03 seconds; thence northerly 80.88 feet along a tangential curve concave westerly having a radius of 66.00 feet and a central angle of 70 degrees 12 minutes 41 seconds; thence northerly 57.99 feet along a tangential curve concave easterly having a radius of 43.38 feet and a central angle of 76 degrees 35 minutes 32 seconds; thence northerly 28.23 feet along a tangential curve concave northwesterly having a

radius of 40.00 feet and a central angle of 40 degrees 26 minutes 17 seconds; thence northerly 68.21 feet along a tangential curve concave easterly having a radius of 175.00 feet and a central angle of 22 degrees 20 minutes 00 seconds; thence northerly 33.29 feet along a tangential curve concave northwesterly having a radius of 100.00 feet and a central angle of 19 degrees 04 minutes 19 seconds; thence northerly 22.67 feet along a tangential curve concave easterly having a radius of 75.00 feet and a central angle of 17 degrees 19 minutes 18 seconds; thence North 16 degrees 20 minutes 19 seconds East, a distance of 64.95 feet; thence North 12 degrees 52 minutes 25 seconds East, a distance of 100.00 feet; thence northerly 24.02 feet along a tangential curve concave southeasterly having a radius of 325.00 feet and a central angle of 04 degrees 14 minutes 05 seconds; thence northerly 85.23 feet along a tangential curve concave northwesterly having a radius of 359.95 feet and a central angle of 13 degrees 34 minutes 02 seconds; thence northerly 29.45 feet along tangential curve concave westerly having a radius of 690.00 feet and a central angle of 02 degrees 26 minutes 43 seconds to the east line of the easterly Right-of-way line of Pecan Avenue and said line there terminating.

The southerly sidelines of said easement are prolonged or shortened to terminate on the west line of said E 1/2 of the SE 1/4 of the NE 1/4.


The northerly sidelines of said easement are prolonged or shortened to terminate on the easterly Right-of-way line of Pecan Avenue.

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.

Paul A. Vogel

Signed

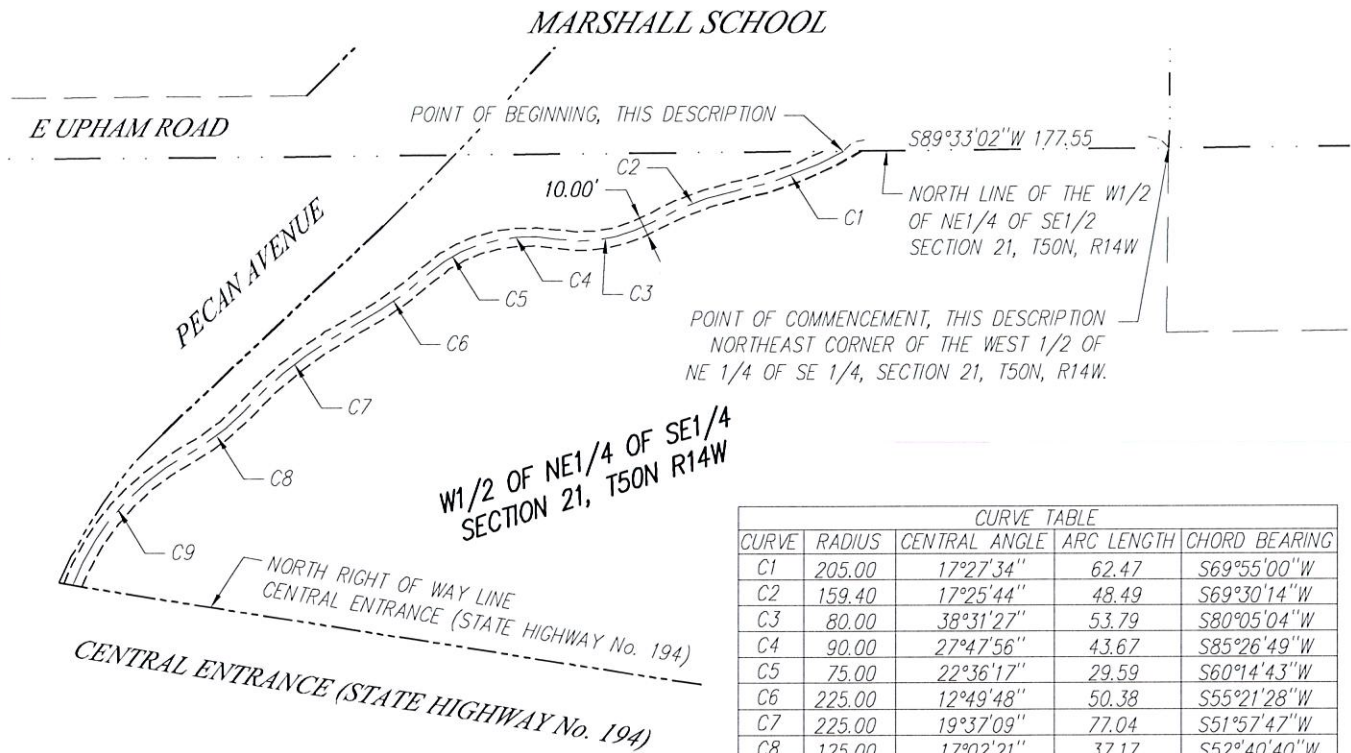
Date


9/05/2017

License No. 44075



EXHIBIT C



CURVE TABLE				
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING
C1	205.00	17°27'34"	62.47	S69°55'00"W
C2	159.40	17°25'44"	48.49	S69°30'14"W
C3	80.00	38°31'27"	53.79	S80°05'04"W
C4	90.00	27°47'56"	43.67	S85°26'49"W
C5	75.00	22°36'17"	29.59	S60°14'43"W
C6	225.00	12°49'48"	50.38	S55°21'28"W
C7	225.00	19°37'09"	77.04	S51°57'47"W
C8	125.00	17°02'21"	37.17	S52°40'40"W
C9	140.00	39°30'32"	96.54	S41°26'35"W

PERMANENT EASEMENT :

A Ten foot wide easement over, under and across all that part of the West half of the Northeast One-quarter of the Southeast One-quarter (W 1/2 of the NE 1/4 of the SE 1/4), Section Twenty-one (21), Township Fifty (50) North, Range Fourteen (14) West of the Fourth Principal Meridian, City of Duluth, St. Louis County, Minnesota centered on the following described line:

Commencing at the northeast corner of said W 1/2 of the NE 1/4 of the SE 1/4; thence South 89 degrees 33 minutes 02 seconds West along the north line of said W 1/2 of the NE 1/4 of the SE 1/4, a distance of 177.55 feet, bearings referred to the St. Louis County Transverse Mercator 1996 coordinate system, to the POINT OF BEGINNING of the line to be described; thence southwesterly 62.47 feet along a non-tangential curve concave northwesterly having a radius of 205.00 feet, a central angle of 17 degrees 27 minutes 34 seconds, and a chord bearing of South 69 degrees 55 minutes 00 seconds West; thence southwesterly 48.49 feet along a tangential curve concave southeasterly having a radius of 159.40 feet and a central angle of 17 degrees 25 minutes 44 seconds; thence southwesterly 53.79 feet along a tangential curve concave northerly having a radius of 80.00 feet and central angle of 38 degrees 31 minutes 27 seconds; thence southwesterly 43.67 feet along a tangential curve concave southeasterly having a radius of 90.00 feet and a central angle of 27 degrees 47 minutes 56 seconds; thence southwesterly 29.59 feet along a tangential curve concave southeasterly having a radius of 75.00 feet and a central angle of 22 degrees 36 minutes 17 seconds; thence southwesterly 50.38 feet along a tangential curve concave northwesterly having a radius of 225.00 feet and a central angle of 12 degrees 49 minutes 48 seconds; thence southwesterly 77.04 feet along a tangential curve concave southeasterly having a radius of 225.00 feet and a central angle of 19 degrees 37 minutes 09 seconds; thence southwesterly 37.17 feet along a tangential curve concave northwesterly having a radius 125.00 feet and a central angle of 17 degrees 02 minutes 21 seconds; thence southwesterly 96.54 feet along a curve concave southeasterly having a radius of 140.00 feet and a central angle of 39 degrees 30 minutes 32 seconds to the north Right-of-Way line of Central Entrance (a.k.a State Highway No. 194) and said line there terminating.

The northerly sidelines of said easement are prolonged or shortened to terminate on the north line of said W 1/2 of the NE 1/4 of the SE 1/4.

The southerly sidelines of said easement are prolonged or shortened to terminate on the north line of said north Right-of-Way line of Central Entrance (a.k.a State Highway No. 194).



Basis of Bearing is Grid North, St. Louis County Transverse Mercator 96 Coordinate System.

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.

Print Name: Paul A. Vogel License # 44075

Signature: [Signature] Date: 09/05/2017

DATE REVISED: 09/05/17

DATE PREPARED: 07/27/17

PROJ NO: 170381

FILE: 170381vSurv.

SHEET 1 of 3 SHEETS



PERFORMANCE DRIVEN DESIGN.
LHBcorp.com

21 W. Superior St., Ste. 500 | Duluth, MN 55802 | 218.727.8446

EXHIBIT C

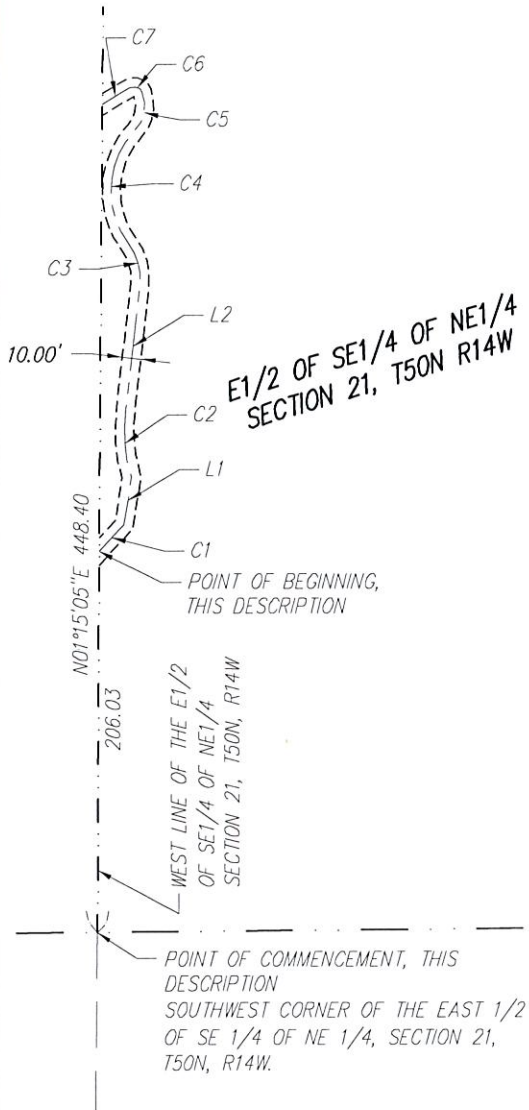
MARSHALL SCHOOL

PERMANENT EASEMENT:

A Ten foot wide easement over, under and across all that part of the East half of the Southeast One-quarter of the Northeast One-quarter (E 1/2 of the SE 1/4 of the NE 1/4), Section Twenty-one (21), Township Fifty (50) North, Range Fourteen (14) West of the Fourth Principal Meridian, City of Duluth, St. Louis County, Minnesota centered on the following described line:

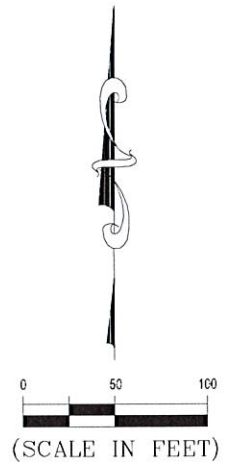
Commencing at the southwest corner of said E 1/2 of the SE 1/4 of the NE 1/4; thence North 01 degrees 15 minutes 05 seconds East along the west line of said E 1/2 of the SE 1/4 of the NE 1/4, a distance of 206.03 feet, bearings referenced to the St. Louis County Transverse Mercator 1996 coordinate system, to the POINT OF BEGINNING of the line to be described; thence northeasterly 20.10 feet along a non-tangential curve concave southeasterly having a radius of 466.61, a central angle of 02 degrees 28 minutes 06 seconds, and a chord bearing of North 43 degrees 30 minutes 32 seconds East; thence North 08 degrees 52 minutes 46 seconds East, a distance of 25.83 feet; thence northerly 37.62 feet along a non-tangential curve concave northeasterly having a radius of 85.00 feet and a central angle of 25 degrees 21 minutes 27 seconds and a chord bearing of North 04 degrees 50 minutes 42 seconds West; thence North 06 degrees 14 minutes 27 seconds East, a distance of 68.02 feet; thence northwesterly 22.77 feet along a tangential curve concave southwesterly having a radius of 30.00 feet and central angle of 43 degrees 29 minutes 49 seconds; thence northerly 67.87 feet along a tangential curve concave easterly having a radius of 48.14 feet and a central angle of 79 degrees 57 minutes 44 seconds; thence northeasterly 21.87 feet along a tangential curve concave northwesterly having a radius of 20.00 feet and a central angle of 62 degrees 39 minutes 38 seconds; thence northwesterly, westerly and southwesterly 8.54 feet along a tangential curve concave southwesterly having a radius of 5.00 feet and a central angle of 97 degrees 52 minutes 30 seconds; thence southwesterly 17.49 feet along a tangential curve concave southeasterly having a radius of 191.38 feet and a central angle of 05 degrees 14 minutes 08 seconds to the west line of said E 1/2 of the SE 1/4 of the NE 1/4 and said line there terminating.

The sidelines of said easement are prolonged or shortened to terminate on the west line of said E 1/2 of the SE 1/4 of the NE 1/4.



CURVE TABLE				
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING
C1	466.61	02°28'06"	20.10	N43°30'32"E
C2	85.00	25°21'27"	37.62	N04°50'42"W
C3	30.00	43°29'49"	22.77	N15°30'27"W
C4	48.14	79°57'44"	67.18	N02°43'30"E
C5	20.00	62°39'38"	21.87	N11°22'33"E
C6	5.00	97°52'30"	8.54	N68°53'31"W
C7	191.38	05°14'08"	17.49	S59°33'10"W

LINE TABLE		
LINE	BEARING	LENGTH
L1	N08°52'46"E	25.83
L2	N06°14'27"E	68.02



Basis of Bearing is Grid North, St. Louis County Transverse Mercator 96 Coordinate System.

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.

Print Name: Paul A. Vogel

License # 44075

Signature: 

Date: 09/05/2017

DATE REVISED: 09/05/17

DATE PREPARED: 07/27/17

PROJ NO: 170381

FILE: 170381vSurv.

SHEET 2 of 3 SHEETS



PERFORMANCE
DRIVEN DESIGN.
LHBcorp.com

21 W. Superior St., Ste. 500 | Duluth, MN 55802 | 216.727.8446

EXHIBIT C

MARSHALL SCHOOL

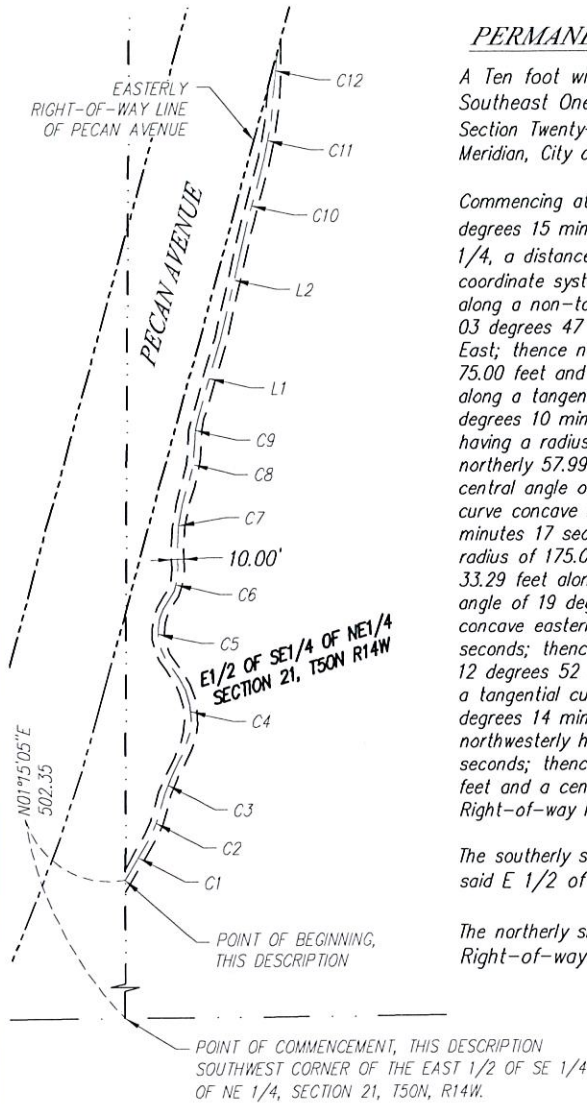
PERMANENT EASEMENT:

A Ten foot wide easement over, under and across all that part of the East half of the Southeast One-quarter of the Northeast One-quarter (E 1/2 of the SE 1/4 of the NE 1/4), Section Twenty-one (21), Township Fifty (50) North, Range Fourteen (14) West of the Fourth Principal Meridian, City of Duluth, St. Louis County, Minnesota centered on the following described line:

Commencing at the southwest corner of said E 1/2 of the SE 1/4 of the NE 1/4; thence North 01 degrees 15 minutes 05 seconds East along the west line of said E 1/2 of the SE 1/4 of the NE 1/4, a distance of 502.35 feet, bearings referenced to the St. Louis County Transverse Mercator 1996 coordinate system, to the POINT OF BEGINNING of the line to be described; thence northerly 42.92 feet along a non-tangential curve concave northwesterly having a radius of 650.00 feet, a central angle of 03 degrees 47 minutes 01 seconds, and a chord bearing North 29 degrees 47 minutes 31 seconds East; thence northerly 19.97 feet along a tangential curve concave northwesterly having a radius of 75.00 feet and a central angle of 15 degrees 15 minutes 16 seconds; thence northeasterly 44.94 feet along a tangential curve concave southeasterly having a radius of 150.00 feet and central angle of 17 degrees 10 minutes 03 seconds; thence northerly 80.88 feet along a tangential curve concave westerly having a radius of 66.00 feet and a central angle of 70 degrees 12 minutes 41 seconds; thence northerly 57.99 feet along a tangential curve concave easterly having a radius of 43.38 feet and a central angle of 76 degrees 35 minutes 32 seconds; thence northerly 28.23 feet along a tangential curve concave northwesterly having a radius of 40.00 feet and a central angle of 40 degrees 26 minutes 17 seconds; thence northerly 68.21 feet along a tangential curve concave easterly having a radius of 175.00 feet and a central angle of 22 degrees 20 minutes 00 seconds; thence northerly 33.29 feet along a tangential curve concave northwesterly having a radius of 100.00 feet and a central angle of 19 degrees 04 minutes 19 seconds; thence northerly 22.67 feet along a tangential curve concave easterly having a radius of 75.00 feet and a central angle of 17 degrees 19 minutes 18 seconds; thence North 16 degrees 20 minutes 19 seconds East, a distance of 64.95 feet; thence North 12 degrees 52 minutes 25 seconds East, a distance of 100.00 feet; thence northerly 24.02 feet along a tangential curve concave southeasterly having a radius of 325.00 feet and a central angle of 04 degrees 14 minutes 05 seconds; thence northerly 85.23 feet along a tangential curve concave northwesterly having a radius of 359.95 feet and a central angle of 13 degrees 34 minutes 02 seconds; thence northerly 29.45 feet along tangential curve concave westerly having a radius of 690.00 feet and a central angle of 02 degrees 26 minutes 43 seconds to the east line of the easterly Right-of-way line of Pecan Avenue and said line there terminating.

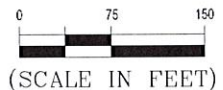
The southerly sidelines of said easement are prolonged or shortened to terminate on the west line of said E 1/2 of the SE 1/4 of the NE 1/4.

The northerly sidelines of said easement are prolonged or shortened to terminate on the easterly Right-of-way line of Pecan Avenue.



CURVE TABLE				
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING
C1	650.00	03°47'01"	42.92	N29°47'31"E
C2	75.00	15°15'16"	19.97	N20°16'22"E
C3	150.00	17°10'03"	44.94	N21°13'46"E
C4	66.00	70°12'41"	80.88	N05°17'34"W
C5	43.38	76°35'32"	57.99	N02°06'08"W
C6	40.00	40°26'17"	28.23	N15°58'30"E
C7	175.00	22°20'00"	68.21	N06°55'21"E
C8	100.00	19°04'19"	33.29	N08°33'11"E
C9	75.00	17°19'18"	22.67	N07°40'41"E
C10	325.00	04°14'05"	24.02	N14°59'27"E
C11	359.95	13°34'02"	85.23	N10°19'31"E
C12	690.00	02°26'43"	29.45	N04°45'52"E

LINE TABLE		
LINE	BEARING	LENGTH
L1	N16°20'19"E	64.95
L2	N12°52'25"E	100.00



Basis of Bearing is Grid North,
St. Louis County Transverse
Mercator 96 Coordinate System.

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.

Print Name: Paul A. Vogel

License # 44075

Signature:

Date: 09/05/2017

DATE REVISED: 09/05/17

DATE PREPARED: 07/27/17

PROJ NO: 170381

FILE: 170381vSurv.

SHEET 3 OF 3 SHEETS



PERFORMANCE
DRIVEN DESIGN.
LHBcorp.com

21 W. Superior St. Ste. 500 | Duluth, MN 55802 | 218.727.8446