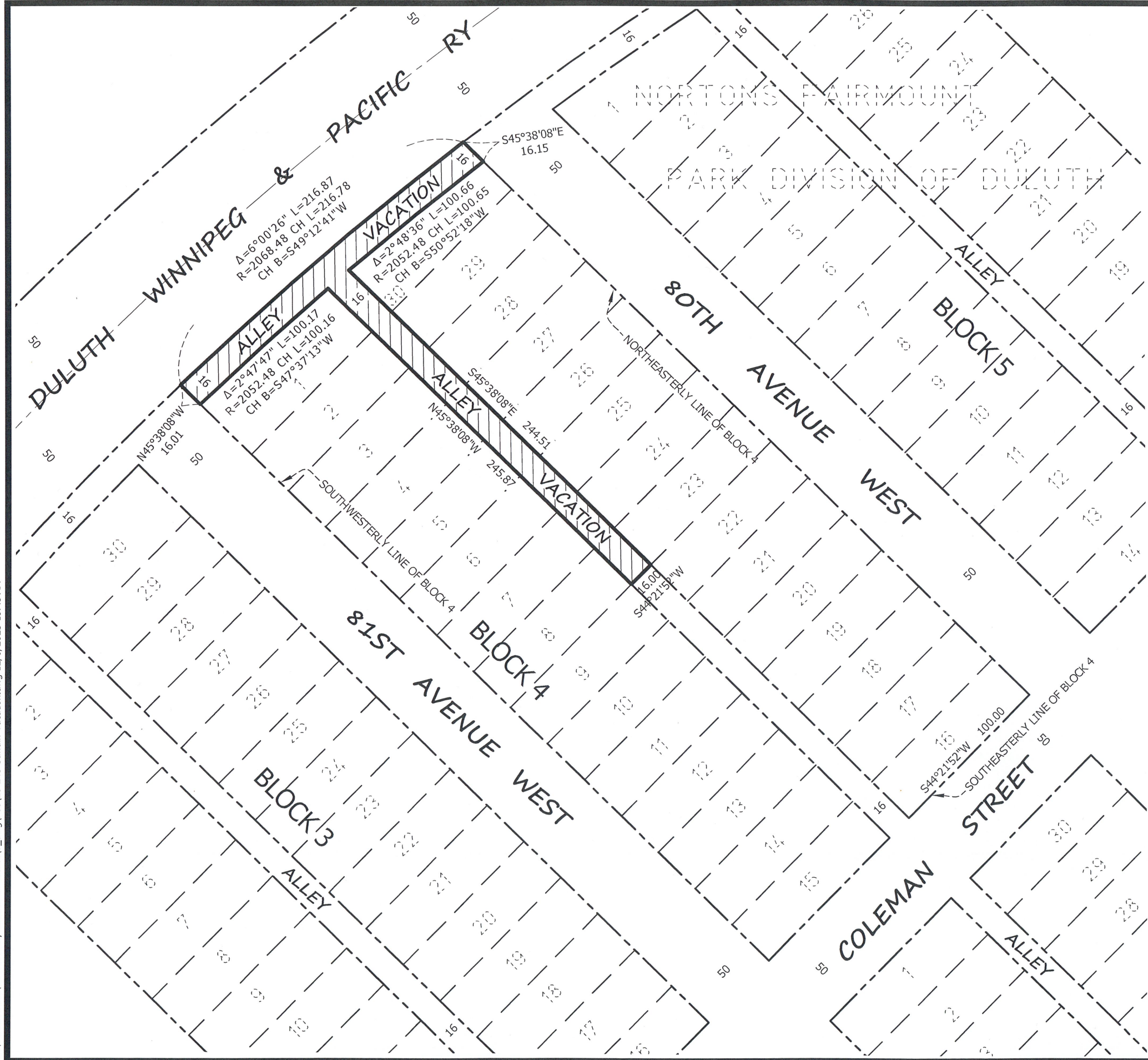


T:\Sundin Julie\23-245 Alley Vacations Duluth\3\_dwg\700\23-245 Sundin Vacation.dwg 12/6/2023 10:48 AM



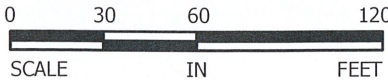
VACATION DESCRIPTION:

That part of the 16 foot wide Alleys as platted and dedicated in Block 4, NORTONS FAIRMOUNT PARK DIVISION OF DULUTH, according to the recorded plat thereof, St. Louis County, Minnesota, lying northwesterly of a line drawn from the southeast corner of Lot 8, said Block 4 and the southwest corner of Lot 23, said Block 4, and bounded on the northeast by the northwesterly extension of the northeasterly line of said Block 4, and bounded on the southwest by the northwesterly extension of the southwesterly line of said Block 4.

Reserving drainage and utility easements over under and across the above described tract.



SCALE: 1 INCH = 60 FEET

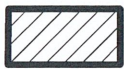


SURVEYOR NOTES:

Orientation of this bearing system is based on the southeasterly line of Block 4, NORTONS FAIRMOUNT PARK DIVISION OF DULUTH, to have a bearing of N 44°21'52" E.

JPJ Engineering has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.

Area of vacation is 7,393 square feet or 0.1697 acres ±.



Denotes right of way to be vacated with utility and drainage easements reserved

Approved by:

City Engineer

12-6-23  
Date

CERTIFICATION:

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.

Signed this 25th day of October, 2023 for JPJ Engineering, Inc.

Randy M. Morton, PLS License Number 21401

Revised: November 15, 2023, size of vacation.  
Revised: November 22, 2023, added reserved easement over described tract.  
Revised: December 6, 2023, revised per City of Duluth comments.



Engineering  
Land Surveying  
Site Development

JPJ ENGINEERING, INC  
425 Grant Street  
Hibbing, MN 55746  
(218) 262-5528

5670 Miller Trunk Hwy  
Duluth, MN 55811  
(218) 720-6219

www.jpjeng.com

VACATION SKETCH

For: Julie Sundin

525 North 80th Avenue West, Duluth, Minnesota 55807  
Part of Block 4, NORTONS FAIRMOUNT PARK DIVISION OF DULUTH, St. Louis Co., MN

|                |            |
|----------------|------------|
| SURVEY BY :    |            |
| DRAWN BY :     | AJG        |
| DESIGNED BY :  |            |
| APPROVED BY :  | RMM        |
| DATE:          | 10/25/2023 |
| PROJECT NUMBER | 23-245     |
| SHEET NUMBER   | 1 OF 1     |