

LEGAL DESCRIPTION OF RIGHT OF WAY VACATION

Those parts of West 1st Street abutting Lots 193 and 195, Block 108, DULUTH PROPER SECOND DIVISION and Point of Rocks Park, GLEN PLACE DIVISION, according to the recorded plats thereof, St. Louis County, Minnesota bounded by the following described lines:

On the Northeast: By the Southeasterly extension of the Southwesterly line of North 12th Avenue West as dedicated on said DULUTH PROPER SECOND DIVISION.

On the Southeast: By the Southeasterly right of way line of West 1st Street as dedicated on said GLEN PLACE DIVISION.

On the Southwest: By the Southeasterly extension of the Southwesterly line of Lot 195, Block 68, said DULUTH PROPER SECOND DIVISION.

On the Northwest: By the Southeasterly line of Block 68, said DULUTH PROPER SECOND DIVISION.

Said right of way vacation contains 6,595 Sq. Feet or 0.15 Acres.

SURVEYOR'S NOTES

1. NEW LOCATION OF W 1ST STREET PER BOOK C OF PLATS, PG. 1, RECORDED SEPTEMBER 24, 1888.
2. THIS SURVEY HAS BEEN PREPARED WITHOUT BENEFIT OF A TITLE COMMITMENT OR TITLE OPINION. A TITLE SEARCH FOR RECORDED OR UNRECORDED EASEMENTS WHICH MAY BENEFIT OR ENCUMBER THIS PROPERTY HAS NOT BEEN COMPLETED BY ALTA LAND SURVEY COMPANY. THE SURVEYOR ASSUMES NO RESPONSIBILITY FOR SHOWING THE LOCATION OF RECORDED OR UNRECORDED EASEMENTS OR OTHER ENCUMBRANCES NOT PROVIDED TO THE SURVEYOR AS OF THE DATE OF THE SURVEY.
3. THIS IS NOT A BOUNDARY SURVEY.

LEGEND

R/W-RIGHT OF WAY

RIGHT OF WAY
VACATION AREA

CENTER LINE



RIGHT OF WAY LINE



EXISTING PLAT LINE

Approved by the City Engineer of the City of
Duluth, MN this 30 day of Jan. 2025

Signed by:

Gandy Voigt

153BCC1A236A4E8...

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: 02-13-2024

RIGHT OF WAY VACATION EXHIBIT

CLIENT: JEFF ANDERSON

REVISIONS:

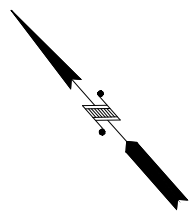
ADDRESS: 1206 W 1ST ST,
DULUTH, MN 55806

DATE: 02-13-2024

JOB NO: 24-027 SHEET 1 OF 2

ALTA
LAND SURVEY COMPANY

PHONE: 218-727-5211
LICENSED IN MN & WI
WWW.ALTLANDSURVEYDULUTH.COM



DULUTH PROPER

191

BLOCK 67

N 12TH AVE W

33

33

80.27

SE'LY EXTENSION
OF THE SW'LY
LINE OF N
12TH AVE W

193

W 1ST. STREET
(PER BOOK C OF PLAT PG. 1)

BLOCK 68

SW'LY LINE OF
LOT 195, BLK. 68

197

SECOND DIVISION

S'LY R/W LINE
OF W 1ST ST

115.97

33

33

1

34°42'21"

95.36

DIVISION
PLACE

SE'LY R/W LINE OF W 1ST ST. PER GLEN PLACE DIV

GLEN

66.00

99.92

66.00

W 1ST. STREET
(NOT BUILT)

(NOT BUILT)

99.92

66.00

66.00

66.00

66.00

66.00

66.00

66.00

66.00

66.00

66.00

66.00

66.00

66.00

66.00

66.00

66.00

66.00



SCALE IN FEET

RIGHT OF WAY VACATION EXHIBIT

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