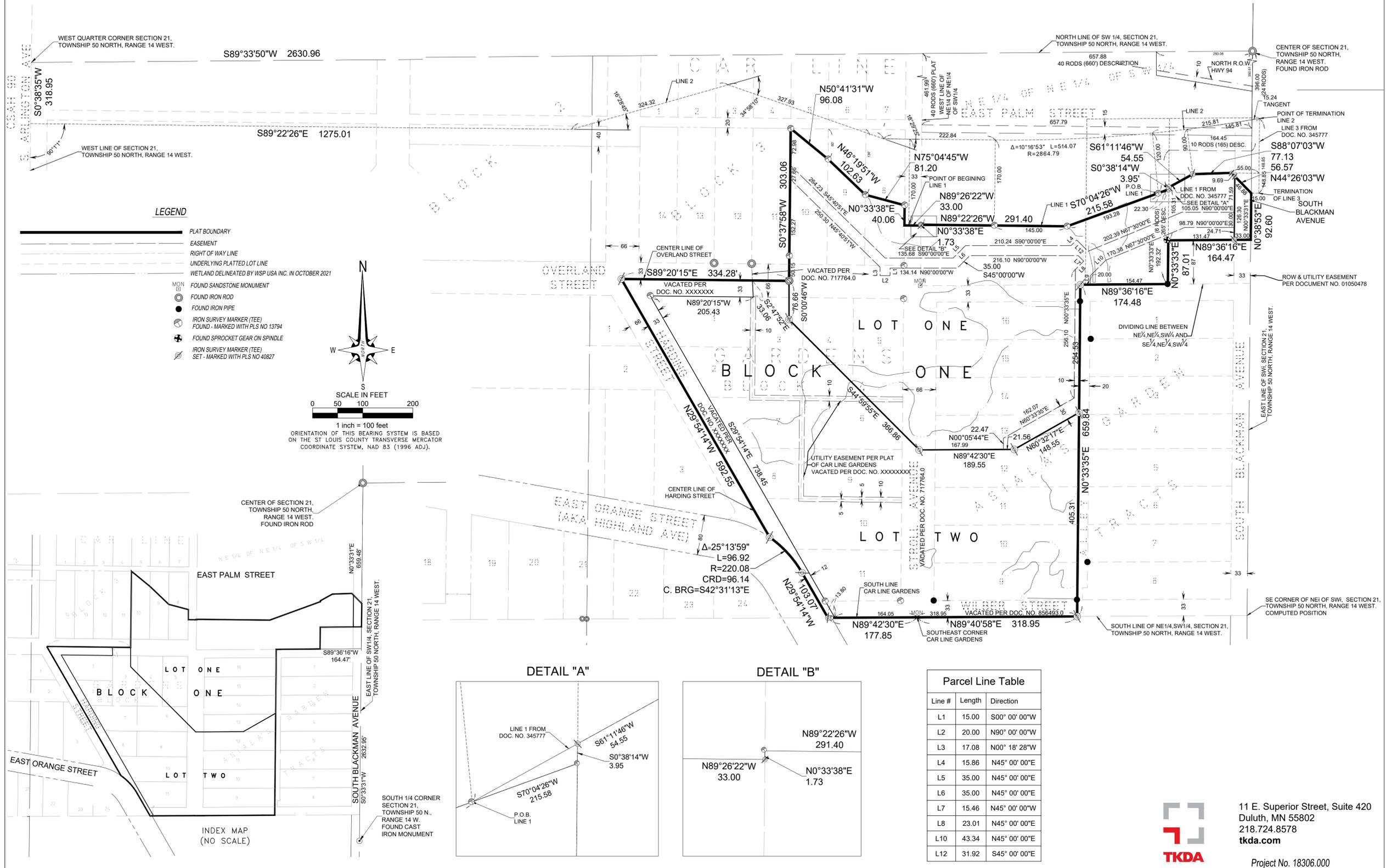


OFFICIAL PLAT

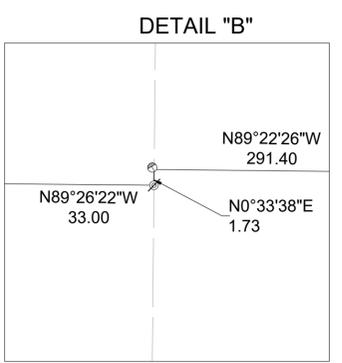
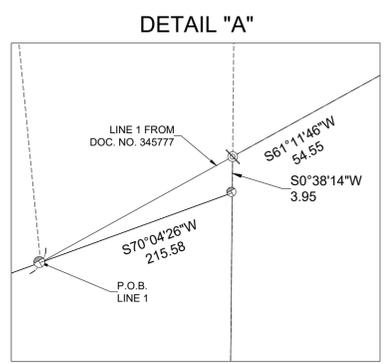
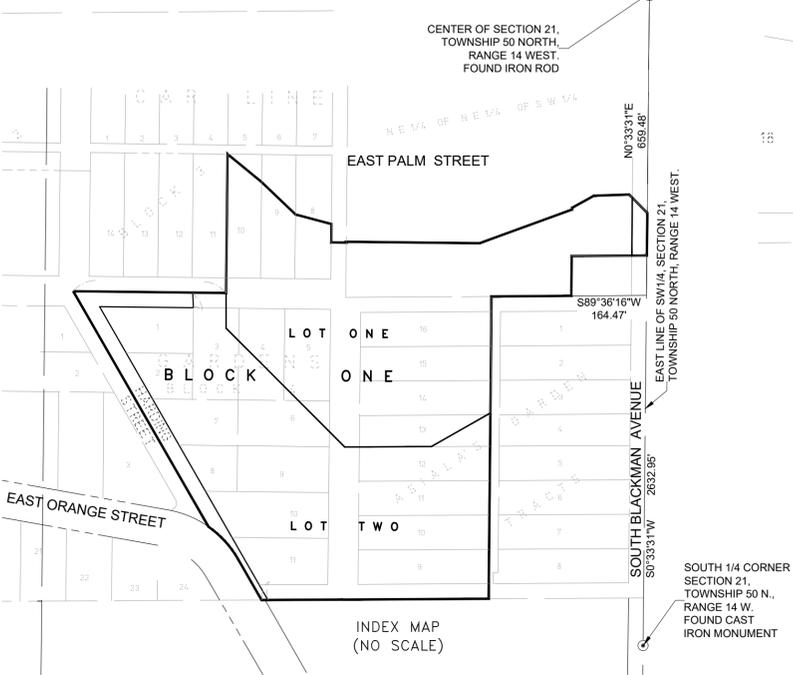
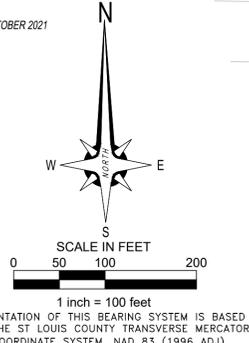
KARA-MIA ADDITION

Located in The Northeast Quarter of Southwest Quarter of Section 21, Township 55 North, Range 14 West of the 4th Principal Meridian, St. Louis County, Minnesota



LEGEND

- PLAT BOUNDARY
- EASEMENT
- RIGHT OF WAY LINE
- UNDERLYING PLATTED LOT LINE
- WETLAND DELINEATED BY WSP USA INC. IN OCTOBER 2021
- FOUND SANDSTONE MONUMENT
- FOUND IRON ROD
- FOUND IRON PIPE
- IRON SURVEY MARKER (TEE)
- FOUND - MARKED WITH PLS NO 13794
- FOUND SPROCKET GEAR ON SPINDLE
- IRON SURVEY MARKER (TEE)
- SET - MARKED WITH PLS NO 40827



Line #	Length	Direction
L1	15.00	S00° 00' 00"W
L2	20.00	N90° 00' 00"W
L3	17.08	N00° 18' 28"W
L4	15.86	N45° 00' 00"E
L5	35.00	N45° 00' 00"E
L6	35.00	N45° 00' 00"E
L7	15.46	N45° 00' 00"W
L8	23.01	N45° 00' 00"E
L10	43.34	N45° 00' 00"E
L12	31.92	S45° 00' 00"E

11 E. Superior Street, Suite 420
 Duluth, MN 55802
 218.724.8578
 tkda.com
 Project No. 18306.000
 SHEET 1 OF 2 SHEETS

OFFICIAL PLAT

KARA-MIA ADDITION

Located in The Northeast Quarter of Southwest Quarter of Section 21, Township 55 North, Range 14 West of the 4th Principal Meridian, St. Louis County, Minnesota

KNOW BY ALL MEN BY THESE PRESENTS: THAT KAMI HOLDINGS, LLC, IS THE OWNER OF THE FOLLOWING DESCRIBED PROPERTY SITUATED IN SECTION 21, TOWNSHIP 55 NORTH, RANGE 14 WEST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE COUNTY OF ST. LOUIS, STATE OF MINNESOTA TO WIT:

PARCEL I:

LOT 10, BLOCK 3, CAR LINE GARDENS, EXCEPT THAT PART OF WHICH LIES NORTHEASTERLY OF A LINE DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF LOT 10, THENCE RUN SOUTHEASTERLY TO A POINT ON THE EAST LINE OF SAID LOT 10, DISTANT 60 FEET SOUTHERLY OF THE NORTHEAST CORNER THEREOF AND THERE TERMINATING TOGETHER WITH THAT PORTION OF VACATED OVERLAND STREET ADJACENT THERETO.

PARCEL II:

LOTS 8 AND 9, BLOCK 3, CAR LINE GARDENS, EXCEPT THAT PART WHICH LIES NORTHERLY OF A LINE DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST LINE OF LOT 9, SAID BLOCK 3, DISTANT 60 FEET SOUTHERLY OF THE NORTHWEST CORNER THEREOF; THENCE RUN SOUTHEASTERLY TO A POINT ON THE EAST LINE OF LOT 9, SAID BLOCK 3, DISTANT 130 FEET SOUTHERLY OF THE NORTHEAST CORNER THEREOF; THENCE RUN SOUTHEASTERLY TO A POINT ON THE EAST LINE OF LOT 8, SAID BLOCK 3, DISTANT 150 FEET SOUTHERLY OF THE NORTHEAST CORNER THEREOF AND THERE TERMINATING TOGETHER WITH THAT PORTION OF VACATED OVERLAND STREET ADJACENT THERETO AND THAT PORTION OF VACATED STROLL AVENUE ADJACENT TO LOT 8, BLOCK 3, CAR LINE GARDENS.

EXCEPT ALL MINERALS AND MINERAL RIGHTS.

PARCEL III:

LOTS 1 THROUGH 7, INCLUSIVE AND LOTS 9, 10, AND 11, BLOCK 4, CAR LINE GARDENS TOGETHER WITH THAT PORTION OF VACATED OVERLAND STREET ADJACENT TO LOTS 3, 4 AND 5, BLOCK 4, CAR LINE GARDENS AND THAT PORTION OF VACATED STROLL AVENUE ADJACENT TO LOTS 5, 6, 9, 10 AND 11, BLOCK 4, CAR LINE GARDENS.

EXCEPT ALL MINERALS AND MINERAL RIGHTS.

PARCEL IV:

NORTH 1/2 OF LOT 8, BLOCK 4, CAR LINE GARDENS.

EXCEPT ALL MINERALS AND MINERAL RIGHTS.

PARCEL V:

SOUTH 1/2 OF LOT 8, BLOCK 4, CAR LINE GARDENS.

EXCEPT ALL MINERALS AND MINERAL RIGHTS.

PARCEL VI:

LOTS 9, 10, 11, 13, 14, 15, 16, ASIALA'S GARDEN TRACTS OF DULUTH, TOGETHER WITH THAT PORTION OF VACATED STROLL AVENUE ADJACENT THERETO AND THAT PORTION OF VACATED OVERLAND STREET ADJACENT TO LOT 16, ASIALA'S GARDEN TRACTS OF DULUTH.

EXCEPT ALL MINERALS.

PARCEL VII:

LOT 12, ASIALA'S GARDEN TRACTS OF DULUTH TOGETHER WITH THAT PORTION OF VACATED STROLL AVENUE ADJACENT THERETO.

EXCEPT ALL MINERALS.

THIS PROPERTY IS TORRENS. CERTIFICATE OF TITLE NO. 291112.0

AND

THAT PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, SECTION 21, TOWNSHIP 50 NORTH, RANGE 14 WEST OF THE FOURTH PRINCIPAL MERIDIAN, ST. LOUIS COUNTY, MINNESOTA, DESCRIBED AS FOLLOWS: COMMENCING ON THE CENTER LINE OF SAID SECTION 21, 396 FEET SOUTH OF THE CENTER OF SAID SECTION; THENCE DUE WEST AT RIGHT ANGLES TO LAST LINE 165 FEET; THENCE DUE SOUTH AT RIGHT ANGLES TO LAST LINE 264 FEET TO THE DIVIDING LINE BETWEEN NE 1/4 OF NE 1/4 OF SW 1/4 AND SE 1/4 OF NE 1/4 OF SW 1/4 OF SAID SECTION; THENCE DUE EAST ON SAID DIVIDING LINE 165 FEET TO THE CENTER LINE OF SAID SECTION; THENCE DUE NORTH ON THE CENTER LINE OF SAID SECTION, 264 FEET TO THE PLACE OF BEGINNING.

EXCEPT SOUTHERLY 87 FEET.

AND EXCEPT THAT PART DESCRIBED IN A DEED TO THE STATE OF MINNESOTA DATED MAY 17, 1982, AND FILED JUNE 4, 1982 AS DOCUMENT NO. 345777, LEGALLY DESCRIBED AS FOLLOWS:

TRACT A: THAT PART OF THE NE 1/4 OF NE 1/4 OF SW 1/4 OF SECTION 21, TOWNSHIP 50, RANGE 14, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH AND SOUTH QUARTER LINE OF SAID SECTION 21, DISTANT 24 RODS SOUTH OF THE CENTER OF SAID SECTION 21; THENCE DUE WEST AT RIGHT ANGLES 10 RODS; THENCE DUE SOUTH AT RIGHT ANGLES 16 RODS; THENCE DUE EAST AT RIGHT ANGLES 10 RODS; THENCE DUE NORTH 16 RODS TO THE PLACE OF BEGINNING, EXCEPTING THEREFROM THE SOUTHERLY 87 FEET THEREOF WHICH LIES NORTHERLY OF LINE 1 DESCRIBED BELOW:

LINE 1: FROM A POINT ON LINE 2 DESCRIBED BELOW, DISTANT 215.81 FEET WESTERLY OF ITS POINT OF TERMINATION, RUN SOUTHERLY AT RIGHT ANGLES TO SAID LINE 2 FOR 120 FEET TO THE POINT OF BEGINNING OF LINE 1 TO BE DESCRIBED; THENCE RUN NORTHEASTERLY TO A POINT DISTANT 90 FEET SOUTHERLY (MEASURED AT RIGHT ANGLES) OF A POINT ON SAID LINE 2, DISTANT 145.81 FEET WESTERLY OF ITS POINT OF TERMINATION; THENCE RUN EASTERLY TO A POINT DISTANT 55 FEET WESTERLY (MEASURED AT RIGHT ANGLES) OF A POINT ON LINE 3 DESCRIBED BELOW, DISTANT 1-08.85 FEET SOUTHERLY OF ITS POINT OF BEGINNING; THENCE RUN SOUTHEASTERLY TO A POINT DISTANT 15 FEET WESTERLY (MEASURED AT RIGHT ANGLES) OF AT THE POINT OF TERMINATION OF SAID LINE 3 AND THERE TERMINATING.

LINE 2: BEGINNING AT A POINT ON THE WEST LINE OF SAID SECTION 21, DISTANT 318.95 FEET SOUTH OF THE WEST QUARTER CORNER THEREOF; THENCE RUN EASTERLY AT AN ANGLE OF 90 DEGREES 01 MINUTES 01 SECONDS FROM SAID WEST SECTION LINE (MEASURED FROM SOUTH TO EAST) FOR 1275.01 FEET; THENCE DEFLECT TO THE LEFT AT ANGLE OF 16 DEGREES 28 MINUTES 45 SECONDS FOR 324.32 FEET; THENCE DEFLECT TO THE RIGHT AT AN ANGLE OF 34 DEGREES 58 MINUTES 10 SECONDS FOR 327.93 FEET; THENCE DEFLECT TO THE LEFT AT AN ANGLE OF 18 DEGREES 29 MINUTES 25 SECONDS FOR 222.84 FEET; THENCE DEFLECT TO THE LEFT ON A TANGENTIAL CURVE HAVING A RADIUS OF 2864.79 FEET AND A DELTA ANGLE OF 10 DEGREES 16 MINUTES 53 SECONDS FOR 514.07 FEET; THENCE ON A TANGENT TO SAID CURVE FOR 15.24 FEET AND THERE TERMINATING.

LINE 3: BEGINNING AT THE POINT OF TERMINATION OF LINE 2 DESCRIBED ABOVE, THENCE RUN SOUTHERLY AT AN ANGLE OF 79 DEGREES 46 MINUTES 44 SECONDS FROM SAID LINE 2 (MEASURED FROM WEST TO SOUTH) FOR 148.85 FEET AND THERE TERMINATING.

NOTE: THIS PROPERTY IS ABSTRACT. DOCUMENT NO 01370374

SUBJECT TO EASEMENTS AND SERVITUDES OF USE OR RECORD, IF ANY.

AND

THOSE PORTIONS OF OVERLAND STREET AND HARDING AVENUE, AS DEDICATED ON THE PLAT OF CAR LINE GARDENS, ON FILE AND OF RECORD IN THE OFFICE OF THE COUNTY RECORDER, AND NOW VACATED PER DOCUMENT NUMBER XXXXXXXX, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID PLAT OF CAR LINE GARDENS; THENCE ON AN ASSUMED BEARING OF SOUTH 89 DEGREES 42 MINUTES 30 SECONDS WEST ALONG THE SOUTH LINE OF SAID PLAT A DISTANCE OF 177.85 FEET TO ITS INTERSECTION WITH A LINE DRAWN PARALLEL TO AND 12.00 FEET WESTERLY FROM THE EASTERLY RIGHT-OF-WAY LINE OF HARDING AVENUE TO THE POINT OF BEGINNING; THENCE NORTH 29 DEGREES 54 MINUTES 14 SECONDS WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 103.07 FEET; THENCE WESTERLY 96.92 FEET ON A TANGENTIAL CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 220.08 FEET AND A CENTRAL ANGLE OF 25 DEGREES 13 MINUTES 59 SECONDS

TO THE CENTERLINE OF SAID HARDING STREET; THENCE NORTH 29 DEGREES 54 MINUTES 14 SECONDS WEST ALONG SAID CENTERLINE, A DISTANCE OF 592.55 FEET TO THE CENTERLINE OF SAID OVERLAND STREET; THENCE SOUTH 89 DEGREES 20 MINUTES 15 SECONDS EAST ALONG SAID CENTERLINE, A DISTANCE OF 334.28 FEET; THENCE SOUTH 02 DEGREES 47 MINUTES 52 SECONDS EAST A DISTANCE OF 33.06 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID OVERLAND STREET; THENCE NORTH 89 DEGREES 20 MINUTES 15 SECONDS WEST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 205.43 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF SAID HARDING STREET; THENCE SOUTH 29 DEGREES 54 MINUTES 14 SECONDS EAST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 738.45 FEET TO THE SOUTH LINE OF SAID PLAT; THENCE SOUTH 89 DEGREES 42 MINUTES 30 SECONDS WEST ALONG THE SOUTH LINE OF SAID PLAT A DISTANCE OF 13.80 FEET TO THE POINT OF BEGINNING.

AND UNDER THE AUTHORITY OF MINNESOTA SESSION LAWS 2012, CHAPTER 238, SECTION 28; MINNESOTA STATUTES CHAPTER 505; AND MINNESOTA STATUTES 282.01, SUBD. 1(E) HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS NAME AND DOES HEREBY DONATE AND DEDICATE TO THE PUBLIC USE FOREVER ALL ROADS AS SHOWN ON THIS PLAT.

IN WITNESS WHEREOF KAMI HOLDINGS, LLC, HAS HEREUNTO SET THEIR HAND THIS _____ DAY OF _____, 2022.

GONZALO MEDINA CHIEF MANAGER TITLE

STATE OF MINNESOTA COUNTY OF ST. LOUIS

THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2022, BY _____, CHIEF MANAGER OF KAMI HOLDINGS, LLC, OWNER

NOTARY PUBLIC, _____, MN MY COMMISSION EXPIRES _____.

I DANIEL SKINNER DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION; THAT I AM A DULY LICENSED LAND SURVEYOR IN THE STATE OF MINNESOTA; THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE BOUNDARY SURVEY; THAT ALL MATHEMATICAL LABELS ARE CORRECTLY DESIGNATED ON THIS PLAT; THAT ALL MONUMENTS DEPICTED ON THIS PLAT HAVE BEEN CORRECTLY PLACED IN THE GROUND AS SHOWN; THAT ALL WATER BOUNDARIES AND WET LANDS, AS DEFINED IN MINNESOTA STATUTES, SECTION 505.021, AS OF THE DATE OF THIS CERTIFICATE ARE SHOWN AND LABELED ON THIS PLAT; AND ALL PUBLIC WAYS ARE SHOWN AND LABELED ON THIS PLAT.

DATED THIS _____ DAY OF _____, 2022.

DANIEL SKINNER, LICENSED LAND SURVEYOR MINNESOTA LICENSE NO. 40827

STATE OF MINNESOTA COUNTY OF ST. LOUIS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2022, BY DANIEL SKINNER, MINNESOTA LICENSE NUMBER 40827.

NOTARY PUBLIC, ST. LOUIS COUNTY, MN MY COMMISSION EXPIRES _____

ST. LOUIS COUNTY SURVEYOR

PURSUANT TO MINNESOTA STATUTES, CHAPTER 505.021, SUBD 11, THIS PLAT HAS BEEN CHECKED AND APPROVED THIS _____ DAY OF _____, 2022.

NICK C. STEWART COUNTY SURVEYOR DEPUTY

ST. LOUIS COUNTY BOARD OF COMMISSIONERS

APPROVED BY THE ST. LOUIS COUNTY BOARD OF COMMISSIONERS AT THEIR REGULAR MEETING HELD THIS _____ DAY OF _____, 2022.

CHAIR: _____ ATTEST: _____

ST. LOUIS COUNTY AUDITOR

PURSUANT TO MINNESOTA STATUTES, SECTION 505.021, SUBD. 9, AND TO MINNESOTA STATUTES, SECTION 272.12, TAXES PAYABLE IN THE YEAR 2022 ON THE LAND HEREINBEFORE DESCRIBED HAVE BEEN PAID; THERE ARE NO DELINQUENT TAXES AND TRANSFER ENTERED THIS _____ DAY OF _____, 2022.

NANCY NILSEN COUNTY AUDITOR DEPUTY

ST. LOUIS COUNTY RECORDER

I HEREBY CERTIFY THAT THE WITHIN PLAT OF KARA-MIA ADDITION WAS FILED FOR RECORD IN THIS OFFICE THIS _____ DAY OF _____, 2022, AT _____ O'CLOCK _____M, FILED AS DOCUMENT NO. _____.

THOMAS W. REED, ST. LOUIS COUNTY RECORDER



11 E. Superior Street, Suite 420 Duluth, MN 55802 218.724.8578 tkda.com

Project No. 18306.000