

EXHIBIT 4

STREET AND UTILITY EASEMENT

This STREET AND UTILITY EASEMENT is made by STEVEN J. GUTZ, a single person ("Grantor"), in favor of the CITY OF DULUTH, a municipal corporation created and existing under the laws of the State of Minnesota (the "City").

RECITALS

A. Grantor owns the real property in St. Louis County, Minnesota legally described as follows (the "Property"):

Lot 122 WINNIPEG STREET, FOND DU LAC
Lot 124 WINNIPEG STREET, FOND DU LAC

B. Grantor wishes to grant the City a street and utility easement over a portion of the Property in trust for the benefit of the public and at no cost to the City (the "Easement").

C. The location of the Easement is that portion of the Property legally described on the attached Exhibit A and depicted on the attached Exhibit B (the "Easement Area").

NOW, THEREFORE, for good and valuable consideration, Grantor grants to the City, in trust for the benefit of the public, a perpetual easement for street and utility purposes over, under and across the Easement Area. The Easement shall extend to and bind the successors and assigns of Grantor and the City and shall run with the land. This easement document shall be governed by the laws of the State of Minnesota, and all terms, conditions, and covenants herein shall be interpreted in accordance therewith.

[Remainder of this page is intentionally left blank.]

EXHIBIT A

That part of said Lot 122 Winnipeg Street, Fond Du Lac, according to the recorded plat thereof, bounded on the southwest by the northeast line of an existing easement filed for record with St. Louis County Registrar of Titles as Doc. No. 828326, said northeast line described as follows:

Beginning at a point on the west line of said Lot 122, Fond Du Lac Winnipeg Street, 47.24 feet south of the north line of said Lot 122, to a point on the south line of Lot 124, of said Fond Du Lac Winnipeg Street, 27.00 feet west of the east line of said Lot 124, thereby terminating.

And on the northeast by a line described as follows (Line A):

Commencing at the southeast corner of said Lot 124; thence west 13.38 feet along the south line of said Lot 124 bearing North 80 degrees 41 minutes 59 seconds West to the point of beginning of said line; thence North 34 degrees 03 minutes 30 seconds West a distance of 30.50 feet; thence North 24 degrees 08 minutes 42 seconds West a distance of 82.88 feet to the west line of said Lot 122 at a point that is 28.67 feet south of the northwest corner of said Lot 122 and said line there terminating.

TOGETHER WITH that part of Lot 124, Winnipeg Street in said plat of Fond du Lac that lies southwesterly of said Line A.

Said easement is 1011.8 square feet more or less.

Basis of Bearing is the St. Louis County Transverse Mercator 1996 Coordinate System.

APPROVED BY:

CITY ENGINEER

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.

Date : 3/19/2020

Greg Stoewer

Greg Stoewer
MINNESOTA LICENSE NO. 21774

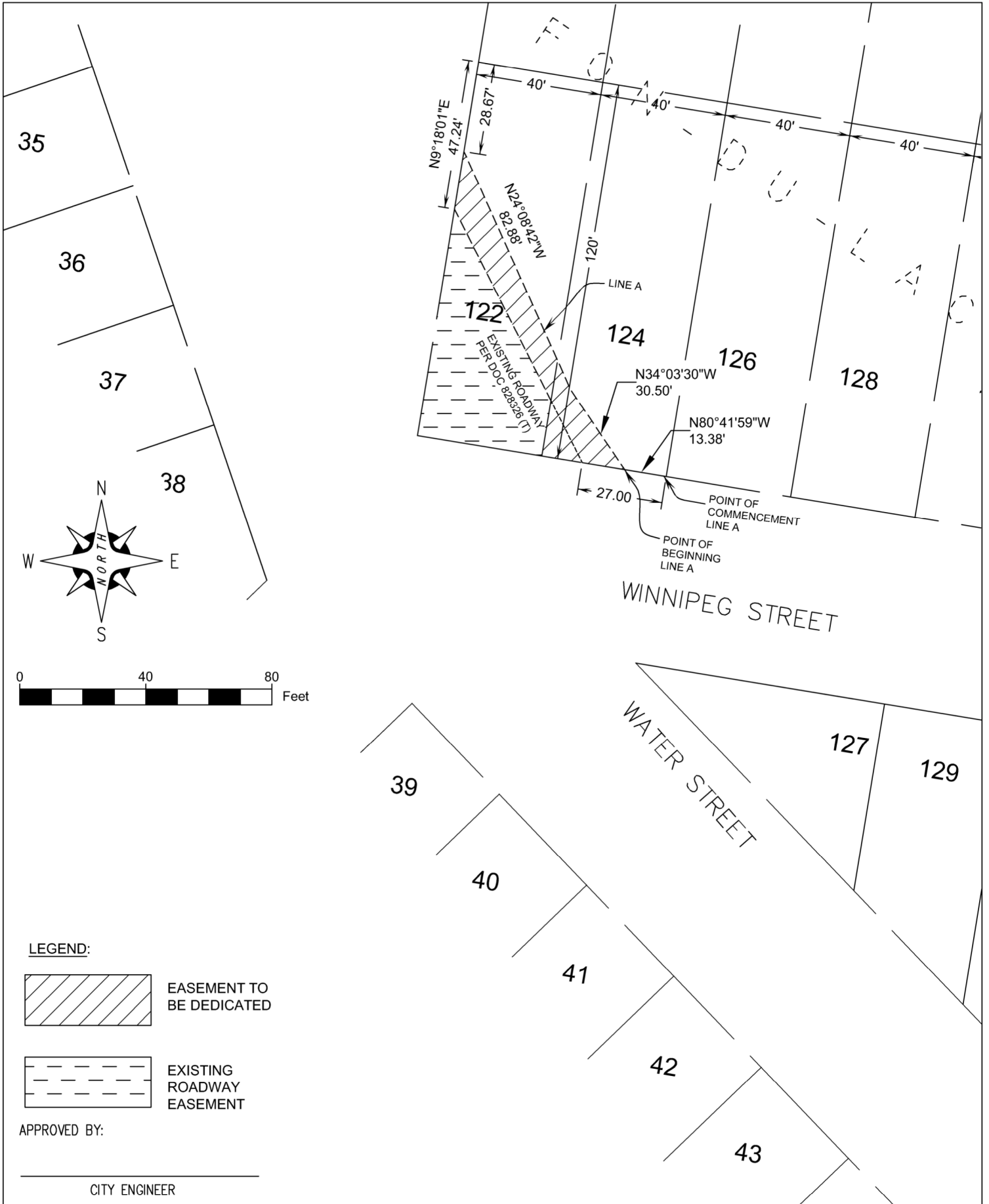


11 East Superior Street
Suite 420
Duluth, MN 55802
218-724-8578
tkda.com

Job Number: 15513.383

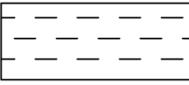
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EXHIBIT B



LEGEND:


 EASEMENT TO BE DEDICATED

 EXISTING ROADWAY EASEMENT

APPROVED BY: _____
CITY ENGINEER

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