







LEGEND

-  RIGHT OF WAY VACATION AREA
-  CENTER LINE
-  RIGHT OF WAY LINE
-  EXISTING PLAT LINE
-  RIGHT OF WAY VACATION LINE
-  # REFER TO SURVEYOR'S NOTES

LEGAL DESCRIPTION OF RIGHT OF WAY VACATION

All that part of Monroe Ave. (now known as 63rd Avenue West) as dedicated on the plat of LLOYD'S DIVISION OF WEST DULUTH, according to the recorded plat thereof, St. Louis County, Minnesota lying North of the extended South lines of Blocks 11 and 12, said LLOYD'S DIVISION OF WEST DULUTH and South of the extended North lines of said Blocks 11 and 12 and lying adjacent to Lot 12, said Block 11 and Lot 1, said Block 12. Said right of way vacation contains 8,250 Sq. Feet or 0.19 Acres.

Approved by the City Engineer of the City of Duluth, MN this 2nd day of MAY 2024

By [Signature]

SURVEYOR'S NOTES

1. VACATION OF ALLEY AND MONROE AVENUE PER MISC. BOOK 247, PAGE 366
2. THIS IS NOT A BOUNDARY SURVEY.

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:03-25-2024

RIGHT OF WAY VACATION EXHIBIT

CLIENT: MELISSA ABBETT

REVISIONS:

ADDRESS: 6303 HIGHLAND STREET
DULUTH, MN 55807

DATE: 03-25-2024

JOB NO: 24-090 SHEET 1 OF 1

ALTA
LAND SURVEY COMPANY

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