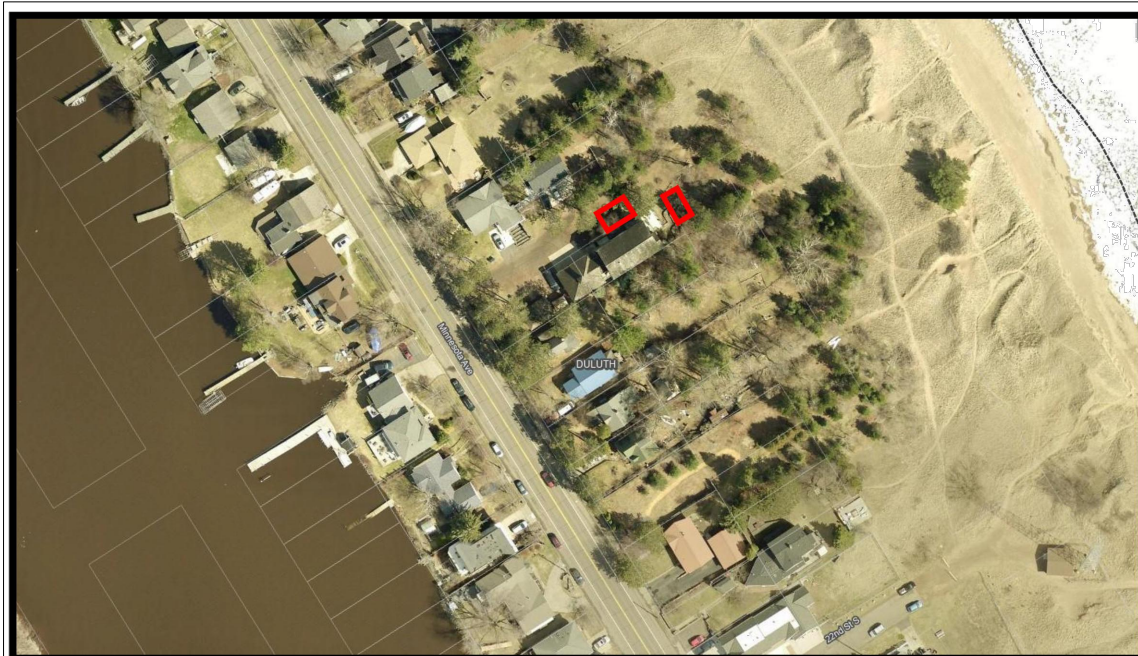


**LEGAL DESCRIPTION FOR CONCURRENT USE AREA #1**

A parcel of land lying within the platted right of way of Lake Avenue lying adjacent to Lot 41, Lower Duluth, Lake Avenue, according to the recorded plat thereof, St. Louis County, Minnesota, described as follows:  
 Beginning at the North most corner of said Lot 41; thence Northeasterly, 18.50 feet, along the Northeasterly extension of the Northwesterly line of said Lot 41 to a line parallel with and distant 18.50 feet Northeasterly of the Northeasterly line of said Lot 41; thence Southeasterly, deflecting to the right 90 degrees, along said parallel line 32.50 feet; thence deflecting 90 degrees to the right 18.50 feet to the Northeasterly line of said Lot 41; thence deflecting to the right 90 degrees, along the Northeasterly line of said Lot 41 for a distance of 32.50 feet to the point of beginning.  
 Said concurrent use area contains 601 Sq. Feet or 0.01 Acres.

**LEGAL DESCRIPTION FOR CONCURRENT USE AREA #2**

A parcel of land lying within the platted right of way of 21st Street lying adjacent to Lot 41, Lower Duluth, Lake Avenue, according to the recorded plat thereof, St. Louis County, Minnesota, described as follows:  
 Commencing at the North most corner of said Lot 41; thence Southwesterly along the Northwesterly line of said Lot 41 for a distance of 38.50 feet to the point of beginning of the concurrent use area herein described; thence continuing Southwesterly along said Northwesterly line 43.50 feet; thence Northwesterly, deflecting to the right 90 degrees 21.50 feet to a line parallel with and distant 21.50 feet Northwesterly of the Northwesterly line of said Lot 41; thence Northeasterly, deflecting 90 degrees to the right, along said parallel line 43.50 feet; thence Southeasterly, deflecting 90 degrees to the right 21.50 feet to the point of beginning.  
 Said concurrent use area contains 935 Sq. Feet 0.02 Acres.



2102 MINNESOTA AVENUE,  
 DULUTH, MN 55802

**VICINITY MAP**



**LEGEND**

- POC-POINT OF COMMENCEMENT
- POB-POINT OF BEGINNING
- C&G-CONCRETE CURB & GUTTER
- RETAINING WALL
- FENCE LINE
- OVERHEAD UTILITIES
- CENTER LINE
- RIGHT OF WAY LINE
- EXISTING EASEMENT LINE
- PLAT LINE
- CONCURRENT USE LINE
- UTILITY POLE
- CONCRETE SURFACE
- GRAVEL SURFACE
- PAVER SURFACE
- EXISTING BUILDINGS
- CONCURRENT USE AREA

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:6-9-2021

**CONCURRENT USE AREA**

CLIENT:JIM CARGILL

REVISIONS:

ADDRESS:2102 MINNESOTA AVE,  
 DULUTH, MN 55802

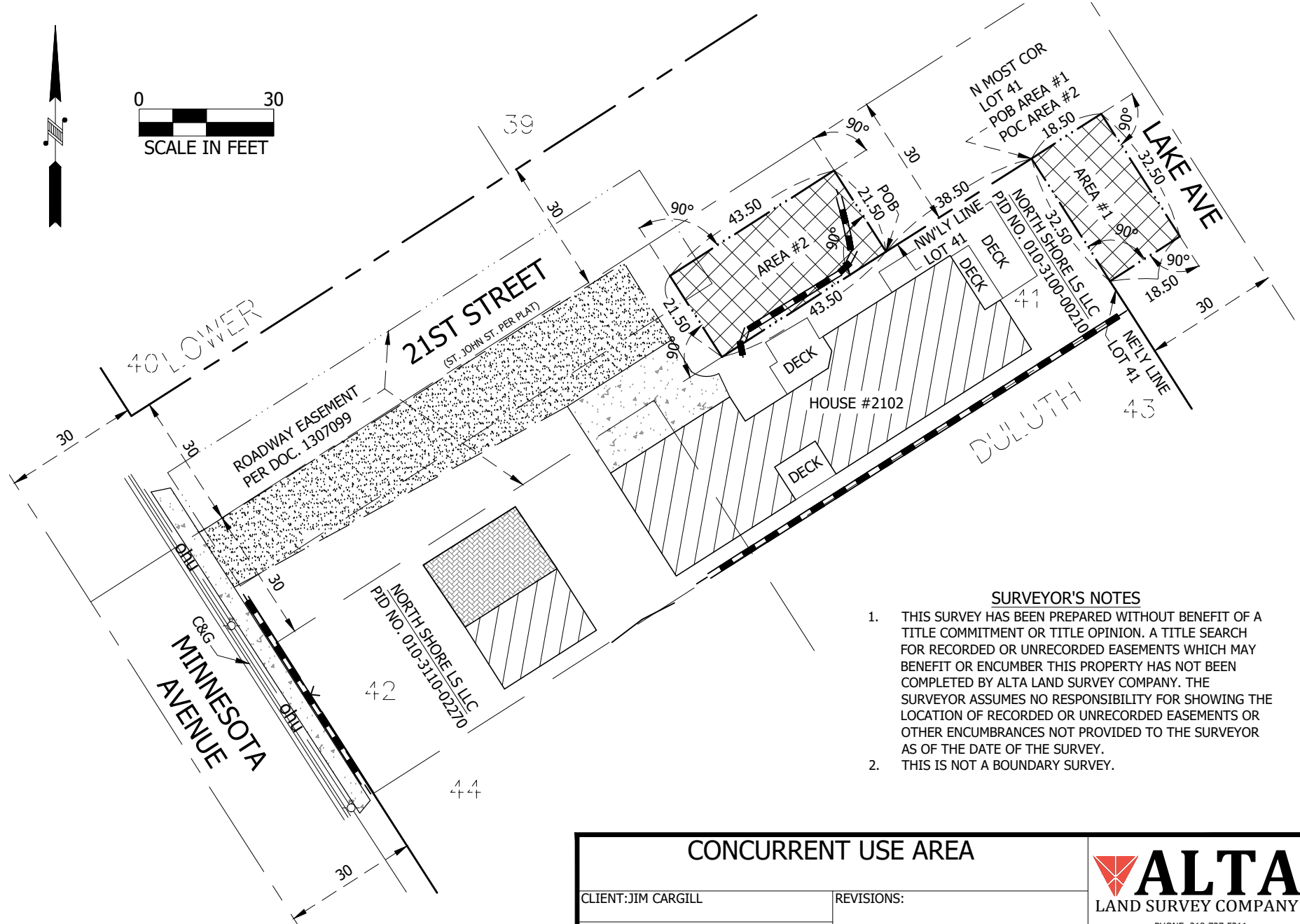
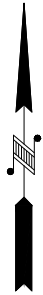
DATE:6-9-2021

JOB NO:20-312

SHEET 1 OF 2

**ALTA**  
 LAND SURVEY COMPANY

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



**SURVEYOR'S NOTES**

1. 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.
2. THIS IS NOT A BOUNDARY SURVEY.

**CONCURRENT USE AREA**

CLIENT: JIM CARGILL  
 ADDRESS: 2102 MINNESOTA AVE,  
 DULUTH, MN 55802  
 DATE: 6-9-2021

REVISIONS:

JOB NO: 20-312 SHEET 2 OF 2



PHONE: 218-727-5211  
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