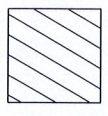
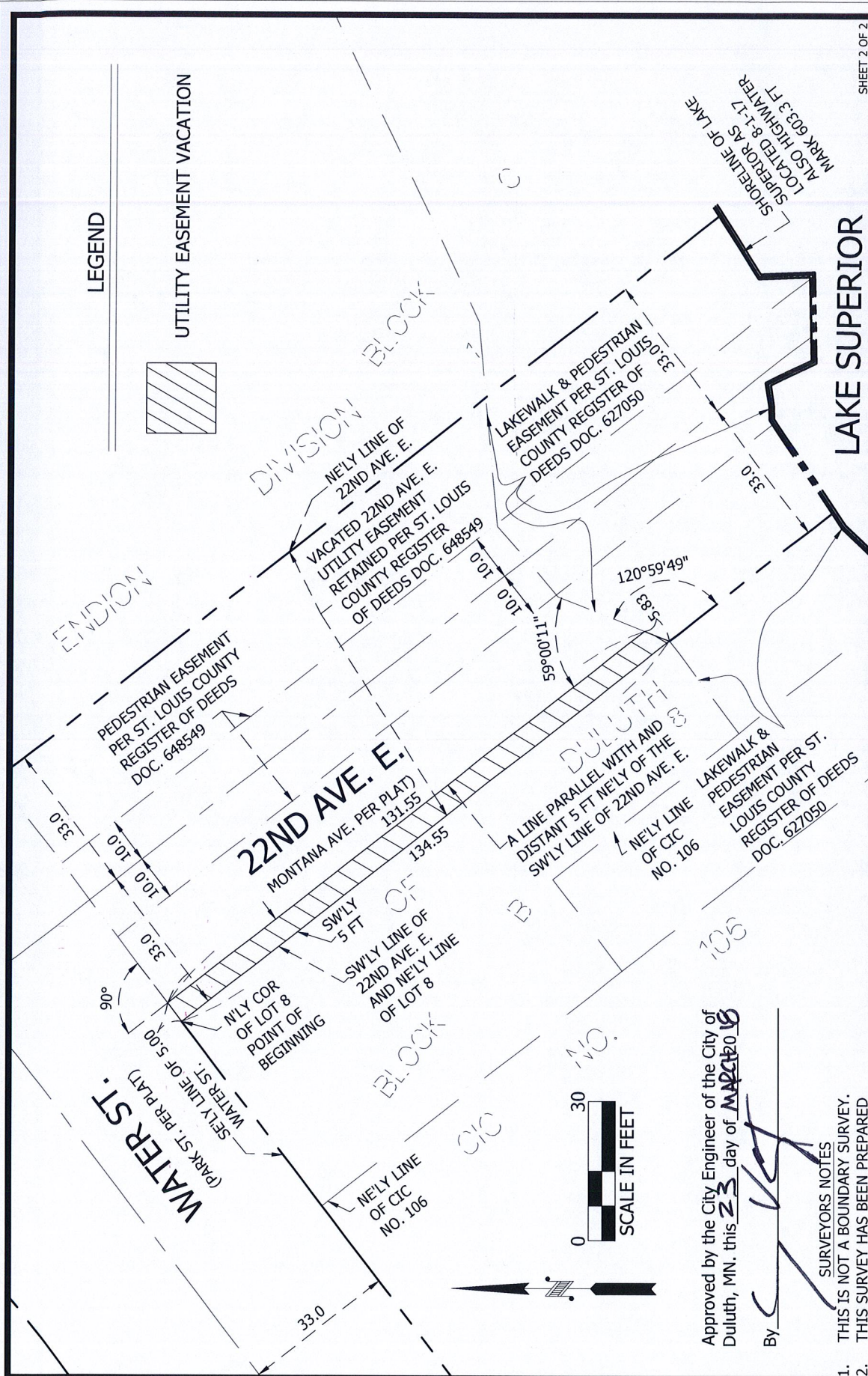


LEGEND

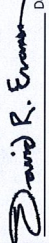


UTILITY EASEMENT VACATION

LAKE SUPERIOR



ALTA
 LAND SURVEY COMPANY
 PHONE: 218-727-5211
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 * LAND SURVEYING
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 * PLATTING
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 WWW.ALTLANDSURVEYDULUTH.COM

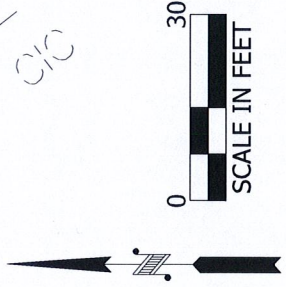
UTILITY EASEMENT VACATION EXHIBIT CLIENT: WAGNER ZAUN ARCHITECTURE C/O DOUG ZAUN DATE: NOVEMBER 13, 2017 ADDRESS: 2130 WATER STREET DULUTH, MN JOB NUMBER: 17-243	
REVISIONS: 3-15-18 REVISE VACATED AREA	
I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.  David R. Evanson MN Lic. No. 49505 Date: NOVEMBER 13, 2017	

Approved by the City Engineer of the City of Duluth, MN, this 23 day of MARCH 2018

By 

SURVEYORS NOTES

1. THIS IS NOT A BOUNDARY SURVEY.
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.



LEGAL DESCRIPTION OF UTILITY EASEMENT VACATION

The Southwesterly 5.00 feet of Montana Avenue, also known as 22nd Avenue East lying adjacent to Lot 8, Block B, ENDION DIVISION OF DULUTH and also lying Southeasterly of the Southeasterly line of Park Street, also known as Water Street as dedicated on said ENDION DIVISION OF DULUTH, according to the recorded plat thereof, St. Louis County, Minnesota, described as follows:

Beginning at the Northerly corner of said Lot 8; thence Southeasterly, along the Northeast line of said Lot 8, said line also being the Southwesterly line of said 22nd Avenue East for a distance of 134.55 feet; thence Northeasterly, deflecting to the left 120 degrees 59 minutes 49 seconds for a distance of 5.83 feet to the intersection with a line parallel with and distant 5.00 feet Northeasterly of said Southwesterly line of 22nd Avenue East; thence Northwesterly, along said parallel line, deflecting 59 degrees 00 minutes 11 seconds to the left for a distance of 131.55 feet to the Southeasterly line of said Water Street; thence Southwesterly, deflecting 90 degrees to the left for a distance of 5.00 feet to the point of beginning.

Said portion to be vacated contains 665 square feet.

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
Date: NOVEMBER 13, 2017 MN Lic. No. 49505

UTILITY EASEMENT VACATION EXHIBIT
CLIENT: WAGNER ZAJIN ARCHITECTURE REVISIONS: 3-15-18 REVISE VACATED AREA
C/O DOUG ZAJIN
DATE: NOVEMBER 13, 2017
ADDRESS: 2130 WATER STREET
DULUTH, MN
JOB NUMBER: 17-243



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