

LEGAL DESCRIPTION

A 20-foot-wide strip of land lying over, under and across that part of the East Half of the Southeast Quarter of Section 21, Township 50 North, Range 14 West of the Fourth Principal Meridian, St. Louis County, Minnesota, the center line of said strip of land is described as follows:

Commencing at the Southeast corner of said Section 21; thence on an assumed bearing of South 89 degrees 42 minutes 12 seconds West, along the South line of said East Half of the Southeast Quarter 1258.80 feet to the point of beginning of said center line; thence North 22 degrees 28 minutes 10 seconds East 17.54 feet; thence North 45 degrees 38 minutes 57 seconds East 235.98 feet; thence North 31 degrees 49 minutes 36 seconds East 122.08 feet; thence Northeasterly 116.66 feet, along a non-tangential curve, concave to the Southeast, having a radius of 402.38 feet and a delta angle of 16 degrees 36 minutes 44 seconds, the chord of said curve bears North 18 degrees 59 minutes 57 seconds East for a chord distance of 116.26 feet; thence North 42 degrees 37 minutes 19 seconds East 326.88 feet; thence Northerly 202.27 feet, along a non-tangential curve, concave to the West, having a radius of 337.07 feet and a delta angle of 34 degrees 22 minutes 54 seconds, the chord of said curve bears North 16 degrees 55 minutes 18 seconds East for a chord distance of 199.25 feet; thence North 10 degrees 27 minutes 15 seconds West 74.61 feet; thence North 22 degrees 28 minutes 06 seconds East 34.57 feet; thence North 64 degrees 37 minutes 33 seconds East 51.71 feet; thence North 35 degrees 13 minutes 36 seconds East 62.27 feet; thence North 14 degrees 52 minutes 36 seconds East 86.01 feet; thence North 26 degrees 28 minutes 06 seconds East 68.70 feet; thence North 09 degrees 43 minutes 20 seconds East 393.06 feet; thence North 38 degrees 18 minutes 46 seconds West 115.54 feet; thence North 01 degrees 47 minutes 47 seconds West 29.76 feet; thence North 32 degrees 29 minutes 31 seconds East 55.66 feet; thence North 11 degrees 09 minutes 27 seconds East 57.73 feet; thence North 28 degrees 26 minutes 59 seconds West 34.05 feet; thence North 49 degrees 52 minutes 24 seconds West 62.04 feet; thence North 20 degrees 12 minutes 58 seconds West 116.92 feet; thence North 28 degrees 35 minutes 45 seconds West 67.37 feet; thence North 48 degrees 18 minutes 51 seconds West 186.77 feet; thence North 07 degrees 56 minutes 19 seconds East 19.28 feet; thence North 81 degrees 47 minutes 08 seconds West 85.65 feet; thence North 83 degrees 36 minutes 35 seconds West 179.24 feet; thence North 73 degrees 12 minutes 50 seconds West 134.17 feet; thence North 09 degrees 04 minutes 31 seconds East 47.22 feet to the Southerly right of way line of Central Entrance, also known as Trunk Highway No. 194, as recorded in Torrens Document No. 123954 in the Office of the Register of Deeds, St. Louis County, Minnesota and said line there terminating. The side lines of said easement are to be prolonged or shortened to terminate on said Southerly right of way line of Central Entrance and on the South line of the East Half of the Southeast Quarter of said Section 21.

Said strip of land contains 59,675 square feet or 1.37 acres.

LINE	BEARING	DISTANCE
L1	N22°28'10"E	17.54
L2	N45°38'57"E	235.98
L3	N31°49'36"E	122.08
L4	N42°37'19"E	326.88
L5	N10°27'15"W	74.61
L6	N22°28'06"E	34.57
L7	N64°37'33"E	51.71
L8	N35°13'36"E	62.27
L9	N14°52'36"E	86.01
L10	N26°28'06"E	68.70
L11	N09°43'20"E	393.06
L12	N38°18'46"W	115.54
L13	N01°47'47"W	29.76
L14	N32°29'31"E	55.66
L15	N11°09'27"E	57.73
L16	N28°26'59"W	34.05
L17	N49°52'24"W	62.04
L18	N20°12'58"W	116.92
L19	N28°35'45"W	67.37
L20	N48°18'51"W	186.77
L21	N07°56'19"E	19.28
L22	N81°47'08"W	85.65
L23	N83°36'35"W	179.24
L24	N73°12'50"W	134.17
L25	N09°04'31"E	47.22

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	116.66	402.38	16°36'44"	N18°59'57"E	116.26
C2	202.27	337.07	34°22'54"	N16°55'18"E	199.25


SURVEYOR'S NOTES

Approved by the City Engineer of the City of Duluth, MN this _____ day of _____ 20__

By _____

1. BEARINGS ARE BASED ON THE ST. LOUIS COUNTY TRANSVERSE MERCATOR COORDINATE SYSTEM OF 1996. (NAD 83 2011)
2. NO SPECIFIC SOILS INVESTIGATION HAS BEEN COMPLETED ON THIS LOT BY ALTA LAND SURVEY COMPANY. THE SUITABILITY OF SOILS TO SUPPORT THE SPECIFIC STRUCTURE PROPOSED IS NOT THE RESPONSIBILITY OF ALTA LAND SURVEY COMPANY OR THE SURVEYOR.
3. 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
DATE:10-26-2021 MN License #49505

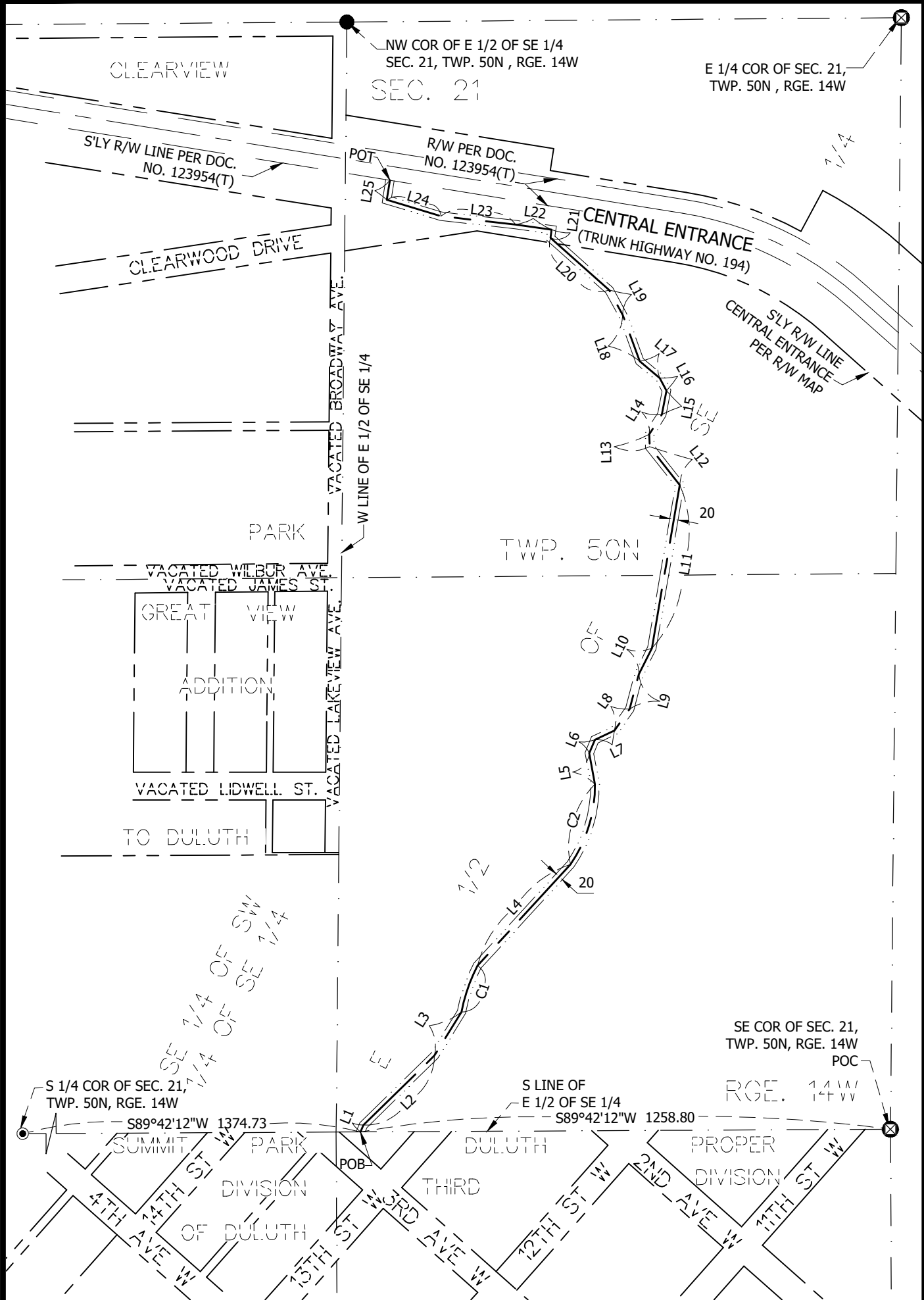
EASEMENT EXHIBIT

CLIENT:NCE	REVISIONS:
ADDRESS:802 CENTRAL ENTRANCE DULUTH, MN 55811	
DATE:10-26-2021	
JOB NO:21-105	SHEET 1 OF 2



ALTA
LAND SURVEY COMPANY

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

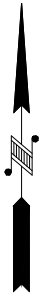


LEGEND

R/W-RIGHT OF WAY
POC-POINT OF COMMENCEMENT
POB-POINT OF BEGINNING
POT-POINT OF TERMINATION
(T)-TORRENS DOCUMENT

SECTION SUBDIVISION LINE
CENTER LINE
RIGHT OF WAY LINE
EASEMENT LINE

- CAST IRON MON
- FOUND REBAR
- ⊗ FOUND IRON ROD



EASEMENT EXHIBIT	
CLIENT:NCE	REVISIONS:
ADDRESS:802 CENTRAL ENTRANCE DULUTH, MN 55811	
DATE:10-26-2021	JOB NO:21-105 SHEET 2 OF 2

**ALTA**
LAND SURVEY COMPANY

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