

EXHIBIT 1

STREET AND UTILITY EASEMENT

This STREET AND UTILITY EASEMENT is made by HORACE E. KAHLBAUGH AND LORETTA H. KAHLBAUGH, married to each other (collectively, "Grantor"), in favor of the CITY OF DULUTH, a municipal corporation and political subdivision 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 below (the "Property"):

All of Lot 15, EXCEPT the southerly 70 feet thereof, in Block 5, CITY HOME ACRES.

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 and depicted on the attached Exhibit A (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 heirs, 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. Grantor represents to the City that the individual(s) executing this document on behalf of Grantor has the requisite authority to execute this document and bind Grantor thereto.

[Remainder of this page is intentionally left blank.]

IN WITNESS WHEREOF, Grantor has caused this street and utility easement to be executed effective as of _____, 20_____.

GRANTOR

Horace E. Kahlbaugh

Loretta H. Kahlbaugh

STATE OF MINNESOTA)
) ss
COUNTY OF ST. LOUIS)

This instrument was acknowledged before me this _____ day of _____, 202_____ by Horace E. Kahlbaugh and Loretta H. Kahlbaugh, married to each other.

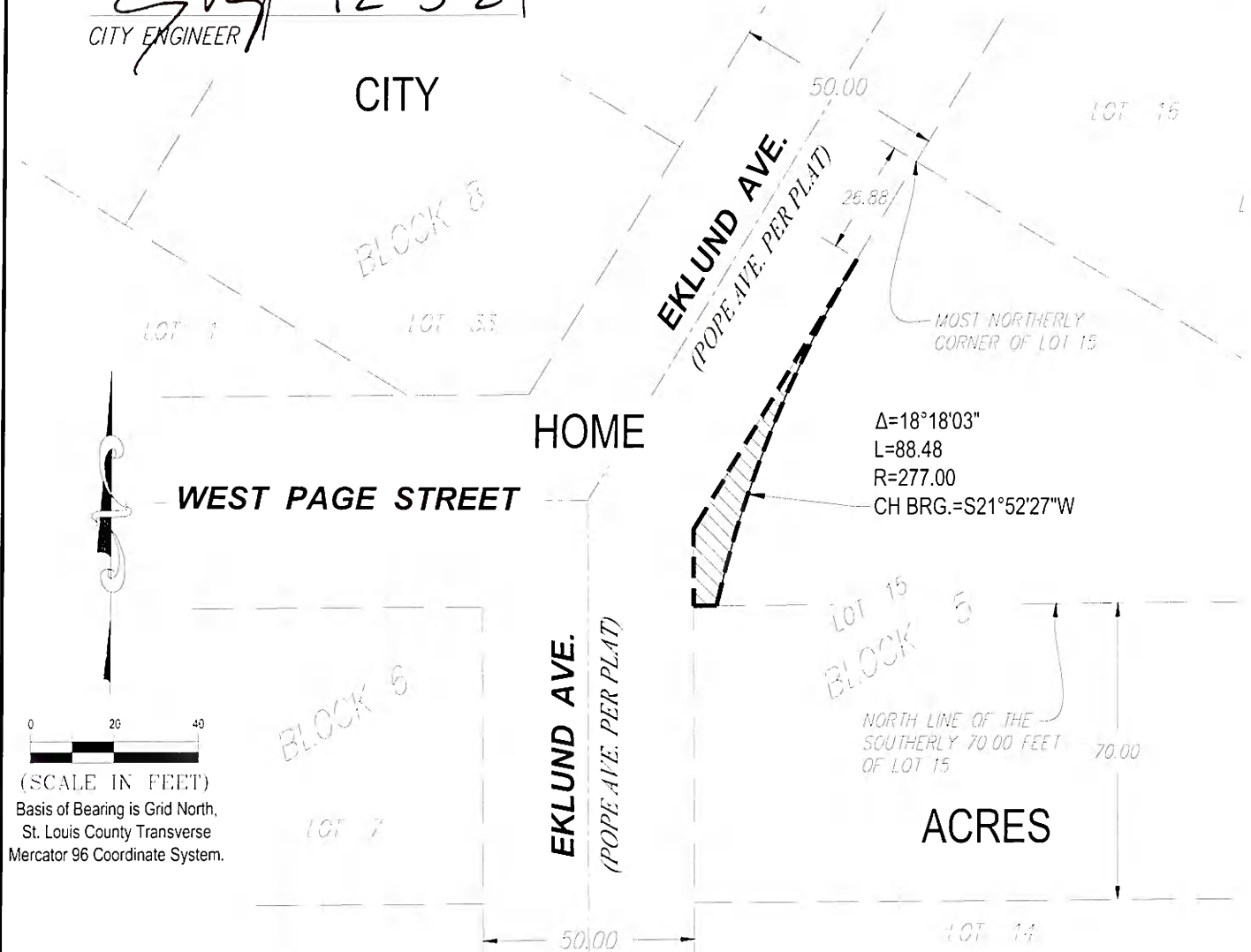
Notary Public

This instrument was drafted by:
Office of the City Attorney
Room 440 City Hall
411 West 1st Street
Duluth, MN 55802-1198

HORACE E & LORETTA H KAHLBAUGH

CITY ENGINEER 12-3-24

PERMANENT EASEMENT AREA
(CONTAINS 0.010 ACRES (430 S.F.))



*A permanent easement over, under and across that part of Lot Fifteen (15) except the southerly 70 feet thereof, Block Five (5), CITY HOME ACRES, City of Duluth, St. Louis County, Minnesota westerly of the following described line:
Beginning at the most northerly corner of said Lot 15; thence 26.88 feet southwesterly along the northwesterly line of said Lot 15; thence 88.48 feet along a tangential curve concave southeasterly having a radius of 277.00 feet and a central angle of 18 degrees 18 minutes 03 seconds to the northerly line of the southerly 70.00 feet of said Lot 15 and said line there there terminating.*

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.

License # 44075

[Signature]

Date: 11/27/2024

SHEET 1 of 1 SHEETS



**PERFORMANCE
DRIVEN DESIGN.**
LHBcorp.com

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