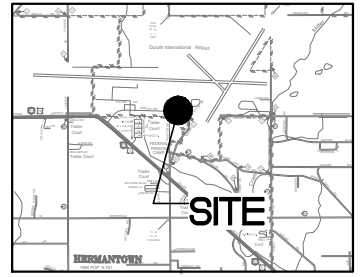


EXHIBIT B
UTILITY EASEMENT EXHIBIT
BLOCKS 1 & 4
AIRPORT DIVISION
ST. LOUIS COUNTY, MN

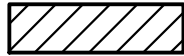
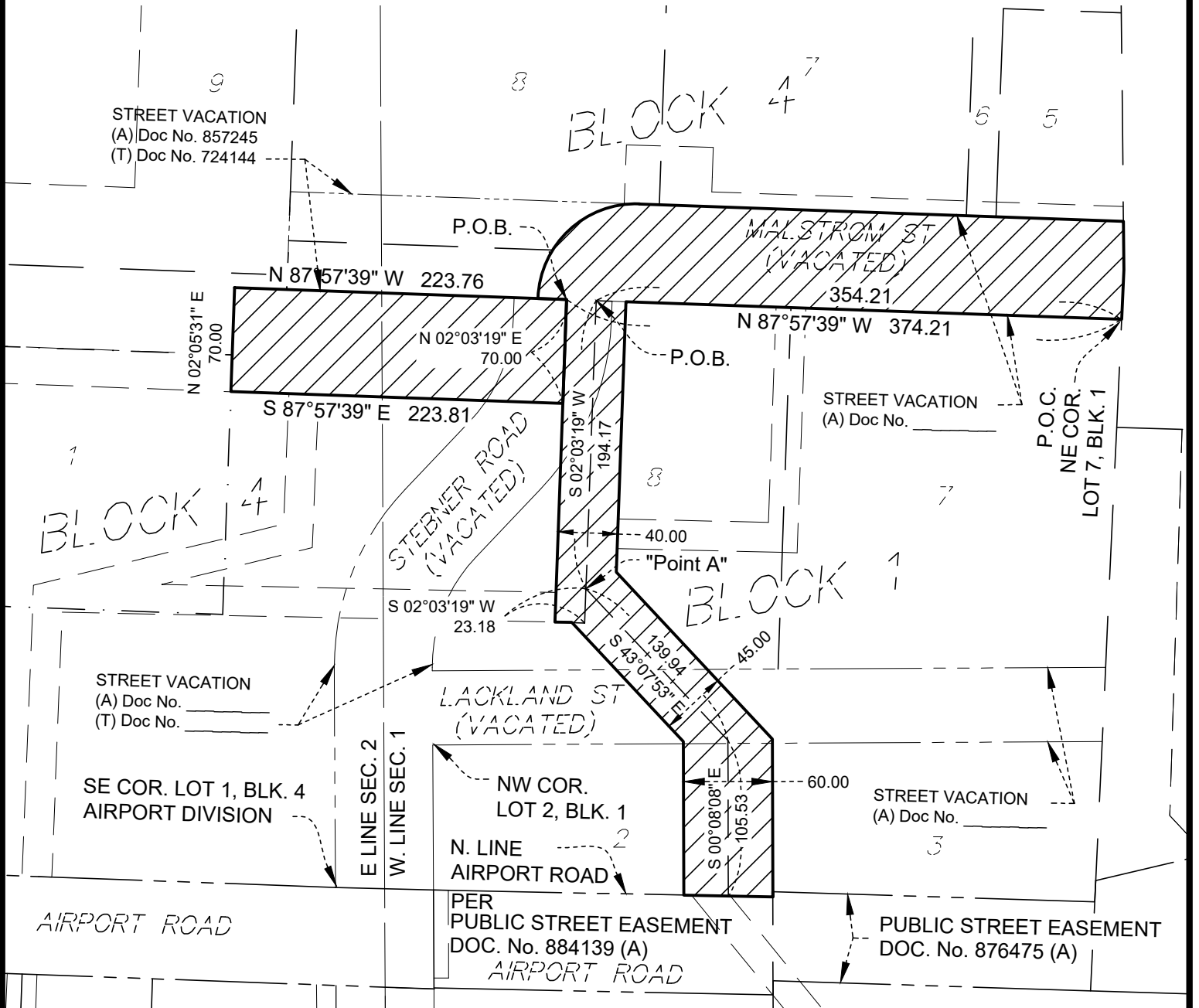


0 100
SCALE IN FEET

VICINITY MAP



DULUTH, MN



UTILITY EASEMENT

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

By _____.

SURVEYED FOR: CITY OF DULUTH

SURVEYED BY: SEH DRAFTED BY: CDM CHECKED BY: MJH

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.

Signature: Mark J. Haselius Lic. No. 47034

Printed Name: MARK J. HASELIUS Date: 9/25/2024

SEH
PHONE: 218.279.3000
418 W SUPERIOR ST
STE 200
DULUTH, MN 55802-1512
www.sehinc.com

NO.	BY	DATE	REVISIONS

BLOCK 1 & 4
AIRPORT DIVISION
ST. LOUIS COUNTY, MN

FILE NO. 175978
CLIENT CODE EXPIL

1

2

UTILITY EASEMENT EXHIBIT

BLOCKS 1 & 4

AIRPORT DIVISION

ST. LOUIS COUNTY, MN

Utility Easement Description

Various public utility easements over under and across portions of the following described tracts, all being part of AIRPORT DIVISION, according to the plat thereof, on file and of record in the office of the County Recorder and the office of the Registrar of Titles, Saint Louis County, Minnesota:

Lot 2, Block 1 and the vacated portion of Lackland Street which accrues thereto;

Lot 8, Block 1 and the vacated portion of Lackland Street which accrues thereto, together with the vacated portion of Stebner Road which accrues thereto, together with the vacated portion of Malstrom Street which accrues thereto;

Lot 5, Block 4 and the vacated portion of Malstrom Street which accrues thereto;

Lot 6, Block 4 and the vacated portion of Malstrom Street which accrues thereto;

Lot 7, Block 4 and the vacated portion of Malstrom Street which accrues thereto;

Lot 8, Block 4 and the vacated portion of Malstrom Street which accrues thereto;

Lot 1, Block 4 and the vacated portion of Stebner Road which accrues thereto; together with the vacated portion of Malstrom Street which accrues thereto;

Said utility easements more particularly described as follows:

That portion of Malstrom Street, as originally dedicated within said AIRPORT DIVISION, and vacated by City of Duluth Resolution 24-_____, recorded as Abstract Document No. _____ and Torrens Document No. _____.

Together with

Commencing at the northeast corner of Lot 7, Block 1, AIRPORT DIVISION, as platted; thence on an assigned bearing of North 87 degrees 57 minutes 39 seconds West, along the north line of said Lots 7 and 8 and its westerly extension, a distance of 374.21 feet to the point of beginning; thence continue North 87 degrees 57 minutes 39 seconds West, along an extension of the last described course, being along the south line of vacated Malstrom Street and its westerly extension, a distance of 223.76 feet; thence South 02 degree 05 minutes 31 seconds West 70.00 feet to a line 70.00 feet southerly of and parallel with said south line of vacated Malstrom Street and its westerly extension; thence South 87 degrees 57 minutes 39 seconds East, along said parallel line, 223.81 feet; thence North 02 degrees 03 minutes 19 seconds East, a distance of 70.00 feet to the point of beginning.

Together with a strip of land 40.00 feet wide, the center line thereof described as follows:

Commencing at the northeast corner of Lot 7, Block 1, AIRPORT DIVISION, according to said plat; thence North 87 degrees 57 minutes 39 seconds West, along the southerly line of Malstrom Street, now vacated, a distance of 354.21 feet to the point of beginning of said center line; thence South 02 degrees 03 minutes 19 seconds West 194.17 feet to a point hereinafter called "Point A"; thence continue South 02 degrees 03 minutes 19 seconds West 23.18 feet and said 40.00 foot wide strip there terminating.

Together with a strip of land of variable width, the center line thereof described as follows:

Beginning at the aforementioned "Point A"; thence South 43 degrees 07 minutes 53 seconds East 139.94 feet, said strip of land being 45.00 feet wide along the preceding course; thence South 00 degrees 08 minutes 08 seconds East 105.53 feet to the north line of Airport Road and said center line there terminating, said strip of land being 60.00 feet wide along the preceding course. The north line of said Airport Road shall be that line as described in Ordinance dedicating public street, recorded January 27, 2003 as Doc. No. 884139 in the office of the Saint Louis County Recorder.

SURVEYED FOR: CITY OF DULUTH

SURVEYED BY: SEH DRAFTED BY: CDM CHECKED BY: MJH

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.

Signature: Mark J. Haselius Lic. No. 47034
 Printed Name: MARK J. HASELIUS Date: 9/25/2024



NO.	BY	DATE	REVISIONS

BLOCKS 1 & 4
AIRPORT DIVISION
ST. LOUIS COUNTY, MN

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2