

OFFICIAL PLAT
AMITY BLUFFS

LOCATED IN PART OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 51 NORTH, RANGE 14
 WEST OF THE FOURTH PRINCIPAL MERIDIAN, ST. LOUIS COUNTY, MINNESOTA

KNOW ALL PERSONS BY THESE PRESENTS: That Amity Bluffs LLC, a Minnesota limited liability company, owner of the following property:

Southeast Quarter of the Northwest Quarter of the Southeast Quarter of Section 35, Township 51 North Range 14 West of the Fourth Principal Meridian, St. Louis County, Minnesota.

AND

Southwest Quarter of Northeast Quarter of Southeast Quarter, Section 35, Township 51 North, Range 14 West of the Fourth Principal Meridian, St. Louis County, Minnesota.

Parcel 2:

That part of the Northwest Quarter of the Southeast Quarter of the Southeast Quarter of Section 35, Township 51 North, Range 14 West of the Fourth Principal Meridian, lying northerly of the South 296.12 feet of said Northwest Quarter of the Southeast Quarter of the Southeast Quarter. Except the West 30.00 feet of said Northwest Quarter of the Southeast Quarter of the Southeast Quarter lying southerly of the northerly 25.00 feet thereof, and lying northerly of the North 50.00 feet of said South 346.12 feet of said Northwest Quarter of the Southeast Quarter of the Southeast Quarter, St. Louis County, Minnesota.

Has caused the same to be surveyed and platted as AMITY BLUFFS and does hereby dedicate to the public for public use the public way(s) and/or the drainage and utility easement(s) as created by this plat.

In witness whereof said Amity Bluffs LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this _____ day of _____, 2023.

Signed : Amity Bluffs LLC

_____, Manager

Kevin Christianson

STATE OF MINNESOTA

COUNTY OF ST LOUIS

This instrument was acknowledged before me on this _____ day of _____, 2023 by Kevin Christianson, Manager of Amity Bluffs LLC, a Minnesota limited liability company.

 Notary Public for the State of Minnesota

My Commission Expires _____

SURVEYOR'S CERTIFICATE AND ACKNOWLEDGEMENT

I, David R. Evanson, do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data, dimensions, labels and symbols are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.021, as of the date of this certificate are shown and labeled on this plat; and that all public ways are shown and labeled on this plat.

Dated this _____ day of _____, 2023.

David R. Evanson, Licensed Land Surveyor

Minnesota License Number 49505

STATE OF MINNESOTA

COUNTY OF ST. LOUIS

The foregoing Surveyor's Certificate was acknowledged before me this _____ day of _____, 2023 by David R. Evanson, Minnesota License Number 49505.

 Notary Public for the State of Minnesota

My Commission Expires _____

CITY OF DULUTH PLANNING COMMISSION

Approved by the Planning Commission of the City of Duluth, St. Louis County, Minnesota, at a regular meeting thereof, on the _____ day of _____, 2023.

 President, Duluth City Planning Commission

 Executive Secretary, Duluth City Planning Commission

ST. LOUIS COUNTY SURVEYOR

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this _____ day of _____, 2023.

Nick C. Stewart

County Surveyor

Deputy

ST. LOUIS COUNTY AUDITOR

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, and to Minnesota Statutes, Section 272.12, taxes payable in the year 2023 on the land hereinbefore described have been paid; there are no delinquent taxes and transfer entered this _____ day of _____, 2023.

Nancy Nilsen

County Auditor

Deputy

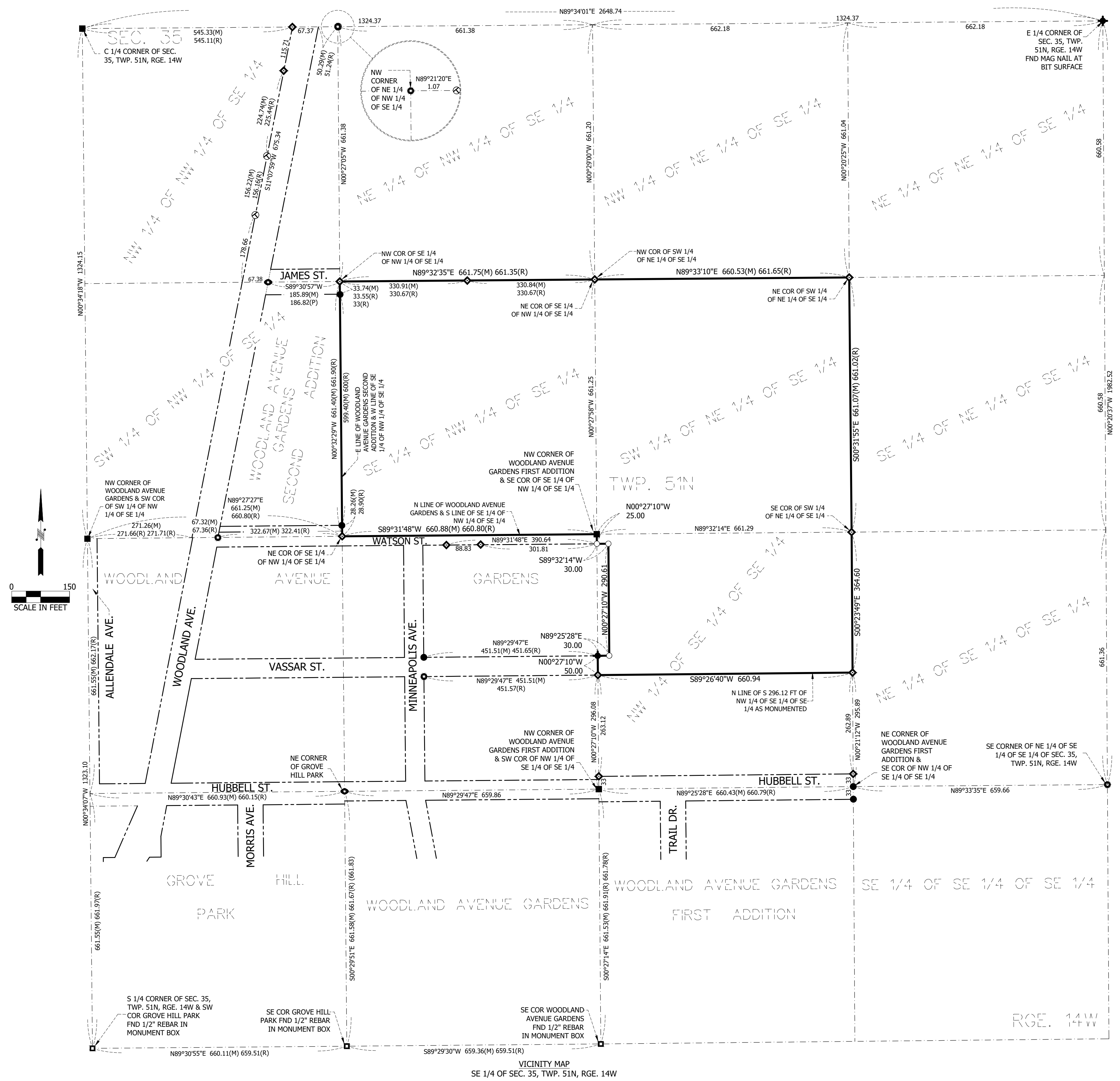
ST. LOUIS COUNTY RECORDER

I hereby certify that this plat of AMITY BLUFFS was filed in this office of the County Recorder for public record on this _____ day of _____, 2023, at _____ o'clock _____ M., as Document No. _____.

Wendy Levitt

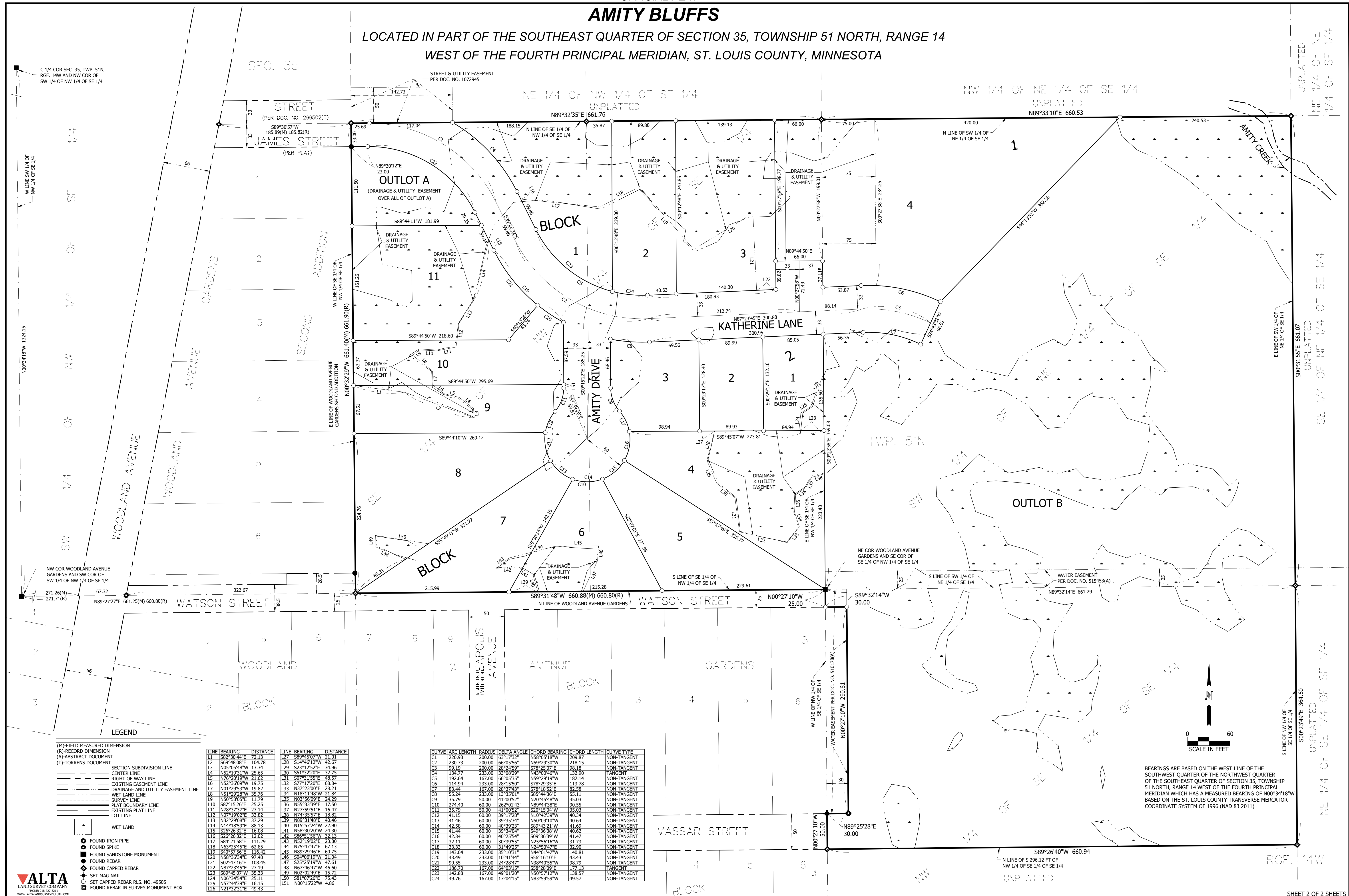
County Recorder

Deputy



AMITY BLUFFS

LOCATED IN PART OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 51 NORTH, RANGE 14 WEST OF THE FOURTH PRINCIPAL MERIDIAN, ST. LOUIS COUNTY, MINNESOTA



C 1/4 COR SEC. 35, TWP. 51N, RGE. 14W AND NW COR OF SW 1/4 OF NW 1/4 OF SE 1/4

SEC. 35

NE 1/4 OF NW 1/4 OF SE 1/4 UNPLATTED

NW 1/4 OF NE 1/4 OF SE 1/4 UNPLATTED

UNPLATTED NE 1/4 OF NE 1/4 OF SE 1/4

UNPLATTED SE 1/4 OF NE 1/4 OF SE 1/4

UNPLATTED NE 1/4 OF SE 1/4 OF SE 1/4

RGE. 14W

W LINE SW 1/4 OF NW 1/4 OF SE 1/4

SW 1/4 OF SE 1/4

NW 1/4 OF SE 1/4

SE 1/4 OF SE 1/4

WOODLAND AVENUE

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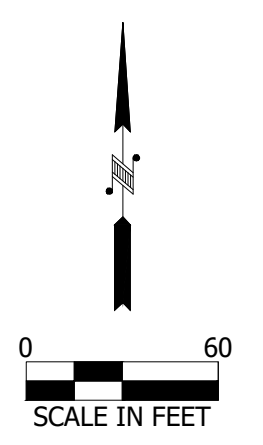
WOODLAND AVENUE

LEGEND

- (M)-FIELD MEASURED DIMENSION
- (R)-RECORD DIMENSION
- (A)-ABSTRACT DOCUMENT
- (T)-TORRENS DOCUMENT
- SECTION SUBDIVISION LINE
- CENTER LINE
- RIGHT OF WAY LINE
- EXISTING EASEMENT LINE
- DRAINAGE AND UTILITY EASEMENT LINE
- WET LAND LINE
- SURVEY LINE
- PLAT BOUNDARY LINE
- EXISTING PLAT LINE
- LOT LINE
- WET LAND
- FOUND IRON PIPE
- FOUND SPIKE
- FOUND SANDSTONE MONUMENT
- FOUND REBAR
- FOUND CAPPED REBAR
- SET HMC NAIL
- SET CAPPED REBAR RLS. NO. 49505
- FOUND REBAR IN SURVEY MONUMENT BOX

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S82°30'44"E	72.13	L27	S89°45'07"W	21.01
L2	S69°48'08"E	104.78	L28	S14°46'12"W	42.67
L3	N05°05'48"W	13.34	L29	S23°12'52"E	34.96
L4	N52°19'31"W	25.65	L30	S51°32'20"E	32.75
L5	N76°20'19"W	21.62	L31	S07°31'55"E	48.57
L6	N52°36'09"W	19.75	L32	S77°17'20"E	68.84
L7	N01°29'53"W	19.82	L33	N37°23'00"E	28.21
L8	N51°29'28"W	35.76	L34	N18°11'48"W	21.84
L9	N50°30'05"E	11.79	L35	N03°46'09"E	24.29
L10	S87°15'26"E	25.25	L36	N55°33'39"E	17.50
L11	N78°37'37"E	27.14	L37	N27°59'51"E	16.47
L12	N07°19'02"E	33.82	L38	N74°25'57"E	18.82
L13	N32°29'08"E	37.29	L39	N89°31'48"E	40.46
L14	N14°18'59"E	88.13	L40	N15°47'24"W	22.90
L15	S26°26'32"E	16.06	L41	N59°30'20"W	24.30
L16	S26°26'32"E	12.02	L42	S86°51'56"W	32.13
L17	S84°21'58"E	111.29	L43	N52°19'02"E	23.80
L18	N63°25'45"E	62.85	L44	N75°47'47"E	67.13
L19	S40°57'56"E	116.42	L45	N89°29'46"E	60.75
L20	N58°36'34"E	97.48	L46	S04°06'19"W	21.04
L21	S02°47'16"E	108.45	L47	S25°25'19"W	47.61
L22	N87°23'45"E	27.19	L48	N67°46'47"W	46.60
L23	S89°46'07"W	35.33	L49	N02°02'49"E	15.72
L24	N06°34'54"E	25.11	L50	S81°07'26"E	75.43
L25	N57°44'39"E	16.15	L51	N00°15'22"W	4.86
L26	N21°32'31"E	49.43			

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	CURVE TYPE
C1	220.93	200.00	63°17'32"	N58°05'18"W	209.87	NON-TANGENT
C2	230.73	200.00	N9°29'30"W	218.15	NON-TANGENT	
C3	99.19	200.00	28°24'59"	S78°25'07"E	98.18	NON-TANGENT
C4	134.77	233.00	33°08'29"	N43°00'46"W	132.90	TANGENT
C5	182.64	167.00	66°05'35"	N59°29'19"W	182.14	NON-TANGENT
C6	114.94	233.00	28°15'50"	S78°29'35"E	113.78	NON-TANGENT
C7	83.44	167.00	28°37'43"	S78°18'52"E	82.58	NON-TANGENT
C8	55.24	233.00	13°35'01"	S85°44'36"E	55.11	NON-TANGENT
C9	35.79	50.00	41°00'52"	N20°45'48"W	35.03	NON-TANGENT
C10	274.40	60.00	262°01'43"	N89°44'38"E	90.55	NON-TANGENT
C11	35.79	50.00	41°00'52"	S20°15'04"W	35.03	NON-TANGENT
C12	41.15	60.00	39°17'28"	N10°42'39"W	40.34	NON-TANGENT
C13	41.46	60.00	39°35'34"	N50°09'10"W	40.64	NON-TANGENT
C14	42.58	60.00	40°39'23"	S89°43'21"W	41.69	NON-TANGENT
C15	41.44	60.00	39°44'04"	S49°36'38"W	40.62	NON-TANGENT
C16	42.34	60.00	40°25'54"	S89°36'39"W	41.47	NON-TANGENT
C17	32.11	60.00	30°39'55"	N25°56'16"W	31.73	NON-TANGENT
C18	33.33	60.00	31°49'25"	N24°50'47"E	32.90	NON-TANGENT
C19	143.04	233.00	35°10'21"	N44°01'47"W	140.81	NON-TANGENT
C20	43.49	233.00	10°41'44"	S56°16'10"E	43.43	NON-TANGENT
C21	99.55	233.00	24°28'47"	N38°40'55"W	98.79	NON-TANGENT
C22	186.70	167.00	64°03'15"	S58°28'09"E	177.13	TANGENT
C23	142.88	167.00	49°01'20"	N50°57'12"W	138.57	NON-TANGENT
C24	49.76	167.00	17°04'15"	N83°59'59"W	49.57	NON-TANGENT



BEARINGS ARE BASED ON THE WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 51 NORTH, RANGE 14 WEST OF THE FOURTH PRINCIPAL MERIDIAN WHICH HAS A MEASURED BEARING OF N00°34'18"W BASED ON THE ST. LOUIS COUNTY TRANSVERSE MERCATOR COORDINATE SYSTEM OF 1996 (NAD 83 2011)