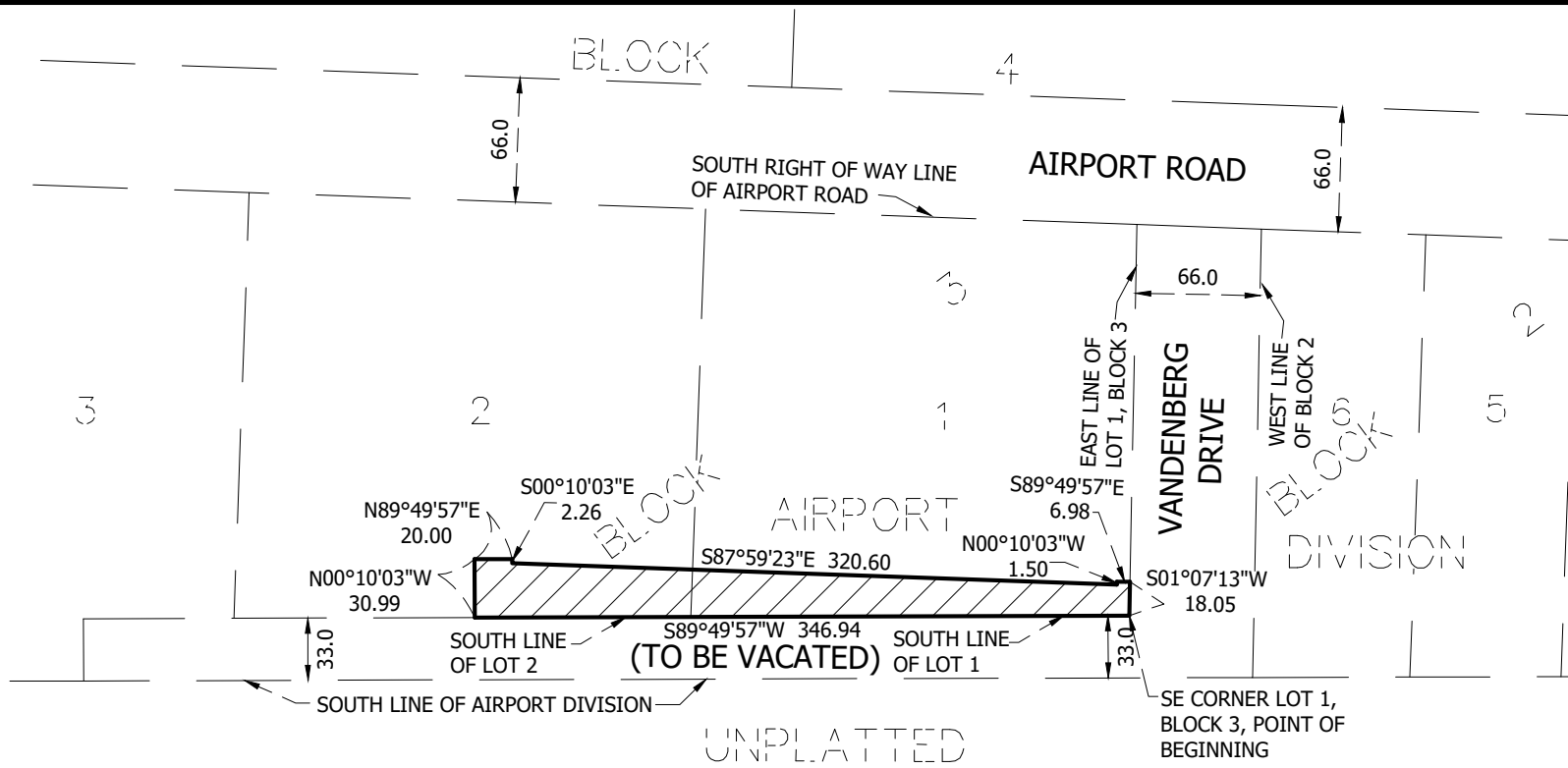


Exhibit B



UNPLATTED

LEGAL DESCRIPTION OF PROPOSED UTILITY EASEMENT

An easement for utility purposes over, under, and across that part of Lots 1 and 2, Block 3, AIRPORT DIVISION, according to the recorded plat thereof, St. Louis County, Minnesota, said easement is described as follows:

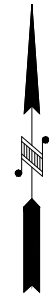
Beginning at the Southeast corner of said Lot 1, thence on an assumed bearing of South 89 degrees 49 minutes 57 seconds West, along the south lines of said Lots 1 and 2 for a distance of 346.94 feet; thence North 00 degrees 10 minutes 03 seconds West 30.99 feet; thence North 89 degrees 49 minutes 57 seconds East, parallel with the south line of said Lot 2 for a distance of 20.00 feet; thence South 00 degrees 10 minutes 03 seconds East 2.26 feet; thence South 87 degrees 59 minutes 23 seconds East 320.60 feet; thence North 00 degrees 10 minutes 03 seconds West 1.50 feet; thence South 89 degrees 49 minutes 57 seconds East, parallel with the south line of said Lot 1 for a distance of 6.98 feet to the East line of said Lot 1; thence South 01 degrees 07 minutes 13 seconds West, along the east line of said Lot 1 for a distance of 18.05 feet to the Point of Beginning.

LEGEND

These standard symbols will be found in the drawing



PROPOSED UTILITY EASEMENT



THIS IS NOT A BOUNDARY SURVEY.

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.

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

By _____

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.

Date: FEBRUARY 11, 2016

David R. Evanson
David R. Evanson MN License No. 49505

UTILITY EASEMENT EXHIBIT

REVISION: 11/8/16 REMOVE LABEL
10/17/18 REVISE LEGAL

CLIENT: CITY OF DULUTH

DATE: FEBRUARY 11, 2016

ADDRESS: XXX

JOB NUMBER: 16-006



ALTA
LAND SURVEY COMPANY
PHONE: 218-727-5111
LICENSED IN MN & WI
* LAND DEVELOPMENT
* PLATTING
* LEGAL DESCRIPTIONS
* CONSTRUCTION STAKING
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