

# REARRANGEMENT OF PART OF WESTERN WOODS DIVISION

LOCATED IN PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER SECTION 30, TOWNSHIP 50 NORTH, RANGE 14 WEST OF THE FOURTH PRINCIPAL MERIDIAN, ST. LOUIS COUNTY, MINNESOTA

KNOW ALL PERSONS BY THESE PRESENTS: That Lon Hovland, a single person, fee owner of the following property:

CERTIFICATE OF TITLE NO. 344559  
Lots 9 thru 17 Block 1 WESTERN WOODS DIVISION and Lots 1 thru 5 Block 2 WESTERN WOODS DIVISION  
AND  
CERTIFICATE OF TITLE NO. 344558  
Lot 6 Block 1 WESTERN WOODS DIVISION and Lot 7 Block 1 WESTERN WOODS DIVISION  
AND  
North One-Half of South 6 Acres of West One-Half of Northwest One-Quarter of Northeast One-Quarter (N1/2 of S 6 of W 1/2 of NW 1/4 of NE 1/4, Section Thirty (30), Township Fifty (50) North of Range Fourteen (14), St. Louis County, Minnesota  
And: All of Westwood Street, as delineated and dedicated in WESTERN WOODS DIVISION, according to the recorded plat thereof, St. Louis County, Minnesota.  
And: All of Wildwood Lane, as delineated and dedicated in WESTERN WOODS DIVISION, according to the recorded plat thereof, St. Louis County, Minnesota.  
And: All of the Platted Road, lying adjacent to Lot 5, WEILER DIVISION, according to the recorded plat thereof, St. Louis County, Minnesota.

Has caused the same to be surveyed and platted as REARRANGEMENT OF PART OF WESTERN WOODS DIVISION 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 Lon Hovland, a single person, has hereunto set his hand this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

Lon Hovland

STATE OF MINNESOTA  
COUNTY OF ST LOUIS

This instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 2023 by Lon Hovland, a single person.

Notary Public for the State of Minnesota My Commission Expires \_\_\_\_\_

AND

KNOW ALL PERSONS BY THESE PRESENTS: That Michael E. Wilson and Kathleen M. Wilson, husband and wife, fee owner of the following property:

CERTIFICATE OF TITLE NO. 278724  
Lot 8 Block 1 WESTERN WOODS DIVISION

Have caused the same to be surveyed and platted as REARRANGEMENT OF PART OF WESTERN WOODS DIVISION 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 Michael E. Wilson and Kathleen M. Wilson, husband and wife, has hereunto set their hands this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

Michael E. Wilson Kathleen M. Wilson

STATE OF MINNESOTA  
COUNTY OF ST LOUIS

This instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 2023 by Lon Hovland, a single person.

Notary Public for the State of Minnesota My Commission Expires \_\_\_\_\_

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 and labels 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 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and 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 instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2023, by David R. Evanson, a Licensed Professional Land Surveyor.

Notary Public, St. Louis County, 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 Deputy  
County Surveyor

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 20\_\_ on the land hereinbefore described have been paid; there are no delinquent taxes and transfer entered this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

Nancy Nilsen Deputy  
County Auditor

ST. LOUIS COUNTY REGISTRAR OF TITLES

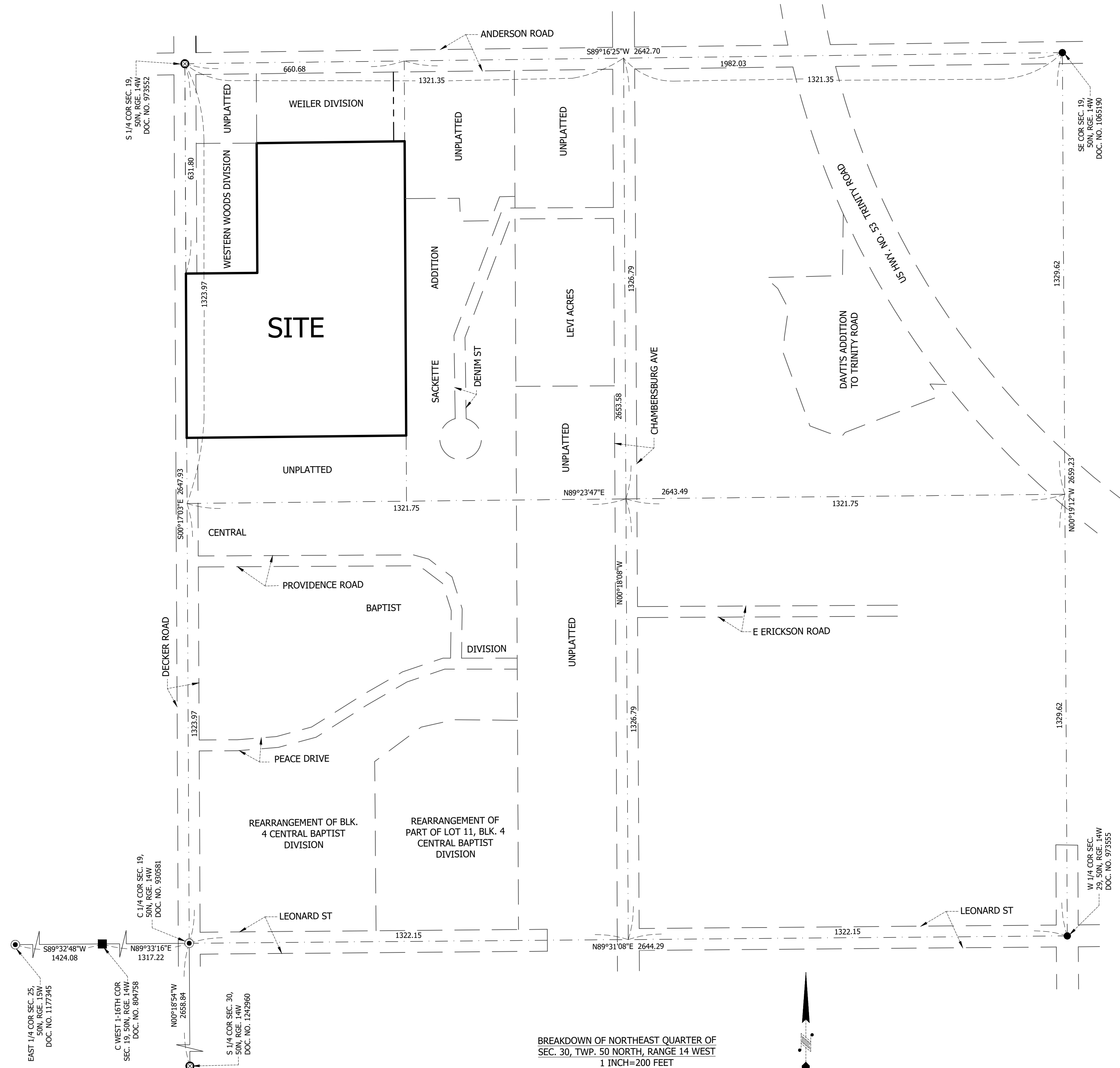
I hereby certify that this plat of REARRANGEMENT OF PART OF WESTERN WOODS DIVISION was filed in this office of the Registrar of Titles for public record on this \_\_\_\_\_ day of \_\_\_\_\_, 2023 at \_\_\_\_\_ o'clock \_\_\_\_\_ M., as Document No. \_\_\_\_\_ affecting Certificate(s) of Title No's 344559, 344558 and 278724.

Wendy Levitt Deputy  
Registrar of Titles

ST. LOUIS COUNTY RECORDER

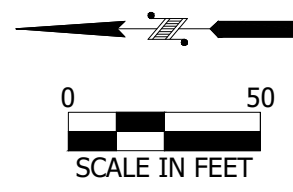
I hereby certify that this plat of REARRANGEMENT OF PART OF WESTERN WOODS DIVISION was filed in this office of the County Recorder for public record on this \_\_\_\_\_ day of \_\_\_\_\_, 2023, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., as Document No. \_\_\_\_\_.

Wendy Levitt Deputy  
County Recorder



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SE COR. SEC. 19,  
TWP. 50N, RGE. 14W  
DOC. NO. 1065190

S 1/4 COR. SEC. 19,  
TWP. 50N, RGE. 14W  
DOC. NO. 973552

**BASIS OF BEARING**  
BEARINGS ARE BASED ON THE WEST LINE OF WESTERN WOODS DIVISION, ALSO KNOWN AS THE WEST LINE OF SECTION 30, TOWNSHIP 50 NORTH, RANGE 14 WEST OF THE FOURTH PRINCIPAL MERIDIAN WHICH IS SAID TO HAVE A BEARING OF 500°17'03"E.

### LEGEND

- SECTION SUBDIVISION LINE
- EXISTING PLAT/PARCEL LINE
- EXISTING RIGHT OF WAY LINE
- VACATED UTILITY EASEMENT LINE
- BOUNDARY LINE AS SURVEYED
- LOT LINE
- DRAINAGE & UTILITY EASEMENT LINE
- RIGHT OF WAY LINE LINE
- WET LAND LINE
- FOUND IRON PIPE
- FOUND REBAR
- ◆ FOUND CAPPED REBAR RLS. NO. 14374
- FOUND IRON PIN
- SET CAPPED 1/2" REBAR RLS. NO. 49505
- CAST IRON MONUMENT
- FOUND SANDSTONE MONUMENT
- ▲ WET LAND

