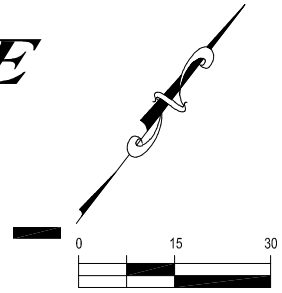



EXHIBIT CONCURRENT USE

PRIVATE BUILDING EGRESS
part of 13TH AVENUE EAST
BANNING AND RAY'S SUBDIVISION

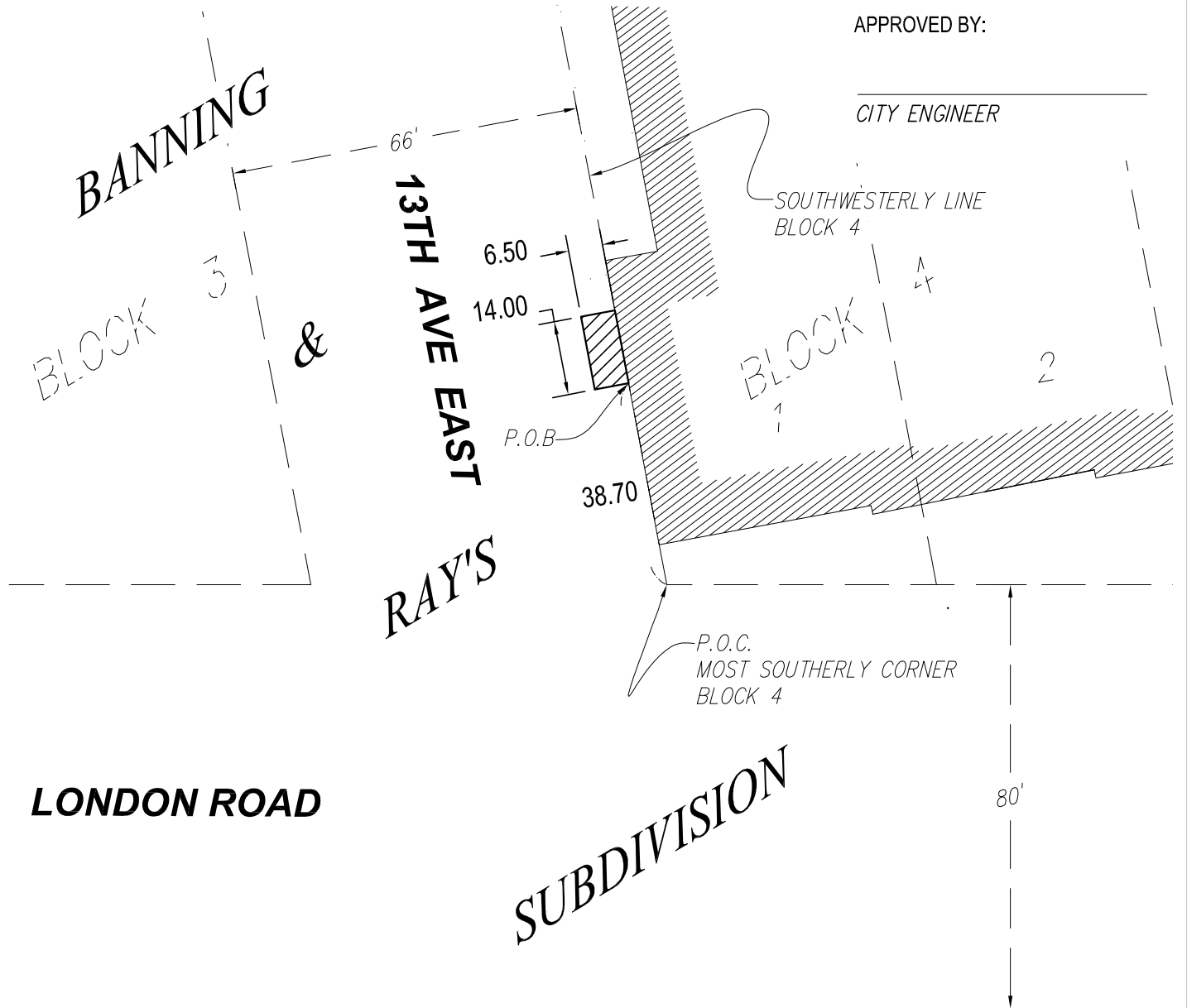


LEGEND

 = CONCURRENT USE AREA

APPROVED BY:

CITY ENGINEER



LONDON ROAD

SUBDIVISION

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.

Print Name: Paul A. Vogel License # 44075

Signature:  Date: 01/03/2024

DATE PREPARED: 01/03/24

PROJ NO: 230593

FILE: 230593vEXHIB

SHEET 1 of 1 SHEETS



21 W. Superior St., Ste. 500 | Duluth, MN 55802 | 218.727.8446

LEGAL DESCRIPTION:

All that part of Thirteenth Avenue East, BANNING & RAY'S SUBDIVISION IN DULUTH, City of Duluth, St. Louis County, Minnesota described as follows:

Commencing at the most southerly corner of Block Four (4), said BANNING & RAY'S SUBDIVISION IN DULUTH; thence northwesterly along the southwesterly line of said Block 4, a distance of 38.70 feet to the Point of Beginning; thence deflect to the left 90 degrees 00 minutes 00 seconds, a distance of 6.50 feet; thence deflect to the right 90 degrees 00 minutes 00 seconds, a distance of 14.00 feet; thence deflect to the right 90 degrees 00 minutes 00 seconds, a distance of 6.50 feet to said southwesterly line of said Block 4; thence deflect to the right 90 degrees 00 minutes 00 seconds along said southwesterly line of said Block 4, a distance of 14.00 feet to the Point of Beginning.

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.

Paul A. Vogel

Signed _____ 

Date 01/03/2024 License No. 44075