

## **EXHIBIT 1**

### **UTILITY AND DRAINAGE EASEMENT**

This UTILITY AND DRAINAGE EASEMENT is made by DEBRA K. JAMES, an unmarried person ("Grantor"), in favor of the CITY OF DULUTH, a municipal corporation and political subdivision created and existing under the laws of the State of Minnesota (the "City").

#### **RECITALS**

A. Grantor owns the real property in St. Louis County, Minnesota legally described below (the "Property"):

Lot 1, Block 3, CITY HOME ACRES

B. Grantor wishes to grant the City a utility and drainage easement over a portion of the Property in trust for the benefit of the public and at no cost to the City (the "Easement").

C. The location of the Easement is that portion of the Property legally described and depicted on the attached Exhibit A (the "Easement Area").

NOW, THEREFORE, for good and valuable consideration, Grantor grants to the City, in trust for the benefit of the public, a perpetual easement for utility and drainage purposes over, under and across the Easement Area. The Easement shall extend to and bind the heirs, successors and assigns of Grantor and the City and shall run with the land. This easement document shall be governed by the laws of the State of Minnesota, and all terms, conditions, and covenants herein shall be interpreted in accordance therewith. Grantor represents to the City that the individual(s) executing this document on behalf of Grantor has the requisite authority to execute this document and bind Grantor thereto.

*[Remainder of this page is intentionally left blank.]*

IN WITNESS WHEREOF, Grantor has caused this utility and drainage easement to be executed effective as of Feb 11, 2025.

GRANTOR

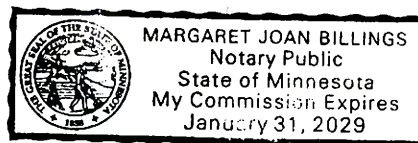
Debra K. James  
Debra K. James

STATE OF MINNESOTA   )  
  ) ss  
COUNTY OF ST. LOUIS   )

This instrument was acknowledged before me this 11<sup>th</sup> day of February, 2025 by Debra K. James, an unmarried person.

Margaret Billings  
Notary Public


This instrument was drafted by:  
Office of the City Attorney  
Room 440 City Hall  
411 West 1st Street  
Duluth, MN 55802-1198

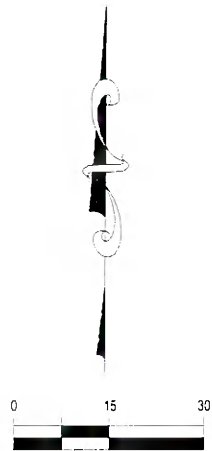
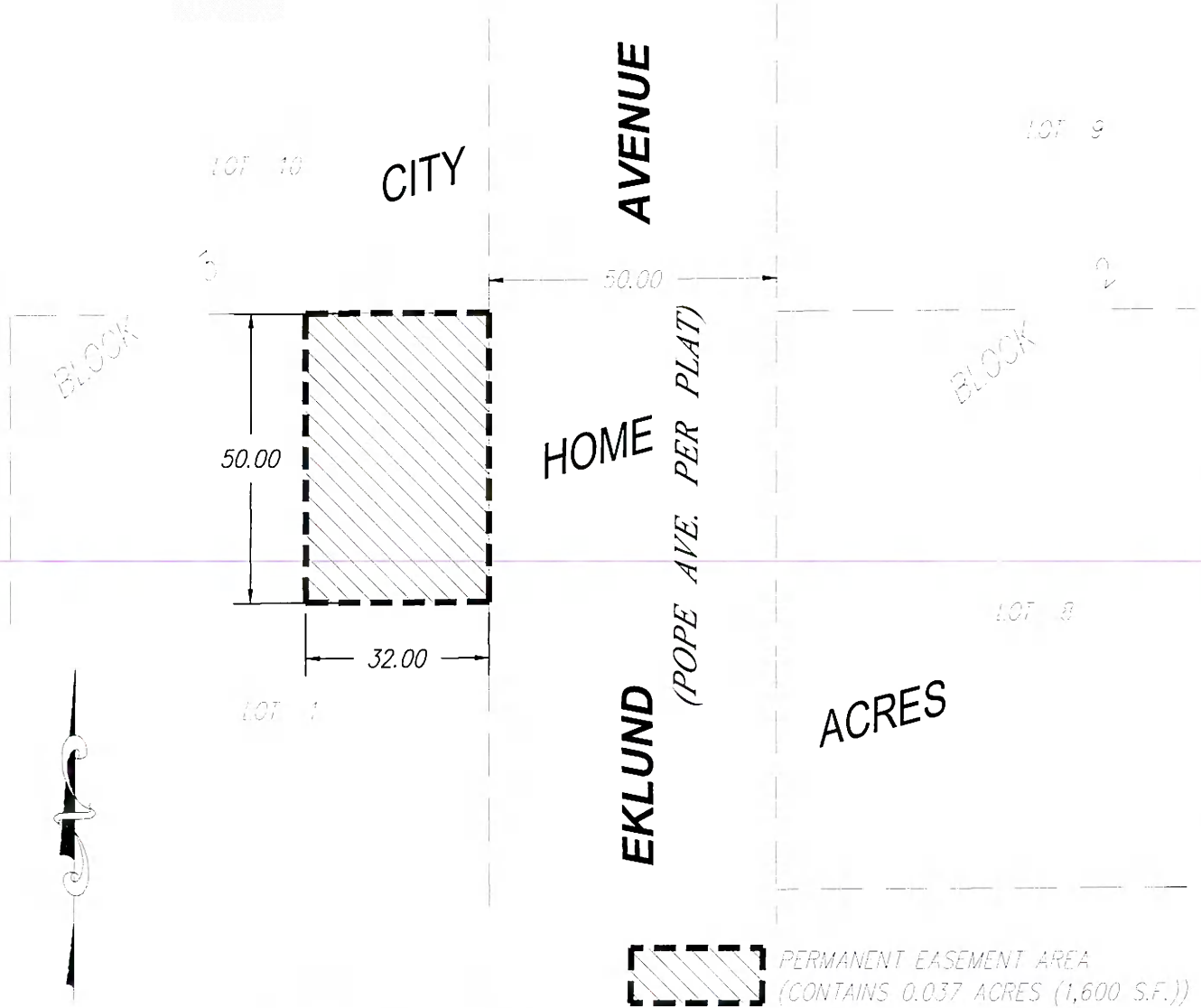


# EXHIBIT A

DEBRA K. JAMES

APPROVED BY:

 12-3-24  
CITY ENGINEER



(SCALE IN FEET)

Basis of Bearing is Grid North,  
St. Louis County Transverse  
Mercator 96 Coordinate System.

## PERMANENT EASEMENT

A permanent easement over, under and across the North 50.00 feet of the the East 32.00 feet of Lot One (1), Block Three (3), CITY HOME ACRES, City of Duluth, St. Louis County, Minnesota.

Containing 0.037 acres (1,600 S.F.), more or less.

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: 11/27/2024

REVISED: 11/27/24

DATE PREPARED: 8/30/24

PROJ NO: 230610

FILE: 230610vEXHIB

SHEET 1 of 1 SHEETS



PERFORMANCE  
DRIVEN DESIGN.

LHBcorp.com

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