

D. & I.R.R.R.
(PER PLAT OF MORRIS PARK
DIVISION OF LAKESIDE)

NORTHEASTERLY EXTENSION
OF THE SOUTHEASTERLY
RIGHT OF WAY LINE OF
D. & I.R.R.R. PER
PLAT OF MORRIS PARK
DIVISION OF LAKESIDE

$L=150.90/R=3614.12$
 $\Delta=2^{\circ}23'32''$
 $CB=S65^{\circ}53'25''W$
 $C=150.89$

$L=108.40$
 $R=3598.12$
 $\Delta=1^{\circ}43'34''$
 $CB=N66^{\circ}06'05''E$
 $C=108.39$

0 30
SCALE IN FEET

MORRIS

SOUTH LINE OF
PEABODY STREET PER
PLAT OF LONDON ADDITION AND
NORTH LINE OF MORRIS PARK
DIVISION OF LAKESIDE

NE CORNER
LOT 89 POC

EAST LINE OF
MORRIS PARK
DIVISION OF LAKESIDE

EASTERLY EXTENSION
OF NORTHERLY
LINE OF LOT 89

A LINE 66.00 FEET WEST
OF THE EAST LINE OF SOUTH
54TH AVENUE EAST

SOUTH 54TH AVENUE EAST
(EAST AVENUE PER PLATS
OF LONDON ADDITION AND
LESTER PARK 1ST DIVISION)

WEST LINE OF
BLOCK 1, LESTER
PARK 1ST DIVISION

LEGEND

These standard symbols will
be found in the drawing



PROPOSED RIGHT
OF WAY VACATION
WITH PUBLIC UTILITY
EASEMENT RETENTION



VACATED PEABODY STREET
AND 54TH AVENUE EAST
PER VACATION PLAT DATED
AUGUST 10, 1916 AND ADOPTED
JANUARY 20, 1919 LOCATED IN
VACATION FILE NO. 23 IN THE
CITY OF DULUTH ENGINEERING OFFICE
AND ON FILE AT THE ST. LOUIS COUNTY
RECORDER'S OFFICE IN VOLUME N OF
PLATS ON PAGE 141

POC POINT OF COMMENCEMENT
POB POINT OF BEGINNING

DIVISION

LAKESIDE
DODGE STREET

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 29 day of June 20 16

By [Signature]

SHEET 2 OF 2

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.

David R. Evanson
David R. Evanson
MN Lic. No. 49505

Date: FEBRUARY 10, 2016

RIGHT OF WAY VACATION EXHIBIT

CLIENT: LUKE SCHMITZ	REVISIONS: 5-26-16 ADD DOCUMENT REFERENCE
DATE: FEBRUARY 10, 2016	6-27-16 REVISE LEGAL DESC.
ADDRESS: 101 S. 54TH AVENUE EAST DULUTH, MN 55804	
JOB NUMBER: 16-021	

ALTA

LAND SURVEY COMPANY

* LAND SURVEYING
* LAND DEVELOPMENT
* PLATTING
* LEGAL DESCRIPTIONS
* CONSTRUCTION STAKING

PHONE: 218-727-5211
LICENSED IN MN & WI
CERTIFIED FEDERAL SURVEYOR
WWW.ALTA LANDSURVEYDULUTH.COM

LEGAL DESCRIPTION OF VACATION OF RIGHT OF WAY AND PUBLIC
UTILITY EASEMENT RETENTION

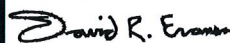
All that part of 54th Avenue East and Peabody Street, LONDON ADDITION
TO DULUTH according to the recorded plat thereof, St. Louis County,
Minnesota, described as follows:

Commencing at the Northeast corner of Lot 89, MORRIS PARK DIVISION
OF LAKESIDE; thence on an assumed bearing of North 90 degrees 00
minutes 00 seconds East, along the Easterly extension of the Northerly line
of said Lot 89 for a distance of 15.17 feet, more or less, to the intersection
with a line which is parallel and distant 66.00 feet West of the West line of
Block 1, LESTER PARK 1ST DIVISION; thence North 02 degrees 38 minutes
00 seconds East; along said parallel line for a distance of 43.96 feet to the
Point of Beginning of the parcel herein described; thence continue North 02
degrees 38 minutes 00 seconds East, along said parallel line 17.74 feet to
the Northeasterly extension of the Southeasterly right of way line of the
D.&I.R.R.R.; thence Southwesterly 150.90, along said Northeasterly
extension of the Southeasterly right of way line of the D.&I.R.R.R., along a
non-tangential curve, concave to the Southeast, having a radius of 3614.12
feet, a central angle of 02 degrees 23 minutes 32 seconds, the chord of
said curve bears South 65 degrees 53 minutes 25 seconds West for a
distance of 150.89 feet to the intersection with the Northerly line of said
MORRIS PARK DIVISION TO LAKESIDE, said line also being the South line
of Peabody Street; thence North 90 degrees 00 minutes 00 seconds East,
along the last described line for a distance of 37.81 feet to the point of
intersection with a line which is parallel with and distant 16.00 feet
Southeasterly of the Northeasterly extension of the Southeasterly right of
way line of said D.&I.R.R.R.; thence Northeasterly 108.40 feet, along said
line which is parallel with and distant 16.00 feet Southeasterly of the
Northeasterly extension of the Southeasterly right of way line of the
D.&I.R.R.R., along a non-tangential curve, concave to the Southeast, having
a radius of 3598.12 feet, a central angle of 01 degrees 43 minutes 34
seconds, the chord of said curve bears North 66 degrees 06 minutes 05
seconds East for a distance of 108.39 feet to the Point of Beginning.

Said parcel contains 2,075 square feet or 0.05 acres, more or less.

SHEET 1 OF 2

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.


David R. Evanson
MN Lic. No. 49505

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