

CONCURRENT USE AREA

That part of East Avenue as dedicated on LONDON ADDITION TO DULUTH, (now known as 54th Avenue East) according to the recorded plat thereof, St. Louis County, Minnesota, described as follows:

Commencing at the Northeasterly corner of Lot 11, RE-ARRANGEMENT OF BLOCK 119 LONDON ADDITION TO DULUTH, according to the recorded plat thereof, St. Louis County, Minnesota; thence on an assumed bearing of South 00 degrees 32 minutes 24 seconds East along the Westerly right of way line of said East Avenue (now known as 54th Avenue East) as dedicated on said LONDON ADDITION TO DULUTH for a distance of 12.75 feet; thence North 51 degrees 05 minutes 56 seconds East 33.48 feet to the Westerly right of way line of said East Avenue as shown on LESTER PARK 2ND DIVISION, according to the recorded plat thereof, St. Louis County, Minnesota; thence South 05 degrees 09 minutes 47 seconds West, along the Westerly right of way line of said East Avenue 3.78 feet to the point being the point of beginning of the parcel herein described; thence South 38 degrees 27 minutes 44 seconds East 8.35 feet; thence South 02 degrees 40 minutes 30 seconds West 58.16 feet; thence South 51 degrees 04 minutes 41 seconds West 11.54 feet to the Westerly right of way of said East Avenue, said LESTER PARK 2ND DIVISION; thence North 05 degrees 09 minutes 47 seconds East along said Westerly right of way line 72.17 feet to the point of beginning.

Said parcel contains 459 Sq. Feet.

SURVEYOR'S NOTES

1. 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. THE SURVEYOR ASSUMES NO RESPONSIBILITY FOR SHOWING THE LOCATION OF RECORDED OR UNRECORDED EASEMENTS OR OTHER ENCUMBRANCES NOT PROVIDED TO THE SURVEYOR AS OF THE DATE OF THE SURVEY.
2. BEARINGS ARE BASED ON THE ST. LOUIS COUNTY TRANSVERSE MERCATOR COORDINATE SYSTEM OF 1996. (NAD 83 2011)
3. THIS IS NOT A BOUNDARY SURVEY.

LEGEND



CONCURRENT USE AREA

R/W-RIGHT OF WAY
POC-POINT OF COMMENCEMENT
POB-POINT OF BEGINNING
C/L-CENTER LINE

— — — — — CENTER LINE
— — — — — RIGHT OF WAY LINE
— ··· — ··· — CONCURRENT USE LINE
— — — — — EXISTING PLAT LINE

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 License #49505

DATE:6-11-2021

CONCURRENT USE EXHIBIT

CLIENT:SETH MAXIM

REVISIONS:

ADDRESS:5324 E SUPERIOR ST,
DULUTH, MN 55804

DATE:6-11-2021

JOB NO:20-241

SHEET 1 OF 2

ALTA
LAND SURVEY COMPANY

PHONE: 218-727-5211
LICENSED IN MN & WI
WWW.ALTALANDSURVEYDULUTH.COM



EAST SUPERIOR ST.
(GRAND AVE. E. PER PLAT)

SE'LY R/W LINE OF E SUPERIOR ST
PER RE-ARRANGEMENT OF BLOCK
119 LONDON ADD TO DULUTH

RE-ARRANGEMENT OF
BLOCK 119

LONDON ADDITION

NE'LY COR
LOT 11, POC

500°32'24"E
12.75

N51°05'56"E
33.48

POB

S05°09'47"W
3.78

8.35
S38°27'44"E

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W'LY R/W LINE OF 54TH AVE E
PER RE-ARRANGEMENT OF BLOCK
119 LONDON ADD TO DULUTH &
LONDON ADD TO DULUTH

VACATED 54TH AVE. E.
(PER BOOK "N" OF PLATS, PAGE 141)

W'LY R/W LINE OF 54TH AVE
E PER LESTER PARK 2ND ADD
N05°09'47"E 72.17

S02°40'30"W 58.16

S51°04'41"W
11.54

TO

E LINE OF LONDON
ADDITION TO DULUTH

C/L OF 54TH AVE E PER RE-ARRANGEMENT
OF BLOCK 119 LONDON ADD TO DULUTH &
LONDON ADDITION TO DULUTH

C/L OF 54TH AVE E PER LESTER PARK 2ND ADD

54TH AVE. E.
(EAST AVE. PER PLAT)

C/L OF 54TH AVE E
AS CONSTRUCTED
& TRAVELED

CONCURRENT USE EXHIBIT

CLIENT: SETH MAXIM
ADDRESS: 5324 E SUPERIOR ST,
DULUTH, MN 55804
DATE: 6-11-2021

REVISIONS:
JOB NO: 20-241
SHEET 2 OF 2

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