

EXHIBIT A

Vacation Description:

Sunrise Parkway right of way and utility easements per Document No. 867024 as recorded April 13, 2009, in the Office of the Registrar of Titles, St. Louis County, Minnesota.

AND

Village View Drive Alley right of way and utility easements per Document No. 867024 as recorded April 13, 2009, in the Office of the Registrar of Titles, St. Louis County, Minnesota lying within the bounds of Tract D, REGISTERED LAND SURVEY NUMBER 82, City of Duluth, St. Louis County, Minnesota.

AND

Sunrise Parkway Alley right of way and utility easements per Document No. 867024 as recorded April 13, 2009, in the Office of the Registrar of Titles, St. Louis County, Minnesota.

AND

Daybreak Overlook right of way and utility easements per Document No. 867024 as recorded April 13, 2009, in the Office of the Registrar of Titles, St. Louis County, Minnesota lying 55.00 feet northwesterly of the northwesterly right of way line of Bay Breeze Bend extended.

Subject to a Retained Utility Easement under and across said Daybreak Overlook for Sanitary Sewer purposes between two line 15.00 feet northeasterly of and 20.00 feet southwesterly of the following described line:

Commencing at the intersection of the southeasterly right of way line of Village View Drive (East 13th Street) and the centerline of Daybreak Overlook, as measured along the southeasterly line of Village View Drive (East 13th Street); thence northeasterly along said southeasterly right of way line of said Village View Drive, a distance of 12.72 feet to the Point of Beginning of Retained Sewer Easement to be described; thence deflect to the right 89 degrees 41 minutes 44 seconds to the right, a distance of 72.17; thence deflect to the left 17 degrees 57 minutes 32 seconds, a distance of 212.22 feet; thence deflect to the right 18 degrees 05 minutes 06 seconds, a distance of 79.05 feet to a point 55.00 feet northwesterly of the northwesterly right of way line of Bay Breeze Bend and said line there terminating.

Subject to a Retained Utility Easement under and across said Daybreak Overlook for Storm Sewer purposes between two line 0.00 feet and 28.00 feet northeasterly of the following described line:

Beginning at the intersection of the centerline of Daybreak Overlook and a line 55.00 feet northwesterly of the northwesterly right of way line of Bay Breeze Bend; thence northwesterly along said centerline along said southeasterly line of said Village View Drive, a distance of 45.17 feet and said line there terminating.

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 10/21/2022

License No. 44075