



#### LEGAL DESCRIPTION OF PROPOSED RIGHT OF WAY VACATION WITH RETAINED UTILITY EASEMENT

That part of Wilbur Avenue lying adjacent to and abutting Blocks 2 and 3 as dedicated on the plat of CLEARVIEW PARK, according to the recorded plat thereof, St. Louis County, Minnesota, that lies between the Southerly extension of the East line of Madison Avenue as dedicated on said plat of CLEARVIEW PARK and the East line of Blackman Avenue as dedicated on said plat of CLEARVIEW PARK.

Said proposed right of way area to be vacated contains 21,449 square feet or 0.49 acres

#### 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. THIS IS NOT A BOUNDARY SURVEY.

Approved by the City Engineer of the  
City of Duluth, MN this 22 day  
of DEC 20 21

By [Signature]

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: 09-09-2021

#### VACATION EXHIBIT

CLIENT: NCE

REVISIONS:

ADDRESS: XXX SOUTH BLACKMAN AVENUE  
DULUTH, MN 55811

DATE: 09-09-2021 JOB NO: 21-105 SHEET 1 OF 1

**ALTA**  
LAND SURVEY COMPANY

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