

UTILITY EASEMENT

LEGAL DESCRIPTION OF GRANTOR'S PARCEL:

Lots 21 and 23, Block 9, BAY FRONT DIVISION OF DULUTH, according to the recorded plat thereof, St. Louis County, Minnesota.

EASEMENT DESCRIPTION:

A permanent utility easement over, under, and across that part of Lots 21 and 23, Block 9, BAY FRONT DIVISION OF DULUTH, according to the recorded plat thereof, St. Louis County, Minnesota, described as follows:

Commencing at the most easterly corner of Lot 17 as originally platted, said point being on the southwest line of vacated 8th Avenue West, thence North 48 degrees 21 minutes 32 seconds West, assigned bearing, along said southwest line a distance of 115.50 feet to the northwest line of the southeasterly 15.50 feet of said Lot 21 which is the POINT OF BEGINNING; thence South 41 degrees 38 minutes 10 seconds West along said northwest line a distance of 33.56 feet; thence North 11 degrees 16 minutes 18 seconds West a distance of 55.65 feet to the platted southwest line of vacated 8th Avenue West, thence South 48 degrees 21 minutes 32 seconds East along said southwest line a distance of 44.39 feet to the Point of Beginning and there terminating.

Containing approximately 745 square feet, or 0.017 acres, subject to restrictions and easements of record.

DRAWN BY: KLA CHECKED BY: CAL SURVEYED BY: N/A	I hereby certify that this survey, plan, or report was made by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the state of Minnesota. Signature: _____ Lic. No. 45848 Printed Name: CHRIS A. LARSEN Date: _____	 PHONE: 218.279.3000 418 W SUPERIOR ST STE 200 DULUTH, MN 55802-1512 www.sehinc.com	I hereby certify that this utility easement exhibit has been prepared and approved this 17 day of February, 2017. Signature: <i>[Signature]</i> City Engineer Printed Name: CLYDE BOGAT Date: 2-17-17	FILE NO. AMICE 129273
				DATE 2/6/2017
ATTACHMENT 1				SHEET 2 OF 2