

LEGAL DESCRIPTION OF PORTION OF THIRD AVENUE RIGHT OF WAY TO BE VACATED

That part of Third Avenue lying adjacent to and abutting to Lot 1, Block 9, Lot 16, Block 10, Lot 1, Block 21 and Lots 1, 2 and 3, Block 22, EAST FOND DU LAC, according to the recorded plat thereof, St. Louis County, Minnesota, which lies East of the West line of said Lot 1, Block 9 and its Northerly extension across said Third Avenue and lying West of the East line of said Lot 16, Block 10 and its Northerly extension across said Third Avenue.

Said right of way vacation contains 21,960 Sq. Feet or 0.50 Acres.

LEGAL DESCRIPTION OF PORTION OF 125TH AVENUE WEST (SECOND STREET PER PLAT) RIGHT OF WAY TO BE VACATED

That part of Second Street, also known as 125th Avenue West lying adjacent to and abutting to Lots 1, 2 and 3, Block 9, Lots 14, 15 and 16, Block 10, Lots 1 and 2, Block 21 and Lot 1, Block 22, EAST FOND DU LAC, according to the recorded plat thereof, St. Louis County, Minnesota, which lies South of the North line of the said EAST FOND DU LAC and lying North of the South line of said Lot 14, Block 10 and its Westerly extension across said Second Street.

Said right of way vacation contains 24,724 Sq. Feet or 0.57 Acres.

LEGAL DESCRIPTION OF PORTION OF SECOND AVENUE RIGHT OF WAY TO BE VACATED WITH RETAINED UTILITY EASEMENT

The North Half of Second Avenue lying adjacent to and abutting to Lot 8, Block 9, EAST FOND DU LAC, according to the recorded plat thereof, St. Louis County, Minnesota, which lies East of the West line of said Lot 8, Block 9 and its Southerly extension and lying West of the East line of said Block 9 and its Southerly extension. Said right of way vacation with retained utility easement contains 4,500 Sq. Ft or 0.10 Acres.

LEGAL DESCRIPTION OF PORTION OF SECOND AVENUE RIGHT OF WAY TO BE VACATED WITH RETAINED UTILITY EASEMENT

The North Half of Second Avenue lying adjacent to and abutting to Lot 9, Block 10, EAST FOND DU LAC, according to the recorded plat thereof, St. Louis County, Minnesota, which lies East of the West line of said Block 10 and its Southerly extension and lying West of the East line of said Lot 9, Block 10 and its Southerly extension. Said right of way vacation with retained utility easement contains 4,500 Sq. Ft or 0.10 Acres.

LINE	BEARING	DISTANCE
L1	N82°16'12"W	150.00
L2	S07°43'48"W	30.00
L3	S82°16'12"E	150.00
L4	N07°43'48"E	30.00
L5	N82°16'12"W	150.00
L6	S07°43'48"W	30.00
L7	S82°16'12"E	150.00
L8	N07°43'48"E	30.00
L9	N07°43'48"E	150.00
L10	S82°16'12"E	150.00
L11	N07°43'48"E	60.00
L12	N82°16'12"W	150.00
L13	N07°43'48"E	169.01
L14	N89°52'26"W	66.59
L15	S07°43'48"W	160.20
L16	N82°16'12"W	150.00
L17	S07°43'48"W	60.00
L18	S82°16'12"E	150.00
L19	S07°43'48"W	150.00
L20	S82°16'12"E	66.00

LEGEND



RIGHT OF WAY VACATION WITH
RETAINED UTILITY EASEMENT AREA

RIGHT OF WAY
VACATION AREA

— — — — — CENTER LINE
— — — — — RIGHT OF WAY LINE
— · · · — · · · RIGHT OF WAY VACATION LINE
— — — — — EXISTING PLAT LINE

Approved by the City Engineer of the City of
Duluth, MN this 21st day of April 2025

By [Signature]

SURVEYOR'S NOTES

1. BEARINGS ARE BASED ON THE ST. LOUIS COUNTY TRANSVERSE MERCATOR COORDINATE SYSTEM OF 1996. (NAD 83 2011)
2. THIS IS NOT A BOUNDARY SURVEY.

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:02-24-2025

RIGHT OF WAY VACATION EXHIBIT

CLIENT: REED & MISTICA BLAZEVIC

REVISIONS:

ADDRESS: 625 125TH AVE W
DULUTH, MN 55808

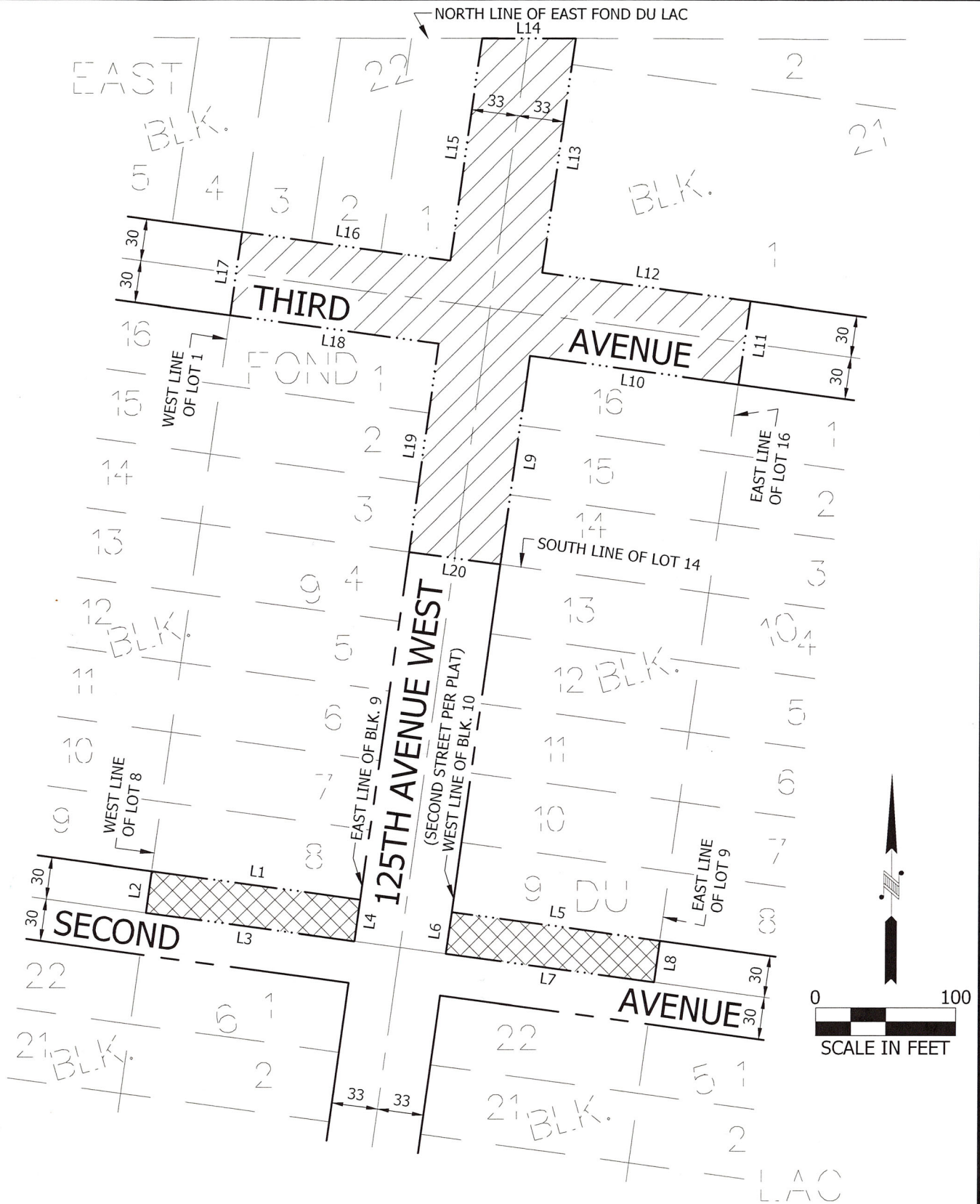
DATE: 02-24-2025

JOB NO: 25-029

SHEET 1 OF 2

ALTA
LAND SURVEY COMPANY

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



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