

EXHIBIT 1

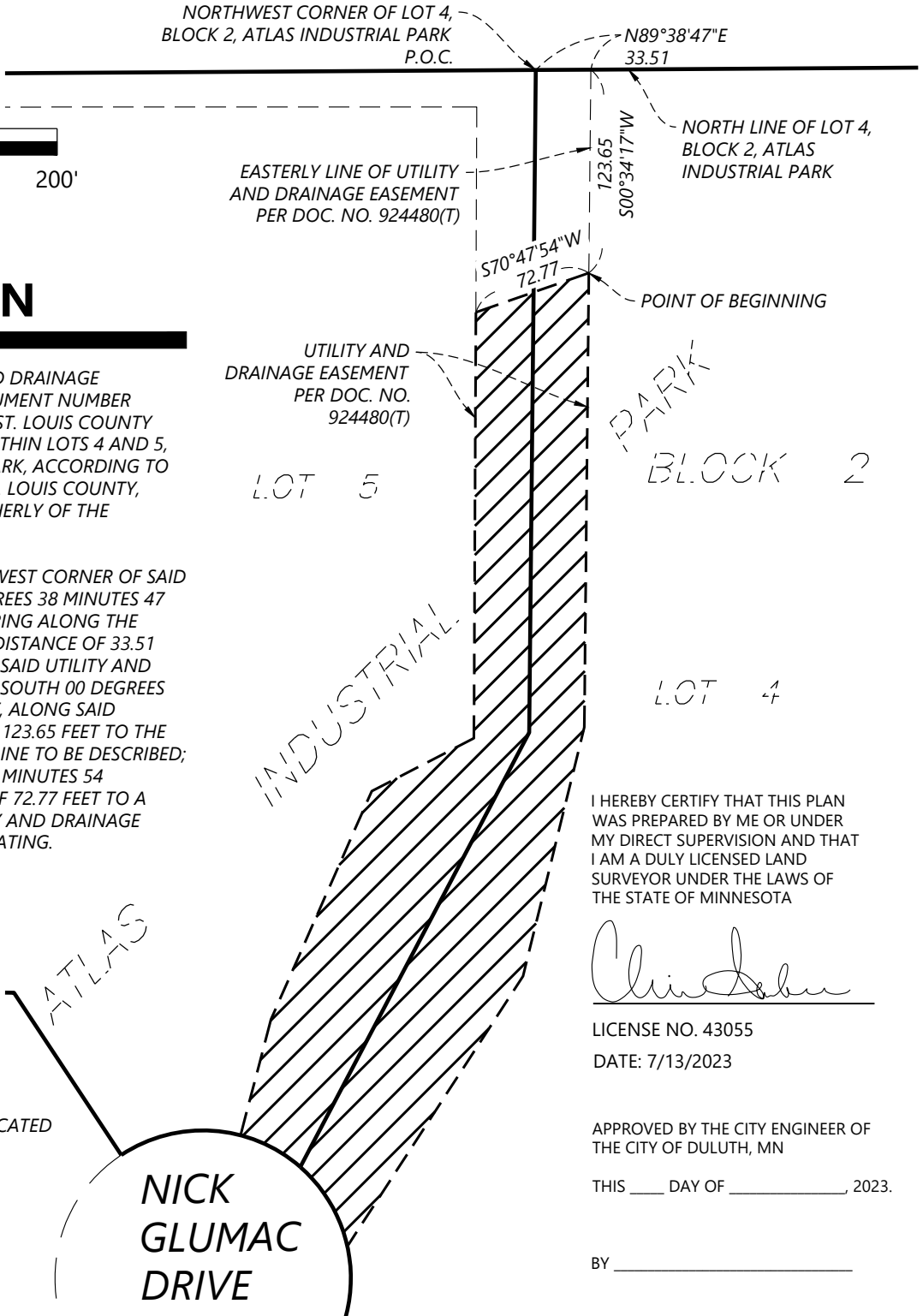
COMMONWEALTH AVENUE



VACATION DESCRIPTION

THAT PART OF THE UTILITY AND DRAINAGE EASEMENT DESCRIBED IN DOCUMENT NUMBER 924480 REGISTERED WITH THE ST. LOUIS COUNTY REGISTRAR OF TITLES, LYING WITHIN LOTS 4 AND 5, BLOCK 2, ATLAS INDUSTRIAL PARK, ACCORDING TO THE RECORD PLAT THEREOF, ST. LOUIS COUNTY, MINNESOTA AND LYING SOUTHERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 4; THENCE NORTH 89 DEGREES 38 MINUTES 47 SECONDS EAST, ASSUMED BEARING ALONG THE NORTH LINE OF SAID LOT 4, A DISTANCE OF 33.51 FEET TO THE EASTERLY LINE OF SAID UTILITY AND DRAINAGE EASEMENT; THENCE SOUTH 00 DEGREES 34 MINUTES 17 SECONDS WEST, ALONG SAID EASTERLY LINE, A DISTANCE OF 123.65 FEET TO THE POINT OF BEGINNING OF THE LINE TO BE DESCRIBED; THENCE SOUTH 70 DEGREES 47 MINUTES 54 SECONDS WEST, A DISTANCE OF 72.77 FEET TO A WESTERLY LINE OF SAID UTILITY AND DRAINAGE EASEMENT AND THERE TERMINATING.



I HEREBY CERTIFY THAT THIS PLAN 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

Chris DeBruin

LICENSE NO. 43055

DATE: 7/13/2023

APPROVED BY THE CITY ENGINEER OF THE CITY OF DULUTH, MN

THIS ____ DAY OF _____, 2023.

BY _____

AREA TO BE VACATED

DESIGNED:	_____
CHECKED:	CA
DRAWN:	ACW
FIELD CREW:	_____
FIELD WORK DATE:	_____

**NICK
GLUMAC
DRIVE**

PROJECT NAME

Atlas Industrial Park
Duluth, Minnesota

Westwood

Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
 Fax (952) 937-5822 Minnetonka, MN 55343
 Toll Free (888) 937-5150 westwoodps.com
 Westwood Professional Services, Inc.

**EASEMENT
VACATION**

SHEET NUMBER:

1 OF 1

DATE: 7/13/2023

PROJECT NUMBER: 0043016.00

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