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EXHIBIT A

City of Duluth
Easement Description
Cross City Trail Phase 3
SEH No.: DULUT 159621

Proposed Easement Description:

A variable width strip of land being all those parts of Lots 10 through 13, Block 17, HUNTER & MARKELL'S GRASSY POINT ADDITION TO DULUTH, according to the recorded plat thereof, Saint Louis County, Minnesota, except adjoining lands within platted public streets; TOGETHER WITH those parts of Lots 2 through 10 and 20 through 24, Block 22, said HUNTER & MARKELL'S GRASSY POINT ADDITION TO DULUTH, including those parts of vacated Stanley Avenue, now known as 70th Avenue West, vacated Argyle Avenue, now known as 71st Avenue West, and vacated alley accruing thereto; TOGETHER WITH those parts of Lots 25 through 29, Block 21, said HUNTER & MARKELL'S GRASSY POINT ADDITION TO DULUTH, including those parts of vacated Stanley Avenue, now known as 70th Avenue West, accruing thereto; TOGETHER WITH those parts of Lots 13 through 16, Block 23, said HUNTER & MARKELL'S GRASSY POINT ADDITION TO DULUTH, including those parts of vacated Argyle Avenue, now known as 71st Avenue West and vacated Lavaque Street, now known as Eighth Street, accruing thereto, being 10.00 feet on each side of the following described centerline:

Commencing at the Center Quarter Corner of Section 13, Township 49 North, Range 15 West, according to the US Government survey thereof, Saint Louis County, Minnesota; thence South 00 degrees 42 minutes 56 seconds East, assigned bearing, along the east line of the Southwest Quarter of said Section 13, a distance of 1595.07 feet to the south line of vacated Eighth Street; thence North 89 degrees 55 minutes 19 seconds West, along said south line, a distance of 798.13 feet; thence North 08 degrees 25 minutes 33 seconds East a distance of 61.18 feet to the POINT OF BEGINNING; thence continuing thence North 08 degrees 25 minutes 33 seconds East a distance of 29.86 feet to the beginning of a tangential curve, concave to the southeast, having a radius of 90.00 feet and a central angle of 34 degrees 22 minutes 51 seconds; thence northeasterly along said curve a distance of 54.01 feet; thence North 42 degrees 48 minutes 24 seconds East a distance of 32.06 feet to the beginning of a tangential curve, concave to the southeast, having a radius of 160.00 feet and a central angle of 25 degrees 38 minutes 03 seconds; thence northeasterly along said curve a distance of 71.58 feet; thence North 68 degrees 26 minutes 27 seconds East a distance of 93.23 feet to the beginning of a tangential curve, concave to the south, having a radius of 234.51 feet and a central angle of 26 degrees 56 minutes 24 seconds; thence easterly along said curve a distance of 110.27 feet to the beginning of a reverse curve, concave to the west, having a radius of 83.09 feet and a central angle of 215 degrees 11 minutes 59 seconds; thence easterly, northerly, and westerly along said curve a distance of 312.09 feet to a reverse curve, concave to the north, having a radius of 85.00 feet and a central angle of 73 degrees 38 minutes 29 seconds; thence westerly along said curve a distance of 109.25 feet; thence North 46 degrees 10 minutes 38 seconds West a distance of 70.87 feet to the beginning of a tangential curve, concave to the south, having a radius of 65.38 feet and a central angle of 90 degrees 11 minutes 46 seconds; thence westerly along said curve a distance of 102.92 feet; thence South 43 degrees 37 minutes 35 seconds West a distance of 82.02 feet to the beginning of a tangential curve, concave to the north, having a radius of 77.00 feet and a central angle of 90 degrees 17 minutes 48 seconds; thence westerly along said curve a distance of 121.35 feet; thence North 46 degrees 04 minutes 37 seconds West a distance of 60.93 feet to the northwest line of said Block 17 and there terminating;

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all EXCEPT lands within the "S.P. AND D. R.R.", according to said HUNTER & MARKELL'S GRASSY POINT ADDITION TO DULUTH; and all EXCEPT those portions of said Lots 2, 3, and 4, Block 22, within "Parcel 16", according to the unrecorded map bearing the title "Station Map – Lands, Duluth, St. Louis Co., Minn., Northern Pacific Railway, L. Superior Div., Fond Du Lac Br." and identifier "V1A-SL1A"; and all EXCEPT those lands identified as "Parcel 1" within duly recorded Document Number 352665, according to the Office of the County Recorder, Saint Louis County, Minnesota, said "Parcel 1" being more specifically described as follows:

All those portions of Lots 22, 23, 24, 25, 26, 27 and 28, Block 22; Lots 13, 14, 15 and 16, Block 23; Lots 31 and 32, Block 25; Lots 8, 9 and 17, North and South alley, Block 24, Hunter & Markell's Grassy Point Addition, owned by Burlington Northern Railroad Company, lying between two lines located 100 feet and 150 feet, respectively, Southeasterly of, parallel and concentric with the center line of Burlington Northern Railroad Company's St. Paul to Duluth main line railroad track;

The sidelines of said strip of land shall be shortened or prolonged so as to terminate on the said northwest line of said Block 17 and the Right of Way of the Burlington Northern Santa Fe Railroad, formerly known as the Northern Pacific Railway.

CERTIFICATION

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.



Chris A. Larsen, PLS
Minnesota License No. 45848

August 8, 2023
Date