

ATTACHMENT 1

EASEMENT AGREEMENT

This EASEMENT AGREEMENT, entered into this 13th day of December, 2019, by and between Marcus E Sowl, a single individual, "Grantor" and the City of Duluth, a municipal corporation created and existing under the laws of the State of Minnesota, "Grantee":

WITNESSETH:

Whereas, Grantor is the owner of the property in the City of Duluth, St. Louis County, Minnesota legally described as follows (the "Property"):

PARCEL I: Lots 13 and 14, Block 6, WOODLAND PARK SIXTH DIVISION, EXCEPT all those parts of Lots 13 and 14, Block 6, Woodland Park Sixth Division, lying Northeasterly of Tischer Creek, described as follows: Beginning at the Northeast Corner of said Lot 13, thence North 90 degrees 00' 00" West, assumed bearing, along the North line of said Lots 13 and 14 80.0 feet; thence South 41 degrees 30' 00" East 45.0 feet; thence South 57 degrees 14' 00" East 59.7 feet, more or less, to a point on the East line of said Lot 13; thence North 0 degrees 00' 00" East along said East line of Lot 13 66.0 feet to the point of beginning.

PARCEL II: All those parts of Lots 11 and 12, Block 6 WOODLAND PARK SIXTH DIVISION, lying Southwesterly of Tischer Creek, described as follows: Beginning at the Southwest corner of said Lot 12, thence North 0 degrees 00' 00" East, assumed bearing, along the West line of said Lot 12 a distance of 84.0 feet, thence South 43 degrees 57' 30" East a distance 116.7 feet, more or less, to a point on the South line of said Lot 11; thence North 90 degrees 00' 00" West along the South line of Lots 11 and 12, a distance of 81.0 feet to the point of beginning.

and;

Whereas, Grantor wishes to convey to the Grantee easements as hereinafter described for street and utility purposes over the Property for the benefit of the Property and at no cost to Grantee.

NOW THEREFORE, in consideration of One (\$1.00) Dollar and other good and valuable

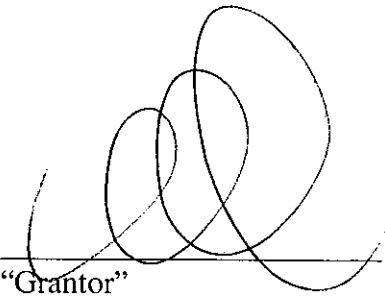
consideration, receipt of which is hereby acknowledged, Grantor does grant, sell , bargain and convey to Grantee in trust for the general public the permanent easement and construction easement described as follows:

PERMANENT EASEMENT:

A permanent, perpetual and exclusive easement for public street and utility purposes, including the installation and maintenance of rip rap armoring, over a portion of the Property, the location of which easement is more particularly described on Exhibit A and depicted on Exhibit B, which Exhibits are made a part hereof, as the "Permanent Easement".

CONSTRUCTION EASEMENT:

A temporary construction easement effective until December 31, 2021 over that portion of the Property more particularly described on Exhibit A and depicted of Exhibit B, which Exhibits are made a part hereof, as the "Temporary Easment".


"Grantor"

STATE OF MINNESOTA)
) ss.
COUNTY OF ST. LOUIS)

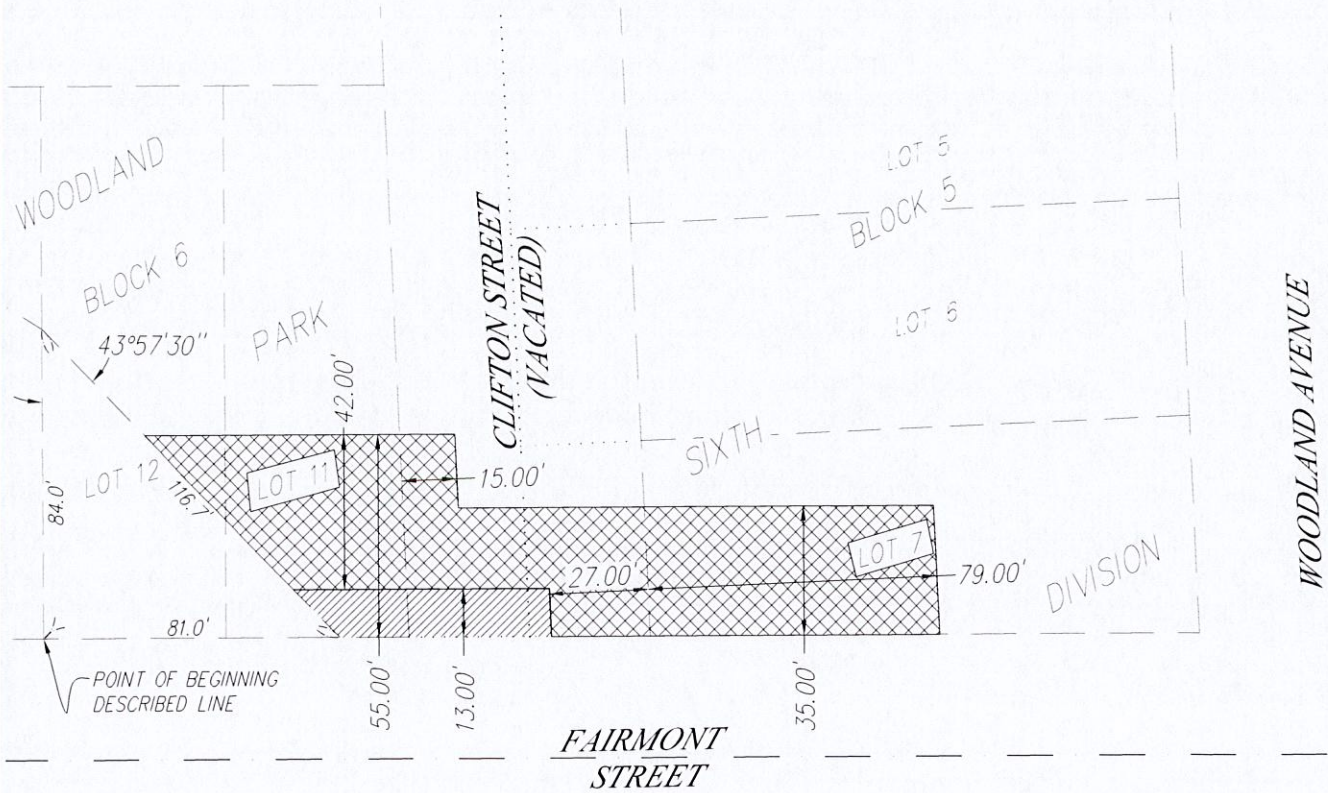
The foregoing instrument was acknowledged before me this 13th day of December, 2019 by Marcus E Sowl.




Notary Public

This instrument drafted by:
Robert E. Asleson
Assistant City Attorney
411 West First Street
Room 440 City Hall
Duluth, MN 55802
(218) 730-5490



EXHIBIT B



-  = PERMANENT EASEMENT
-  = TEMPORARY EASEMENT

APPROVED BY:

[Signature] 10-28-19
CITY ENGINEER



Basis of Bearing is Grid North,
St. Louis County Transverse
Mercator 96 Coordinate System.

I hereby certify that this plan, specification, 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.

Print Name: Paul A. Vogel License # 44075

Signature: *[Signature]* Date: 10/28/2019

REVISED: 10/28/19
DATE PREPARED: 08/04/17
PROJ NO: 070377
FILE: 070377vEXHIB
SHEET 1 of 1 SHEETS



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EXHIBIT A

RIGHTS TO BE ACQUIRED:

A PERMANENT EASEMENT OVER, UNDER AND ACROSS ALL THAT PART OF THE SOUTH 13.00 FEET OF LOT 11, BLOCK 6 TOGETHER WITH THAT PART OF THE WESTERLY ONE-HALF OF VACATED CLIFTON STREET ADJACENT TO, ALL LYING EASTERLY OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT THE SOUTHWEST CORNER OF LOT 12, THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, ASSUMED BEARING, ALONG THE WEST LINE OF SAID LOT 12 A DISTANCE OF 84.0 FEET; THENCE SOUTH 43 DEGREES 57 MINUTES 30 SECONDS EAST A DISTANCE OF 116.7 FEET, MORE OR LESS, TO A POINT ON THE SOUTH LINE OF SAID LOT 11 DISTANT 81.0 FEET FROM THE POINT OF BEGINNING; AND THE SOUTH 13.00 FEET OF THE EASTERLY ONE-HALF OF VACATED CLIFTON STREET ADJACENT TO LOT 7, BLOCK 5; EXCEPT THE EAST 27.00 FEET THEREOF; ALL IN WOODLAND PARK SIXTH DIVISION, CITY OF DULUTH, ST. LOUIS COUNTY, MINNESOTA.

A TEMPORARY CONSTRUCTION EASEMENT OVER, UNDER AND ACROSS ALL THAT PART OF THE SOUTH 55.00 FEET OF LOT 11 AND LOT 12, BLOCK 6 LYING EASTERLY OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 12, THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, ASSUMED BEARING, ALONG THE WEST LINE OF SAID LOT 12 A DISTANCE OF 84.0 FEET; THENCE SOUTH 43 DEGREES 57 MINUTES 30 SECONDS EAST A DISTANCE OF 116.7 FEET, MORE OR LESS, TO A POINT ON THE SOUTH LINE OF SAID LOT 11 DISTANT 81.0 FEET FROM THE POINT OF BEGINNING; AND THE WEST 15.00 FEET OF THE NORTH 42.00 FEET OF THE SOUTH 55.00 FEET OF VACATED CLIFTON STREET ADJACENT TO SAID LOT 11, BLOCK 6; AND THE NORTH 22.00 FEET OF THE SOUTH 35.00 FEET OF THE WESTERLY ONE-HALF OF VACATED CLIFTON STREET ADJACENT TO SAID LOT 11, BLOCK 6 EXCEPT THE WEST 15.00 FEET THEREOF; AND THE NORTH 22.00 FEET OF THE SOUTH 35.00 FEET OF THE EASTERLY ONE-HALF OF VACATED CLIFTON STREET ADJACENT TO LOT 7, BLOCK 5; AND THE EAST 27.00 FEET OF THE SOUTH 13.00 FEET OF THE EASTERLY ONE-HALF OF VACATED CLIFTON STREET ADJACENT TO LOT 7, BLOCK 5; AND THE SOUTHERLY 35.00 FEET OF THE WESTERLY 79.00 FEET OF SAID LOT 7, Block 5; ALL IN WOODLAND PARK SIXTH DIVISION, CITY OF DULUTH, ST. LOUIS COUNTY, MN.

I hereby certify that this plan, specification, 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.

Print Name: Paul A. Vogel

License # 44075

Signature: 

Date: 10/28/2019

REVISED: 10/28/19

DATE PREPARED: 08/04/17

PROJ NO: 070377

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SHEET 1 of 1 SHEETS



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