

LEGAL DESCRIPTION FOR 2ND STREET VACATION WITH UTILITY EASEMENT RETAINED

All that part of Second Street (Traverse Street), HAZLEWOOD ADDITION TO ONEOTA, according to the recorded plat thereof, St. Louis County, Minnesota, described as follows:

Beginning at the Southeasterly corner of Lot 8, Block 13, said HAZLEWOOD ADDITION TO ONEOTA, according to the recorded plat thereof, St. Louis County, Minnesota; thence on an assumed bearing of South 46 degrees 15 minutes 30 seconds East, along the Southwesterly right of way line of 39th Avenue West said HAZLEWOOD ADDITION TO ONEOTA, a distance of 20.00 feet to a line 20 feet Northwesterly of and parallel with the centerline of Second Street (Traverse Street) said HAZLEWOOD ADDITION TO ONEOTA; thence South 43 degrees 47 minutes 00 seconds West, along said parallel line, a distance of 329.85 feet to the Northwesterly right of way line of the Burlington Northern Rail Road (Formerly Northern Pacific Railway Company); thence Southwesterly, a distance of 74.33 feet, along said Northwesterly right of way line of the Burlington Northern Rail Road (Formerly Northern Pacific Railway Company), along a non-tangential curve, concave to the Southeast, having a central angle of 01 degrees 05 minutes 12 seconds, a radius of 3919.72 feet, a chord bearing of South 60 degrees 40 minutes 58 seconds West and a chord length of 74.33 feet, to the Northeasterly right of way line of 40th Avenue West (Collingwood Avenue) said HAZLEWOOD ADDITION TO ONEOTA; thence North 46 degrees 15 minutes 30 seconds West, along said Northeasterly right of way line a distance of 31.26 feet to the Southwesterly corner of Lot 1, Block 13, said HAZLEWOOD ADDITION TO ONEOTA; thence Northeasterly, a distance of 112.16 feet, along the Southeasterly line of Block 13 said HAZLEWOOD ADDITION TO ONEOTA, along a non-tangential curve, concave to the Southeast, having a central angle of 01 degrees 37 minutes 37 seconds, a radius of 3949.72 feet, a chord bearing of North 60 degrees 49 minutes 30 seconds East and a chord length of 112.16 feet; thence North 43 degrees 47 minutes 00 seconds East, along said Southeasterly line of Block 13, a distance of 293.75 feet to the Point of Beginning.

The utility easements and utilities within the foregoing legal description shall not be vacated, and shall be retained by the City of Duluth.

Said parcel contains 9033.9 sq. ft. or 0.21 acres.

And:

All that part of Second Street (Traverse Street), HAZLEWOOD ADDITION TO ONEOTA, according to the recorded plat thereof, St. Louis County, Minnesota, described as follows:

Commencing at the Southeasterly corner of Lot 8, Block 13, said HAZLEWOOD ADDITION TO ONEOTA, according to the recorded plat thereof, St. Louis County, Minnesota; thence on an assumed bearing of South 46 degrees 15 minutes 30 seconds East, along the Southwesterly right of way line of 39th Avenue West said HAZLEWOOD ADDITION TO ONEOTA, a distance of 45.00 feet to a line 5 feet Southeasterly of and parallel with the centerline of Second Street (Traverse Street) said HAZLEWOOD ADDITION TO ONEOTA, said point being the Point of Beginning of the land herein described; thence South 43 degrees 47 minutes 00 seconds West, along said parallel line, a distance of 253.08 feet to the Northwesterly right of way line of the Burlington Northern Rail Road (Formerly Northern Pacific Railway Company); thence Northeasterly, a distance of 105.41 feet, along said Northwesterly right of way line of the Burlington Northern Rail Road (Formerly Northern Pacific Railway Company), along a non-tangential curve, concave to the Southeast, having a central angle of 01 degrees 32 minutes 27 seconds, a radius of 3919.72 feet, a chord bearing of North 63 degrees 10 minutes 37 seconds East and a chord length of 105.40 feet to the Southeasterly right of way line of Second Street (Traverse Street); thence North 43 degrees 47 minutes 00 seconds East, along said Southeast right of way line, a distance of 153.69 feet to said Southwesterly right of way line of 39th Avenue West; thence North 46 degrees 15 minutes 30 seconds West, along said Southwesterly right of way line, a distance of 35.00 feet to the Point of Beginning.

The utility easements and utilities within the foregoing legal description shall not be vacated, and shall be retained by the City of Duluth.

Said parcel contains 7093.5 sq. ft. or 0.16 acres.

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.

Date: MAY 11, 2015

David R. Evanson

David R. Evanson MN License No. 49505

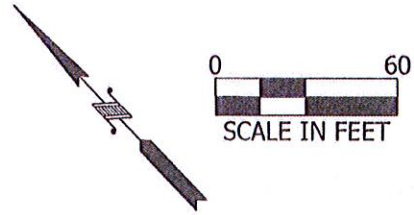
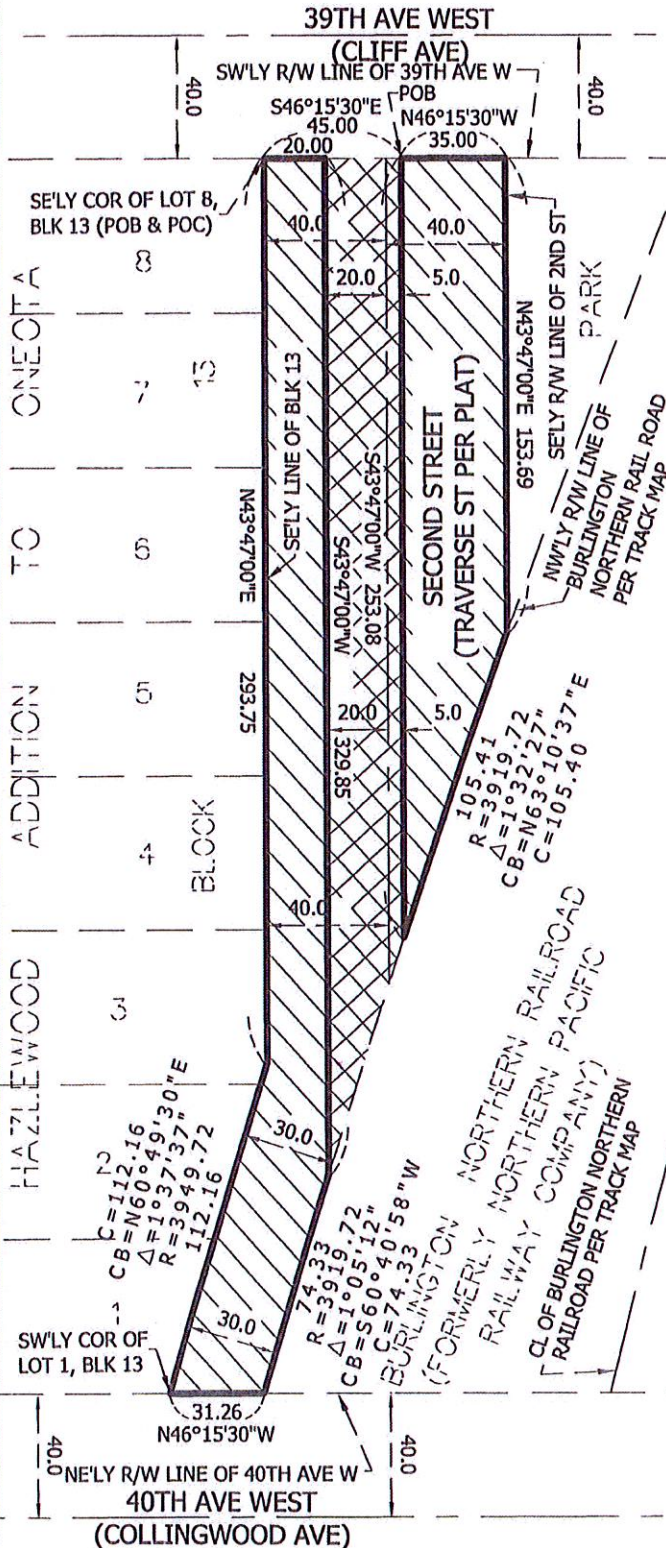
2ND ST VACATION EXHIBIT

CLIENT: ST. GERMAIN'S GLASS	REVISIONS: XXX
DATE: 4-30-2015	
ADDRESS: 203 39TH AVE W	
JOB NUMBER: 15-094	SHEET 1 OF 2 SHEETS

ALTA

LAND SURVEY COMPANY

* LAND SURVEYING PHONE: 218-727-5211
 * LAND DEVELOPMENT FAX: 218-727-3798
 * PLATTING LICENSED IN MN & WI
 * LEGAL DESCRIPTIONS CERTIFIED FEDERAL SURVEYOR
 * CONSTRUCTION STAKING WWW.ALTAANDSURVEYDULUTH.COM



LEGEND



2ND STREET TO REMAIN
AS RIGHT OF WAY



2ND STREET TO BE VACATED
WITH UTILITY EASEMENT RETAINED

POC= POINT OF COMMENCEMENT
POB= POINT OF BEGINNING

Approved by the City Engineer of the City of Duluth, MN.
this 7th day of July, 2015

By [Signature]

THIS IS NOT A BOUNDARY SURVEY.

THIS SURVEY HAS BEEN PREPARED WITHOUT BENEFIT OF A
TITLE COMMITMENT OR TITLE OPINION. A TITLE SEARCH FOR
RECORDED OR UNRECORDED EASEMENTS WHICH MAY
BENEFIT OR ENCUMBER THIS PROPERTY HAS NOT BEEN
COMPLETED BY ALTA LAND SURVEY COMPANY.

I hereby certify that this plan, specification, or report was
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am a duly Licensed Land Surveyor under the laws of the
State of Minnesota.

Date: MAY 11, 2015

David R. Evanson

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2ND ST VACATION EXHIBIT

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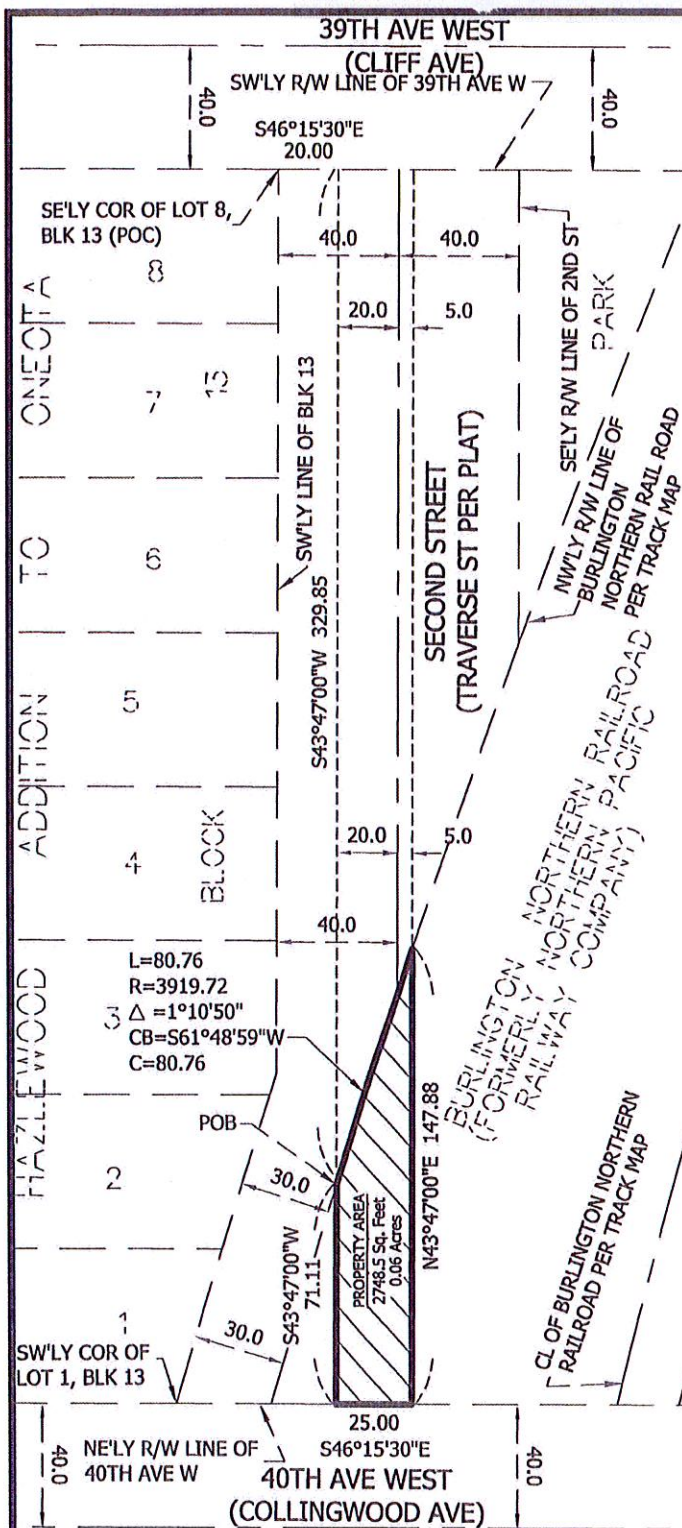
SHEET 2 OF 2 SHEETS

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EXHIBIT B TO RESOLUTION NO. 15-0559R



LEGAL DESCRIPTION OF LAND TO BE CONVEYED TO THE CITY OF DULUTH FOR RIGHT OF WAY

All that portion of the Southwest Quarter of the Southwest Quarter of Section 5, Township 49 North, Range 14 West of the Fourth Principal Meridian, in St. Louis County,, Minnesota, described as follows:

Commencing at the Southeasterly corner of Lot 8, Block 13, said HAZLEWOOD ADDITION TO ONEOTA, according to the recorded plat thereof, St. Louis County, Minnesota; thence on an assumed bearing of South 46 degrees 15 minutes 30 seconds East, along the Southwesterly right of way line of 39th Avenue West said HAZLEWOOD ADDITION TO ONEOTA, a distance of 20.00 feet to a line 20 feet Northwesterly of and parallel with the centerline of Second Street (Traverse Street) said HAZLEWOOD ADDITION TO ONEOTA; thence South 43 degrees 47 minutes 00 seconds West, along said parallel line, a distance of 329.85 feet to the Point of Beginning of the land herein described; thence South 43 degrees 47 minutes 00 seconds West, along said parallel line, a distance of 71.11 feet to the Northeasterly right of way line of 40th Avenue West (Collingwood Avenue) said HAZLEWOOD ADDITION TO ONEOTA; thence South 46 degrees 15 minutes 30 seconds East, along said Northeasterly right of way line, a distance of 25.00 feet to a line 5 feet Southeasterly of and parallel with Second Street (Traverse Street) said HAZLEWOOD ADDITION TO ONEOTA; thence North 43 degrees 47 minutes 00 seconds East, along said parallel line, a distance of 147.88 feet to the Northwesterly right of way line of the Burlington Northern Rail Road (Formerly Northern Pacific Railway Company); thence Southwesterly, a distance of 80.76 feet, along said Northwesterly right of way line of the Burlington Northern Rail Road (Formerly Northern Pacific Railway Company), along a non-tangential curve, concave to the Southeast, having a central angle of 01 degrees 10 minutes 50 seconds, a radius of 3919.72 feet, a chord bearing of South 61 degrees 48 minutes 59 seconds West and a chord length of 80.76 feet to the Point of Beginning.

Said parcel contains 2748.5 sq. ft. or 0.06 acres.

LEGEND



LAND CONVEYED TO THE CITY OF DULUTH FOR RIGHT OF WAY

POC= POINT OF COMMENCEMENT
POB= POINT OF BEGINNING

THIS IS NOT A BOUNDARY SURVEY.

BEARINGS ARE BASED ON THE ST. LOUIS COUNTY TRANSVERSE MERCATOR COORDINATE SYSTEM OF 1996.

THIS SURVEY HAS BEEN PREPARED WITHOUT BENEFIT OF A TITLE COMMITMENT OR TITLE OPINION. A TITLE SEARCH FOR RECORDED OR UNRECORDED EASEMENTS WHICH MAY BENEFIT OR ENCUMBER THIS PROPERTY HAS NOT BEEN COMPLETED BY ALTA LAND SURVEY COMPANY.

Approved by the City Engineer of the City of Duluth, MN.

this 7th day of July 2015

By *[Signature]*

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.

Date: MAY 11, 2015

David R. Evanson
David R. Evanson MN License No. 49505

CONVEYANCE OF LAND TO THE CITY OF DULUTH FOR RIGHT OF WAY

CLIENT: ST. GERMAIN'S GLASS

REVISIONS: XXX

DATE: 4-30-2015

ADDRESS: XXX

JOB NUMBER: 15-094

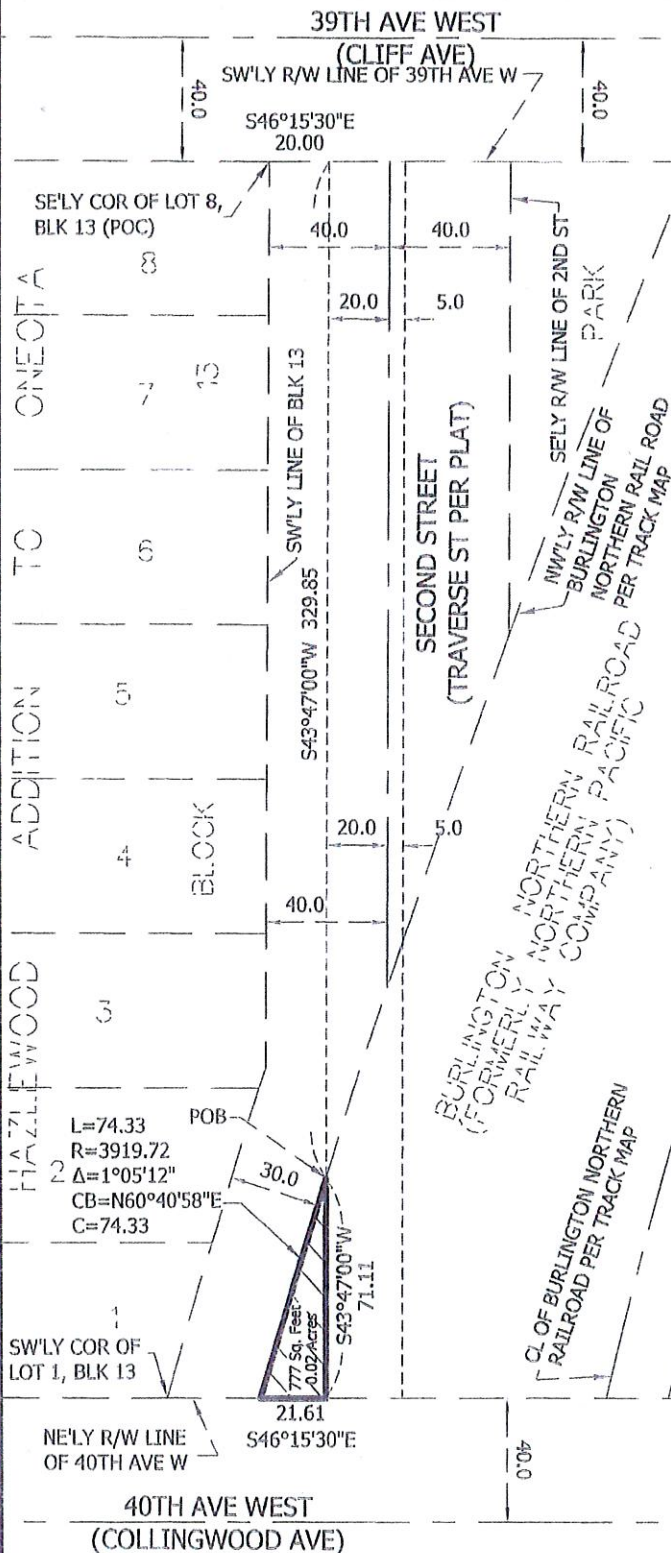
ALTA

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WWW.ALTALANDSURVEYDULUTH.COM

EXHIBIT C TO RESOLUTION NO. 15-0559R



CITY UTILITY EASEMENT OVER RMN, LLLP PROPERTY

All that portion of the Southwest Quarter of the Southwest Quarter of Section 5, Township 49 North, Range 14 West of the Fourth Principal Meridian, in St. Louis County,, Minnesota, described as follows:

Commencing at the Southeasterly corner of Lot 8, Block 13, said HAZLEWOOD ADDITION TO ONEOTA, according to the recorded plat thereof, St. Louis County, Minnesota; thence on an assumed bearing of South 46 degrees 15 minutes 30 seconds East, along the Southwesterly right of way line of 39th Avenue West said HAZLEWOOD ADDITION TO ONEOTA, a distance of 20.00 feet to a line 20 feet Northwesterly of and parallel with the centerline of Second Street (Traverse Street) said HAZLEWOOD ADDITION TO ONEOTA; thence South 43 degrees 47 minutes 00 seconds West, along said parallel line, a distance of 329.85 feet to the Point of Beginning of the land herein described; thence South 43 degrees 47 minutes 00 seconds West, along said parallel line, a distance of 71.11 feet to the Northeasterly right of way line of 40th Avenue West (Collingwood Avenue) said HAZLEWOOD ADDITION TO ONEOTA; thence North 46 degrees 15 minutes 30 seconds West, along said Northeasterly right of way line, a distance of 21.61 feet to the Northwesterly right of way line of the Burlington Northern Rail Road (Formerly Northern Pacific Railway Company); thence Northeasterly, a distance of 74.33 feet, along said Northwesterly right of way line of the Burlington Northern Rail Road (Formerly Northern Pacific Railway Company), along a non-tangential curve, concave to the Southeast, having a central angle of 01 degrees 05 minutes 12 seconds, a radius of 3919.72 feet, a chord bearing of North 60 degrees 40 minutes 58 seconds West and a chord length of 74.33 feet to the Point of Beginning.

Said parcel contains 777 sq. ft. or 0.02 acres.

Approved by the City Engineer of the City of Duluth, MN.
this 7th day of July, 2015

By [Signature]
LEGEND



UTILITY EASEMENT

POC= POINT OF COMMENCEMENT
POB= POINT OF BEGINNING

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BEARINGS ARE BASED ON THE ST. LOUIS COUNTY TRANSVERSE MERCATOR COORDINATE SYSTEM OF 1996.

THIS SURVEY HAS BEEN PREPARED WITHOUT BENEFIT OF A TITLE COMMITMENT OR TITLE OPINION. A TITLE SEARCH FOR RECORDED OR UNRECORDED EASEMENTS WHICH MAY BENEFIT OR ENCUMBER THIS PROPERTY HAS NOT BEEN COMPLETED BY ALTA LAND SURVEY COMPANY.

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.

Date: MAY 11, 2015

David R. Evanson
David R. Evanson MN License No. 49505

CITY UTILITY EASEMENT OVER RMN, LLLP PROPERTY

CLIENT: ST. GERMAIN'S GLASS	REVISIONS: XXX
DATE: 4-30-2015	
ADDRESS: XXX	
JOB NUMBER: 15-094	

ALTA

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