EXHIBIT A TO RESOLUTION NO. 15-0559R, PAGE 1 OF 2

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:

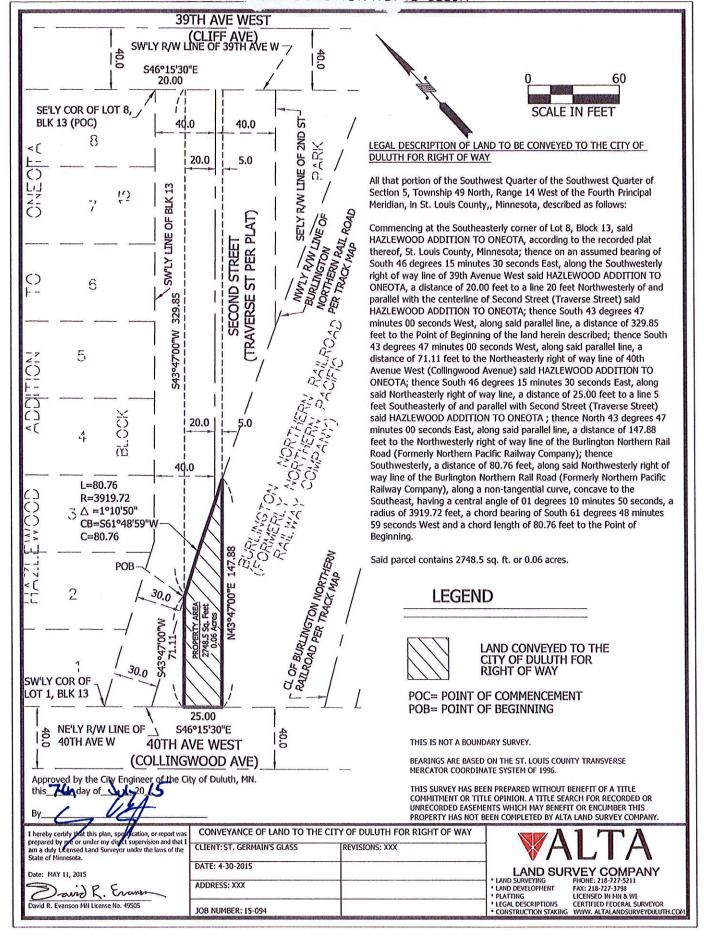
Commencing at the Southeasterly corner of Lot 8, Block 13, said HAZLEWOOD ADDITION TO ONEOTA, according to the recorded plat thereof, St. Louis County, Minnesota; thence on an assumed bearing of South 46 degrees 15 minutes 30 seconds East, along the Southwesterly right of way line of 39th Avenue West 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, 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 MN License No. 49505				
	CLIENT: ST. GERMAIN'S GLASS	REVISIONS: XXX	WALIA	
	DATE: 4-30-2015		LAND SURVEY COMPANY LAND SURVEYING PHONE: 218-727-5211 LAND DEVELOPMENT FAX: 218-727-3798 PLATTINE LICENSED IN MIN & WI	
	ADDRESS: 203 39TH AVE W			
	JOB NUMBER: 15-094	SHEET 1 OF 2 SHEETS	* LEGAL DESCRIPTIONS CERTIFIED FEDERAL SURVEYOR * CONSTRUCTION STAKING WYW. ALTALANDSURVEYDULUTH.COM	

39TH AVE WEST (CLIFF AVE) SW'LY R/W LINE OF 39TH AVE W S46°15'30"E \(\begin{pmatrix} POB \							
SWLY R/W LINE OF 391H AVE W — S46°15'30"E CPOB 145.00 N46°15'30"W 500 N46°15'30"W							
SELV COR OF LOT B.	33.00						
SE'LY COR OF LOT 8, _ / O. BLK 13 (POB & POC)	40.0	0 60					
</td <td>20.0 5.0 KZ HO HI CO.</td> <td>SCALE IN FEET</td>	20.0 5.0 KZ HO HI CO.	SCALE IN FEET					
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4 60	C = 105.40 (37)	2ND STREET TO BE VACATED WITH UTILITY EASEMENT RETAINED					
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000 3		100-101N1 OF BEGINNING					
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LOT 1, BLK 13		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.							
40TH AVE WEST (COLLINGWOOD AVE)							
I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I							
prepared by me or under my direct supervision and that am a duly Licensed Land Surveyor under the laws of the State of Minnesota. Date: MAY 11, 2015	Contract of the contract of th	LAND SURVEY COMPANY					
David R. Evanson NN License No. 49505	ADDRESS: 203 39TH AVE W	I LAND SURVEYING PHONE: 218-727-5211 LAND DEVELOPMENT FAX: 218-727-3798 PLATTING LICENSED IN MN & WI I LEGAL DESCRIPTIONS CEPTIFELD EFERBAL SURVEYOR					
	JOB NUMBER: 15-094	SHEET 2 OF 2 SHEETS * CONSTRUCTION STAKING WWW. ALTALANDSURVEYDULUTH.COM					



39TH AVE WEST (CLIFF AVE) SW'LY R/W LINE OF 39TH AVE W -7					
40.0	S46°15'30"E 20.00	100	0 60		
SE'LY COR OF LOT 8, BLK 13 (POC)	40.0 40.		SCALE IN FEET		
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	SWLY LINE OF BLK 13		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		
C) 6 	329.85 ECOND	NWTY RIW II BURINGTON NORTHERN RAI	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		
5 0 1- 1- 1- 1- 1- 1- 1- 1- 1- 1- 1- 1- 1-	S43°47'		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		
- 4 Oi	40.0	10000 10000	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.		
O 3		582 577	Said parcel contains 777 sq. ft. or 0.02 acres.		
<u> </u>			Approved by the City Engineer of the City of Duluth, MN. this day of20		
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NE'LY R/W LINE \(\) OF 40TH AVE W	S46°15'30"E	40.0	THIS IS NOT A BOUNDARY SURVEY. BEARINGS ARE BASED ON THE ST. LOUIS COUNTY TRANSVERSE		
40TH AVE WEST MERCATOR COORDINATE SYSTEM OF 1996. (COLLINGWOOD AVE) 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, specificati prepared by me or under my direct supe am a duly Licensed Land Surveyor unde	rvision and that I		ER RMN, LLLP PROPERTY EVISIONS: XXX		
State of Minnesota. Date: MAY 11, 2015	DATE: 4-30-2015 ADDRESS: XXX		LAND SURVEY COMPANY LAND SURVEYING PHONE: 218-727-5211		
David R. Evanson MH License No. 49505	JOB NUMBER: 15-	094	* LAND DEVELOPMENT FAX: 218-727-3798 * PLATTING LICENSED IN MIX & WI * LEGAL DESCRIPTIONS CERTIFIED FEDERAL SURVEYOR * CONSTRUCTION STAKING WAYN, ALTALANDSURVEYDULUTH.COM		