

EXHIBIT B

DESCRIPTION:

A 50 foot wide corridor in Government Lot 2, Section 4, Township 50 North, Range 13 West of the Fourth Principal Meridian centered on the following described line:

Commencing at the intersection of Congdon Boulevard, EDGESHORE PARK DIVISION OF DULUTH, City of Duluth, St. Louis County, Minnesota and the northeasterly line of said plat of EDGESHORE PARK DIVISION OF DULUTH; thence South 42 degrees 22 minutes, 23 seconds East (bearings assumed) along said northeasterly line of said plat, a distance of 16.64 feet to the Point of Beginning of the centerline to be described; thence 52.16 feet along a non-tangential curve concave northwesterly having a radius of 750.00 feet, a central angle of 03 degrees 59 minutes 04 seconds and a chord bearing North 29 degrees 05 minutes 31 seconds East; thence North 27 degrees 05 minutes 59 seconds East, a distance of 64.49 feet; thence 92.75 feet along a tangential curve concave westerly having a radius of 200.00 feet and a central angle of 26 degrees 34 minutes 20 seconds; thence North 00 degrees 31 minutes 39 seconds East, a distance of 89.66 feet; thence 226.25 feet along a tangential curve concave easterly having a radius of 500.00 feet and a central angle of 25 degrees 55 minutes 35 seconds; thence North 26 degrees 27 minutes 14 seconds East, a distance of 136.52 feet; thence 45.67 feet along a tangential curve concave northwesterly having a radius of 250.00 feet and a central angle of 10 degrees 28 minutes 00 seconds; thence North 15 degrees 59 minutes 13 seconds East, a distance of 8.25 feet to the southeasterly line of former Trunk Highway No. 103, renumbered as Trunk Highway No. 61, described in Parcel 1 of that document filed with the St. Louis County Registrar of Titles Office as Document No. 374655.

The westerly sidelines being prolonged or shortened to terminate at said northeasterly line of said plat of EDGESHORE PARK DIVISION OF DULUTH. The easterly sidelines being prolonged or shortened to terminate at said southeasterly line of said former Trunk Highway No. 103.

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.

Paul A. Vogel

Signed 

Date 2/28/2020 License No. 44075

