



Planning & Development Division
Planning & Economic Development Department

Room 160
 411 West First Street
 Duluth, Minnesota 55802



218-730-5580



planning@duluthmn.gov

File Number	PL 19-065	Contact	Chris Lee	
Type	Concurrent Use Permit	Planning Commission Date		July 9, 2019
Deadline for Action	Application Date	May 7, 2019*	60 Days	July 8, 2019
	Date Extension Letter Mailed	May 21, 2019	120 Days	September 6, 2019
Location of Subject		Approx. 2215 London Road (east of 22 nd Ave E., uphill of South Street)		
Applicant	Launch Properties	Contact	Scott Moe	
Agent	Kimley-Horn; DSGW	Contact	Brian Wurdeman, Scott Erickson	
Legal Description		See Attached		
Site Visit Date		June 25, 2019	Sign Notice Date	June 25, 2019
Neighbor Letter Date		June 25, 2019	Number of Letters Sent	14

Proposal

The applicant is seeking a concurrent use permit to construct 19 parking stalls for a multifamily development over the public right of way for South Street.

	Current Zoning	Existing Land Use	Future Land Use Map Designation
Subject	MU-C	Single Family homes	Central Business Secondary
North	MU-C	Commercial	Neighborhood Mixed Use
South	MU-B	Highway	Transportation and Utilities
East	MU-C	Commercial	Central Business Secondary
West	MU-C	Multi-family	Central Business Secondary

Summary of Code Requirements

UDC Section 50-37.7C. The planning commission shall review the application, and council shall approve the application or approve it with modifications, if it determines that:

1. The proposed concurrent use will not harm or inconvenience the health, safety and general welfare of the city;
2. Any proposed skywalk will significantly improve the circulation of pedestrians in the city without exposure to weather conditions;
3. No portion of a public easement proposed for use is being physically used or occupied by the public.

Comprehensive Plan Governing Principle and/or Policies and Current History (if applicable):

Principle #5 -Promote reinvestment in neighborhoods.

Duluth is strongly defined by its neighborhoods. This system should be supported through land use and transportation that foster neighborhood reinvestment. New development or redevelopment should maximize public investment that strengthens neighborhood commercial centers or diversifies residential opportunities that fit the neighborhood's character.

Governing Principle #8 - Encourage mix of activities, uses and densities

Cities have evolved as a mix of land uses, building types, housing types, and activities. Accommodating choice while protecting investment is a balance to strike in land use regulation. Mixed uses provide opportunity for a diversity of activity that segregated, uniform uses do not provide.

Future Land Use

Future Land Use Central Business Secondary - An area adjacent to and supporting the central business primary area or a stand-alone area providing a similar mix of destination land uses but at a lower intensity than the primary CB area. Includes mixed regional and neighborhood retail, employment centers, public spaces, medium density residential, and public parking facilities.

Review and Discussion Items

The applicant is seeking a concurrent use permit to construct 19 parking stalls on 3,744 square feet of the public right of way for South Street. This is related to the construction of a new multifamily development. This parking will be used for visitors of the building.

The applicant is proposing to dedicate a public sidewalk easement, 8' x 197', at the front of the parking to allow pedestrian movement through the parking area.

- 1) The area proposed for the concurrent use permit will not take away from the public's ability to use the public right-of-way, nor will it harm or inconvenience the health, safety and general welfare of the city.
- 2) Concurrent use permits are approved by the City Council via an ordinance. Unlike street right-of-way vacations, concurrent use permits are not recorded at with St. Louis County as they are voidable agreements between the City and property owners. At the time that this staff report was written, City engineering is still reviewing the legal exhibits for accuracy; concurrent use permits are not sent to the City Council for their consideration until the review has been completed.
- 3) The City of Duluth requires concurrent use permits to include liability insurance to indemnify the City against all occurrences in the right-of-way. Other protections for the city and the public are typically included in the ordinance that is submitted for the City Council's review.
- 4) No comments were received from the public or other government agencies at the time this staff report was written (May 22, 2019).
- 5) Per UDC Sec. 50-37.1.N, approved concurrent use permits lapse if the project or activity authorized by the permit has not begun within one-year.

Staff Recommendation

Based on the above findings, Staff recommends that Planning Commission recommend approval of the concurrent use permit with the following conditions:

- 1) Applicant shall construct and maintain the project as identified in the attached exhibits.
- 2) Applicant shall provide annual proof of liability insurance to indemnify the City against any occurrences in the right of way that are due to items covered under this permit.
- 3) Applicant must remove the obstructions at the applicant's expense if directed to by the City with appropriate notice.
- 4) The structure will need to comply with any applicable engineering standards, or building or fire code requirements.
- 5) Any alterations to the approved plans that do not alter major elements of the plan may be approved by the Land Use Supervisor without further Planning Commission approval; however, no such administrative approval shall constitute a variance from the provisions of Chapter 50.



Launch Properties:
CUP, Plan Review, Variance

**R-1 (Residential
Traditional)**

**MU-N (Mixed Use
Neighborhood)**

**MU-C
(Mixed Use
Commercial)**

**MU-B (Mixed
Use Business
Park)**

8 inch, Vitrict
Clay Pipe
497.336346'

8 inch, Polyvinyl
Chloride
268.531088'

8 inch, Polyvinyl
Chloride
398.245943'

8 inch, Polyvinyl
Chloride
258.621178'

Aerial photography flown 2016

0 50 100 200 300 Feet

Prepared by: City of Duluth Community Planning Division, May 3, 2019, Source: City of Duluth.

Legend

- Gas Main
- Water Main
- Hydrant
- Sanitary Sewer Mains**
 - CITY OF DULUTH
 - WLSSD; PRIVATE
 - Sanitary Sewer Forced Main
- Storage Basin
- PS Pump Station
- Storm Sewer Mains**
 - Storm Sewer Pipe
 - Storm Sewer Catch Basin
 - Vacated ROW
 - Zoning Boundaries
 - Trout Stream (GPS)
 - Other Stream (GPS)

The City of Duluth has tried to ensure that the information contained in this map or electronic document is accurate. The City of Duluth makes no warranty or guarantee concerning the accuracy or reliability. This drawing/data is neither a legally recorded map nor a survey and is not intended to be used as one. The drawing/data is a compilation of records, information and data located in various City, County and State offices and other sources affecting the area shown and is to be used for reference purposes only. The City of Duluth shall not be liable for errors contained within this data provided or for any damages in connection with the use of this information contained within.



Launch Properties:
CUP, Plan Review, Variance

Legend

Lots

Parcels

ROW

<all other values>

SUBTYPE, ROW_STATUS

Utility, Active

Railroad, Active

Access, Active - currently in use

Access, Vacated - vacated via recorded document

Road, Active - currently in use

Utility, Vacated - vacated via recorded document

Road, Vacated - vacated via recorded document

Conservation, Vacated - vacated via recorded document

Conservation, Active - currently in use

Railroad, Inactive - Dedicated, but not built

Subdivision Boundaries

Boundary Lines

<all other values>

Subtype, ROW_TYPE

Lot Line

Parcel Line

ROW (Road)

ROW (Not Road)

Subdivision Line

Water Line

Survey Line

Municipal Boundary

Trout Stream (GPS)

Other Stream (GPS)



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Aerial photography flown 2016

Prepared by: City of Duluth Community Planning Division, May 3, 2019, Source: City of Duluth.

OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS REQUESTED BY CLIENT, LENDER OR INSURER

- Representative examples of such utilities include, but are not limited to:

* Manholes, catch basins, valve vaults and other surface indications of subterranean uses

- Wires and cables (including their function, if readily identifiable) crossing the surveyed property. Without expressing a legal opinion as to the ownership or nature of the potential crossmembers or overhangs; and
- Utility company installations on the surveyed property.

Note to the client, insurer, and lender - With regard to Table A, Item 11, source information from plans and markings will be combined with observed evidence of utilities pursuant to Section 5.1.6. to develop a view of the underground utilities. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. In addition, in some jurisdictions, 811 or other similar utility locate requests from surveyors may be ignored or result in an incomplete response, in which case the surveyor shall note on the plot or map how this affected the surveyor's assessment of the location of the utilities. Where additional or more detailed information is required, the client is advised that excavation and/or a private utility locate request may be necessary.

REFER TO SURVEY.

- SCHEDULE B**

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the Effective Date hereof but prior to the date the Proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment. **NONE KNOWN OR PROVIDED.**

NOTE: Upon closing with Land Title, Inc., Item 1 on Schedule B-II will be deleted. The Final Policy will extend coverage as to the gap between the Effective Date listed in Item 1 of Schedule A and the date of recording of the instruments creating the interest to be insured.

2. Rights or claims of parties in possession not shown by the public records. **NONE KNOWN OR PROVIDED.**
3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. **NONE KNOWN OR PROVIDED.**
4. Easements or claims of easements, that are not shown by the public records. **NONE KNOWN OR PROVIDED.**
5. Any lien or right to a lien for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records. **DOES NOT AFFECT SURVEY.**
6. Taxes or special assessments which are not shown as existing liens by the records. **DOES NOT AFFECT SURVEY.**
7. General and special taxes and assessments as hereafter listed, if any (all amounts shown being exclusive of interest, penalties and costs). **DOES NOT AFFECT SURVEY.**
8. No coverage is provided for municipal code compliance matters and fees including, but not limited to, utilities, right of way maintenance, water or sewer services, or fees for fire, weeds, grass, and snow or garbage removal, police boarding, vacant building registration and zoning. **DOES NOT AFFECT SURVEY.**
9. Any lease, grant, exception or reservation of minerals or mineral rights appearing in the public records. **DOES NOT AFFECT**

10. Tax I.D. No.: 010-1460-01370 (Parcel G)
Taxes for the year 2018: \$2,688.00, Total, are 1st 1/2 Paid, 2nd 1/2 Due, Base Tax: \$2,663.00 (Non-Homestead).

Tax I.D. No.: 010-1460-01350 (Parcel F)
Taxes for the year 2018: \$1,272.00, Total, are 1st 1/2 Paid, 2nd 1/2 Due, Base Tax: \$1,272.00 (Non-Homestead).

Tax I.D. No.: 010-1460-01340 (Parcel E)
Taxes for the year 2018: \$1,556.00, Total, are 1st 1/2 Paid, 2nd 1/2 Due, Base Tax: \$1,556.00 (Non-Homestead).

Taxes for the year 2018: \$2,414.00, Total, are 1st 1/2 Paid, 2nd 1/2 Due, Base Tax: \$2,389.00 (Non-Homestead).

Taxes for the year 2018: \$2,046.00, Total, are 1st 1/2 Paid, 2nd 1/2 Due, Base Tax: \$2,021.00 (Non-Homestead).

NOTE: 1st Half Taxes are payable on or before May 15th and 2nd Half Taxes are payable on or before October

15th. DOES NOT AFFECT SURVEY.

12. Rights of tenants in possession as tenants only under unrecorded leases. **DOES NOT AFFECT SURVEY.**

- 13 Reservation of all minerals and mineral rights by the State of Minnesota as reserved in Conveyance of Forfeited Land filed July 16, 1986 as Document Number 415839. (affects Parcel E) **DOES NOT AFFECT SURVEY.**

14. Easement in favor of the public for right-of-way for sewers, telephone and electric light wires and poles, the condemnation plat for which is not dated but was filed in the office of the Register of Deeds on November 20, 1896, as Register's No. 5700 and recorded in Book 5 of Deeds on page 24, all as shown previously on the available public records of the city.

15. If there are any questions regarding this Commitment, please contact Mark Haagensen at (651) 697-6191 or by email at mhaagensen@landtitleinc.com. Please reference LT File No. 578890. **DOES NOT AFFECT SURVEY.**

LEGAL DESCRIPTION PER TITLE COMMITMENT

Parcel A: (Torrens)
Lot 11, Block 26, Endion Division of Duluth, St. Louis County, Minnesota.

Parcel B: (Torrens)
West 1/2 of Lot 12, Block 26, Endion Division of Duluth, St. Louis County
Minnesota.

Parcel C: (Abstract)
Easterly Half (E 1/2) of Lot 12, Block 26, Endline Division of Duluth, St. L.
County, Minnesota

Parcel D: (Abstract)
Lot 13, Block 26, Endion Division of Duluth, St. Louis County, Minnesota.

Parcel E: (Abstract)
Lot 14, Block 26, Endion Division of Duluth, St. Louis County, Minnesota.

Parcel F: (Abstract)
Northerly Fifty feet (N'y 50') of Lots 15 and 16, Block 26, Endion Division
Duluth, St. Louis County, Minnesota.

Parcel G: (Abstract)
Southerly One-Hundred feet (S'ly 100') of Lots 15 and 16, Block 26, End
Division of Duluth, St. Louis County, Minnesota.

SURVEYORS NOTES

1. BEARINGS ARE BASED ON THE ST. LOUIS COUNTY TRANSVERSE MERCATOR COORDINATE SYSTEM OF 1996. (NAD 83 2011).
2. BENCHMARK SHOWN ON SURVEY.
3. THIS SURVEY WAS PREPARED BASED ON A TITLE COMMITMENT PREPARED BY STEWART TITLE GUARANTY COMPANY, FILE NO. 578890 DATED SEPTEMBER 12, 2010 AT 8:00 AM.

ALTA/NSPS LAND TITLE SURVEY CERTIFICATION

To Launch Properties LLC, a Minnesota limited liability company, Arrowhead Properties, LLC, a Minnesota limited liability company, John B. Kolar, Teresa Kolar, Douglas E. Breiland, Susan Breiland and Stewart Title Guaranty Company.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6, 11, 13, 14 and 19 of Table A thereof. The fieldwork was completed on October 31, 2018.

Date of Plot or Map: November 1, 2018

18 E. 1000






Edward K. Crane

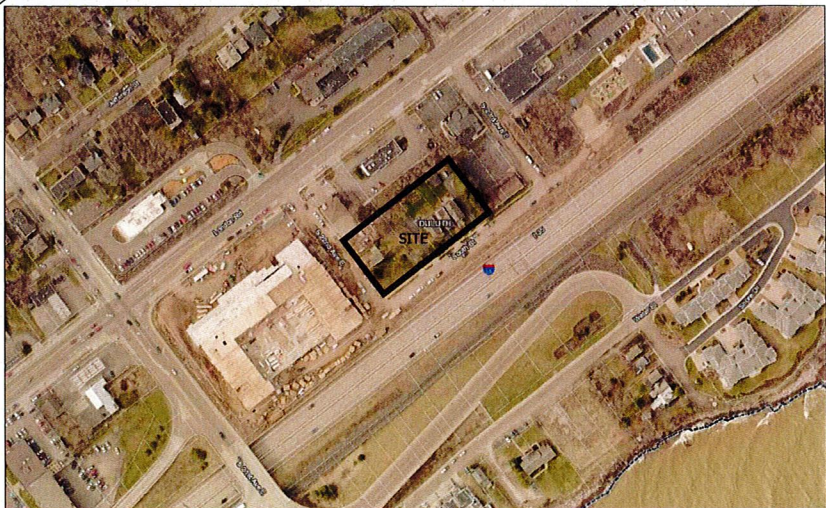
UNDERGROUND UTILITIES

1. UTILITIES SHOWN HEREON, HAVE BEEN PREPARED, IN PART, ON THE BASIS OF INFORMATION COMPILED AND FURNISHED BY OTHERS. THE SURVEYOR, ENGINEER AND ARCHITECT WILL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS WHICH HAVE BEEN INCORPORATED INTO THIS DOCUMENT.
2. UNDERGROUND UTILITIES SHOWN ON THE SURVEY ARE BASED IN PART ON HANDING PROVIDED BY Gopher STATE ONE CALL TICKET NUMBER 800-4-A-T-W-E-E.
3. SOME UTILITIES SHOWN ON THIS SURVEY HAVE BEEN LOCATED BY MAPS AND OR UTILITY SKETCHES PROVIDED BY UTILITY COMPANIES, CITY OR COUNTY GCS. LOCATIONS ARE APPROXIMATE.
4. LOCATIONS SHOWN ON THIS SURVEY ARE APPROXIMATE. APPROXIMATE LOCATION ONLY SHOULD BE VERIFIED BEFORE ANY EXCAVATION OR CONSTRUCTION.
5. PRIVATE UTILITIES MAY EXIST BUT ARE NOT SHOWN ON THIS SURVEY. CONTACT Gopher STATE ONE CALL FOR LOCATIONS.
6. FIELD VEGETY SANITARY AND STORM SEWER PIPE SIZE AND LOCATION DO NOT REPRESENT ACTUAL FIELD CONDITIONS. FIELD CONDITIONS MAY NOT BE VISIBLE DURING THE COURSE OF THIS SURVEY.

FACILITY OPERATORS NOTIFIED				
Code	Company Name	Marking Concerns	Damage	Customer Service
IRFEC001	CHARTER COMMUNICATIONS	(805) 788-9140	(805) 683-4939	(833) 495-6200
COLU001H	CODELITY - ENGINEERING	(218) 730-5200	(218) 730-5200	(218) 730-5200
COLU004H	CODELITY - TRAFFIC	(218) 730-4420	(218) 730-4160	(218) 730-4200
COLU006H	CODELITY ENERGY SYSTEMS - STEAM	(218) 733-3601	(218) 733-3601	(218) 733-3601
CTLM001	CENTURYLINK - CTOLG	(800) 825-4327	(800) 825-4327	(800) 825-4327
ENYD001	CONSOLIDATED COMMUNICATIONS -	(888) 866-4474	(888) 866-7822	(507) 581-1858
MNS001ST	MINNETONKA	(651) 366-5750	(651) 297-2996	(651) 297-2996
MPEL001	MINNESOTA POWER	(218) 355-3636	(218) 355-5909	(800) 228-4956

LEGEND

SYMBOLS		LEGEND	
	CONCRETE SURFACE	(M) (F)	FIELD MEASURED DIMENSION RECORD DIMENSION
	BITUMINOUS SURFACE	---	FINISHED FLOOR ELEVATION
	GRAVEL SURFACE	---X---	TREE/BRUSH LINE
	LANDSCAPED SURFACE	=====	RETAINING WALL
	EXISTING BUILDINGS	—E—	UNDERGROUND ELEC
		—F—	UNDERGROUND FIBER OPTIC
		—GP—	UNDERGROUND GAS
		—>—	OVERHEAD UTILITIES
		—>>—	SANITARY SEWER
		—X—	STORM SEWER
		—W—	WATER MAIN
		=====	ROCK WALL
		—C—	CENTER LINE
		—R—	RIGHT OF WAY LINE
		---	BOUNDARY LINE AS SURVEYED
		—T—	SIGN
		○	DECIDUOUS TREE
		●	POST/BOLLARD
		⊗	GAS METER
		⊕	HYDRANT
		⊗	WATER VALVE
		⊗	CONFEROUS TREE
		⊗	SPOT ELEVATION
		○	SET CATCH REBAR RLS. NO. 49505
		○	ELEC METER
		⊗	ELEC TRANSFORMER
		⊕	CUT ANCHOR
		⊕	UTILITY POLE
		⊕	SANITARY MANHOLE
		⊕	STORM MANHOLE
		⊕	SQUARE GRATE CATCH BASIN
		⊕	CULVERT



VICINITY MAP
NO SCALE

ALTA
AND SURVEY COMPANY
PHONE: 218-727-3211
LECHARD IN MN & WI
CERTIFIED FEDERAL SURVEYOR
WWW.ALTAANDSURVEY.COM

CLIENT: LAUNCH PROPERTIES	REVISIONS: 15-17-2014	• LAND ON • LAND ON • PLANTING • CONSTRUCTION
ADDRESS: XXX	REQUIREMENTS	

ALTA/NSPS LAND TITLE SURVEY

DATE: 6-29-18
JOB NO. 18-177
SHEET NO. 1

LEGAL DESCRIPTION OF PROPOSED CONCURRENT USE AREA

A 20.65 foot wide area for concurrent use purposes lying over, under and across that part of the Northwesterly 33.00 feet of South Street formerly Park Street, lying adjacent to the Southeasterly line of Block 26, ENDION DIVISION OF DULUTH, according to the recorded plat thereof, St. Louis County, Minnesota, described as follows:


Commencing a the Southwesterly corner of Lot 16, Block 26, said ENDION DIVISION OF DULUTH; thence North 52 degrees 17 minutes 30 seconds East, along said Southeasterly line of said Block 26 for a distance of 54.40 feet to the point of beginning of the parcel herein described; thence continue North 52 degrees 17 minutes 30 seconds East, along said Southwesterly line of Block 26 for a distance of 181.34 feet; thence South 37 degrees 42 minutes 30 seconds East 20.65 feet to the intersection with a line parallel with and distant 20.65 feet Southeasterly of said Southeasterly line of Block 26; thence South 52 degrees 17 minutes 30 seconds West, along said parallel line 181.34 feet; thence North 37 degrees 42 minutes 30 seconds West 20.65 feet to the point of beginning.

Said concurrent use area contains 3,745 Sq. Feet or 0.09 Acres.

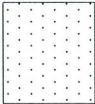
Approved by the City Engineer of the City of Duluth, MN this day of 20

By


LEGEND



CONCRETE SURFACE




BITUMINOUS SURFACE




PROPOSED CONCURRENT USE AREA


POC-POINT OF COMMENCEMENT
POB-POINT OF BEGINNING




PROPOSED BUILDING LINE




PROPOSED IMPROVEMENT LINE




CENTER LINE



RIGHT OF WAY LINE




PROPOSED CONCURRENT USE LINE



FOUND CAPPED REBAR

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.

 David R. Evanson

Date: 5-3-2019

MN Lic. No. 49505

DEVELOPMENT PARCEL EXHIBIT	
CLIENT: LAUNCH PROPERTIES	REVISIONS: XXX
DATE: 5-3-2019	
ADDRESS: SOUTH STREET DULUTH, MN	
JOB NUMBER: 18-177	SHEET 1 OF 2 SHEETS



ALTA

LAND SURVEY COMPANY

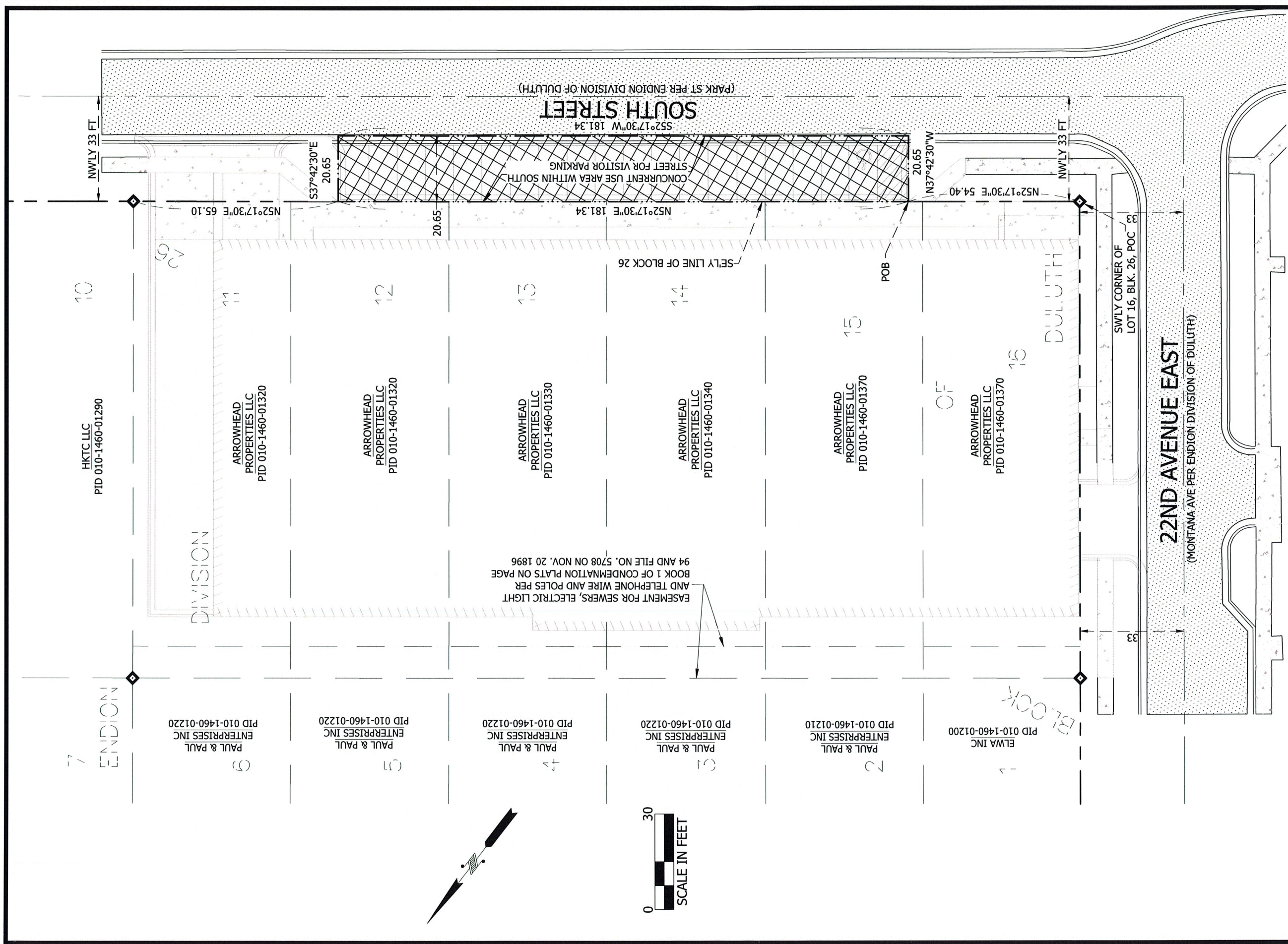
PHONE: 218-727-5211

LICENSED IN MN & WI

CERTIFIED FEDERAL SURVEYOR

WWW. ALTALANDSURVEYDULUTH.COM

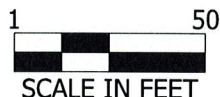
- * LAND SURVEYING
- * LAND DEVELOPMENT
- * PLATTING
- * LEGAL DESCRIPTIONS
- * CONSTRUCTION STAKING



CONCURRENT USE AREA
3,745 Sq. Feet
0.09 Acres

- SURVEYOR'S NOTES**
1. 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. THE SURVEYOR ASSUMES NO RESPONSIBILITY FOR SHOWING THE LOCATION OF RECORDED OR UNRECORDED EASEMENTS OR OTHER ENCUMBRANCES NOT PROVIDED TO THE SURVEYOR AS OF THE DATE OF THE SURVEY.
 2. BEARINGS ARE BASED ON THE ST. LOUIS COUNTY TRANSVERSE MERCATOR COORDINATE SYSTEM OF 1996. (NAD 83 2011)
 3. THIS IS NOT A BOUNDARY SURVEY.

CONCURRENT USE AREA EXHIBIT		ALTA	
CLIENT: LAUNCH PROPERTIES	REVISIONS: XXX	LAND SURVEY COMPANY	
DATE: 5-3-2019		PHONE: 218-727-5211	
ADDRESS: SOUTH STREET DULUTH, MN		LICENSED IN MN & WI	
JOB NUMBER: 18-177	SHEET 2 OF 2 SHEETS	CERTIFIED FEDERAL SURVEYOR	
		WWW. ALTALANDSURVEYDULUTH.COM	



LEGAL DESCRIPTION FOR PUBLIC SIDEWALK EASEMENT

A 8.00 foot wide easement for public sidewalk purposes lying over, under and across that part of Lots 12, 13, 14, 15 and 16, Block 26, ENDION DIVISION OF DULUTH, according to the recorded plat thereof, St. Louis County, Minnesota, described as follows:

Commencing at the Southwesterly corner of said Lot 16, Block 26; thence on an assumed bearing of North 52 degrees 17 minutes 30 seconds East, along the Southeasterly line of said Block 26 for a distance of 46.52 feet to the point of beginning of the easement herein described; thence continue North 52 degrees 17 minutes 30 seconds East, along said Southeasterly line of Block 26 for a distance of 197.11 feet; thence North 37 degrees 42 minutes 30 seconds West 8.00 feet to the intersection with a line parallel with and distant 8.00 feet Northwesterly of said Southeasterly line of Block 26; thence South 52 degrees 17 minutes 30 seconds West, along said parallel line 197.11 feet; thence South 37 degrees 42 minutes 43 minutes East 8.00 feet to the point of beginning.

Said easement contains 1,577 Sq. Feet or 0.04 Acres.

LEGEND



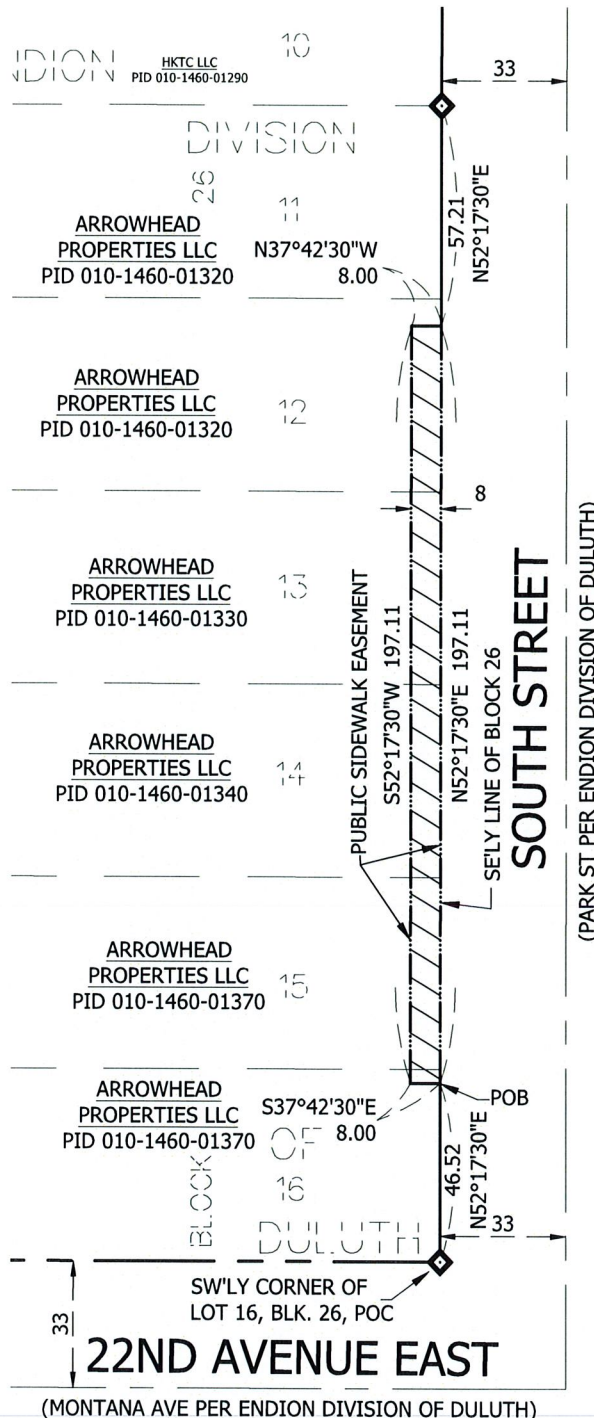
PROPOSED PUBLIC
SIDEWALK EASEMENT



FOUND CAPPED REBAR RLS.
NO. 49505

POC-POINT OF COMMENCEMENT
POB-POINT OF BEGINNING

————— CENTER LINE
- - - - - RIGHT OF WAY LINE
..... PROPOSED EASEMENT LINE



SURVEYOR'S NOTES

1. BEARINGS ARE BASED ON THE ST. LOUIS COUNTY TRANSVERSE MERCATOR COORDINATE SYSTEM OF 1996. (NAD 83 2011)
2. THIS IS NOT A BOUNDARY SURVEY.

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.

David R. Evanson
David R. Evanson

Date: 5-3-2019

MN Lic. No. 49505

PUBLIC SIDEWALK EASEMENT EXHIBIT

CLIENT: LAUNCH PROPERTIES

REVISIONS: XXX

DATE: 5-3-2019

ADDRESS: SOUTH STREET
DULUTH, MN

JOB NUMBER: 18-177



LAND SURVEY COMPANY

* LAND SURVEYING
* LAND DEVELOPMENT
* PLATTING
* LEGAL DESCRIPTIONS
* CONSTRUCTION STAKING

PHONE: 218-727-5211
LICENSED IN MN & WI
CERTIFIED FEDERAL SURVEYOR
WWW.ALTLANDSURVEYDULUTH.COM



Launch Properties:
CUP, Plan Review, Variance

Legend

- Trout Stream (GPS)
- Other Stream (GPS)
- Open Space
- Open Space/Outside Duluth
- Rural Residential
- Low-density Neighborhood
- Traditional Neighborhood
- Urban Residential
- Neighborhood Commercial
- Central Business Secondary
- Central Business Primary
- Large-scale commercial
- Tourism/Entertainment District
- Commercial Waterfront
- General Mixed Use
- Neighborhood Mixed Use
- Light Industrial
- General Industrial
- Industrial Waterfront
- Business Park
- Transportation and Utilities
- Transportation and Utilities/Outside Duluth
- Medical District
- Institutional

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*Traditional
Neighborhood*

*Neighborhood
Mixed Use*

*Central
Business
Secondary*

*Transportation
and Utilities*

Aerial photography flown 2016

0 50 100 200 300 Feet

Prepared by: City of Duluth Community Planning Division, May 3, 2019. Source: City of Duluth.









