

# EXHIBIT 1

## EASEMENT AGREEMENT

This EASEMENT AGREEMENT, entered into this 20<sup>th</sup> day of March, 2017, by and between the Richard A. Peterson Revocable Trust under Agreement Dated December 30, 2008, 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 St. Louis County, Minnesota legally described as follows (the "Property"):

All that part of the North Half of the Northeast Quarter (N ½ of NE ¼), Section Six (6), Township Forty-nine (49), Range Fourteen (14) West of the Fourth Principal Meridian lying Northerly of a One Hundred foot (100') parcel of land for extension of the boulevard as described in Book of Deeds 623, Page 497

AND

All that part of the North Half of the Northeast Quarter (N ½ of NE ¼), Section Six (6), Township Forty-nine (49), Range Fourteen (14) West of the Fourth Principal Meridian lying Southerly of a One Hundred foot (100') parcel of land for extension of the boulevard as described in Book of Deeds 623, Page 497 and lying within the Westerly Four Hundred Twenty-five and 75/100ths feet (W'ly 425.75) feet of the North Half of Northeast Quarter (N ½ of NE ¼)

and;

WHEREAS, Grantor wishes to convey to the Grantee a permanent easement for roadway purposes over the Property, as hereinafter described, for the benefit of the Property and at no cost to Grantee.

NOW, THEREFORE, in consideration of the mutual covenants and conditions herein contained, the parties hereby agree as follows:

Grantor does hereby grant to Grantee a permanent easement for roadway purposes over, under and across the Property, the location of which easement is more particularly described as follows:

All that part of the east 95.00 feet of the North One-half of the Northeast One-quarter (N  $\frac{1}{2}$  of the NE  $\frac{1}{4}$ ) of Section Six (6), Township Forty-nine (49) North, Range Fourteen (14) West of the Fourth Principal Meridian north of a line 50.00 feet northwesterly of and parallel with Line "A" hereinafter described and being the same as that centerline described in Book of Deeds 623, Page 497 in the Office of the St. Louis County Recorder, St. Louis County, Minnesota; and southerly of Line "B" hereinafter described:

Line "A"

Commencing at the Northeast corner of Section 6, Township 49 North, Range 14 West of the Fourth Principal Meridian; thence South 00 degrees 27 minutes 59 seconds East along the east line of said Section 6, a distance of 166.30 feet to the POINT OF BEGINNING of said Line "A," thence deflect in a southwesterly direction and at an angle of 60 degrees 23 minutes 00 seconds with said east line of Section 6, a distance of 936.2 feet and said Line "A" there terminating.

Line "B"

Commencing at the Northeast corner of Section 6, Township 49 North, Range 14 West of the Fourth Principal Meridian; thence South 00 degrees 27 minutes 59 seconds East along the east line of said Section 6, a distance of 71.00 feet to POINT OF BEGINNING of said Line "B," thence South 44 degrees 01 minutes 05 seconds West, a distance of 132.10 feet to a point 95.00 feet distant, measured at right angles, to said east line of said N $\frac{1}{2}$  of the NE $\frac{1}{4}$  and said Line "B" there terminating.

The easement intended to be granted is more clearly shown on Exhibit A attached hereto and made a part hereof.

Richard A. Peterson Revocable Trust under  
Agreement Dated December 30, 2008

By: Wendy Sue Pickar  
Wendy Sue Pickar, Trustee

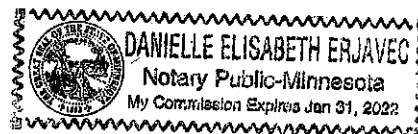
STATE OF MINNESOTA                    )  
  ) ss.  
COUNTY OF ST. LOUIS                )

The foregoing instrument was acknowledged before me this 20th day of March, 2017 by Wendy Sue Pickar, Trustee of the Richard A. Peterson Revocable Trust under Agreement Dated December 30, 2008.

Danielle Erjavec  
Notary Public

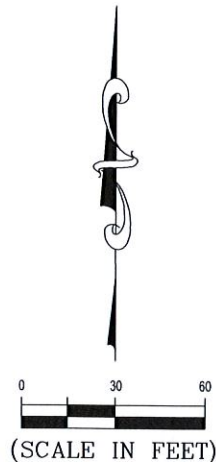
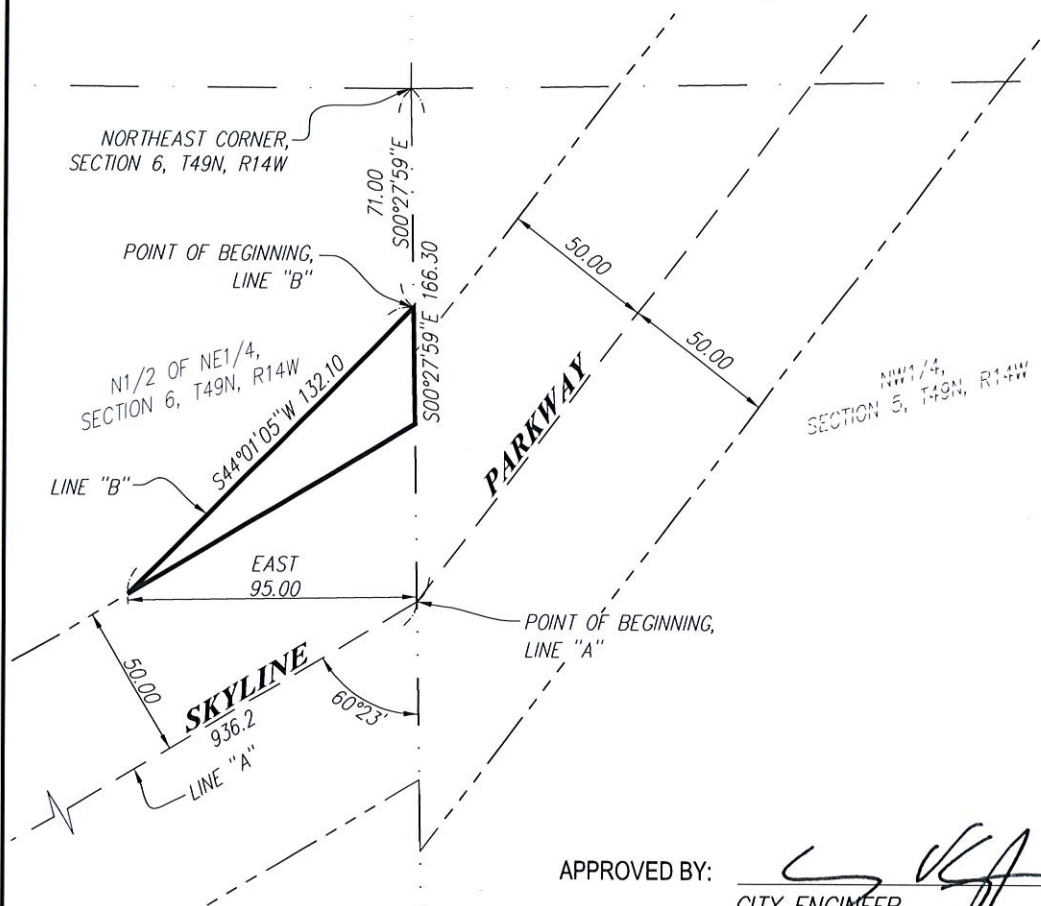
This instrument drafted by:

Robert E. Asleson  
Assistant City Attorney  
City of Duluth  
411 W. 1<sup>st</sup> St., Room 410  
Duluth, MN 55802  
(218) 730-5490



# EXHIBIT A

CITY OF DULUTH



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

APPROVED BY:

CITY ENGINEER

## Legal Description:

All that part of the east 95.00 feet of the North One-half of the Northeast One-quarter (N1/2 of the NE1/4) of Section Six (6), Township Forty-nine (49) North, Range Fourteen (14) West of the Fourth Principal Meridian north of a line 50.00 feet northwesterly of and parallel with Line "A" hereinafter described and being the same as that centerline described in Book of Deeds 623, Page 497 in the Office of the St. Louis County Recorder, St. Louis County, Minnesota; and southerly of Line "B" hereinafter described:

## Line "A"

Commencing at the Northeast corner of Section 6, Township 49 North, Range 14 West of the Fourth Principal Meridian; thence South 00 degrees 27 minutes 59 seconds East along the east line of said Section 6, a distance of 166.30 feet to the POINT OF BEGINNING of said Line "A"; thence deflect in a southwesterly direction and at an angle of 60 degrees 23 minutes 00 seconds with said east line of Section 6, a distance of 936.2 feet and said Line "A" there terminating.

## Line "B"

Commencing at the Northeast corner of Section 6, Township 49 North, Range 14 West of the Fourth Principal Meridian; thence South 00 degrees 27 minutes 59 seconds East along the east line of said Section 6, a distance of 71.00 feet to POINT OF BEGINNING of said Line "B"; thence South 44 degrees 01 minutes 05 seconds West, a distance of 132.10 feet to a point 95.00 feet distant, measured at right angles, to said east line of said N1/2 of the NE1/4 and said Line "B" there terminating.

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: 3/2/2017

DATE REVISED: 3/02/17

DATE PREPARED: 2/27/17

PROJ NO: 160126

FILE: 160126vExhib

SHEET 1 of 1 SHEETS



PERFORMANCE  
DRIVEN DESIGN.  
LHBcorp.com

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