## EASEMENT AGREEMENT

This EASEMENT AGREEMENT, entered into this *H* day of February, 2016, by and between HALLETT DOCK COMPANY., a Minnesota corporation, "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 on Exhibit A attached hereto and made a part hereof (the "Property" and;

Whereas, Grantor wishes to convey to the Grantee an easement as hereinafter described for street and utility purposes over the Property for the benefit of the Property and at no cost to Grantee.

NOW THEREFORE, in consideration of One (\$1.00) Dollar and other good and valuable consideration, receipt of which is hereby acknowledged, Grantor does grant, sell, bargain and convey to Grantee in trust for the general public a permanent, perpetual and exclusive easement for street and utility purposes, including the installation and maintenance of a public roadway over the Property, the location of which easement is more particularly described on Exhibit B attached hereto and made a part hereof.

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

HALLETT DOCK COMPANY, a Minnesota Corporation

E-L:6: + A 16-0156-R

"Grantor"

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

The foregoing instrument was acknowledged before me this 30 day of December, 2015 by <u>S-M McCostfal</u> and \_\_\_\_\_, the <u>Mescocatt</u> and of Hallett Dock Company, a Minnesota Corporation, on behalf of the corporation.

Notary Public

CHERYL M. LaPL NOTARY PUBLIC - MININESOTA My Comm. Expires Jan. 31, 2020 eval antl ጉ

This instrument drafted by: Robert E. Asleson Assistant City Attorney City of Duluth 411 West First Street Room 410 City Hall Duluth, MN 55802 (218) 730-5490



## Easement Legal Description:

That part of the 25 foot wide strip of vacated 59th Avenue West which is adjacent to Lot 16, Block 294, West Duluth Fourth Division, more particularly described as follows:

Commencing at a point on the center line of Fifty-ninth Avenue West, being designated upon the Plat of West Duluth Second Division, as Fourth Avenue West, in the City of Duluth, which point is East of the Southeast corner of Block 295, as designated upon the Plat of West Duluth Fourth Division, as Plat appears of record in the office of said Register of Deeds; thence North 89°55'38" East along the south line of the plat of West Duluth Fourth Division for a distance of 25.00 feet to the point of beginning; thence continuing North 89°55'38" East along the south line of the plat of West Duluth Fourth Division for a distance of 25.00 feet to the southwest corner of Lot 16, Block 294, West Duluth Fourth Division; thence North 00°04'22" West along the west line of said Lot 16 for a distance of 25.00 feet to the northwest corner of said Lot 16; thence South 89°55'38" West for a distance of 25.00 feet; thence South 00°04'22" East for a distance of 25.00 feet to the point of beginning.

Approved by the City Engineer of Duluth, MN

Date:	by:	

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. MINNESOTA LICENSE NO. 47046	4560 Norway Pines Place Duluth, MN 55811 218-727-8796 tkda.com TKDA Job Number: 15896.000 / E1983	Exhibit A in West Duluth Fourth Division For : City of Duluth
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