

STREET AND UTILITY EASEMENT

This STREET AND UTILITY EASEMENT is made by Christine A. King, Trustee of the Chris King Revocable Trust Under Agreement Dated November 1, 2018 (also known as the Christine A. King Revocable Trust Under Agreement dated November 1, 2018) and Christine A. King, Trustee of the Dan King Revocable Trust Under Agreement dated November 1, 2018 (also known as the Residuary Trust Under the Dan King Revocable Trust Under Agreement Dated November 1, 2018) (collectively, "Grantor"), in favor of the CITY OF DULUTH, a municipal corporation and political subdivision created and existing under the laws of the State of Minnesota (the "City").

RECITALS

A. Grantor owns the real property in St. Louis County, Minnesota legally described below (the "Property"):

Lot 433, Block 46, DULUTH PROPER, SECOND DIVISION.

B. Grantor wishes to grant the City a street and utility easement over a portion of the Property in trust for the benefit of the public and at no cost to the City (the "Easement").

C. The location of the Easement is that portion of the Property legally described and depicted on the attached Exhibit A (the "Easement Area").

NOW, THEREFORE, for good and valuable consideration, Grantor grants to the City, in trust for the benefit of the public, a perpetual easement for street and utility purposes over, under and across the Easement Area. The Easement shall extend to and bind the heirs, successors and assigns of Grantor and the City and shall run with the land. This easement document shall be governed by the laws of the State of Minnesota, and all terms, conditions, and covenants herein shall be interpreted in accordance therewith. Grantor represents to the City that the individual(s) executing this document on behalf of Grantor has the requisite authority to execute this document and bind Grantor thereto.

IN WITNESS WHEREOF, Grantor has caused this street and utility easement to be executed effective as of _____, 2025.

GRANTOR

By _____
Christine A. King, as Trustee of the Chris King
Revocable Trust Under Agreement dated November
1, 2018

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

This instrument was acknowledged before me this _____ day of _____,
2025 by Christine A. King, as Trustee of the Chris King Revocable Trust Under Agreement dated
November 1, 2018.

Notary Public

GRANTOR

By _____
Christine A. King, as Trustee of the Dan King
Residuary Trust under Agreement dated November
1, 2018

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

This instrument was acknowledged before me this _____ day of _____,
2025 by Christine A. King, as Trustee of the Dan King Residuary Trust under Agreement dated
November 1, 2018.

Notary Public

This instrument was drafted by:
Office of the City Attorney
Room 440 City Hall
411 West 1st Street
Duluth, MN 55802-1198



Building a Better World
for All of Us®

EXHIBIT A

KING TRUST
Proposed Easement Description
West Superior Street
SEH No. DULUT 171078

Street and Utility Easement Description:

The southeasterly 5.00 feet of the northeasterly 10.00 feet of Lot 433, Block 46, DULUTH PROPER SECOND DIVISION, Saint Louis County, Minnesota, according to the recorded plat thereof.

CERTIFICATION

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.

Chris A. Larsen, PLS
Minnesota License No. 45848

July 29, 2025
Date

C:\Users\pbillings\AppData\Local\Microsoft\Windows\INetCache\Content.Outlook\RI44L49O\DU171078 KING CHRIS REVOCABLE TRUST
PERM EASE Description.docx

Engineers | Architects | Planners | Scientists

Short Elliott Hendrickson Inc., 418 West Superior Street, Suite 200, Duluth, MN 55802-1512
SEH is 100% employee-owned | sehinc.com | 218.279.3000 | 888.722.0547 | 888.908.8166 fax

Save: 8/7/2025 11:50 AM Dgrsczyk Plot: 8/8/2023 4:07 PM X:\A\ED\DLUT17107819-survey\92-CAD115-dwg\DLUT171078 Rvw Exhibit.dwg

