

EXHIBIT 1

UTILITY AND DRAINAGE EASEMENT

This UTILITY AND DRAINAGE EASEMENT is made by DAN L. BOWMAN AND DONNA BOWMAN, married to each other (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"):

N'y 100 feet of the S'y 200 feet of Lot 14, Block 9, CITY HOME
ACRES lying parallel to the S'y line of said Lot 14, Block 9, CITY
HOME ACRES

EXCEPT MINERALS

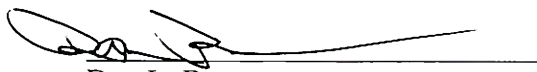
B. Grantor wishes to grant the City a utility and drainage easement over a portion of the Property in trust for the benefit of the public and at no cost to the City (the "Easement").


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 utility and drainage 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 utility and drainage easement to be executed effective as of 02/12, 2025.

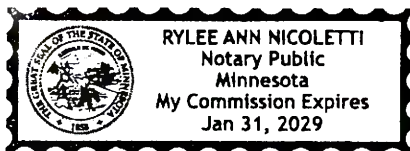
GRANTOR

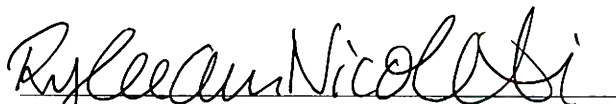

Dan L. Bowman


Donna Bowman

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

This instrument was acknowledged before me this 12th day of February, 2025 by Dan L. Bowman and Donna Bowman, married to each other.



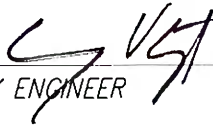

Notary Public

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

EXHIBIT A

DAN L & DONNA BOWMAN

APPROVED BY:

 12-3-24
CITY ENGINEER

WESLEY

BLOCK 1

LOT 4

ADDITION

AVENUE
(POPE AVE. PER PLAT)

CITY

NORTHERLY
100.00

HOME

SOUTHERLY
200.00

LOT 14

BLOCK 9

ACRES

SOUTHERLY LINE
OF LOT 14

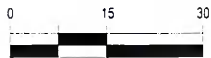


PERMANENT EASEMENT AREA
(CONTAINS 0.004 ACRES (170 S.F.))

PERMANENT EASEMENT

A permanent easement over, under and across the Southerly 9.00 feet of the the Westerly 19.00 feet of the Northerly 100 feet of the Southerly 200 feet of Lot Fourteen (14), Block Nine (9), CITY HOME ACRES, City of Duluth, St. Louis County, Minnesota.

Containing 0.004 acres (170 S.F.), more or less.



(SCALE IN FEET)

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

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: 11/27/2024

REVISED: 11/27/24

DATE PREPARED: 8/30/24

PROJ NO: 230610

FILE: 230610vEXHIB

SHEET 1 of 1 SHEETS



PERFORMANCE
DRIVEN DESIGN.
LHBcorp.com

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