

LEGAL DESCRIPTION PER DOC. NO. 973087
 LOTS SEVENTEEN (17), EIGHTEEN (18), NINETEEN (19), TWENTY (20) AND TWENTY-ONE (21), BLOCK NINETEEN (19),
 MARINE DIVISION OF DULUTH.

LEGAL DESCRIPTION FOR CONCURRENT USE AREA

A parcel of land lying within the platted right of way of 28th Avenue West, MARINE DIVISION OF DULUTH, according to the recorded plat thereof, St. Louis County, Minnesota, described as follows:

Commencing at the Southeastly corner of Lot 17, Block 19 said MARINE DIVISION OF DULUTH; thence North 48 degrees 19 minutes 59 seconds West, along the Northeastly line of said Lot 17 for a distance of 9.38 feet to the point of beginning of the parcel herein described; thence North 48 degrees 19 minutes 59 seconds West, along said Northeastly line 15.55 feet; thence North 41 degrees 40 minutes 01 seconds East 4.67 feet; thence South 48 degrees 19 minutes 59 seconds East 15.55 feet; thence South 41 degrees 40 minutes 01 seconds West 4.67 feet to the point of beginning. Said parcel contains 73 Sq. Feet.

LEGEND

	CONCRETE SURFACE		CONCURRENT USE LINE
	PROPOSED CONCURRENT USE AREA		CENTER LINE
	POB-POINT OF BEGINNING		RIGHT OF WAY LINE
	POC-POINT OF COMMENCEMENT		BOUNDARY LINE AS SURVEYED
			EXISTING PLAT LINE
			CONCRETE CURB & GUTTER
			GAS METER
			UTILITY VAULT
			SIGN
			REFER TO SURVEYOR'S NOTES
			SET GIN SPIKE

SURVEYOR'S NOTES

1. THE FOUNDATION OF BUILDING 2801 W SUPERIOR STREET LIES ON THE SURVEYED BOUNDARY LINE.
2. 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.
3. BEARINGS ARE BASED ON THE ST. LOUIS COUNTY TRANSVERSE MERCATOR COORDINATE SYSTEM OF 1996. (NAD 83 2011)

CONCURRENT USE EXHIBIT

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: 11-23-2021

MN Lic. No. 49505

CLIENT: MBJ DEVELOPMENT

REVISIONS:

ADDRESS: 2801 W SUPERIOR ST,

DULUTH, MN 55806

DATE: 11-23-2021

JOB NO: 21-335 SHEET 1 OF 2

ALTA
 LAND SURVEY COMPANY

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