

Exhibit 1

STREET AND UTILITY EASEMENT

This STREET AND UTILITY EASEMENT is made by JAMES C. UTICK and CINDY L. UTICK, married to each other (collectively, "Grantor"), in favor of the CITY OF DULUTH, a municipal corporation 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 on the attached Exhibit A (the "Property").

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 B (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.

[Remainder of this page is intentionally left blank.]

IN WITNESS WHEREOF, Grantor has caused this street and utility easement to be executed effective as of May 17, 2022.

James C. Utick
James C. Utick

Cindy L. Utick
Cindy L. Utick

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

This instrument was acknowledged before me this 17th day of May,
~~2021~~ by James C. Utick and Cindy L. Utick, married to each other.
2022

Danielle Erjavec
Notary Public

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

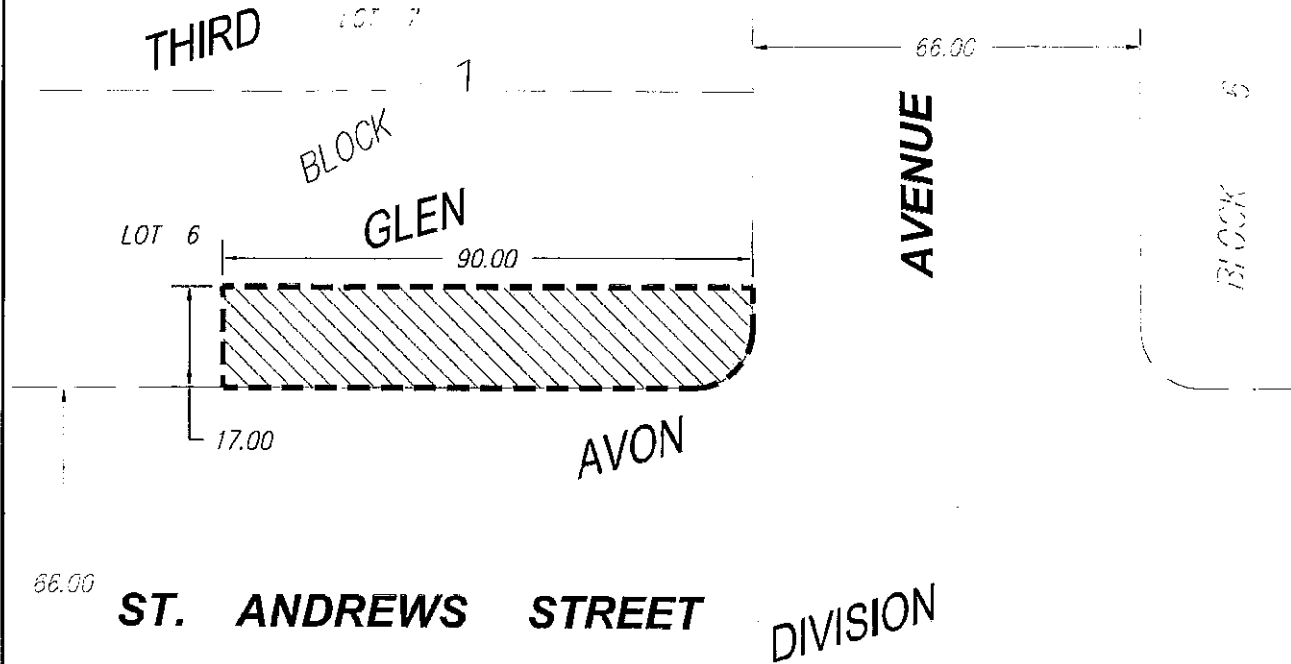


EXHIBIT A
LEGAL DESCRIPTION OF GRANTOR PROPERTY

Lot 6, Block 7, THIRD GLEN AVON DIVISION OF DULUTH, EXCEPT all minerals and mineral rights.

EXHIBIT B

JAMES C. AND CINDY L. UTICK

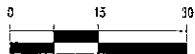


APPROVED BY:



[Signature] 3-22-22
CITY ENGINEER

BLOCK 13



(SCALE IN FEET)

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



PERMANENT EASEMENT AREA
(CONTAINS 0.035 ACRES (1,510 S.F.))

PERMANENT EASEMENT

A permanent easement over, under and across the South 17.00 feet of the the East 90.00 feet of Lot Six (6), Block Seven (7), THIRD GLEN AVON DIVISION OF DULUTH, City of Duluth, St. Louis County, Minnesota.

Containing 0.035 acres (1,510 S.F.), more or less.

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: *[Signature]*

Date: 03/02/2022

DATE PREPARED: 03/03/22

PROJ NO: 190671

FILE: 190671vEXH1B

SHEET 1 of 1 SHEETS



PERFORMANCE
DRIVEN DESIGN.
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