

LEGAL DESCRIPTION OF RIGHT OF WAY VACATION

All the part of Cherry Street lying adjacent to and abutting Lots 1 through 12, Block 4 and the 33-foot-wide un-named platted right of way lying adjacent to and abutting Lot 1, Block 3 and Lot 1, Block 4, CENTREDALE ADDITION TO DULUTH and the 16-foot-wide platted Alley lying adjacent to and abutting Lots 1 through 10, Block 3 and Lots 1 through 10 and Lots 13 and 14, Block 4, CENTREDALE ADDITION TO DULUTH, according to the recorded plat thereof, St. Louis County, Minnesota, said right of way to be vacated is described as follows:

Beginning at the Southwest corner of said CENTREDALE ADDITION TO DULUTH; thence on an assumed bearing of North 00 degrees 39 minutes 32 seconds West, along the West line of said CENTREDALE ADDITION TO DULUTH 181.00 feet to the West extension of the South line of Block 3, said CENTREDALE ADDITION TO DULUTH; thence North 89 degrees 13 minutes 48 seconds East, along said West extension and along said South line of Block 3 for a distance of 283.24 feet to the Southerly extension of the East line of Lot 10, said Block 3; thence South 00 degrees 46 minutes 12 seconds East, along said Southerly extension 8.00 feet to a line parallel with and distant 8.00 feet South of the South line of said Block 3; thence North 89 degrees 13 minutes 48 seconds East, along said parallel line 10.88 feet to a line parallel with and distant 8.00 feet Northwesterly of the Northwesterly line of Block 4, said CENTREDALE ADDITION TO DULUTH; thence North 43 degrees 47 minutes 38 seconds East 21.65 feet to the Northwesterly extension of the Northwesterly line of Lot 14, said Block 4; thence South 46 degrees 12 minutes 22 seconds East, along said Northwesterly extension 8.00 feet to the Northwesterly line of said Block 4; thence South 43 degrees 47 minutes 38 seconds West, along said Northwesterly line of Block 4 for a distance of 25.00 feet to the North line of said Block 4; thence South 89 degrees 13 minutes 48 seconds East, along the West line of said Block 4 for a distance of 125.00 feet to the Southwest corner of said Block 4; thence South 00 degrees 39 minutes 32 seconds East, along the West line of said Block 4 for a distance of 317.11 feet to the Southeasterly line of said Block 4, said line also being the Northwesterly line of Grand Avenue; thence South 43 degrees 47 minutes 38 seconds West, along said Northwesterly line of Grand Avenue 56.14 feet to the South line of CENTREDALE ADDITION TO DULUTH; thence South 89 degrees 13 minutes 48 seconds West, along said South line 310.76 feet to the point of beginning.

Said right of way to be vacated contains 22,161 square feet or 0.51 acres.

LEGAL DESCRIPTION OF RETAINED UTILITY EASEMENT

All that part of the 33-foot-wide un-named platted right of way lying adjacent to and abutting Lot 1, Block 3 and Lot 1, Block 4, CENTREDALE ADDITION TO DULUTH, according to the recorded plat thereof, St. Louis County, Minnesota, said retained utility easement is described as follows:

The Westerly 20.00 feet of the un-named 33-foot-wide right of way which lies between the Westerly extension of the South line of Block 3, said CENTREDALE ADDITION TO DULUTH and the South line of said CENTREDALE ADDITION TO DULUTH.

Said retained utility easement contains 3,620 square feet or 0.08 acres.

SURVEYOR'S NOTES

1. BEARINGS ARE BASED ON THE ST. LOUIS COUNTY TRANSVERSE MERCATOR COORDINATE SYSTEM OF 1996. (NAD 83 2011)
2. THIS IS NOT A BOUNDARY SURVEY.

Approved by the City Engineer of the
City of Duluth, MN this 29 day
of Sept 20 22

By [Signature]

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
MN License #49505
DATE: 06-30-2022

VACATION EXHIBIT

CLIENT: NCE

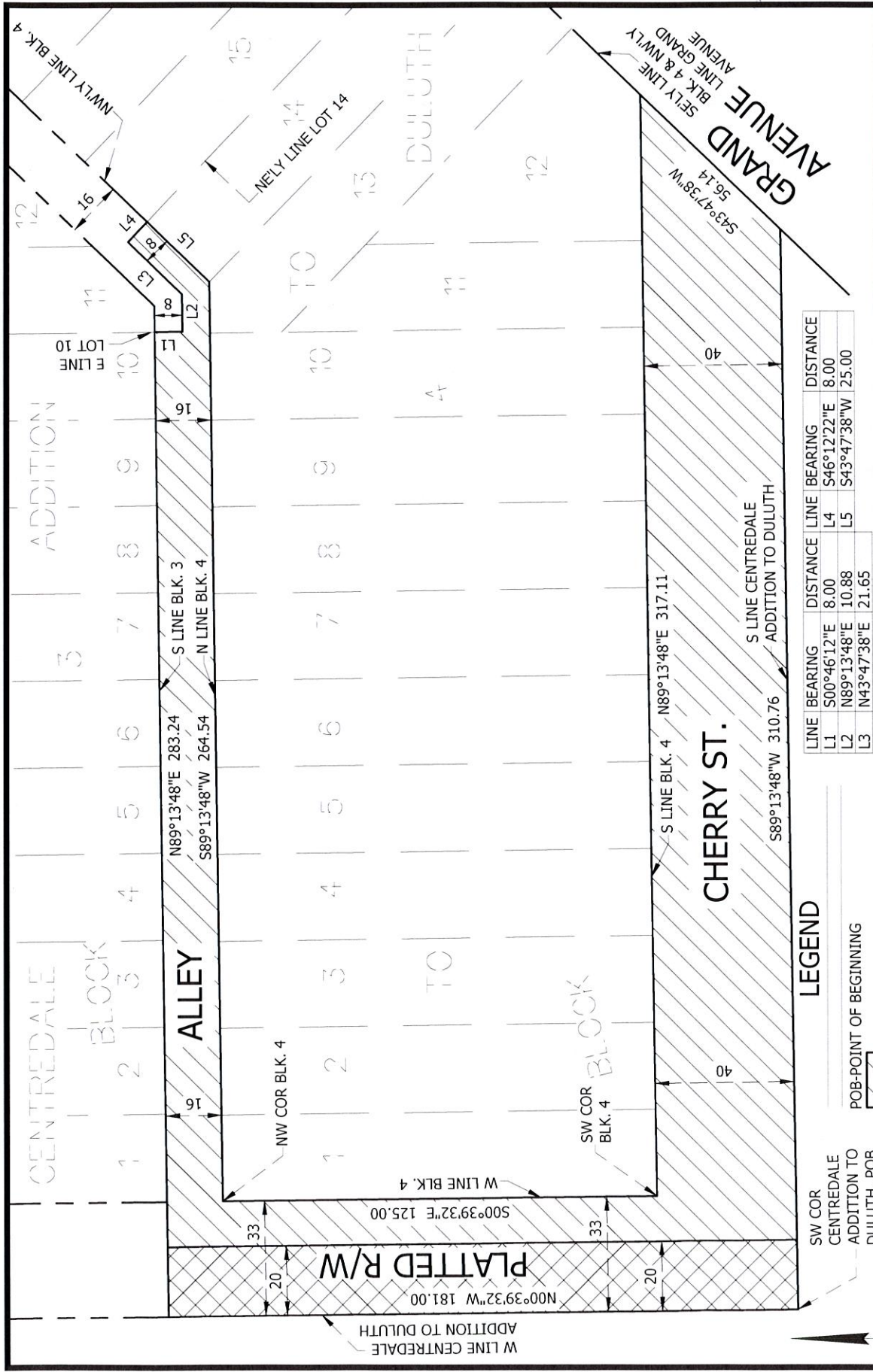
REVISIONS:

ADDRESS: 3401 GRAND AVENUE
DULUTH, MN 55807

DATE: 06-30-2022 JOB NO: 22-039 SHEET 1 OF 2



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LEGEND

POB-POINT OF BEGINNING

RIGHT OF WAY
VACATION AREA

VACATION OF RIGHT OF WAY WITH
RETAINED UTILITY EASEMENT

RIGHT OF WAY LINE
EXISTING PLAT LINE

SCALE IN FEET



LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S00°46'12\"E	8.00	L4	S46°12'22\"E	8.00
L2	N89°13'48\"E	10.88	L5	S43°47'38\"W	25.00
L3	N43°47'38\"E	21.65			

VACATION EXHIBIT

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LAND SURVEY COMPANY
PHONE: 718-727-5211
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