

LEGAL DESCRIPTION OF CONCURRENT USE AREA

A 20 foot wide easement lying over, under and across the Northeast Quarter of the Southeast Quarter of the Southwest Quarter and the Southeast Quarter of the Northeast Quarter of the Southwest Quarter of Section 18, Township 50 North, Range 14 West of the Fourth Principal Meridian and lying over, under and across Parcel 57 and Parcel 222B, Minnesota Department of Transportation Right of Way Plat No. 69-92 and Minnesota Department of Transportation Right of Way Plat No. 69-104, according to the recorded plats thereof, St. Louis County, Minnesota and lying over, under and across West Page Street and Sundby Road as located in the Northeast Quarter of the Southeast Quarter of the Southwest Quarter of said Section 18 and shown on Minnesota Department of Transportation Right of Way Plat No. 69-92 and Minnesota Department of Transportation Right of Way Plat No. 69-104, the center line of said easement is described as follows:

Commencing the South Quarter corner of said Section 18; thence on an assumed bearing of North 00 degrees 33 minutes 01 seconds West, along the East line of the Southwest Quarter of said Section 18 for a distance of 1087.84 feet; thence South 89 degrees 26 minutes 59 seconds West 355.16 feet to the point of beginning of the center line herein described; thence North 02 degrees 12 minutes 08 seconds West 148.91 feet; thence North 57 degrees 34 minutes 49 seconds East 66.14 feet; thence North 17 degrees 26 minutes 49 seconds East 128.45 feet; thence North 70 degrees 47 minutes 34 seconds East 77.93 feet to the East line of Parcel 228B, said Minnesota Department of Transportation Right of Way Plat No. 69-92 and Minnesota Department of Transportation Right of Way Plat No. 69-104 and there terminating. The side lines of said easement are to be prolonged or shortened to terminate on the East line of said Parcel 222B and on a line perpendicular to the point of beginning. Said concurrent use area contains 8,428 square feet or 0.19 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.

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

CONCURRENT USE AREA

CLIENT:NORTHLAND CONSULTING
ENGINEERS
ADDRESS:SUNDBY ROAD,
DULUTH, MN 55811
DATE:08-31-2022

REVISIONS:

JOB NO:22-118 SHEET 1 OF 2



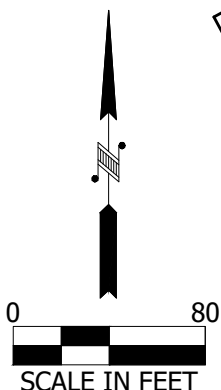
ALTA
LAND SURVEY COMPANY

PHONE: 218-727-5211
LICENSED IN MN & WI
WWW. ALTALANDSURVEYDULUTH.COM

SEC. 18

C 1/4 COR OF
SEC. 18, TWP.
50N, RGE. 14W

KINSETH INVEST 22 LLC
PID NO. 010-2710-04594



MAPLE
GROVE
ROAD

222E
MNDOT R/W
PLAT NO.
69-92/69-104

DULUTH DENTAL
PROPERTIES LLC
PID NO. 010-2710-04640

EXISTING
SUNDBY ROAD

MNDOT R/W
PLAT NO.

SUNDBY ROAD

WEST PAGE ST


THOMPSON MARY
010-2710-04653


OSAGE AVE (WEST STREET PER PLAT)


OSAGE AVE (WEST STREET PER PLAT)


S 1/4 COR OF
SEC. 18, TWP.
50N, RGE. 14W,


LEGEND


- 

CONCRETE SURFACE
- 

BITUMINOUS SURFACE
- 

CONCURRENT USE AREA
- 

CAST IRON MON
- 

FOUND IRON PIPE
- 

SANITARY MANHOLE
- R/W-RIGHT OF WAY

POC-POINT OF COMMENCEMENT

POB-POINT OF BEGINNING

POT-POINT OF TERMINATION

C/L-CENTER LINE

SS SANITARY SEWER

SECTION SUBDIVISION LINE

CENTER LINE

RIGHT OF WAY LINE

CONCURRENT USE LINE

EXISTING PLAT LINE

SURVEY LINE

LINE	BEARING	DISTANCE
L1	S89°26'59"W	355.16
L2	N02°12'08"W	148.91
L3	N57°34'49"E	66.14
L4	N17°26'49"E	128.45
L5	N70°47'34"E	77.93

CONCURRENT USE EXHIBIT

CLIENT:NORTHLAND CONSULTING ENGINEERS	REVISIONS:
ADDRESS:SUNDBY ROAD, DULUTH, MN 55811	
DATE:08-31-2022	JOB NO:22-118 SHEET 2 OF 2

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