

D. & I.R.R.R.  
(PER PLAT OF MORRIS PARK  
DIVISION OF LAKESIDE)

NORTHEASTERLY EXTENSION  
OF THE SOUTHEASTERLY  
RIGHT OF WAY LINE OF  
D. & I.R.R.R. PER  
PLAT OF MORRIS PARK  
DIVISION OF LAKESIDE

$L=150.90/R=3614.12$   
 $\Delta=2^{\circ}23'32''$   
 $CB=S65^{\circ}53'25''W$   
 $C=150.89$

$L=108.40$   
 $R=3598.12$   
 $\Delta=1^{\circ}43'34''$   
 $CB=N66^{\circ}06'05''E$   
 $C=108.39$

0 30  
SCALE IN FEET

MORRIS

SOUTH LINE OF  
PEABODY STREET PER  
PLAT OF LONDON ADDITION AND  
NORTH LINE OF MORRIS PARK  
DIVISION OF LAKESIDE

NE CORNER  
LOT 89 POC

EAST LINE OF  
MORRIS PARK  
DIVISION OF LAKESIDE

EASTERLY EXTENSION  
OF NORTHERLY  
LINE OF LOT 89

SOUTH 54TH AVENUE EAST  
(EAST AVENUE PER PLATS  
OF LONDON ADDITION AND  
LESTER PARK 1ST DIVISION)

WEST LINE OF  
BLOCK 1, LESTER  
PARK 1ST DIVISION

# LEGEND

These standard symbols will  
be found in the drawing



PROPOSED RIGHT  
OF WAY VACATION  
WITH PUBLIC UTILITY  
EASEMENT RETENTION



VACATED PEABODY STREET  
AND 54TH AVENUE EAST  
PER VACATION PLAT DATED  
AUGUST 10, 1916 AND ADOPTED  
JANUARY 20, 1919 LOCATED IN  
VACATION FILE NO. 23 IN THE  
CITY OF DULUTH ENGINEERING OFFICE  
AND ON FILE AT THE ST. LOUIS COUNTY  
RECORDER'S OFFICE IN VOLUME N OF  
PLATS ON PAGE 141

POC POINT OF COMMENCEMENT  
POB POINT OF BEGINNING

DIVISION

LAKESIDE  
DODGE STREET

THIS IS NOT A BOUNDARY SURVEY.

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.

Approved by the City Engineer of the City of  
Duluth, MN. this 29 day of June 20 16

By [Signature]

SHEET 2 OF 2

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 Lic. No. 49505

Date: FEBRUARY 10, 2016

## RIGHT OF WAY VACATION EXHIBIT

CLIENT: LUKE SCHMITZ	REVISIONS: 5-26-16 ADD DOCUMENT REFERENCE
DATE: FEBRUARY 10, 2016	6-27-16 REVISE LEGAL DESC.
ADDRESS: 101 S. 54TH AVENUE EAST DULUTH, MN 55804	
JOB NUMBER: 16-021	

**ALTA**

LAND SURVEY COMPANY

\* LAND SURVEYING  
\* LAND DEVELOPMENT  
\* PLATTING  
\* LEGAL DESCRIPTIONS  
\* CONSTRUCTION STAKING

PHONE: 218-727-5211  
LICENSED IN MN & WI  
CERTIFIED FEDERAL SURVEYOR  
WWW.ALTLANDSURVEYDULUTH.COM

LEGAL DESCRIPTION OF VACATION OF RIGHT OF WAY AND PUBLIC  
UTILITY EASEMENT RETENTION

All that part of 54th Avenue East and Peabody Street, LONDON ADDITION  
TO DULUTH according to the recorded plat thereof, St. Louis County,  
Minnesota, described as follows:

Commencing at the Northeast corner of Lot 89, MORRIS PARK DIVISION  
OF LAKESIDE; thence on an assumed bearing of North 90 degrees 00  
minutes 00 seconds East, along the Easterly extension of the Northerly line  
of said Lot 89 for a distance of 15.17 feet, more or less, to the intersection  
with a line which is parallel and distant 66.00 feet West of the West line of  
Block 1, LESTER PARK 1ST DIVISION; thence North 02 degrees 38 minutes  
00 seconds East; along said parallel line for a distance of 43.96 feet to the  
Point of Beginning of the parcel herein described; thence continue North 02  
degrees 38 minutes 00 seconds East, along said parallel line 17.74 feet to  
the Northeasterly extension of the Southeasterly right of way line of the  
D.&I.R.R.R.; thence Southwesterly 150.90, along said Northeasterly  
extension of the Southeasterly right of way line of the D.&I.R.R.R., along a  
non-tangential curve, concave to the Southeast, having a radius of 3614.12  
feet, a central angle of 02 degrees 23 minutes 32 seconds, the chord of  
said curve bears South 65 degrees 53 minutes 25 seconds West for a  
distance of 150.89 feet to the intersection with the Northerly line of said  
MORRIS PARK DIVISION TO LAKESIDE, said line also being the South line  
of Peabody Street; thence North 90 degrees 00 minutes 00 seconds East,  
along the last described line for a distance of 37.81 feet to the point of  
intersection with a line which is parallel with and distant 16.00 feet  
Southeasterly of the Northeasterly extension of the Southeasterly right of  
way line of said D.&I.R.R.R.; thence Northeasterly 108.40 feet, along said  
line which is parallel with and distant 16.00 feet Southeasterly of the  
Northeasterly extension of the Southeasterly right of way line of the  
D.&I.R.R.R., along a non-tangential curve, concave to the Southeast, having  
a radius of 3598.12 feet, a central angle of 01 degrees 43 minutes 34  
seconds, the chord of said curve bears North 66 degrees 06 minutes 05  
seconds East for a distance of 108.39 feet to the Point of Beginning.

Said parcel contains 2,075 square feet or 0.05 acres, more or less.

SHEET 1 OF 2

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  
MN Lic. No. 49505

Date: FEBRUARY 10, 2016

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