

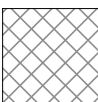








LINE	BEARING	DISTANCE
L1	S 57°19'59" W	200.00
L2	S 32°40'01" E	40.01
L3	N 57°19'59" E	61.00
L4	N 32°40'01" W	7.00
L5	S 57°19'59" W	16.00
L6	S 32°40'01" E	7.00
L7	N 57°19'59" E	123.00
L8	N 32°40'01" W	40.01
L9	N 57°19'59" E	3.00
L10	S 57°19'59" W	8.00

LEGEND

-  EXISTING BUILDINGS
-  GRAVEL SURFACE
-  PARCEL A
-  RETAINING WALL
-  FENCE LINE
-  SET MAG NAIL
-  SET CAPPED REBAR RLS NO. 49505
-  POC POINT OF COMMENCEMENT
-  POB POINT OF BEGINNING

LEGAL DESCRIPTION PER DOC. 1272454  
Lot 39, Lake Avenue, LOWER DULUTH, St. Louis County, Minnesota.  
And: Lot 40, Minnesota Avenue, LOWER DULUTH, St. Louis County, Minnesota.

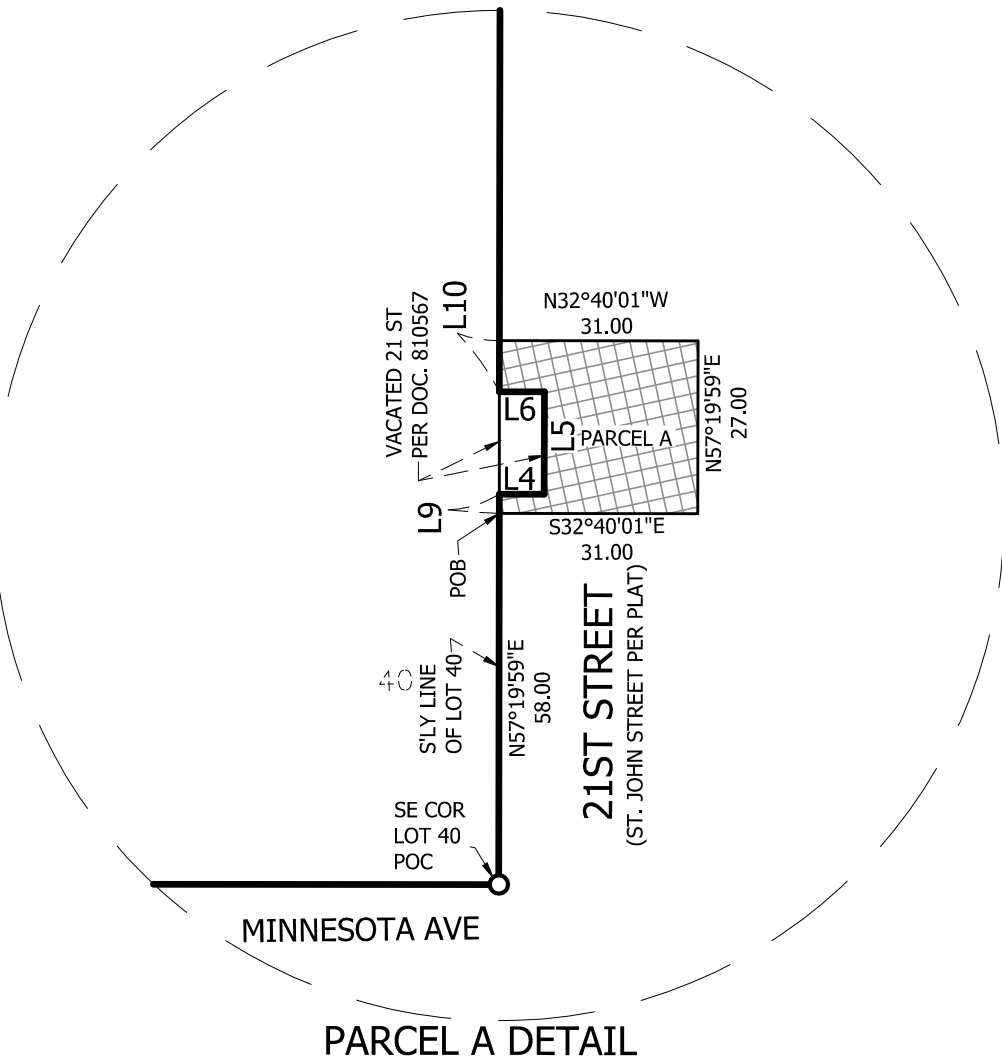
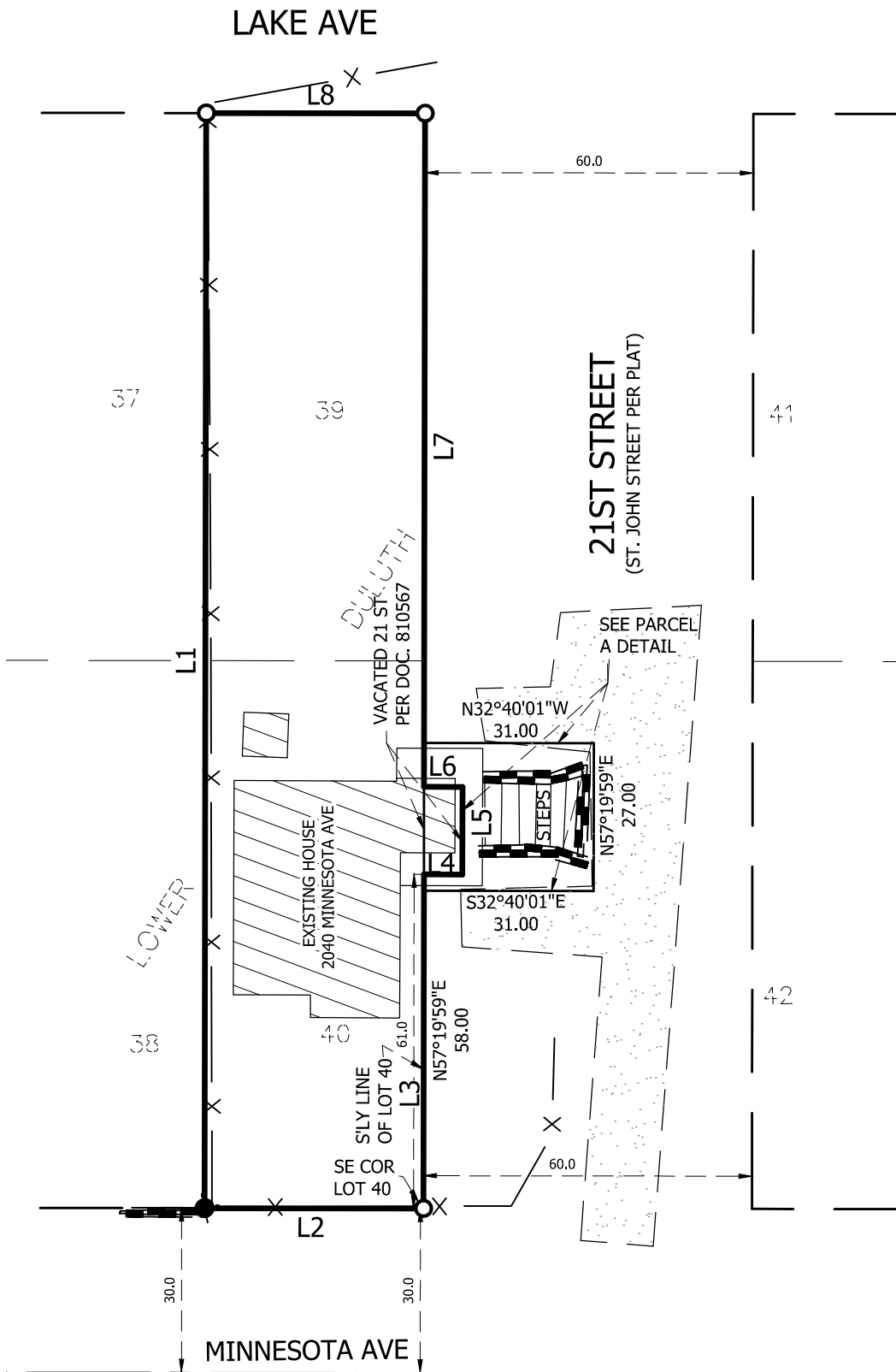
LEGAL DESCRIPTION OF PREVIOUSLY VACATED 21ST STREET PER DOC. 810567  
A portion of 21st Street South legally described as: beginning at the northeast corner of the intersection of Minnesota Avenue and 21st Street South, which is also the southeast corner of Lot 40, Lower Duluth, Minnesota Avenue; thence northerly on and along the southerly line of Lot 40 a distance of 61 feet to the point of beginning; thence turning 90 degrees to the right a distance of seven feet to a point; thence turning 90 degrees to the left a distance of 16 feet to a point; thence turning 90 degrees to the left a distance of seven feet to a point on the southerly line of said Lot 40 and there terminating.

LEGAL DESCRIPTION FOR PARCEL A  
A portion of St. John Street, also known as 21st Street, lying adjacent to Lot 40, Minnesota Avenue, LOWER DULUTH, St. Louis County, Minnesota according to the recorded plat thereof described as follows:  
Commencing at the Southeast corner of said Lot 40; thence on an assumed bearing of North 57 degrees 19 minutes 59 seconds East, along the Southerly line of said Lot 40 for a distance of 58.00 feet to the Point of Beginning of the parcel herein described; thence South 32 degrees 40 minutes 01 seconds East 31.00 feet; thence North 57 degrees 19 minutes 59 seconds East 27.00 feet; thence North 32 degrees 40 minutes 01 seconds West 31.00 feet to the said Southerly line of Lot 40; thence South 57 degrees 19 minutes 59 seconds West, along said Southerly line 8.00 feet; thence South 32 degrees 40 minutes 01 seconds East 7.00 feet; thence South 57 degrees 19 minutes 59 seconds West 16.00 feet thence North 32 degrees 40 minutes 01 seconds West 7.00 feet to the Point of Beginning.  
Said parcel contains 725.00 square feet.

BEARINGS ARE BASED ON THE ST. LOUIS COUNTY TRANSVERSE MERCATOR COORDINATE SYSTEM OF 1996.

BUILDING DIMENSIONS SHOWN ARE FOR HORIZONTAL & VERTICAL PLACEMENT OF STRUCTURE ONLY.

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.



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

Date: 1-12-17 MN Lic. No. 49505

CERTIFICATE OF SURVEY

CLIENT: JOHN HOWARD

REVISIONS: XXX

DATE: 1-12-17

ADDRESS: 2040 MINNESOTA AVENUE  
DULUTH, MN

JOB NUMBER: 16-392

 **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. ALTALANDSURVEYDULUTH.COM