

LEGEND

- FOUND SANDSTONE MONUMENT
- POINT OF BEGINNING
- POINT OF COMMENCEMENT
- RIGHT OF WAY
- SECTION SUBDIVISION LINE
- CENTER LINE
- RIGHT OF WAY LINE



PROPOSED SLOPES & FILLS EASEMENT AREA

LINE TABLE

LINE	BEARING	DISTANCE
L1	S39°01'34"E	184.70
L2	N48°06'01"W	9.31

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	277.50	533.00	29°49'49"	S53°56'28"E	274.38
C2	243.61	500.00	27°54'57"	S63°49'54"W	241.21
C3	243.61	500.00	27°54'57"	S63°49'54"W	241.21
C4	23.41	333.00	4°01'40"	S49°06'32"W	23.40
C5	0.73	292.85	0°08'36"	N48°25'56"W	0.73
C6	24.92	343.00	4°09'43"	N49°01'24"E	24.91
C7	248.38	510.00	27°54'13"	N63°50'16"E	245.93
C8	233.38	490.00	27°17'21"	N64°08'42"E	231.18
C9	11.37	533.00	1°13'21"	S68°14'42"E	11.37

LEGAL DESCRIPTION OF PROPOSED SLOPES & FILLS EASEMENT AREA

That part of Lot 21, Block 4, CONGDON PARK DIVISION OF DULUTH, according to the recorded plat thereof, St. Louis County, Minnesota and that part of Lot 13, Block 4, SECOND RE-ARRANGEMENT IN CONGDON PARK DIVISION, according to the recorded plat thereof, St. Louis County, Minnesota and that part of the Northeast Quarter of the Southwest Quarter of the Northwest Quarter of Section 13, Township 50 North, Range 14 West of the Fourth Principal Meridian, St. Louis County, Minnesota, described as follows:

Beginning at the most Easterly corner of said Lot 2, Block 4, SECOND RE-ARRANGEMENT IN CONGDON PARK DIVISION, said point being marked with a sandstone monument as shown on said SECOND RE-ARRANGEMENT IN CONGDON PARK DIVISION; thence on an assumed bearing of South 33 degrees 01 minutes 34 seconds East, along the Southwesterly right of way line of Park Side Avenue as dedicated and delineated on said plat of CONGDON PARK DIVISION OF DULUTH, said Avenue is also known as Hawthorne Road as delineated on said plat of SECOND RE-ARRANGEMENT IN CONGDON PARK DIVISION for a distance of 184.70 feet; thence Southwesterly 277.50 feet, along said Southwesterly right of way line, along a tangential curve, concave to the Northeast, having a central angle of 29 degrees 49 minutes 49 seconds and a radius of 533.00 feet to the intersection with the Northwesterly right of way line of East Fourth Street, said point being the Southeast corner of Lot 21, Block 4, said CONGDON PARK DIVISION OF DULUTH and the point of beginning of the easement herein described; thence Southwesterly 243.61 feet, along said Northwesterly right of way line, along a non-tangential curve, concave to the Northwest, having a central angle of 27 degrees 54 minutes 57 seconds, a radius of 500.00 feet, a chord bearing of South 63 degrees 49 minutes 54 seconds West and a chord length of 241.21 feet; thence Southwesterly 243.61 feet, along said Northwesterly right of way line, along a non-tangential curve, concave to the Southeast, having a central angle of 27 degrees 54 minutes 57 seconds and a radius of 500.00 feet, a chord bearing of South 63 degrees 49 minutes 54 seconds West and a chord length of 241.21 feet; thence Southwesterly 23.41 feet, along said Northwesterly right of way line, along a non-tangential curve, concave to the Southeast, having a central angle of 04 degrees 01 minutes 40 seconds West and a chord length of 23.40 feet to the West line of said Lot 13, Block 4, SECOND RE-ARRANGEMENT IN CONGDON PARK DIVISION; thence North 48 degrees 06 minutes 01 seconds West, along said West line for a distance of 9.31 feet; thence Northwesterly 0.73 feet, along said West line, along a non-tangential curve, concave to the Northeast, having a central angle of 00 degrees 08 minutes 36 seconds, a radius of 292.85 feet, a chord bearing of North 48 degrees 25 minutes 56 seconds West and a chord length of 0.73 feet to the intersection with a line parallel and distant 10 feet Northwesterly of the said Northwesterly right of way line of East Fourth Street; thence Northwesterly 24.92 feet along said parallel line, along a non-tangential curve, concave to the Southeast, having a central angle of 04 degrees 09 minutes 43 seconds, a radius of 343.00 feet, a chord bearing of North 49 degrees 01 minutes 24 seconds East and a chord length of 24.91 feet; thence Northwesterly 248.38 feet along said parallel line, along a non-tangential curve, concave to the Southeast, having a central angle of 27 degrees 54 minutes 13 seconds, a radius of 510.00 feet, a chord bearing of North 63 degrees 50 minutes 16 seconds East and a chord length of 245.93 feet; thence Northwesterly 233.38 feet along said parallel line, along a non-tangential curve, concave to the Northwest, having a central angle of 27 degrees 17 minutes 21 seconds, a radius of 490.00 feet, a chord bearing of North 64 degrees 08 minutes 42 seconds East and a chord length of 231.18 feet to the Southwesterly right of way line of said Park Side Avenue, also known as Hawthorne Road; thence Southwesterly 11.37 feet along said Southwesterly right of way line, along a non-tangential curve, concave to the Northeast, having a central angle of 01 degrees 13 minutes 21 seconds, a radius of 533.00 feet, a chord bearing of South 68 degrees 14 minutes 42 seconds East and a chord length of 11.37 feet to the point of beginning.

Said easement contains 5,082 square feet or 0.12 acres.

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. Emsen
David R. Emsen

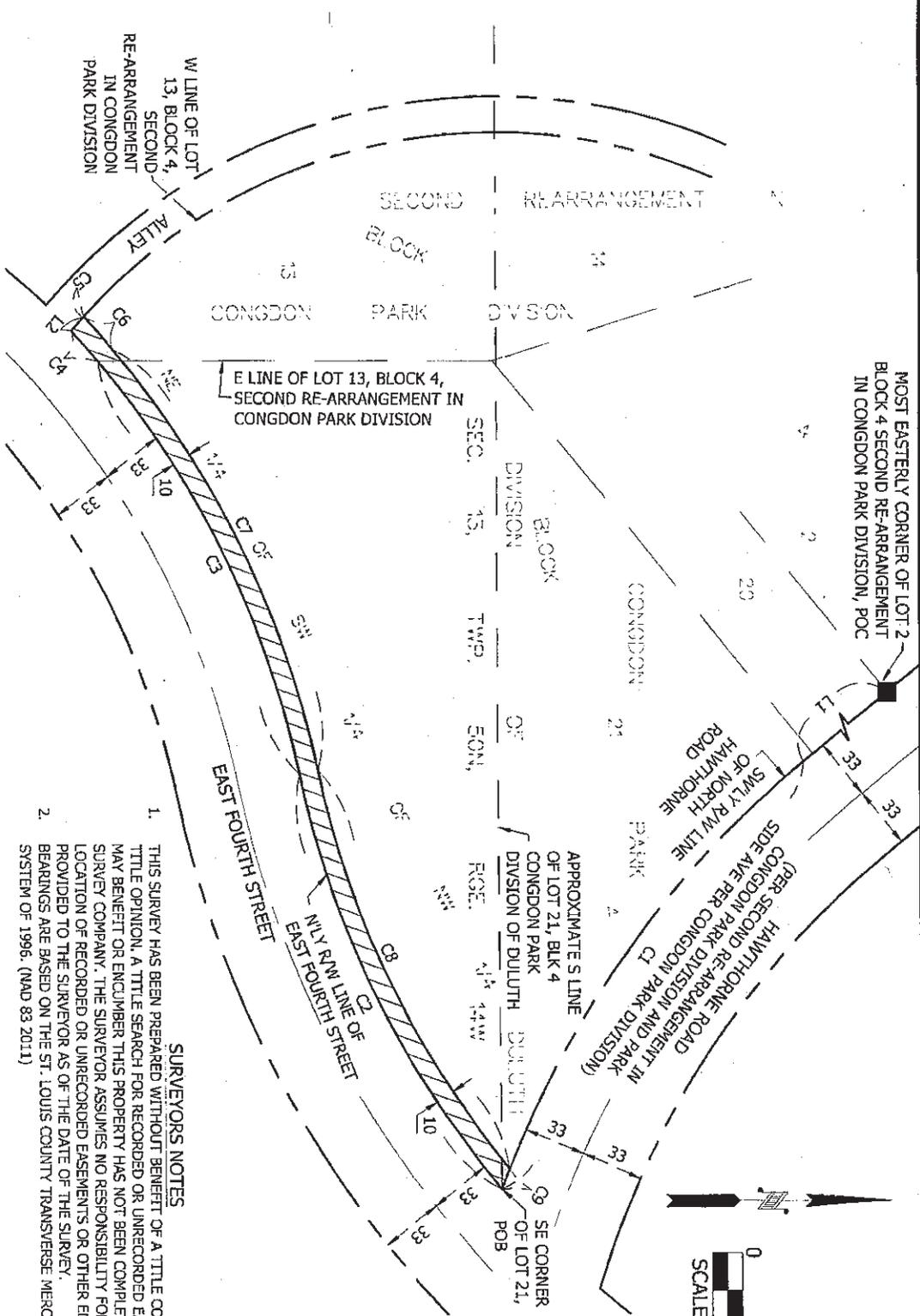
Date: FEBRUARY 1, 2019
MN Lic. No. 89955

EASEMENT EXHIBIT

CLIENT: JULIE ANN KUJAT
DATE: FEBRUARY 1, 2019
ADDRESS: 415 N HAWTHORNE ROAD
DULUTH, MN
JOB NUMBER: 17-295



LAND SURVEY COMPANY
PHONE: 218-727-5211
LICENSED IN MN & WI
CERTIFIED FEDERAL SURVEYOR
WWW.ALTA-MNSURVEYING.COM



MOST EASTERLY CORNER OF LOT 2, BLOCK 4 SECOND RE-ARRANGEMENT IN CONGDON PARK DIVISION, POC

E LINE OF LOT 13, BLOCK 4, SECOND RE-ARRANGEMENT IN CONGDON PARK DIVISION

SURVEYORS NOTES

1. 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. THE SURVEYOR ASSUMES NO RESPONSIBILITY FOR SHOWING THE LOCATION OF RECORDED OR UNRECORDED EASEMENTS OR OTHER ENCUMBRANCES NOT PROVIDED TO THE SURVEYOR AS OF THE DATE OF THE SURVEY.
2. BEARINGS ARE BASED ON THE ST. LOUIS COUNTY TRANSVERSE MERCATOR COORDINATE SYSTEM OF 1996. (NAD 83 2011)

Approved by the City Engineer of the City of Duluth, MN this 7th day of FEB 2019

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. Emmons
David R. Emmons

Date: FEBRUARY 1, 2019 NMLC No. 49505

EASEMENT EXHIBIT

CLIENT: JULIE ANN KUBAT

DATE: FEBRUARY 1, 2019

ADDRESS: 415 N HAWTHORNE ROAD DULUTH, MN

JOB NUMBER: 17-295

REVISIONS: XXX

ALTA

LAND SURVEY COMPANY

• LAND SURVEYING
• LAND DEVELOPMENT
• LAND TITLE SERVICES
• CONSTRUCTION STAKING

PHONE: 218-727-5211
CEMSED: GENERAL SUPERVISOR
WWW.ALTA.LANDSURVEYOR.DULUTH.COM