



Planning & Development Division
Planning & Economic Development Department

Room 160
 411 West First Street
 Duluth, Minnesota 55802

218-730-5580

planning@duluthmn.gov

File Number	PL 19-065	Contact	Chris Lee	
Type	Concurrent Use Permit	Planning Commission Date	July 9, 2019	
Deadline for Action	Application Date	May 7, 2019*	60 Days	July 8, 2019
	Date Extension Letter Mailed	May 21, 2019	120 Days	September 6, 2019
Location of Subject	Approx. 2215 London Road (east of 22 nd Ave E., uphill of South Street)			
Applicant	Launch Properties	Contact	Scott Moe	
Agent	Kimley-Horn; DSGW	Contact	Brian Wurdeman, Scott Erickson	
Legal Description	See Attached			
Site Visit Date	June 25, 2019	Sign Notice Date	June 25, 2019	
Neighbor Letter Date	June 25, 2019	Number of Letters Sent	14	

Proposal

The applicant is seeking a concurrent use permit to construct 19 parking stalls for a multifamily development over the public right of way for South Street.

	Current Zoning	Existing Land Use	Future Land Use Map Designation
Subject	MU-C	Single Family homes	Central Business Secondary
North	MU-C	Commercial	Neighborhood Mixed Use
South	MU-B	Highway	Transportation and Utilities
East	MU-C	Commercial	Central Business Secondary
West	MU-C	Multi-family	Central Business Secondary

Summary of Code Requirements

UDC Section 50-37.7C. The planning commission shall review the application, and council shall approve the application or approve it with modifications, if it determines that:

1. The proposed concurrent use will not harm or inconvenience the health, safety and general welfare of the city;
2. Any proposed skywalk will significantly improve the circulation of pedestrians in the city without exposure to weather conditions;
3. No portion of a public easement proposed for use is being physically used or occupied by the public.

Comprehensive Plan Governing Principle and/or Policies and Current History (if applicable):

Principle #5 -Promote reinvestment in neighborhoods.

Duluth is strongly defined by its neighborhoods. This system should be supported through land use and transportation that foster neighborhood reinvestment. New development or redevelopment should maximize public investment that strengthens neighborhood commercial centers or diversifies residential opportunities that fit the neighborhood's character.

Governing Principle #8 - Encourage mix of activities, uses and densities

Cities have evolved as a mix of land uses, building types, housing types, and activities. Accommodating choice while protecting investment is a balance to strike in land use regulation. Mixed uses provide opportunity for a diversity of activity that segregated, uniform uses do not provide.

Future Land Use

Future Land Use Central Business Secondary - An area adjacent to and supporting the central business primary area or a stand-alone area providing a similar mix of destination land uses but at a lower intensity than the primary CB area. Includes mixed regional and neighborhood retail, employment centers, public spaces, medium density residential, and public parking facilities.

Review and Discussion Items

The applicant is seeking a concurrent use permit to construct 19 parking stalls on 3,744 square feet of the public right of way for South Street. This is related to the construction of a new multifamily development. This parking will be used for visitors of the building.

The applicant is proposing to dedicate a public sidewalk easement, 8' x 197', at the front of the parking to allow pedestrian movement through the parking area.

- 1) The area proposed for the concurrent use permit will not take away from the public's ability to use the public right-of-way, nor will it harm or inconvenience the health, safety and general welfare of the city.
- 2) Concurrent use permits are approved by the City Council via an ordinance. Unlike street right-of-way vacations, concurrent use permits are not recorded at with St. Louis County as they are voidable agreements between the City and property owners. At the time that this staff report was written, City engineering is still reviewing the legal exhibits for accuracy; concurrent use permits are not sent to the City Council for their consideration until the review has been completed.
- 3) The City of Duluth requires concurrent use permits to include liability insurance to indemnify the City against all occurrences in the right-of-way. Other protections for the city and the public are typically included in the ordinance that is submitted for the City Council's review.
- 4) No comments were received from the public or other government agencies at the time this staff report was written (May 22, 2019).
- 5) Per UDC Sec. 50-37.1.N, approved concurrent use permits lapse if the project or activity authorized by the permit has not begun within one-year.

Staff Recommendation

Based on the above findings, Staff recommends that Planning Commission recommend approval of the concurrent use permit with the following conditions:

- 1) Applicant shall construct and maintain the project as identified in the attached exhibits.
- 2) Applicant shall provide annual proof of liability insurance to indemnify the City against any occurrences in the right of way that are due to items covered under this permit.
- 3) Applicant must remove the obstructions at the applicant's expense if directed to by the City with appropriate notice.
- 4) The structure will need to comply with any applicable engineering standards, or building or fire code requirements.
- 5) Any alterations to the approved plans that do not alter major elements of the plan may be approved by the Land Use Supervisor without further Planning Commission approval; however, no such administrative approval shall constitute a variance from the provisions of Chapter 50.



Launch Properties:
CUP, Plan Review, Variance

**R-1 (Residential
Traditional)**

**MU-N (Mixed Use
Neighborhood)**

**MU-C
(Mixed Use
Commercial)**

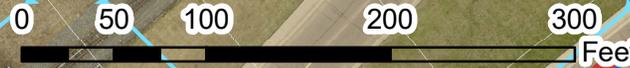
**MU-B (Mixed
Use Business
Park)**

Legend

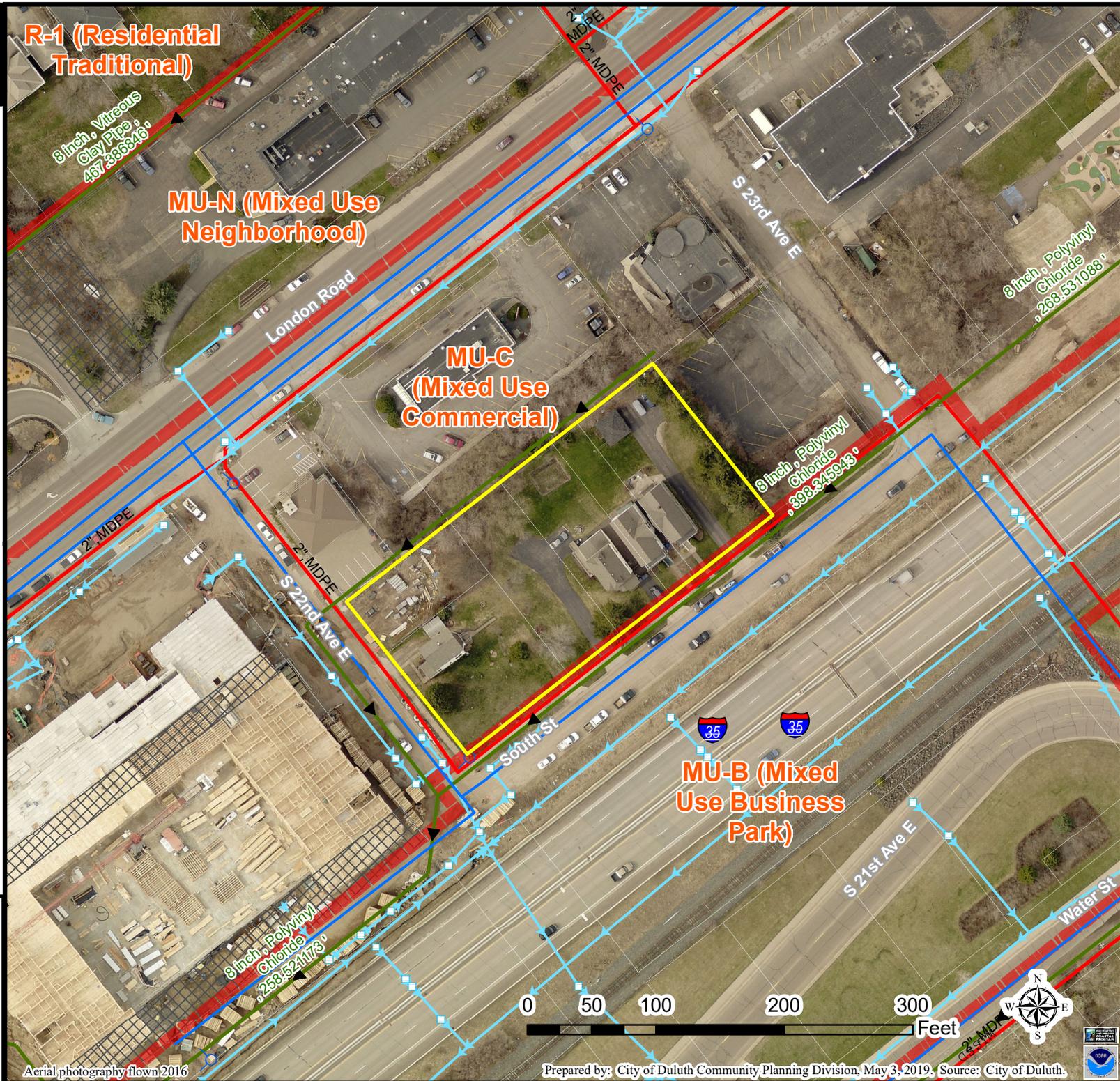
- Gas Main
- Water Main
- Hydrant
- Sanitary Sewer Mains**
- CITY OF DULUTH
- WLSSD; PRIVATE
- Sanitary Sewer Forced Main
- Storage Basin
- Pump Station
- Storm Sewer Mains**
- Storm Sewer Pipe
- Storm Sewer Catch Basin
- Vacated ROW
- Zoning Boundaries
- Trout Stream (GPS)
- Other Stream (GPS)

The City of Duluth has tried to ensure that the information contained in this map or electronic document is accurate. The City of Duluth makes no warranty or guarantee concerning the accuracy or reliability. This drawing/data is neither a legally recorded map nor a survey and is not intended to be used as one. The drawing/data is a compilation of records, information and data located in various City, County and State offices and other sources affecting the area shown and is to be used for reference purposes only. The City of Duluth shall not be liable for errors contained within this data provided or for any damages in connection with the use of this information contained within.

Aerial photography flown 2016



Prepared by: City of Duluth Community Planning Division, May 3, 2019, Source: City of Duluth.





Launch Properties:
CUP, Plan Review, Variance

Legend

Lots

Parcels

ROW

<all other values>

SUBTYPE, ROW_STATUS

- Utility, Active
- Railroad, Active
- Access, Active - currently in use
- Access, Vacated - vacated via recorded document
- Road, Active - currently in use
- Utility, Vacated - vacated via recorded document
- Road, Vacated - vacated via recorded document
- Conservation, Vacated - vacated via recorded document
- Conservation, Active - currently in use
- Railroad, Inactive - Dedicated, but not built

Subdivision Boundaries

Boundary Lines

<all other values>

Subtype, ROW_TYPE

- Lot Line
- Parcel Line
- ROW (Road)
- ROW (Not Road)
- Subdivision Line
- Water Line
- Survey Line
- Municipal Boundary
- Trout Stream (GPS)
- Other Stream (GPS)



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Aerial photography flown 2016

Prepared by: City of Duluth Community Planning Division, May 3, 2019, Source: City of Duluth.



CLIENT/PROJECT INFORMATION	PROJECT NO.	DATE
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ALTA/NSPS LAND TITLE SURVEY

DATE: 6-29-18
JOB NO. 18-177
SHEET NO. 1

OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS REQUESTED BY CLIENT, LEASER OR INSURER

- Monuments placed (or a reference monument or witness to the corner) at all major corners of the boundary of the property, unless already marked or referenced by existing monuments or witnesses in close proximity to the corner. **NO REQUEST ON THIS SURVEY.**
- Address(es) of the surveyed property if discussed in documents provided to or obtained by the surveyor, or observed while conducting the survey. **NO REQUEST ON THIS SURVEY.**
- Flood zone classification (with proper annotations based on Federal Flood Insurance Rate Maps or the state or local equivalent) depicted by scaled map location and graphic shading only. **BUILDINGS ARE IN FLOOD ZONE C (AREAS OF MINOR FLOODING PER FLOOD ZONE MAP FOR THE CITY OF DULUTH, PARCEL NUMBER 270421 0025 C DATED APRIL 2, 1982).**
- Ground level (and other areas if specified by the client). **PARCEL A: 7,211 SQ. FEET OR 0.17 ACRES, PARCEL B: 3,761 SQ. FEET OR 0.09 ACRES, PARCEL C: 3,761 SQ. FEET OR 0.09 ACRES, PARCEL D: 7,211 SQ. FEET OR 0.17 ACRES, PARCEL E: 7,211 SQ. FEET OR 0.17 ACRES, PARCEL F: 7,211 SQ. FEET OR 0.17 ACRES, PARCEL G: 7,211 SQ. FEET OR 0.17 ACRES.**
- Vertical relief with the source of information (e.g., ground survey, aerial map, contour interval, datum, and orthometric benchmark identified). **REFER TO SURVEY.**
- (a) If set forth in a zoning report or letter provided to the surveyor by the client, list the current zoning classification, setback requirements, the height and floor space area restrictions, and parking requirements. Identify the date and source of the report or letter. **NO REQUEST ON THIS SURVEY.**
(b) If the zoning setback requirements are set forth in a zoning report or letter provided to the surveyor by the client, and if those requirements do not require an interpretation by the surveyor, graphically depict the building setback requirements. Identify the date and source of the report or letter. **NO REQUEST ON THIS SURVEY.**
- (a) Exterior dimensions of all buildings at ground level. **NO REQUEST ON THIS SURVEY.**
(b) Square footage of: **NO REQUEST ON THIS SURVEY.**
(c) exterior footprint of all buildings at ground level. **NO REQUEST ON THIS SURVEY.**
(d) other areas as specified by the client. **NO REQUEST ON THIS SURVEY.**
- (a) Measured height of all buildings above grade at a location specified by the client. If no location is specified, the point of measurement shall be identified. **NO REQUEST ON THIS SURVEY.**
- Substantial features observed in the process of conducting the fieldwork (in addition to the improvements and features required pursuant to Section 5 above) (e.g., parking lots, billboards, signs, swimming pools, landscaped areas, substantial areas of refuse). **REFER TO SURVEY.**
- Number and type (e.g., disabled, motorcycle, regular and other marked specialized types) of clearly identifiable parking spaces on surface parking areas, lots and in parking structures. Striping of clearly identifiable parking spaces on surface parking areas and lots. **NO REQUEST ON THIS SURVEY.**
- (a) As designated by the client, a determination of the relationship and location of certain division or party walls with respect to adjoining properties (client to obtain necessary permissions). **NO REQUEST ON THIS SURVEY.**
(b) As designated by the client, a determination of whether certain walls are party walls (client to obtain necessary permissions). **NO REQUEST ON THIS SURVEY.**
- Location of utilities existing on or serving the surveyed property as determined by:
• observed evidence collected pursuant to Section 5.2.h.
• evidence from plans requested by the surveyor and obtained from utility companies, or provided by client (with reference as to the sources of information), and
• markings requested by the surveyor pursuant to an 811 utility locate or similar request

- Representative examples of such utilities include, but are not limited to:
- Manholes, catch basins, valve vaults and other surface indications of subsurface uses;
 - Wires and cables (including their function, if readily identifiable) crossing the surveyed property, and all poles on or within ten feet of the surveyed property. Without expressing a legal opinion as to the ownership or nature of the potential encroachment, the dimensions of all encroaching utility poles, crossarms or overhead wires;
 - Utility company installations on the surveyed property.

Note to the client, insurer, and lender - With regard to Table A, Item 11, source information from plans and markings will be combined with observed evidence of utilities pursuant to Section 5.2.h. to develop a view of the underground utilities. However, locating, excavating, the exact location of underground features cannot be accurately, completely, and reliably depicted. In addition, in some jurisdictions, 811 or other similar utility locate requests from surveyors may be ignored or result in an incomplete response, in which case the surveyor shall note on the plat or map how this affected the surveyor's assessment of the location of the utilities. Where additional or more detailed information is required, the client is advised that excavation and/or a private utility locate request may be necessary. **REFER TO SURVEY.**

- As specified by the client, governmental agency survey-related requirements (e.g., HUD surveys, surveys for leases on Bureau of Land Management managed lands). **NO REQUEST ON THIS SURVEY.**
- Names of adjoining owners according to current tax records. If more than one owner, identify the first owner's name listed in the tax records followed by "et al." **NO REQUEST ON THIS SURVEY.**
- As specified by the client, distance to the nearest intersecting street. **REFER TO SURVEY.**
- Rectified orthophotography, photogrammetric mapping, remote sensing, airborne/mobile laser scanning and other similar products, tools or technologies as the basis for the showing the location of certain features (including boundaries) where ground measurements are not sufficient to locate those features to an appropriate and acceptable accuracy relative to a nearby boundary. The surveyor shall (a) discuss the ramifications of such methodologies (e.g., the potential precision and completeness of the data gathered thereby) with the insurer, lender, and client prior to the performance of the survey, and (b) place a note on the face of the survey explaining the source, date, precision, and other relevant qualifications of any such data. **NO REQUEST ON THIS SURVEY.**
- Evidence of recent earth moving work, building construction, or building additions observed in the process of conducting the fieldwork. **NO REQUEST ON THIS SURVEY.**
- Proposed changes in street right of way lines, if such information is made available to the surveyor by the controlling jurisdiction. Evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork. **NO REQUEST ON THIS SURVEY.**
- If there has been a field delineation of wetlands conducted by a qualified specialist hired by the client, the surveyor shall locate any delineation markers observed in the process of conducting the fieldwork and show them on the face of the plat or map. If no markers were observed, the surveyor shall so state. **NO REQUEST ON THIS SURVEY.**
- Include any platable title (i.e., appurtenant) easements or servitudes disclosed in documents provided to or obtained by the surveyor as a part of the survey pursuant to Sections 5 and 6 (and applicable selected Table A items) (client to obtain necessary permissions). **EASEMENTS PROVIDED SHOWN ON SURVEY.**
- Professional Liability Insurance policy obtained by the surveyor in the minimum amount of \$_____ to be in effect throughout the contract term. Certificate of insurance to be furnished upon request, but this item shall not be addressed on the face of the plat or map. **NO REQUEST ON THIS SURVEY.**

SCHEDULE B

- Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the Effective Date hereof but prior to the date the Proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment. **NONE KNOWN OR PROVIDED.**

NOTE: Upon closing with Land Title, Inc., Item 1 on Schedule B-II will be deleted. The Final Policy will extend coverage as to the gap between the Effective Date listed in Item 1 of Schedule A and the date of recording of the Instruments creating the interest to be insured.

- Rights or claims of parties in possession not shown by the public records. **NONE KNOWN OR PROVIDED.**
- Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. **NONE KNOWN OR PROVIDED.**
- Easements or claims of easements, which are not shown by the public records. **NONE KNOWN OR PROVIDED.**
- Any lien or right to a lien for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records. **DOES NOT AFFECT SURVEY.**
- Taxes or special assessments which are not shown as existing liens by the records. **DOES NOT AFFECT SURVEY.**
- General and special taxes and assessments as hereafter listed, if any (all amounts shown being exclusive of interest, penalties and costs). **DOES NOT AFFECT SURVEY.**
- No coverage is provided for municipal code compliance matters and fees including, but not limited to, utilities, right of way maintenance, water or sewer services, or fees for tree, weeds, grass, and snow or garbage removal, police boarding, vacant building registration and zoning. **DOES NOT AFFECT SURVEY.**
- Any lease, grant, exception or reservation of minerals or mineral rights appearing in the public records. **DOES NOT AFFECT SURVEY.**

- Tax I.D. No.: 010-1460-01370 (Parcel G)
Taxes for the year 2018: \$2,688.00, Total, are 1st 1/2 Paid, 2nd 1/2 Due, Base Tax: \$2,663.00 (Non-Homestead).
- Tax I.D. No.: 010-1460-01350 (Parcel F)
Taxes for the year 2018: \$1,272.00, Total, are 1st 1/2 Paid, 2nd 1/2 Due, Base Tax: \$1,272.00 (Non-Homestead).
- Tax I.D. No.: 010-1460-01340 (Parcel E)
Taxes for the year 2018: \$1,556.00, Total, are 1st 1/2 Paid, 2nd 1/2 Due, Base Tax: \$1,556.00 (Non-Homestead).
- Tax I.D. No.: 010-1460-01330 (Parcel D)
Taxes for the year 2018: \$2,414.00, Total, are 1st 1/2 Paid, 2nd 1/2 Due, Base Tax: \$2,389.00 (Non-Homestead).
- Tax I.D. No.: 010-1460-01320 (Parcel B)
Taxes for the year 2018: \$2,046.00, Total, are 1st 1/2 Paid, 2nd 1/2 Due, Base Tax: \$2,021.00 (Non-Homestead).
- Tax I.D. No.: 010-1460-01300 (Parcels A and C)
Taxes for the year 2018: \$3,554.00, Total, are 1st 1/2 Paid, 2nd 1/2 Due, Base Tax: \$3,529.00 (Non-Homestead).

NOTE: 1st Half Taxes are payable on or before May 15th and 2nd Half Taxes are payable on or before October 15th. **DOES NOT AFFECT SURVEY.**

- Levied and pending special assessment searches have been ordered. **DOES NOT AFFECT SURVEY.**
- Rights of tenants in possession as tenants only under unrecorded leases. **DOES NOT AFFECT SURVEY.**
- Reservation of all minerals and mineral rights by the State of Minnesota as reserved in Conveyance of Forfeited Land filed July 16, 1986 as Document Number 415539. (affects Parcel C) **DOES NOT AFFECT SURVEY.**
- Easement in favor of the public for right-of-way for sewers, telephone and electric light wires and poles, the condemnation plat for which is not dated but was filed in the office of the Registrar of Deeds on November 20, 1896, as Registrar's No. 5708 and recorded in Book I of Plats on page 94, all as shown as recitals on the certificates of title. **REFER TO SURVEY.**
- If there are any questions regarding this Commitment, please contact Mark Haegens at (515) 621-0151 or by email at mhaegens@altnsps.com. Please reference LT File No. 57890. **DOES NOT AFFECT SURVEY.**

LEGAL DESCRIPTION PER TITLE COMMITMENT

- Parcel A: (Torrens)
Lot 11, Block 26, Endion Division of Duluth, St. Louis County, Minnesota.
- Parcel B: (Torrens)
West 1/2 of Lot 12, Block 26, Endion Division of Duluth, St. Louis County, Minnesota.
- Parcel C: (Abstract)
Eastern Half (E 1/2) of Lot 12, Block 26, Endion Division of Duluth, St. Louis County, Minnesota.
- Parcel D: (Abstract)
Lot 13, Block 26, Endion Division of Duluth, St. Louis County, Minnesota.
- Parcel E: (Abstract)
Lot 14, Block 26, Endion Division of Duluth, St. Louis County, Minnesota.
- Parcel F: (Abstract)
Northern Fifty feet (N 1/2 50') of Lots 15 and 16, Block 26, Endion Division of Duluth, St. Louis County, Minnesota.
- Parcel G: (Abstract)
Southern One-Hundred feet (S 1/2 100') of Lots 15 and 16, Block 26, Endion Division of Duluth, St. Louis County, Minnesota.

SURVEYOR'S NOTES

- BEARINGS ARE BASED ON THE ST. LOUIS COUNTY TRANSVERSE MEASURER COORDINATE SYSTEM OF 1994. (NAD 83 2011)
- BENCHMARK SHOWN ON SURVEY.
- THIS SURVEY WAS PREPARED BASED ON A TITLE COMMITMENT PREPARED BY STEWART TITLE GUARANTY COMPANY, FILE NO. 57890 DATED SEPTEMBER 12, 2018 AT 6:00 AM.

ALTA/NSPS LAND TITLE SURVEY CERTIFICATION

To Launch Properties LLC, a Minnesota limited liability company, Arrowhead Properties, LLC, a Minnesota limited liability company, John B. Kolar, Teresa Kolar, Douglas E. Ireland, Susan Ireland and Stewart Title Guaranty Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, partly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6, 11, 12, 13, 14 and 15 of Table A thereof. The fieldwork was completed on October 31, 2018.

Date of Plat or Map: November 1, 2018

David R. Evanson, PLS. #49505

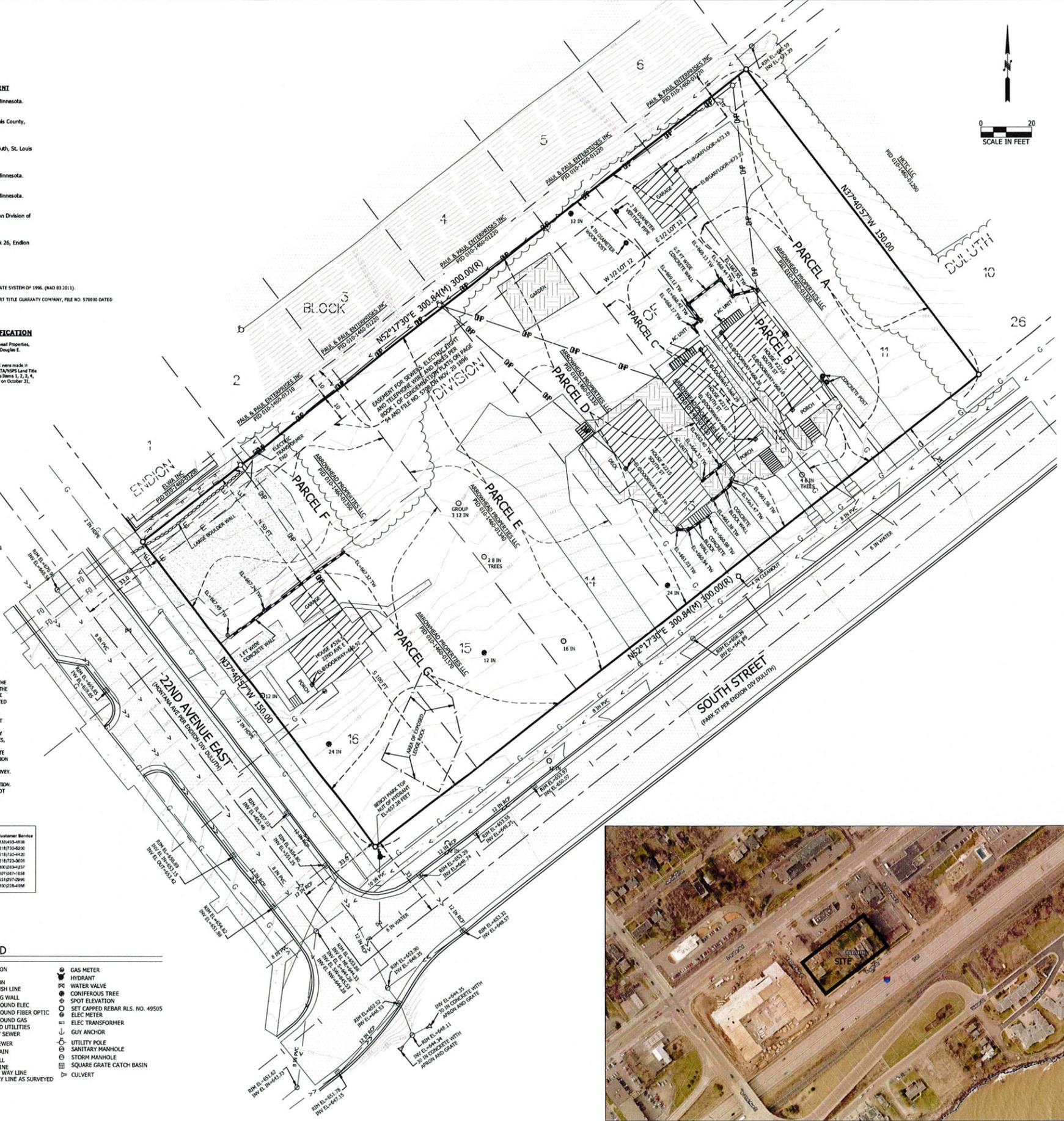
UNDERGROUND UTILITIES

- UTILITIES SHOWN HEREON, HAVE BEEN PREPARED, IN PART, ON THE BASIS OF INFORMATION COMPILED AND FURNISHED BY OTHERS. THE SURVEYOR, ENGINEER AND ARCHITECT WILL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS WHICH HAVE BEEN INCORPORATED INTO THIS DOCUMENT AS A RESULT.
- UNDERGROUND UTILITIES SHOWN ON THE SURVEY ARE BASED ON MAPS OR UTILITY SKETCHES PROVIDED BY UTILITY COMPANIES, CITY OR COUNTY GIS. LOCATIONS ARE APPROXIMATE.
- UTILITIES SHOWN ON THIS SURVEY ARE SHOWN FOR APPROXIMATE LOCATION ONLY AND SHOULD BE VERIFIED BEFORE ANY EXCAVATION OR CONSTRUCTION.
- PRIVATE UTILITIES MAY EXIST BUT ARE NOT SHOWN ON THIS SURVEY. CONTACT Gopher State One Call for Locations.
- FIELD READY SANITARY AND STORM SEWER PIPE SIZE AND LOCATION. DUE TO SNOW AND ICE COVERAGE, SOME FEATURES MAY HAVE NOT BEEN VISIBLE DURING THE COURSE OF THIS SURVEY.

Code	Company Name	Facility	Operator	Notified	Damage	Customer Service
0082C01	CHARTER COMMUNICATIONS	CONCRETE	080776-810	(857)003-010	(63)403-4818	
0011001	CITY OF DULUTH - ENGINEERING	CONCRETE	(218)730-200	(218)730-200	(218)730-200	
0011004	CITY OF DULUTH - TRAFFIC	CONCRETE	(218)730-420	(218)730-410	(218)730-420	
0011005	DULUTH ENERGY SYSTEMS - STEAM	CONCRETE	(218)730-301	(218)730-301	(218)730-301	
0011006	CENTURYLINK - CABLE	CONCRETE	(800)525-2227	(800)525-2227	(800)525-2227	
0011007	ENTRETEK CONSOLIDATED COMMUNICATIONS	CONCRETE	(218)668-1744	(888)808-1822	(507)811-1818	
0011008	ARCOT	CONCRETE	(651)666-9792	(651)666-9792	(651)666-9792	
0011009	MINNESOTA POWER	CONCRETE	(218)355-3008	(218)355-3008	(218)355-3008	

LEGEND

	CONCRETE SURFACE	(M)	FIELD MEASURED DIMENSION		GAZ METER
	BITUMINOUS SURFACE	(R)	RECORD DIMENSION		HYDRANT
	GRAVEL SURFACE	FFE	FINISHED FLOOR ELEVATION		WATER VALVE
	LANDSCAPED SURFACE	---	TREE/BRUSH LINE		CONIFEROUS TREE
	EXISTING BUILDINGS	---	RETAINING WALL		SPOT ELEVATION
		E	UNDERGROUND ELEC		SET CAPPED REBAR RLS. NO. 49505
		FD	UNDERGROUND FIBER OPTIC		ELEC. METER
		G	UNDERGROUND GAS		ELEC. TRANSFORMER
		OSP	OVERHEAD UTILITIES		GULLY ANCHOR
		SS	SANITARY SEWER		UTILITY POLE
		W	WATER MAIN		SANITARY MANHOLE
		---	ROCK WALL		STORM MANHOLE
		---	CENTER LINE		SQUARE GRATE CATCH BASIN
		---	RIGHT OF WAY LINE		CULVERT
		---	BOUNDARY LINE AS SURVEYED		
		---	SIGN		
		---	DECIDUOUS TREE		
		---	POST/BOLLARD		
		---	PVC VENT		



VICINITY MAP
NO SCALE

LEGAL DESCRIPTION OF PROPOSED CONCURRENT USE AREA

A 20.65 foot wide area for concurrent use purposes lying over, under and across that part of the Northwesterly 33.00 feet of South Street formerly Park Street, lying adjacent to the Southeastery line of Block 26, ENDION DIVISION OF DULUTH, according to the recorded plat thereof, St. Louis County, Minnesota, described as follows:

Commencing a the Southwesterly corner of Lot 16, Block 26, said ENDION DIVISION OF DULUTH; thence North 52 degrees 17 minutes 30 seconds East, along said Southeastery line of said Block 26 for a distance of 54.40 feet to the point of beginning of the parcel herein described; thence continue North 52 degrees 17 minutes 30 seconds East, along said Southwesterly line of Block 26 for a distance of 181.34 feet; thence South 37 degrees 42 minutes 30 seconds East 20.65 feet to the intersection with a line parallel with and distant 20.65 feet Southeastery of said Southeastery line of Block 26; thence South 52 degrees 17 minutes 30 seconds West, along said parallel line 181.34 feet; thence North 37 degrees 42 minutes 30 seconds West 20.65 feet to the point of beginning.

Said concurrent use area contains 3,745 Sq. Feet or 0.09 Acres.

Approved by the City Engineer of the City of Duluth, MN this ___ day of ___ 20__

By _____

LEGEND

	CONCRETE SURFACE		POB-POINT OF BEGINNING
	BITUMINOUS SURFACE		PROPOSED BUILDING LINE
	PROPOSED CONCURRENT USE AREA		PROPOSED IMPROVEMENT LINE
			CENTER LINE
			RIGHT OF WAY LINE
			PROPOSED CONCURRENT USE LINE
			FOUND CAPPED REBAR

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

Date: 5-3-2019

MN Lic. No. 49505

DEVELOPMENT PARCEL EXHIBIT

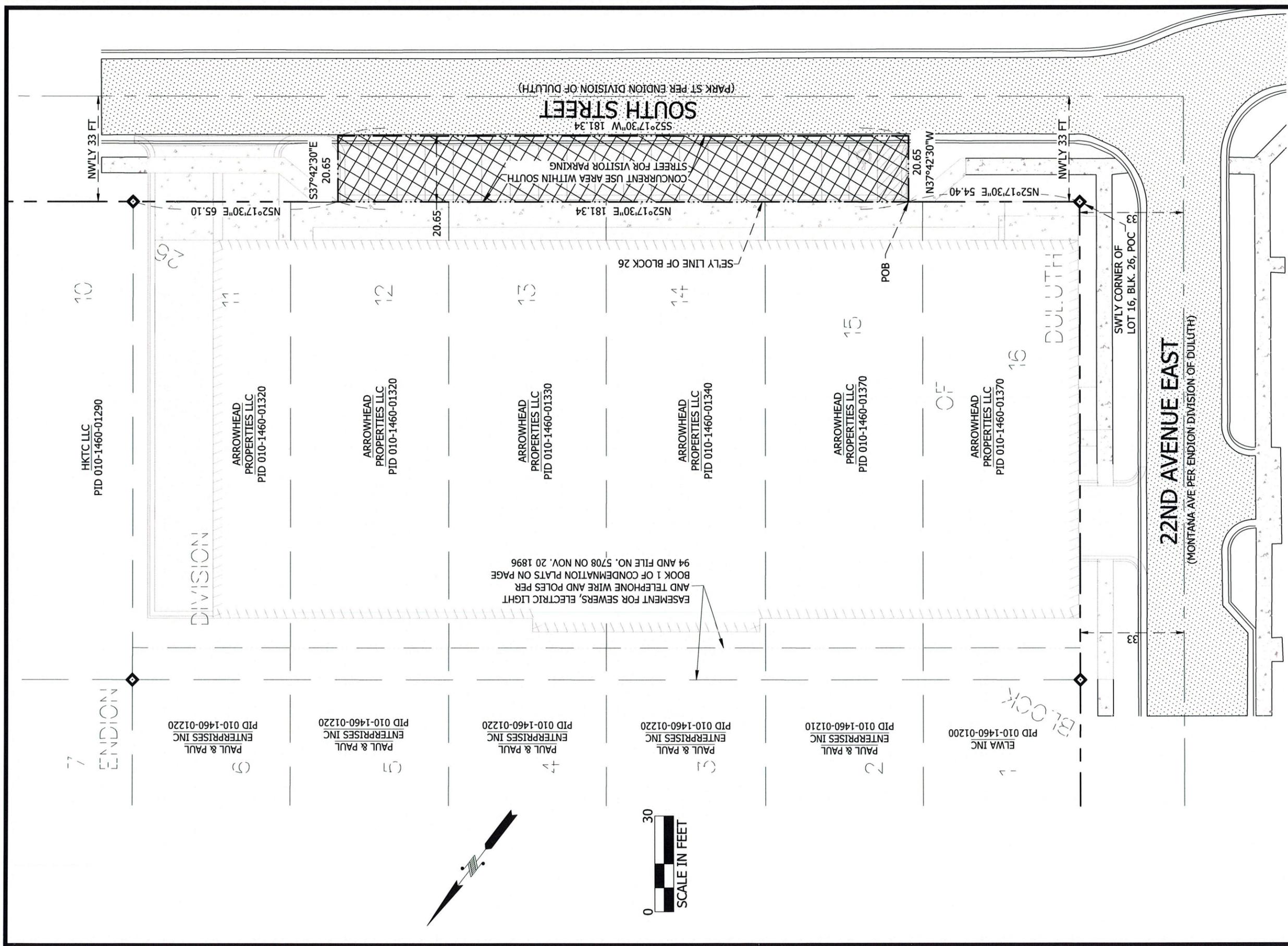
CLIENT: LAUNCH PROPERTIES	REVISIONS: XXX
DATE: 5-3-2019	
ADDRESS: SOUTH STREET DULUTH, MN	
JOB NUMBER: 18-177	SHEET 1 OF 2 SHEETS



LAND SURVEY COMPANY

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

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



CONCURRENT USE AREA
 3,745 Sq. Feet
 0.09 Acres

SURVEYOR'S 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)
3. THIS IS NOT A BOUNDARY SURVEY.

CONCURRENT USE AREA EXHIBIT

CLIENT: LAUNCH PROPERTIES	REVISIONS: XXX
DATE: 5-3-2019	
ADDRESS: SOUTH STREET DULUTH, MN	
JOB NUMBER: 18-177	SHEET 2 OF 2 SHEETS

ALTA
 LAND SURVEY COMPANY
 PHONE: 218-727-5211
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LEGAL DESCRIPTION FOR PUBLIC SIDEWALK EASEMENT

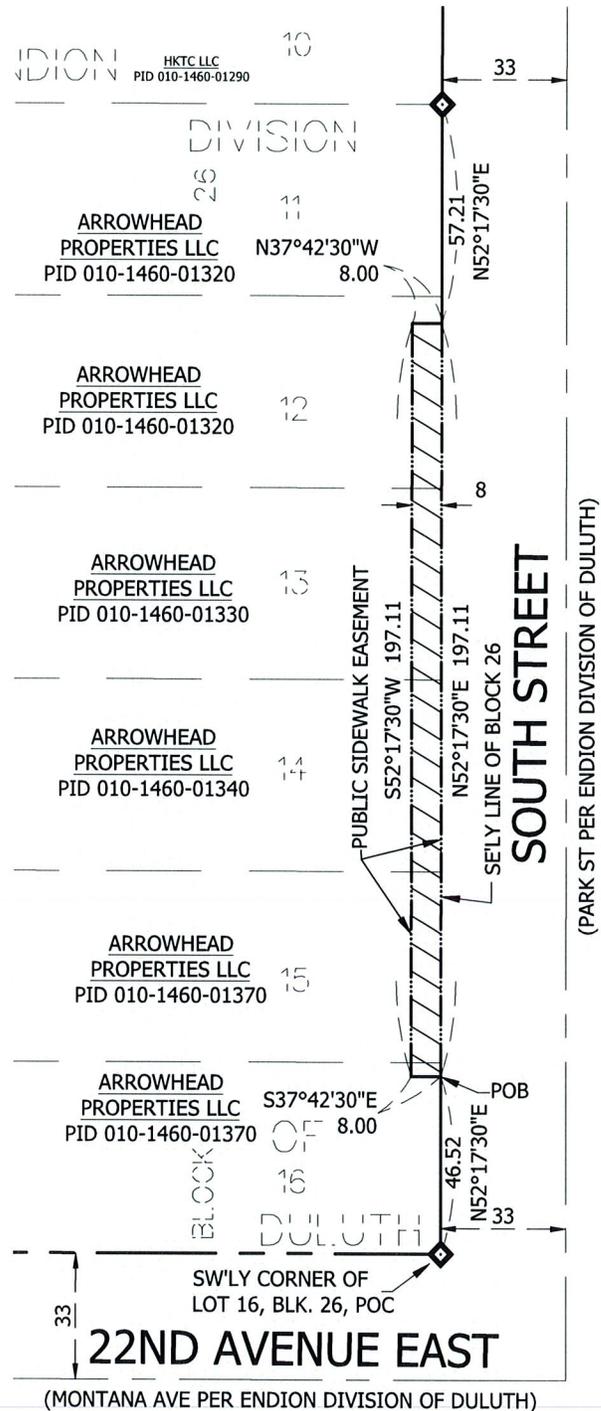
A 8.00 foot wide easement for public sidewalk purposes lying over, under and across that part of Lots 12, 13, 14, 15 and 16, Block 26, ENDION DIVISION OF DULUTH, according to the recorded plat thereof, St. Louis County, Minnesota, described as follows:

Commencing at the Southwesterly corner of said Lot 16, Block 26; thence on an assumed bearing of North 52 degrees 17 minutes 30 seconds East, along the Southeasterly line of said Block 26 for a distance of 46.52 feet to the point of beginning of the easement herein described; thence continue North 52 degrees 17 minutes 30 seconds East, along said Southeasterly line of Block 26 for a distance of 197.11 feet; thence North 37 degrees 42 minutes 30 seconds West 8.00 feet to the intersection with a line parallel with and distant 8.00 feet Northwesternly of said Southeasterly line of Block 26; thence South 52 degrees 17 minutes 30 seconds West, along said parallel line 197.11 feet; thence South 37 degrees 42 minutes 43 minutes East 8.00 feet to the point of beginning.

Said easement contains 1,577 Sq. Feet or 0.04 Acres.

LEGEND

-  PROPOSED PUBLIC SIDEWALK EASEMENT
-  FOUND CAPPED REBAR RLS. NO. 49505
- POC-POINT OF COMMENCEMENT
- POB-POINT OF BEGINNING
- — — — — CENTER LINE
- - - - - RIGHT OF WAY LINE
- PROPOSED EASEMENT LINE



- SURVEYOR'S NOTES**
- BEARINGS ARE BASED ON THE ST. LOUIS COUNTY TRANSVERSE MERCATOR COORDINATE SYSTEM OF 1996. (NAD 83 2011)
 - 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

Date: 5-3-2019

MN Lic. No. 49505

PUBLIC SIDEWALK EASEMENT EXHIBIT

CLIENT: LAUNCH PROPERTIES	REVISIONS: XXX
DATE: 5-3-2019	
ADDRESS: SOUTH STREET DULUTH, MN	
JOB NUMBER: 18-177	



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Launch Properties:
CUP, Plan Review, Variance

*Traditional
Neighborhood*

*Neighborhood
Mixed Use*

*Central
Business
Secondary*

S 23rd Ave E

London Road

Legend

- Trout Stream (GPS)
- Other Stream (GPS)
- Open Space
- Open Space/Outside Duluth
- Rural Residential
- Low-density Neighborhood
- Traditional Neighborhood
- Urban Residential
- Neighborhood Commercial
- Central Business Secondary
- Central Business Primary
- Large-scale commercial
- Tourism/Entertainment District
- Commercial Waterfront
- General Mixed Use
- Neighborhood Mixed Use
- Light Industrial
- General Industrial
- Industrial Waterfront
- Business Park
- Transportation and Utilities
- Transportation and Utilities/Outside Duluth
- Medical District
- Institutional

S 22nd Ave E

South St



*Transportation
and Utilities*

S 21st Ave E

Water St



The City of Duluth has tried to ensure that the information contained in this map or electronic document is accurate. The City of Duluth makes no warranty or guarantee concerning the accuracy or reliability. This drawing/data is neither a legally recorded map nor a survey and is not intended to be used as one. The drawing/data is a compilation of records, information and data located in various City, County and State offices and other sources affecting the area shown and is to be used for reference purposes only. The City of Duluth shall not be liable for errors contained within this data provided or for any damages in connection with the use of this information contained within.









