





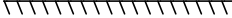





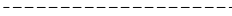





LEGAL DESCRIPTION OF PID NO. 010-0940-00610 PER DOCUMENT NO. 1237622  
Northerly Sixty feet (N'ly 60 ft) of Lots Two (2) and Four (4), WEST FIRST STREET,  
DULUTH PROPER FIRST DIVISION, according to the recorded plat thereof, on file and of  
record in the office of the County Recorder, in and for St. Louis County, Minnesota.

LEGAL DESCRIPTION FOR CONCURRENT USE PARCEL

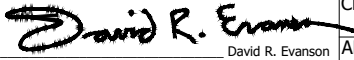

A parcel of land lying within the platted right of way of West First Street and of Lake Avenue, WEST FIRST STREET, DULUTH PROPER FIRST DIVISION, according the recorded plat thereof, St. Louis County, Minnesota, described as follows:  
Commencing at the West most corner of Lot 2, said WEST FIRST STREET, DULUTH PROPER FIRST DIVISION; thence on an assumed bearing of North 41 degrees 36 minutes 57 seconds East, along Southeasterly line of said West First Street and its Northeasterly extension, said line also being the Northwesterly line of said Lot 2 and its Northeasterly extension for a distance of 52.45 feet; thence North 48 degrees 23 minutes 03 seconds West 13.36 feet to the point of beginning of the parcel herein described; thence continue North 48 degrees 23 minutes 03 seconds West 4.00 feet; thence South 41 degrees 36 minutes 57 seconds West 15.50 feet; thence South 48 degrees 23 minutes 03 seconds East 4.00 feet; thence North 41 degrees 36 minutes 57 seconds East 15.50 feet to the point of beginning. Said parcel contains 62 Sq. Feet.

LEGEND

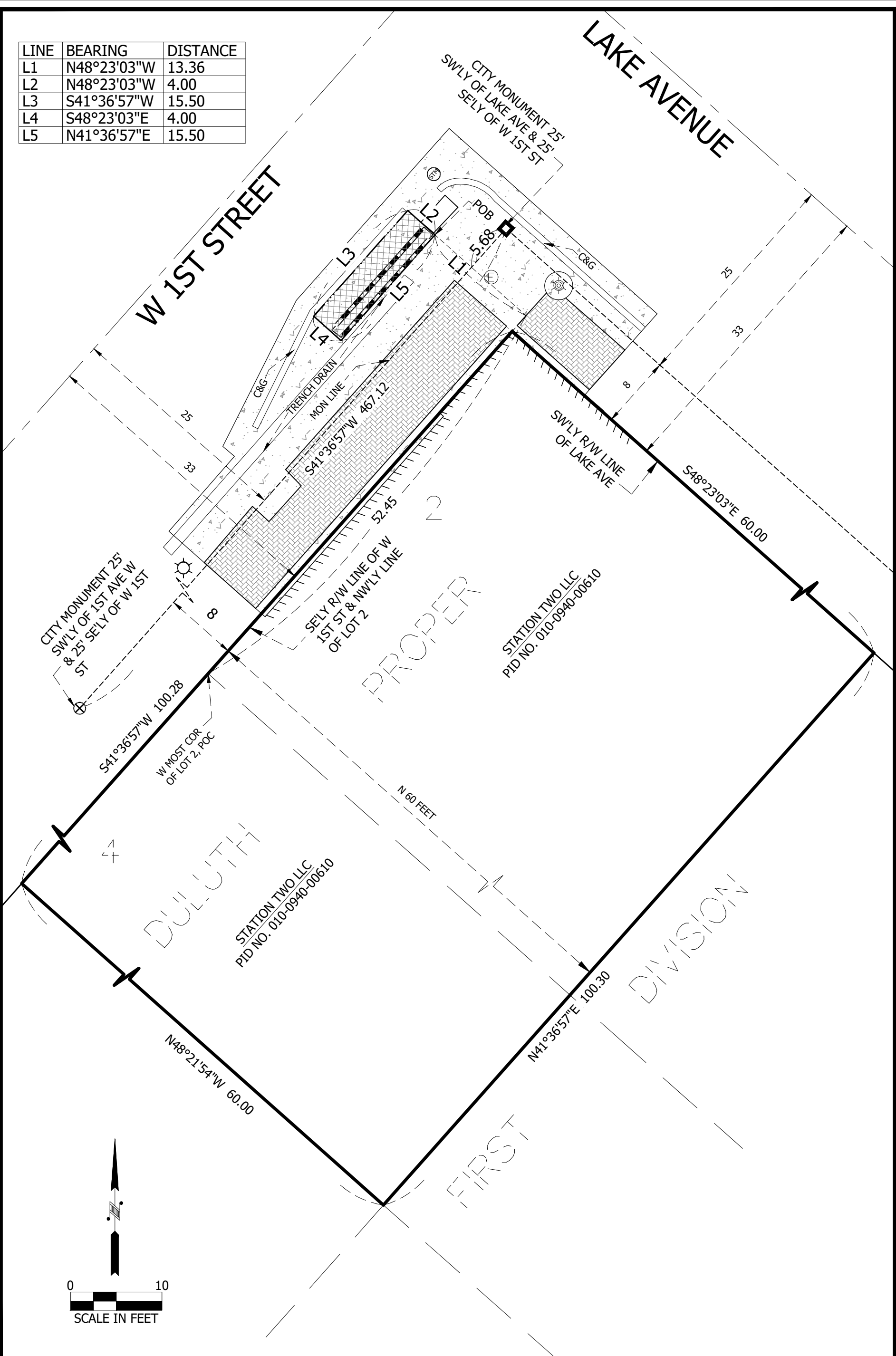
	CONCRETE SURFACE	R/W-RIGHT OF WAY POC-POINT OF COMMENCEMENT POB-POINT OF BEGINNING C&G-CONCRETE CURB & GUTTER		CONCURRENT USE AREA
	BITUMINOUS SURFACE			LIGHT POLE
	PAVER SURFACE			TRAFFIC SIGNAL
				SAWED/CHISELED X
				FOUND SURVEY MONUMENT
				MISC MANHOLE
				STORM MANHOLE

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)

<div>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.</div> <div> David R. Evanson</div> <div>DATE:SEPTEMBER 4, 2020 MN Lic. No. 49505</div>	CONCURRENT USE EXHIBIT		<div> ALTA LAND SURVEY COMPANY PHONE: 218-727-5211 LICENSED IN MN &amp; WI WWW. ALTALANDSURVEYDULUTH.COM</div>
	CLIENT:DSGW ARCHITECTS	REVISIONS:	
	ADDRESS:2 W 1ST ST, DULUTH, MN 55802 DATE:SEPTEMBER 4, 2020 JOB NO:20-268	SHEET 1 OF 2	

LINE	BEARING	DISTANCE
L1	N48°23'03"W	13.36
L2	N48°23'03"W	4.00
L3	S41°36'57"W	15.50
L4	S48°23'03"E	4.00
L5	N41°36'57"E	15.50



CONCURRENT USE EXHIBIT

CLIENT: DSGW ARCHITECTS  
ADDRESS: 2 W 1ST ST,  
DULUTH, MN 55802  
DATE: SEPTEMBER 4, 2020 JOB NO: 20-268

REVISIONS:

SHEET 2 OF 2

**ALTA**  
LAND SURVEY COMPANY  
PHONE: 218-727-5211  
LICENSED IN MN & WI  
WWW. ALTALANDSURVEYDULUTH.COM