



Building a Better World
for All of Us®

Attachment B

Board of Trade Building
Concurrent Use Permit
Proposed Legal Land Description
SEH No. DUDDI 144962

Benefitted Property Description (Torrens - COT No. 347895):

Tract A, Tract C, and Tract I, Registered Land Survey No. 142, according to the recorded plat thereof, St. Louis County, Minnesota.

Proposed Land Description:

All those parts of the Platted Alley northwesterly of and adjacent to Tract A, Tract C, and Tract I, Registered Land Survey No. 142, according to the recorded plat thereof, St. Louis County, Minnesota, being within the following described Parcel 1, Parcel 2, and Parcel 3:

Parcel 1 being located above NAVD 88 (Geoid Model 12A) elevation 683.74 and below NAVD 88 (Geoid Model 12A) elevation 685.07: Commencing at the Northerly Corner of said Tract A, thence South 41 degrees 36 minutes 57 seconds West along the northwesterly line of said Tract A, Tract I, and Tract C, said line also being the southeasterly line of said Platted Alley, a distance of 42.46 feet to the POINT OF BEGINNING; thence North 48 degrees 23 minutes 03 seconds West a distance of 0.83 feet; thence South 41 degrees 36 minutes 57 seconds West a distance of 7.97 feet; thence South 48 degrees 23 minutes 03 seconds East a distance of 0.83 feet to the said southeasterly line of said Platted Alley; thence North 41 degrees 36 minutes 57 seconds East along said line a distance of 7.97 feet to the Point of Beginning and there terminating;

Parcel 2 being located above NAVD 88 (Geoid Model 12A) elevation 681.84 and below NAVD 88 (Geoid Model 12A) elevation 688.42: Commencing at the Northerly Corner of said Tract A, thence South 41 degrees 36 minutes 57 seconds West along the northwesterly line of said Tract A, Tract I, and Tract C, said line also being the southeasterly line of said Platted Alley, a distance of 77.88 feet to the POINT OF BEGINNING; thence North 48 degrees 23 minutes 03 seconds West a distance of 1.00 foot; thence South 41 degrees 36 minutes 57 seconds West a distance of 7.83 feet; thence South 48 degrees 23 minutes 03 seconds East a distance of 1.00 foot to the said southeasterly line of said Platted Alley; thence North 41 degrees 36 minutes 57 seconds East along said line a distance of 7.83 feet to the Point of Beginning and there terminating;

Parcel 3 being located above NAVD 88 (Geoid Model 12A) elevation 688.42 and below NAVD 88 (Geoid Model 12A) elevation 697.65: Commencing at the Northerly Corner of said Tract A, thence South 41 degrees 36 minutes 57 seconds West along the northwesterly line of said Tract A, Tract I, and Tract C, said line also being the southeasterly line of said Platted Alley, a distance of 77.88 feet to the POINT OF BEGINNING; thence North 48 degrees 23 minutes 03 seconds West a distance of 2.33 feet; thence South 41 degrees 36 minutes 57 seconds West a distance of 7.83 feet; thence South 48 degrees 23 minutes 03 seconds East a distance of 2.33 feet to the said southeasterly line of said Platted Alley; thence North 41 degrees 36 minutes 57 seconds East along said line a distance of 7.83 feet to the Point of Beginning and there terminating;

All reported distances are horizontal. Subject to easements, restrictions, and reservations of record.

Engineers | Architects | Planners | Scientists

Short Elliott Hendrickson Inc., 418 West Superior Street, Suite 200, Duluth, MN 55802-1512

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CERTIFICATION

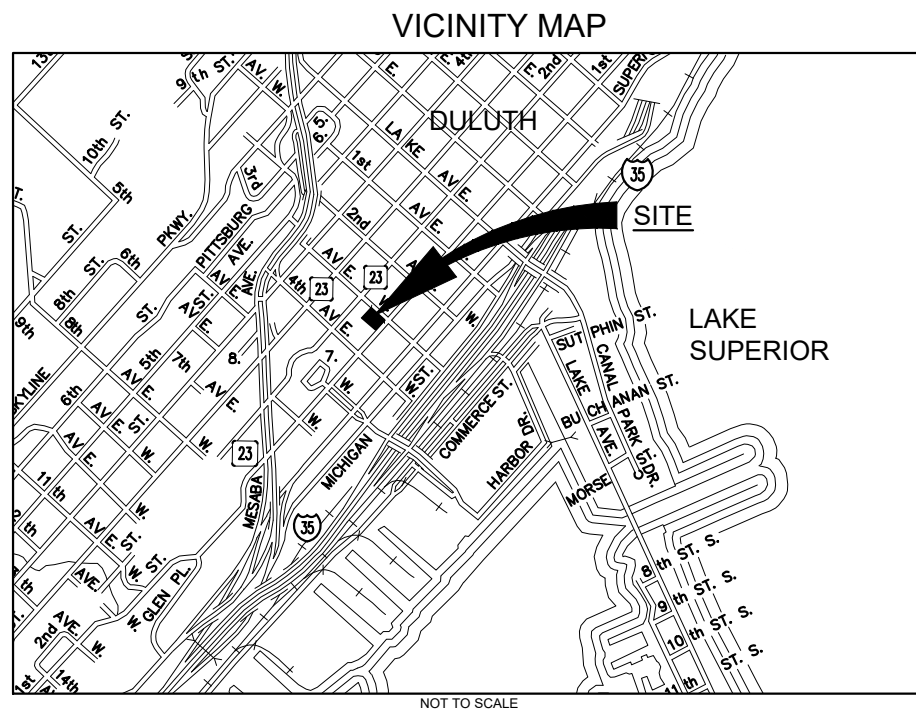
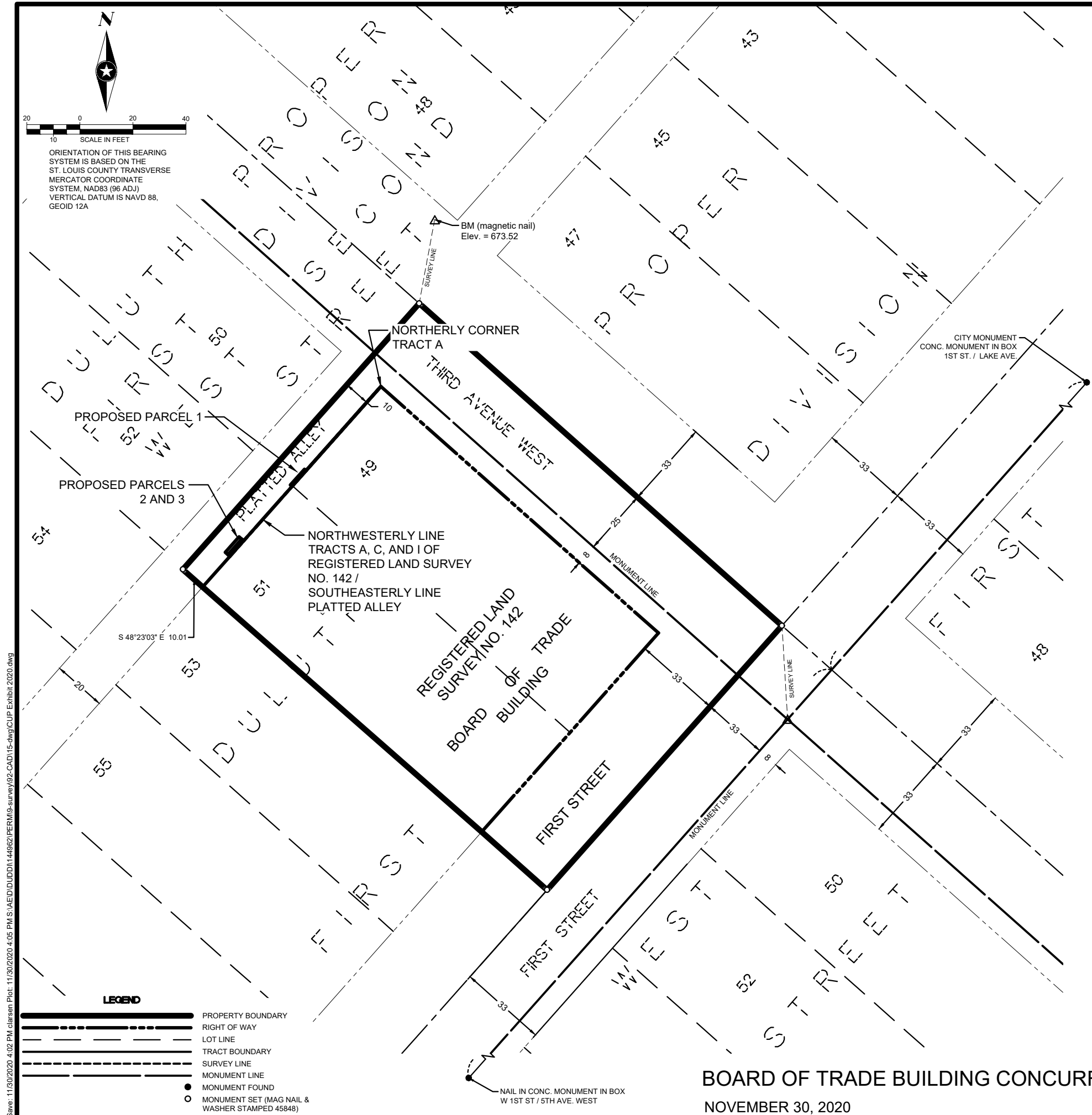
I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.



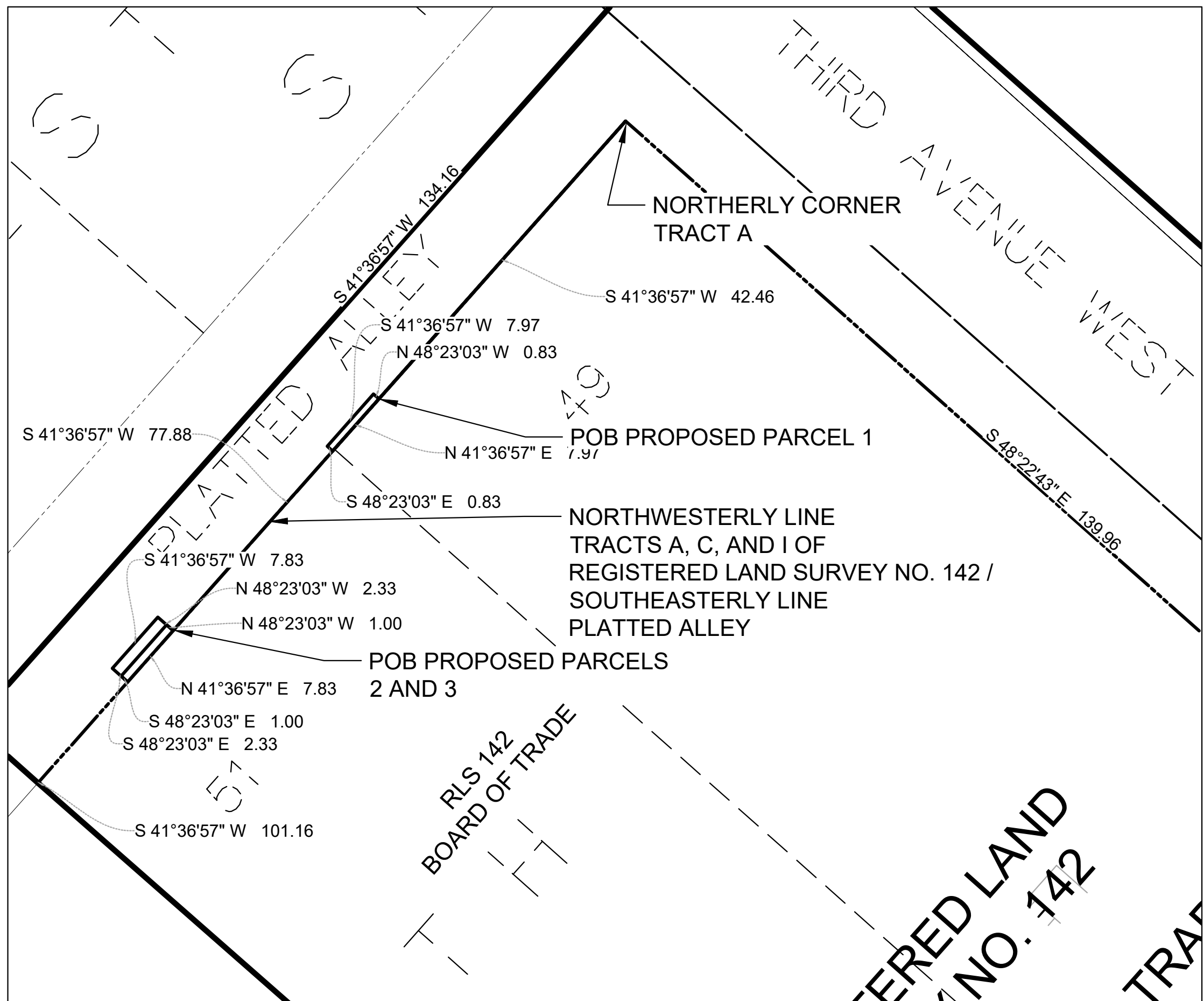
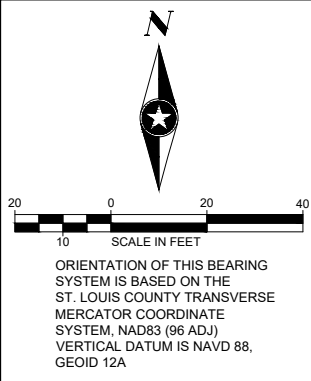
Chris A. Larsen, PLS
Minnesota License No. 45848

November 30, 2020
Date

Attachment A



Save: 11/30/2020 4:02 PM clarsen Plot: 11/30/2020 4:04 PM S:\AE\DUDD\144862\PERM\9-survey\92-CAD\15-dwg\CUP Exhibit 2020.dwg



LEGEND	
	PROPERTY BOUNDARY
	RIGHT OF WAY
	LOT LINE
	TRACT BOUNDARY
	SURVEY LINE
	MONUMENT LINE
	MONUMENT FOUND
	MONUMENT SET (MAG NAIL & WASHER STAMPED 45848)