

# Exhibit A

## LEGAL DESCRIPTION OF DRAINAGE EASEMENT VACATION

That certain drainage easement dedicated on and depicted in Outlot G, COFFEE CREEK, according to the recorded plat thereof, St. Louis County, Minnesota described as follows:

Commencing at the Southeast corner of said Outlot G; thence on an assumed bearing of North 88 degrees 53 minutes 26 seconds West, along the South line of said Outlot G for a distance of 140.85 feet; thence North 01 degrees 06 minutes 34 seconds East 121.46 feet to the point of beginning of the drainage and utility easement vacation herein described; thence North 67 degrees 54 minutes 37 seconds East 79.84 feet; thence North 24 degrees 35 minutes 19 seconds West 59.26 feet; thence South 43 degrees 25 minutes 42 seconds West 97.46 feet; thence South 53 degrees 24 minutes 24 seconds East 22.02 feet to the point of beginning.

Said drainage easement contains 3,429 square feet or 0.08 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 SOUTH LINE OF OUTLOT G WHICH HAS A BEARING OF S88°53'26"E AS SHOWN ON COFFEE CREEK, ACCORDING TO THE RECORDED PLAT THEREOF, ST. LOUIS COUNTY, MINNESOTA.
3. THIS IS NOT A BOUNDARY SURVEY.

Approved by the City Engineer of the City of Duluth, MN this 11 day of JAN 2021

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. Evanson  
David R. Evanson

Date: SEPTEMBER 4, 2019

MN Lic. No. 49505

## EASEMENT VACATION EXHIBIT

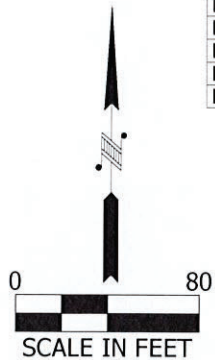
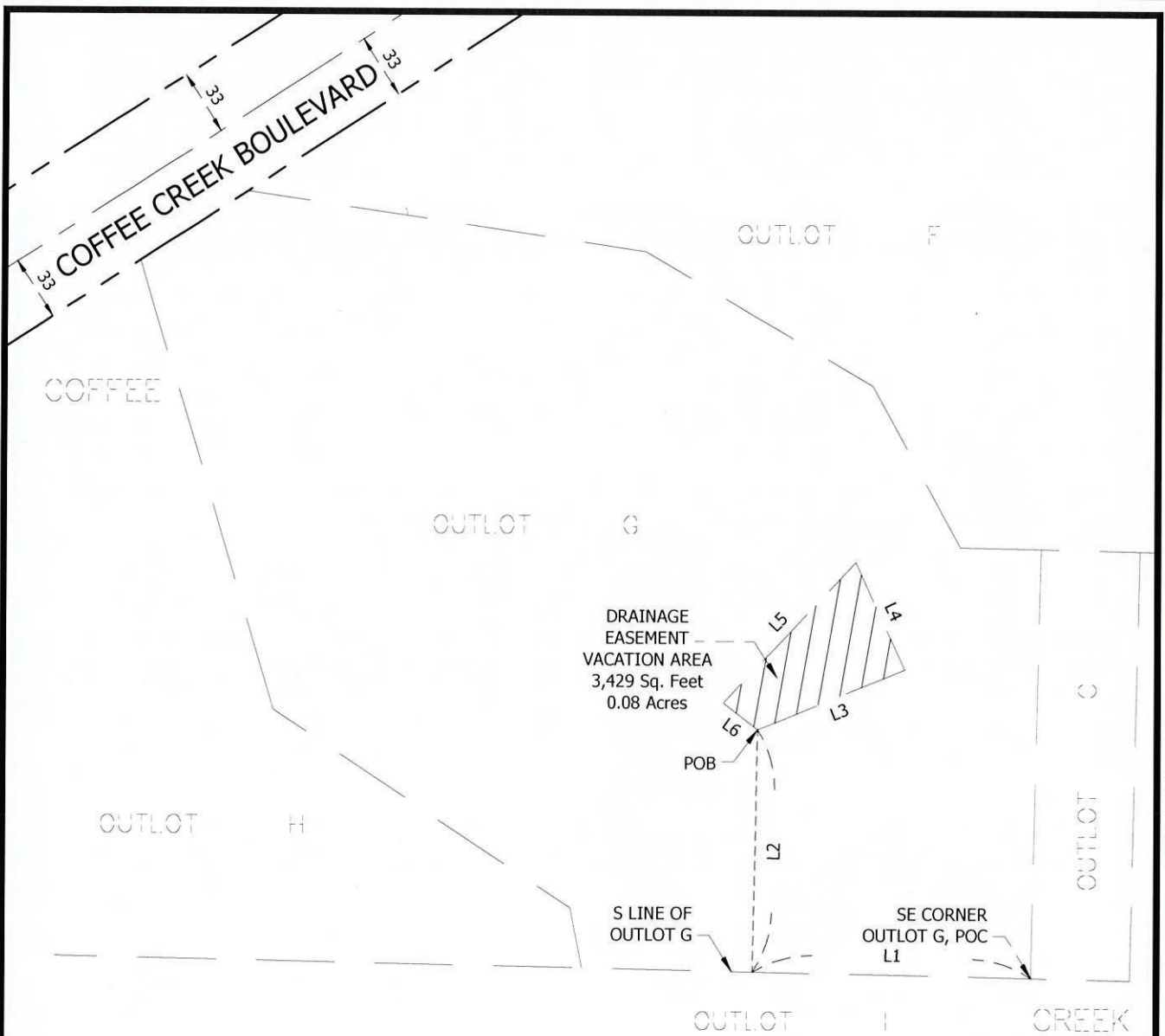
CLIENT: WILDAMERE C/O DEVIN DOYLE	REVISIONS: XXX
DATE: SEPTEMBER 4, 2019	SHEET 1 OF 2
ADDRESS: XXX COFFEE CREEK BOULEVARD, DULUTH, MN	
JOB NUMBER: 19-259	




LAND SURVEY COMPANY

* LAND SURVEYING	PHONE: 218-727-5211
* LAND DEVELOPMENT	LICENSED IN MN & WI
* PLATTING	CERTIFIED FEDERAL SURVEYOR
* LEGAL DESCRIPTIONS	WWW. ALTALANDSURVEYDULUTH.COM
* CONSTRUCTION STAKING	

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DATE: SEPTEMBER 4, 2019	SHEET 2 OF 2
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**ALTA**

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