

WEST SECOND STREET

DULUTH

PROPER

22

20

18

DIVISION

FIRST AVENUE WEST

N MOST COR
LOT 18, POB

S'LY R/W LINE WEST
SECOND STREET
N90°00'00"W 100.00

S89°05'00"E 50.01

N83°29'47"E 50.32

L2

E'LY LINE LOT 18

W'LY LINE LOT 20

33

33

REFER TO SURVEYOR'S NOTES

R/W-RIGHT OF WAY

POB-POINT OF BEGINNING

CENTER LINE

RIGHT OF WAY LINE

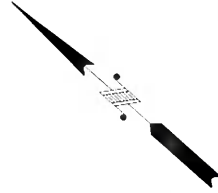
EASEMENT VACATION LINE

EXISTING PLAT LINE

EXISTING EASEMENT LINE

EASEMENT VACATION AREA

LINE	BEARING	DISTANCE
L1	S00°00'00"E	8.60
L2	N00°00'00"W	3.70



VACATION EXHIBIT

CLIENT: NCE REVISIONS:

ADDRESS: 102 W 2ND STREET

DULUTH, MN 55802

DATE: 02-02-2026

JOB NO: 24-368

SHEET 2 OF 2



LAND SURVEY COMPANY

PHONE: 218-727-5211

LICENSED IN MN & WI

WWW.ALTAANDSIIRVEYDULUTH.COM

LEGAL DESCRIPTION OF SLOPES AND FILLS EASEMENT VACATION

All that part of Lots 18 and 20, DULUTH PROPER FIRST DIVISION, WEST SECOND STREET according to the recorded plat thereof, St. Louis County, Minnesota described as follows:

Beginning the North most corner of said Lot 18; thence on an assumed bearing of North 90 degrees 00 minutes 00 seconds West, along the Southerly right of way line of West Second Street 100.00 feet the Westerly line of said Lot 20; thence South 00 degrees 00 minutes 00 seconds East, along said Westerly line 8.60 feet; thence South 89 degrees 05 minutes 00 seconds East 50.01 feet; thence North 83 degrees 29 minutes 47 seconds East 50.32 feet to the Easterly line of said Lot 18; thence North 00 degrees 00 minutes 00 seconds West, along said Easterly line 3.70 feet to the point of beginning. Said easement vacation area contains 778 square feet or 0.02 acres.

SURVEYOR'S NOTES

1. PORTION OF LOTS 18 AND 20, DULUTH PROPER FIRST DIVISION, WEST SECOND STREET CONDEMNED BY THE CITY OF DULUTH FOR SLOPE EASEMENT PER INSTRUMENT RECORDED IN THE OFFICE OF THE ST. LOUIS COUNTY RECORDER ON FEBRUARY 7, 1891 IN BOOK C, PAGE 321.
2. THIS IS NOT A BOUNDARY SURVEY.

Approved by the City Engineer of the
City of Duluth, MN this 3rd day
of MARCH 2026

By [Signature]

VACATION EXHIBIT

CLIENT: NCE REVISIONS:

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DULUTH, MN 55802

DATE: 02-02-2026 JOB NO: 24-368 SHEET 1 OF 2

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.

[Signature] David R. Evanson
DATE: 02-02-2026 MN License # 49505



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