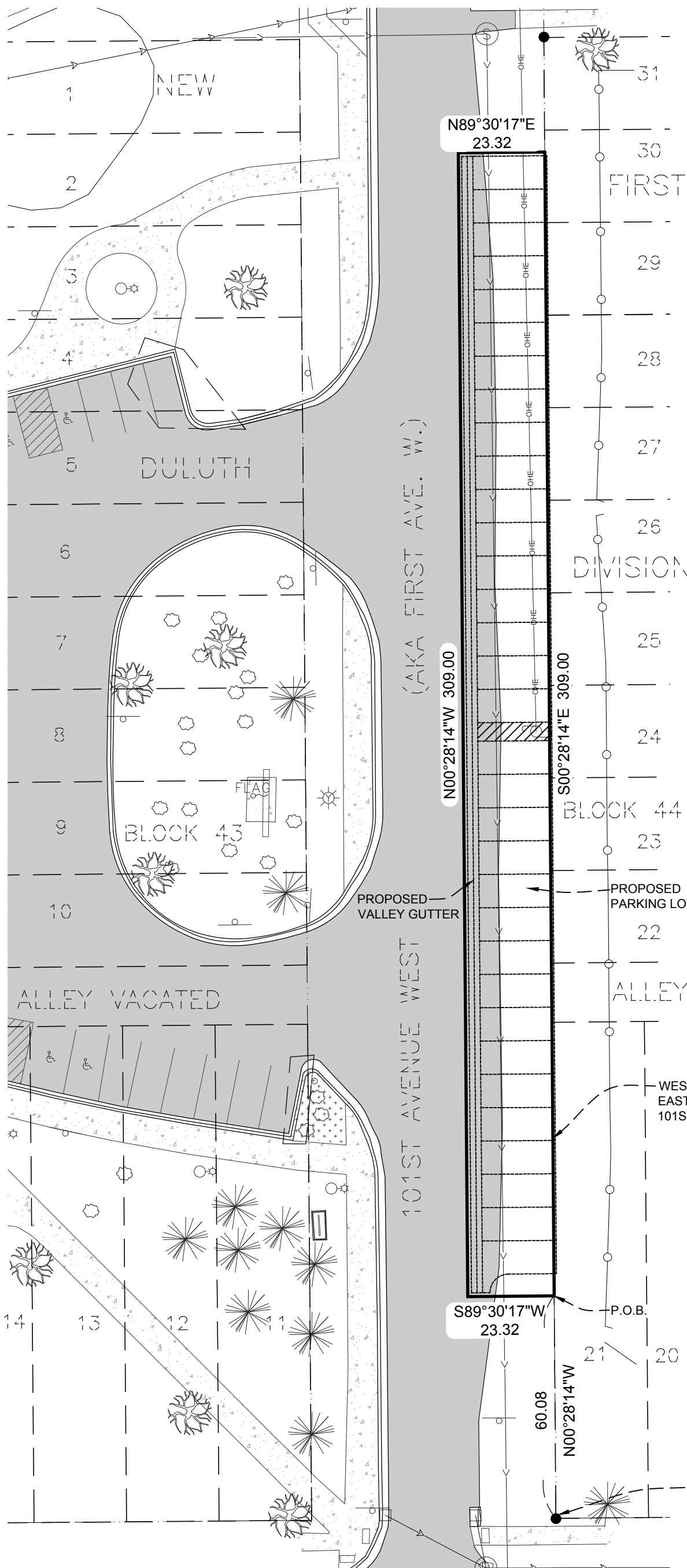
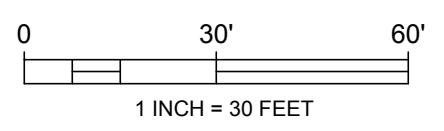


EXHIBIT CONCURRENT USE



LEGEND

- PLATTED & EXISTING LOT LINES
- EXISTING RIGHT OF WAY
- BOUNDARY LINE
- CHAINLINK FENCE
- STORM SEWER LINE
- SANITARY SEWER LINE
- OVERHEAD ELECTRIC
- SANITARY MANHOLE
- STORM MANHOLE
- CATCH BASIN
- SHRUB
- POWER POLE
- LIGHT POLE
- FLAG POLE
- YARD LIGHT
- SIGN
- HANDICAP PARKING
- DECIDUOUS TREE
- CONIFEROUS TREE
- CONCRETE PAVEMENT
- BITUMINOUS PAVEMENT
- LANDSCAPING



● = DENOTES FOUND IRON MONUMENT

WEST LINE OF BLOCK 44
EAST RIGHT OF WAY LINE OF
101ST AVE WEST

CONCURRENT USE LEGAL DESCRIPTION:

That part of 101st Avenue West, (A.K.A. First Ave. W.), NEW DULUTH FIRST DIVISION, according to the recorded plat thereof, St. Louis County, Minnesota described as follows:

Commencing at the southwest corner of Block 44, said NEW DULUTH FIRST DIVISION; thence North 00 degrees 28 minutes 14 seconds West, assumed bearing, along the west line of said Block 44, 60.08 feet to the point of beginning; thence South 89 degrees 30 minutes 17 seconds West, 23.32 feet; thence North 00 degrees 28 minutes 14 seconds West, 309.00 feet; thence North 89 degrees 30 minutes 17 seconds East, 23.32 feet to said west line; thence South 00 degrees 28 minutes 14 seconds East along said west line, 309.00 feet to the point of beginning.

SW CORNER OF BLOCK 44
NEW DULUTH FIRST DIVISION
FOUND 1/2" IRON PIPE CAP #15294

NO. 1	DATE 4/21/26	DESCRIPTION ADDED LEGAL DESC.	DATE: 3/3/2026	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. Jonathan D. Schuette 45352 DATE: 3/3/2026	PREPARED FOR: ISD 709 STOWE ELEMENTARY SCHOOL	 DESIGN TREE engineering + land surveying Corporate Office: 120 17th Ave W Alexandria, MN 56308 888-216-1916
			SCALE: AS SHOWN			
			DRAWN BY: CWK			
			CHECKED BY: JDS			
COPYRIGHT © 2026 BY DESIGN TREE ENGINEERING INCORPORATED			PROJECT NO. 12525002			

P:\125-DULUTH PUBLIC SCHOOLS\12525003-STOWE ELEMENTARY PARKING LOT\SURVEY\CAD\12525003-CONCURRENT USE EXHIBIT.DWG # # # # 4/21/2026



I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

PRINTED NAME: MICHAEL J. GERBER

DATE: XX-XX-25 LICENSE #: 56653

STOWE ELEMENTARY



DULUTH MN, 55808

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DRAWN BY: JEN

CHECKED BY: MJG

PROJECT NO.: 10925004

NO.	DATE	DESCRIPTION

SITE PLAN

DRAWING NO.

C201

NOTES:

- ALL DIMENSIONS SHOWN ARE TO FLOW LINE, CENTERLINE OF FENCE, EDGE OF PAVEMENT, OR EXTERIOR FACE OF BUILDING, UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL VERIFY ALL PLAN AND DETAIL DIMENSIONS PRIOR TO CONSTRUCTION.
- ALL INTERIOR PARKING STALL STRIPING SHALL BE 4" AND YELLOW IN COLOR.
- ACCESSIBLE PARKING STALL STRIPING, ACCESS AISLE, SYMBOL, AND SIGNAGE SHALL BE IN ACCORDANCE WITH LOCAL AUTHORITY REQUIREMENTS.
- CONTRACTOR SHALL MAINTAIN FULL ACCESS TO ADJACENT PROPERTIES DURING CONSTRUCTION AND TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES.
- ALL SITE WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER.
- CONTRACTOR SHALL PROVIDE A TEMPORARY PEDESTRIAN ACCESS ROUTE PLAN FOR ANY WORK PERFORMED WITHIN THE PUBLIC RIGHT-OF-WAY.
- CONTRACTOR SHALL PROVIDE A TEMPORARY TRAFFIC CONTROL PLAN FOR ANY WORK PERFORMED WITHIN THE PUBLIC RIGHT-OF-WAY.
- GOPHER STATE ONE CALL DAMAGE PREVENTION SYSTEM FOR BURIED UTILITIES. 1-800-252-1166. CONTRACTOR SHALL HIRE A PRIVATE UTILITY LOCATOR TO ASSIST WITH PRIVATE UTILITY LOCATES.

SITE LEGEND

- LIGHT DUTY BITUMINOUS PAVEMENT
- MILL AND OVERLAY BITUMINOUS PAVEMENT
- CONCRETE PAVEMENT
- CONCRETE SIDEWALK
- TRAFFIC CONTROL SIGNAGE
- PAINTED ACCESSIBLE PARKING SYMBOL

PROPERTY INFORMATION

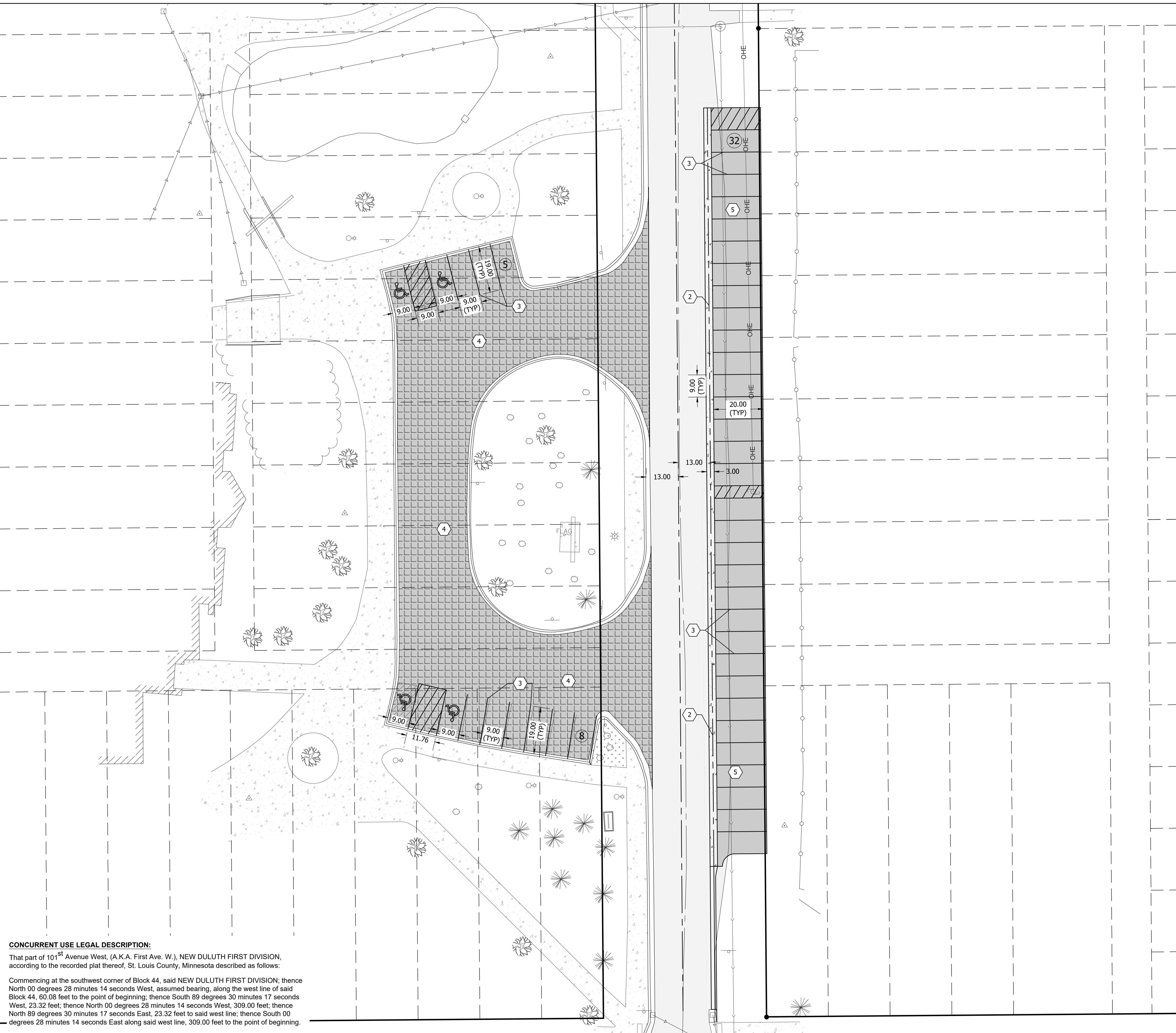
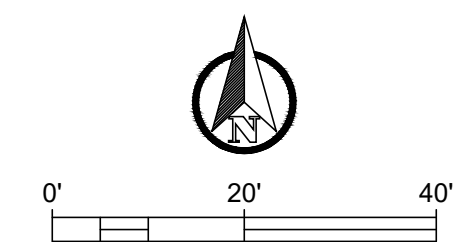
TOTAL PROPERTY AREA	X AC
DISTURBED AREA	X AC
EXISTING IMPERVIOUS AREA	X AC
PROPOSED IMPERVIOUS AREA	X AC

PARKING INFORMATION

ON-SITE PARKING STALLS	9 STALLS
ON-SITE ACCESSIBLE STALLS	4 STALLS
ON-STREET STALLS	32 STALLS
TOTAL STALLS	45 STALLS

KEY NOTES:

- 1 B612 CURB AND GUTTER CURB TRANSITION
- 2 VALLEY GUTTER
- 3 PARKING STRIPING
- 4 1.5" MILL & OVERLAY
- 5 BITUMINOUS PAVEMENT



CONCURRENT USE LEGAL DESCRIPTION:
That part of 101st Avenue West, (A.K.A. First Ave. W.), NEW DULUTH FIRST DIVISION, according to the recorded plat thereof, St. Louis County, Minnesota described as follows:
Commencing at the southwest corner of Block 44, said NEW DULUTH FIRST DIVISION; thence North 00 degrees 28 minutes 14 seconds West, assumed bearing, along the west line of said Block 44, 60.08 feet to the point of beginning; thence South 89 degrees 30 minutes 17 seconds West, 23.32 feet; thence North 00 degrees 28 minutes 14 seconds West, 309.00 feet; thence North 89 degrees 30 minutes 17 seconds East, 23.32 feet to said west line; thence South 00 degrees 28 minutes 14 seconds East along said west line, 309.00 feet to the point of beginning.

P:\12-DULUTH PUBLIC SCHOOLS\1225003-STOWE ELEMENTARY PARKING LOT\CIVIL\CAD\1225003-C-BASE-PROPOSED.DWG ## 4/7/2025