

LEGAL DESCRIPTION OF RIGHT OF WAY VACATION

All that part of Delaware Avenue, also known as 29th Avenue East abutting and lying adjacent to Lot 8, Block 42, HARRISON'S DIVISION OF DULUTH, according to the recorded plat thereof, St. Louis County, Minnesota, said right of way to be vacated is described as follows:

Commencing at the North most corner of said Block 42; thence on an assumed bearing of South 48 degrees 23 minutes 09 seconds East, along the Northeasterly line of said Block 42 for a distance of 7.20 feet to the point of beginning of said right of way vacation; thence continue South 48 degrees 23 minutes 09 seconds East, along said Northeasterly line 87.32 feet to the East line of said HARRISON'S DIVISION OF DULUTH; thence North 00 degrees 30 minutes 21 seconds East, along said East line 19.91 feet to a line parallel with and distant 15 feet Northeasterly of the Northeasterly line of said Block 42; thence North 48 degrees 23 minutes 09 seconds West, along said parallel line 74.23 feet; thence South 41 degrees 36 minutes 51 seconds West 15.00 feet to the point of beginning. Said right of way vacation contains 1,212 square feet or 0.03 acres.

LEGEND



RIGHT OF WAY
VACATION AREA

POC-POINT OF COMMENCEMENT
POB-POINT OF BEGINNING

— — — — — CENTER LINE
— — — — — RIGHT OF WAY LINE
— ··· — ··· — RIGHT OF WAY VACATION LINE
— — — — — EXISTING PLAT LINE

REFER TO SURVEYOR'S NOTES

SURVEYOR'S NOTES

1. PART OF BLOCK 42, HARRISON'S DIVISION OF DULUTH TAKEN FOR JEFFERSON STREET RIGHT OF WAY CONDEMNED BY THE CITY OF DULUTH PER INSTRUMENT RECORDED IN THE OFFICE OF THE ST. LOUIS COUNTY RECORDER ON AUGUST 16, 1900 IN BOOK 1 OF CONDEMNATION PLATS, PAGE 177.
2. CENTERLINE OF JEFFERSON STREET AS SHOWN ON OLD CITY OF DULUTH ENGINEERING RECORDS.
3. BEARINGS ARE BASED ON THE ST. LOUIS COUNTY TRANSVERSE MERCATOR COORDINATE SYSTEM OF 1996. (NAD 83 2011)
4. THIS IS NOT A BOUNDARY SURVEY.

Approved by the City Engineer of the City of
Duluth, MN this 3rd day of Nov 2025

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
MN License #49505
DATE: 10-07-2025

RIGHT OF WAY VACATION EXHIBIT

CLIENT: GRACE SHERVEY

REVISIONS:

ADDRESS: 2832 JEFFERSON STREET
DULUTH, MN 55804

DATE: 10-07-2025

JOB NO: 24-369A SHEET 1 OF 2

ALTA
LAND SURVEY COMPANY

PHONE: 218-727-5211
LICENSED IN MN & WI
WWW.ALTLANDSURVEYDULUTH.COM

LINE	BEARING	DISTANCE
L1	S48°23'09"E	7.20
L2	S48°23'09"E	87.32
L3	N00°30'21"E	19.91
L4	N48°23'09"W	74.23
L5	S41°36'51"W	15.00



0 30
SCALE IN FEET

JEFFERSON ST.

29TH AVE EAST
(DELAWARE AVE PER PLAT)

DIVISION

BLOCK

DULUTH

N MOST COR
BLOCK 42, POC

POB

NE'LY LINE
BLOCK 42

E LINE HARRISON'S
DIVISION OF DULUTH

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