

**VACATION DESCRIPTION:**

That part of 94th Avenue West, as platted and dedicated in RIVER SIDE PARK SECOND ADDITION TO DULUTH, according to the recorded plat thereof, St. Louis County, Minnesota, adjacent to lots 1, 2, 3, 4, 5, 6, 7 & 8, Block 21 in said RIVER SIDE PARK SECOND ADDITION TO DULUTH, described as follows:

Commencing at the northwest corner of Lot 1, Block 21, said RIVER SIDE PARK SECOND ADDITION TO DULUTH; thence South 0 degrees 33 minutes 40 seconds East, assumed bearing along the west line of Lots 1, 2, 3 and 4, said Block 21, a distance of 90.49 feet to the point of beginning of the tract to be described; thence continue South 0 degrees 33 minutes 40 seconds East, along the west line of Lots 4, 5, 6, 7 and 8, said Block 21, a distance of 259.73 feet to the to the most southerly corner of said Lot 8; thence South 30 degrees 43 minutes 20 seconds West, along the southwesterly extension of the southeasterly line of said Lot 8, a distance of 7.69 feet; thence southwesterly 54.97 feet, along the northeasterly extension of the southeasterly line of Lot 10, Block 19, said RIVER SIDE PARK SECOND ADDITION TO DULUTH, being a tangential curve, concave to the northwest, having a radius of 2789.90 feet and a central angle of 1 degree 07 minutes 44 seconds to the centerline of said 94th Avenue West; thence North 0 degrees 33 minutes 40 seconds West, along said centerline 284.92 feet to the northeasterly extension of the northwesterly line of Lot 1, said Block 19; thence North 49 degrees 02 minutes 50 seconds East, along the northeasterly extension of the northwesterly line of said Lot 1, a distance of 43.33 feet to the point of beginning.

**SURVEYOR NOTES:**

Orientation of the bearing system is based on the northwesterly line of Lot 1, Block 19, RIVER SIDE PARK SECOND ADDITION TO DULUTH to have a bearing of N 49°02'50" E.

JPJ Engineering has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.

Area of vacation is 8,994 square feet or 0.2065 acres ±.

**CERTIFICATION:**

I hereby certify that 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.

Signed this 8th day of September, 2025 for JPJ Engineering, Inc.



Austin J. Gotchnik,  License Number 62293

Revised October 2, 2025  
 Revised October 27, 2025  
 Revised November 17, 2025

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 Hibbing, MN 55746  
 (218) 262-5528  
 www.jpjeng.com

**VACATION EXHIBIT:**

For: Sumair Sheikh

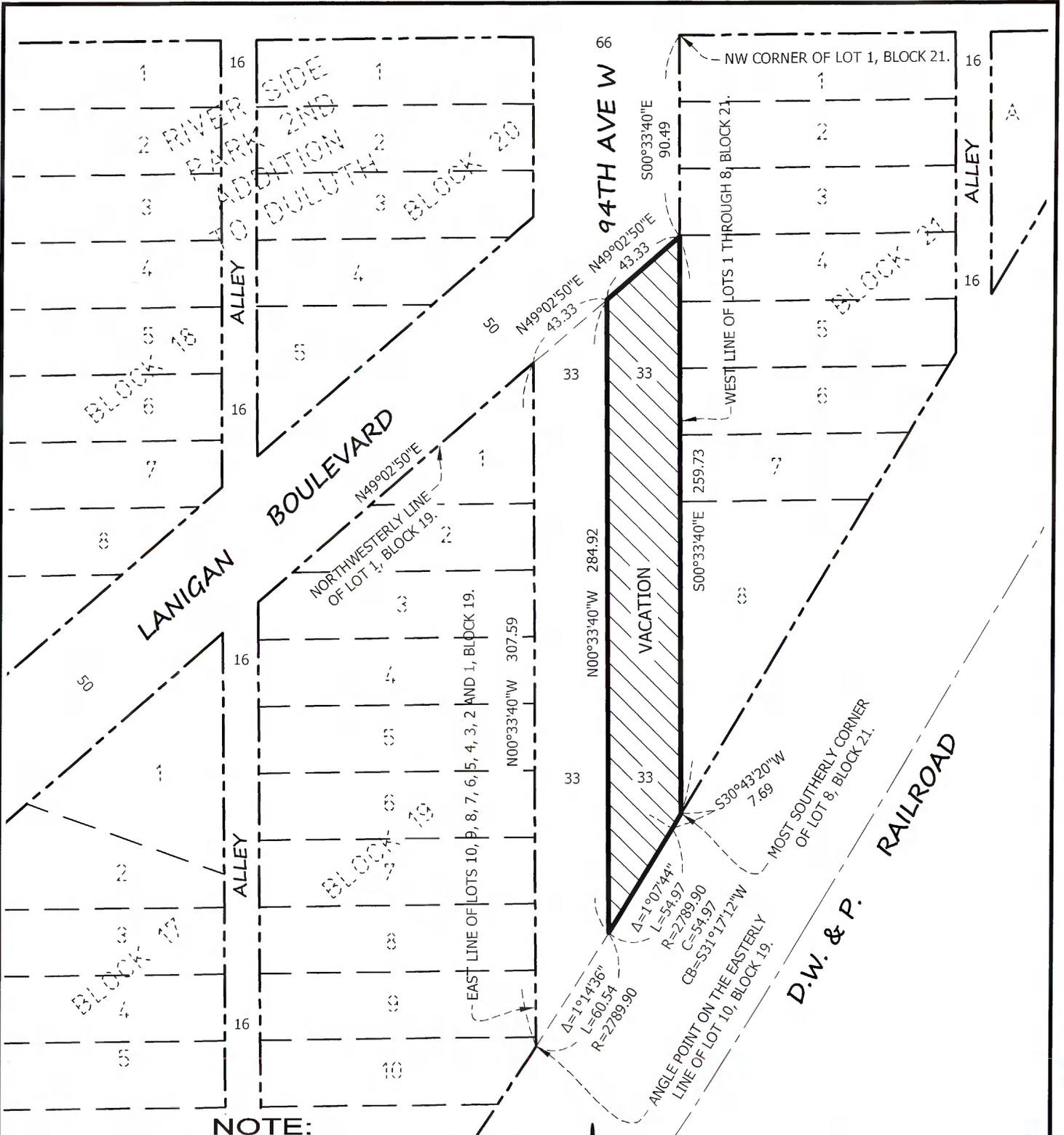
PROJECT NUMBER

25-522

SHEET NUMBER

1 of 2 Sheets

# Exhibit A



**NOTE:**

Orientation of the bearing system is based on the northwesterly line of Block 19, RIVER SIDE PARK SECOND ADDITION TO DULUTH have a bearing of N 49°02'50" E.

Area of vacation is 8,994 square feet or 0.2065 acres ±.



Denotes right of way to be vacated.

SCALE: 1 INCH = 60 FEET

Approved by:

*[Signature]*  
City Engineer

11/17/25  
Date

Revised October 2, 2025  
Revised October 27, 2025  
Revised November 17, 2025



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