

EXHIBIT III

UTILITY, STORMWATER AND DRAINAGE EASEMENT

This UTILITY, STORMWATER AND DRAINAGE EASEMENT is made by LOTUS REALTY SERVICES, INC., a Minnesota corporation (“Grantor”), in favor of the CITY OF DULUTH, a municipal corporation and political subdivision created and existing under the laws of the State of Minnesota (the “City”).

RECITALS

A. Grantor owns the real property in St. Louis County, Minnesota legally described as follows (the “Property”):

OutLot A HARBOR LIGHT


EXCEPT minerals and mineral rights in that part thereof formerly described as part of Lots 29 through 38 Block 4 Kensington Place Addition to Duluth and EXCEPT minerals in the remainder of Outlot A. That part of Outlot A formerly described as part of Lots 18-22 Block 4 Kensington Place Addition to Duluth is SUBJECT to mineral rights reserved by the State of Minnesota by deed filed for record as Document No 301818 and Microfilm Document No 19639 in the office of the Register of Deeds

B. Grantor wishes to grant the City a utility, stormwater and drainage easement over, under and across that portion of the Property legally described and depicted on the attached Exhibit A (the “Easement Area”) in trust for the benefit of the public and at no cost to the City (the “Easement”).

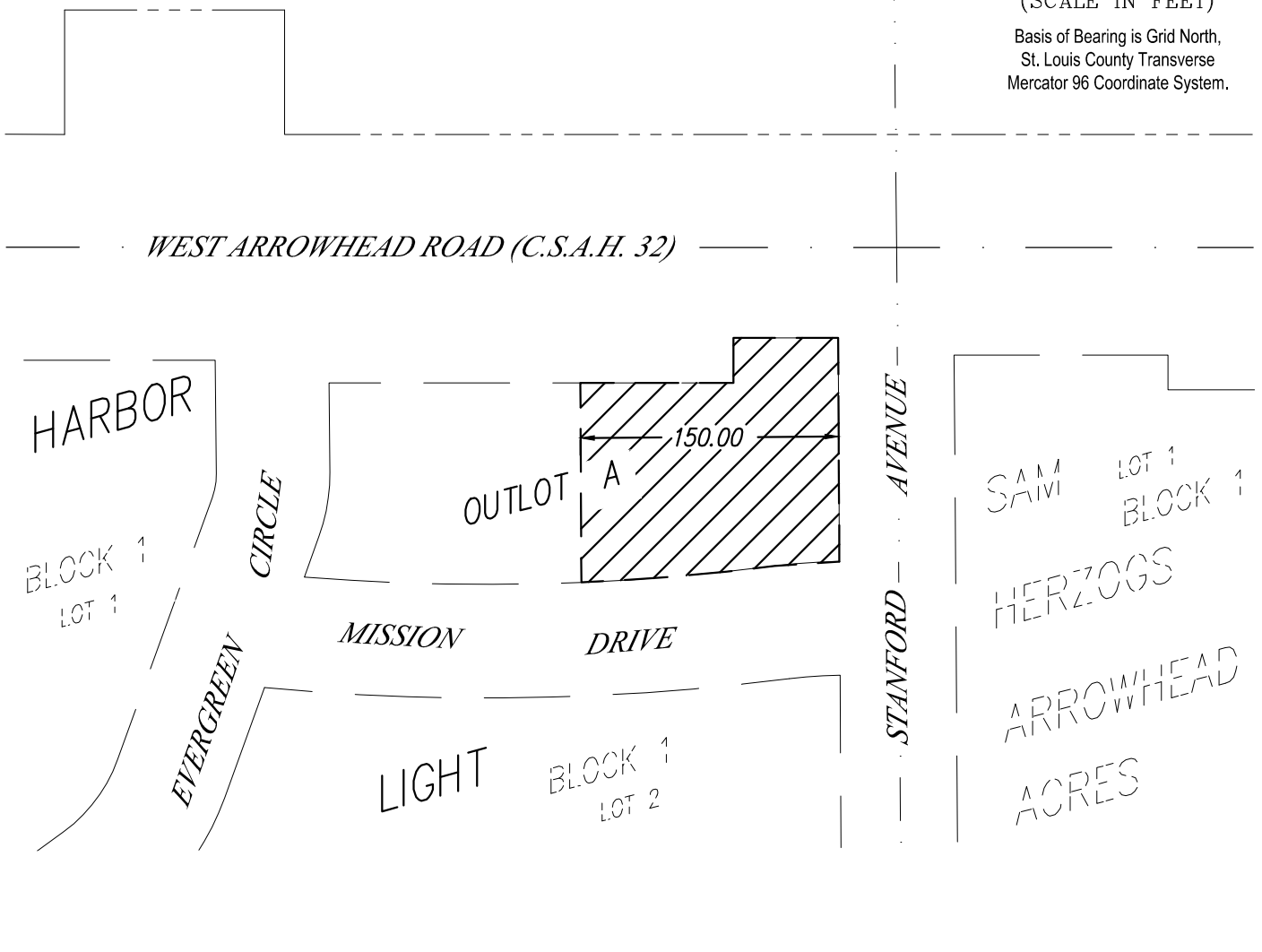
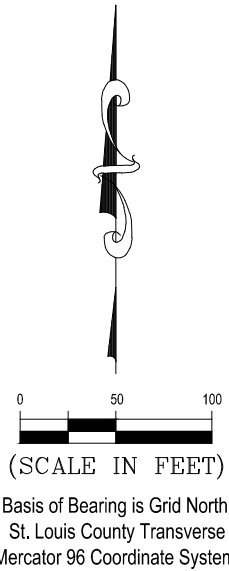
NOW, THEREFORE, for good and valuable consideration, Grantor grants to the City, in trust for the benefit of the public, a perpetual easement for utility, stormwater and drainage purposes over, under and across the Easement Area for the sole and exclusive benefit of the City. The Easement shall extend to and bind the heirs, successors and assigns of Grantor and the City

EXHIBIT A

DESCRIPTION:
THE EAST 150.00 FEET OF OUTLOT A, HARBOR LIGHT, CITY OF DULUTH,
ST. LOUIS COUNTY, MINNESOTA.

 = EASEMENT AREA

APPROVED BY: _____
CITY ENGINEER



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 Land Surveyor under the laws of the State of Minnesota.

Print Name: Paul A. Vogel License # 44075

Signature:  Date: 5/01/2026

DATE PREPARED: 5/01/26

PROJ NO: 260002

FILE: 260002vESMT.

SHEET 1 of 1 SHEETS



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