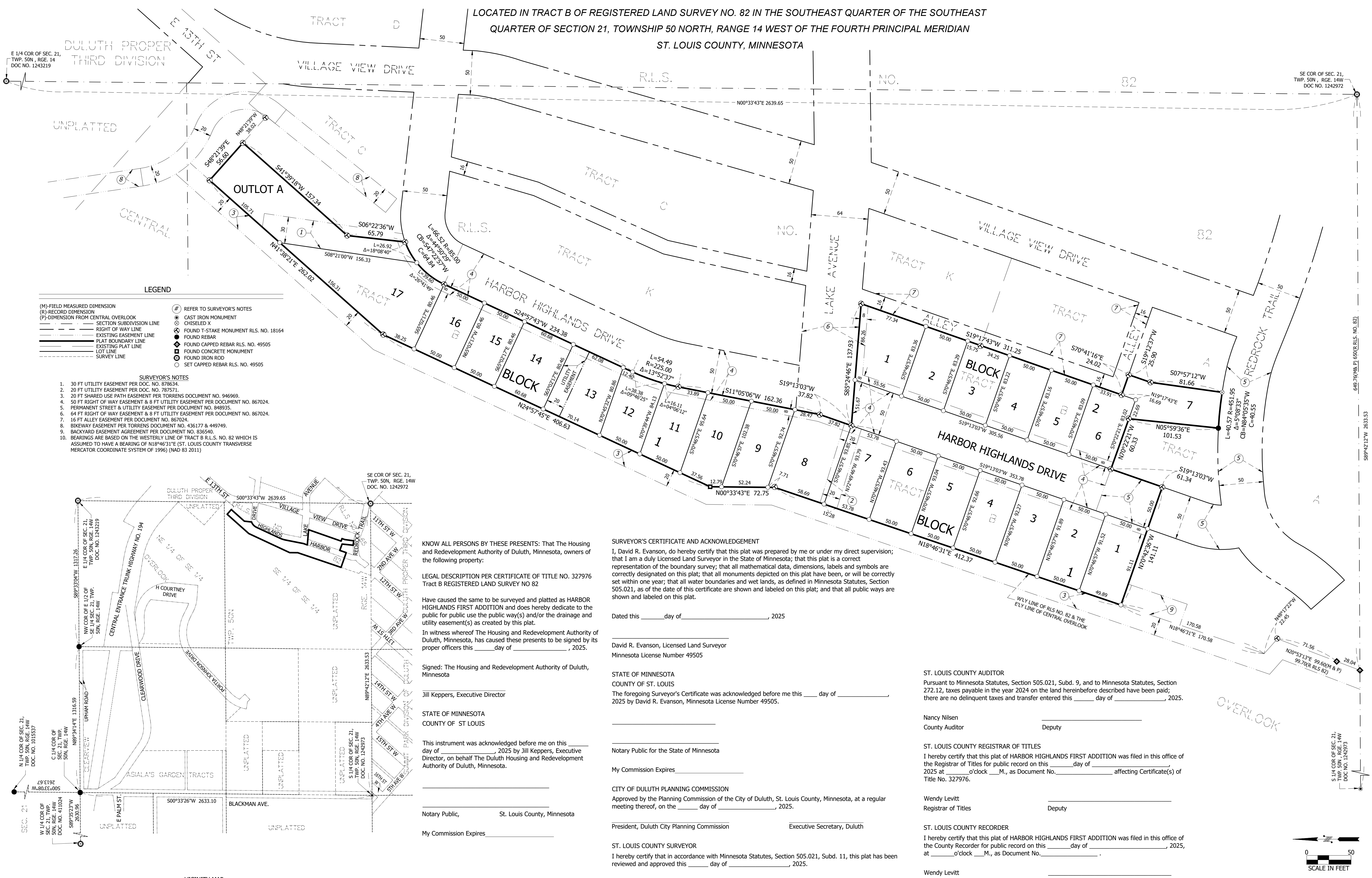


# PLAT OF HARBOR HIGHLANDS FIRST ADDITION

LOCATED IN TRACT B OF REGISTERED LAND SURVEY NO. 82 IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 50 NORTH, RANGE 14 WEST OF THE FOURTH PRINCIPAL MERIDIAN  
ST. LOUIS COUNTY, MINNESOTA



### LEGEND

- (M) - FIELD MEASURED DIMENSION
- (R) - RECORD DIMENSION
- (P) - DIMENSION FROM CENTRAL OVERLOOK
- SECTION SUBDIVISION LINE
- RIGHT OF WAY LINE
- EXISTING EASEMENT LINE
- PLAT BOUNDARY LINE
- EXISTING PLAT LINE
- LOT LINE
- SURVEY LINE
- ⊕ REFER TO SURVEYOR'S NOTES
- ⊗ CHISELED X
- ⊙ FOUND T-STAKE MONUMENT R.L.S. NO. 18164
- ⊙ FOUND REBAR
- ⊙ FOUND CAPPED REBAR R.L.S. NO. 49505
- ⊙ FOUND CONCRETE MONUMENT
- ⊙ FOUND IRON ROD
- SET CAPPED REBAR R.L.S. NO. 49505

### SURVEYOR'S NOTES

- 30 FT UTILITY EASEMENT PER DOC. NO. 878634.
- 20 FT UTILITY EASEMENT PER DOC. NO. 787571.
- 20 FT SHARED USE PATH EASEMENT PER TORRENS DOCUMENT NO. 946969.
- 50 FT RIGHT OF WAY EASEMENT & 8 FT UTILITY EASEMENT PER DOCUMENT NO. 867024.
- PERMANENT STREET & UTILITY EASEMENT PER DOCUMENT NO. 848935.
- 64 FT RIGHT OF WAY EASEMENT & 8 FT UTILITY EASEMENT PER DOCUMENT NO. 867024.
- 16 FT ALLEY EASEMENT PER DOCUMENT NO. 867024.
- BIKEWAY EASEMENT PER TORRENS DOCUMENT NO. 436177 & 449749.
- BACKYARD EASEMENT AGREEMENT PER DOCUMENT NO. 836540.
- BEARINGS ARE BASED ON THE WESTERLY LINE OF TRACT B R.L.S. NO. 82 WHICH IS ASSUMED TO HAVE A BEARING OF N18°46'31"E (ST. LOUIS COUNTY TRANSVERSE MERCATOR COORDINATE SYSTEM OF 1996) (NAD 83 2011)

KNOW ALL PERSONS BY THESE PRESENTS: That The Housing and Redevelopment Authority of Duluth, Minnesota, owners of the following property:

LEGAL DESCRIPTION PER CERTIFICATE OF TITLE NO. 327976 Tract B REGISTERED LAND SURVEY NO 82

Have caused the same to be surveyed and platted as HARBOR HIGHLANDS FIRST ADDITION and does hereby dedicate to the public for public use the public way(s) and/or the drainage and utility easement(s) as created by this plat.

In witness whereof The Housing and Redevelopment Authority of Duluth, Minnesota, has caused these presents to be signed by its proper officers this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

Signed: The Housing and Redevelopment Authority of Duluth, Minnesota

Jill Keppers, Executive Director

STATE OF MINNESOTA  
COUNTY OF ST LOUIS

This instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 2025 by Jill Keppers, Executive Director, on behalf The Duluth Housing and Redevelopment Authority of Duluth, Minnesota.

Notary Public, St. Louis County, Minnesota

My Commission Expires \_\_\_\_\_

SURVEYOR'S CERTIFICATE AND ACKNOWLEDGEMENT  
I, David R. Evanson, do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data, dimensions, labels and symbols are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.021, as of the date of this certificate are shown and labeled on this plat; and that all public ways are shown and labeled on this plat.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2025

David R. Evanson, Licensed Land Surveyor  
Minnesota License Number 49505

STATE OF MINNESOTA  
COUNTY OF ST. LOUIS

The foregoing Surveyor's Certificate was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2025 by David R. Evanson, Minnesota License Number 49505.

Notary Public for the State of Minnesota

My Commission Expires \_\_\_\_\_

CITY OF DULUTH PLANNING COMMISSION  
Approved by the Planning Commission of the City of Duluth, St. Louis County, Minnesota, at a regular meeting thereof, on the \_\_\_\_\_ day of \_\_\_\_\_, 2025.

President, Duluth City Planning Commission \_\_\_\_\_ Executive Secretary, Duluth \_\_\_\_\_

ST. LOUIS COUNTY SURVEYOR  
I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

Nick C. Stewart  
County Surveyor \_\_\_\_\_ Deputy \_\_\_\_\_

ST. LOUIS COUNTY AUDITOR  
Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, and to Minnesota Statutes, Section 272.12, taxes payable in the year 2024 on the land hereinbefore described have been paid; there are no delinquent taxes and transfer entered this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

Nancy Nilsen  
County Auditor \_\_\_\_\_ Deputy \_\_\_\_\_

ST. LOUIS COUNTY REGISTRAR OF TITLES  
I hereby certify that this plat of HARBOR HIGHLANDS FIRST ADDITION was filed in this office of the Registrar of Titles for public record on this \_\_\_\_\_ day of \_\_\_\_\_, 2025 at \_\_\_\_\_ o'clock \_\_\_\_\_ M., as Document No. \_\_\_\_\_ affecting Certificate(s) of Title No. 327976.

Wendy Levitt  
Registrar of Titles \_\_\_\_\_ Deputy \_\_\_\_\_

ST. LOUIS COUNTY RECORDER  
I hereby certify that this plat of HARBOR HIGHLANDS FIRST ADDITION was filed in this office of the County Recorder for public record on this \_\_\_\_\_ day of \_\_\_\_\_, 2025, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., as Document No. \_\_\_\_\_.

Wendy Levitt  
County Recorder \_\_\_\_\_ Deputy \_\_\_\_\_



VICINITY MAP  
NO SCALE  
SE 1/4 OF SEC. 21, TWP. 50N, RGE. 14W

