



LINE	BEARING	DISTANCE
L1	S41°37'52"W	35.11
L2	S41°37'52"W	75.11
L3	N52°56'25"E	10.20
L4	N46°25'19"E	25.14
L5	N36°50'23"E	25.14
L6	N34°02'10"E	15.13

LEGAL DESCRIPTION OF SLOPE EASEMENT VACATION

All that part of Lots 70, 72 and 74, DULUTH PROPER FIRST DIVISION, EAST FIFTH STREET, according to the recorded plat thereof, St. Louis County, Minnesota described as follows:

Commencing at the North most corner of said Lot 74; thence on an assumed bearing of South 41 degrees 37 minutes 52 seconds West, along the Southeasterly right of way line of said East Fifth Street 35.11 feet to the point of beginning; thence continue South 41 degrees 37 minutes 52 seconds West, along said Southeasterly right of way line 75.11 feet; thence North 52 degrees 56 minutes 25 seconds East 10.20 feet to the Southwesterly line of said Lot 72; thence North 46 degrees 25 minutes 19 seconds East 25.14 feet; thence North 36 degrees 50 minutes 23 seconds East 25.14 feet to the Southwesterly line of said Lot 74; thence North 34 degrees 02 minute 10 seconds East 15.13 feet to the point of beginning. Said parcel contains 178 square feet.

LEGEND

-  EASEMENT VACATION AREA
-  R/W-RIGHT OF WAY
-  POC-POINT OF COMMENCEMENT
-  POB-POINT OF BEGINNING
-  CENTER LINE
-  RIGHT OF WAY LINE
-  EASEMENT VACATION LINE
-  EXISTING PLAT LINE

SURVEYOR'S NOTES

1. PORTION OF LOTS 70, 72 AND 74, DULUTH PROPER FIRST DIVISION, EAST FIFTH STREET CONDEMNED BY THE CITY OF DULUTH FOR SLOPE EASEMENT PER INSTRUMENT RECORDED IN THE OFFICE OF THE ST. LOUIS COUNTY RECORDER ON MAY 10, 1890 IN BOOK C OF CONDEMNATION PLATS, PAGE 211.
2. THIS IS NOT A BOUNDARY SURVEY.

Approved by the City Engineer of the City of Duluth, MN this 10th day of DEC 20 25

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
MNI License #49505

CLIENT: ONE ROOF COMMUNITY HOUSING REVISIONS:

ADDRESS: EAST 5TH STREET
DULUTH, MN 55805

DATE: 11-11-2025 JOB NO: 24-048 SHEET 1 OF 1

VACATION EXHIBIT

ALTA
LAND SURVEY COMPANY

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LICENSED IN MN & WI
WWW.ALTLANDSURVEYDULUTH.COM