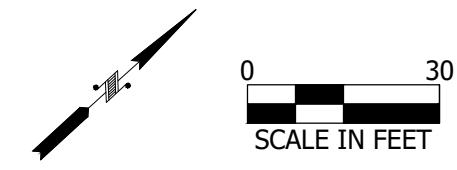


**CONCURRENT USE DETAIL**



**LEGAL DESCRIPTION FOR CONCURRENT USE PERMIT**  
 All that part of West 3rd Street lying adjacent to Lots 21 and 22 as dedicated on the plat of MACDOUGALL'S SUB DIVISION OF BLOCK 95 OF DULUTH PROPER SECOND DIVISION, according to the recorded plat thereof, St. Louis County, Minnesota, described as follows:  
 Commencing at the Northwesterly corner of said Lot 21; thence on an assumed bearing of North 41 degrees 35 minutes 29 seconds East, along the Northwesterly Line of said Lots 21 and 22 for a distance of 63.00 feet to the point of beginning of the parcel herein described; thence Northwesterly, deflecting 90 degrees to the left 14.50 feet; thence Northeastly, parallel with said Northwesterly line of Lots 21 and 22, deflecting 90 degrees to the right 22.00 feet; thence Southeastly, deflecting 90 degrees to the right 14.50 feet to said Northwesterly line of said Lot 22; thence Southwesterly along said Northwesterly line of Lots 21 and 22 for a distance of 22.00 feet to the point of beginning. Said parcel contains 319 Sq. Feet or 0.01 Acres

**LEGAL DESCRIPTION PER DOCUMENT NO. 1408353**  
 Lot Twenty-one (21) and the Westerly Thirty Feet (Wily 30') of Lot Twenty-two (22), MACDOUGALL'S SUBDIVISION OF BLOCK 95 OF DULUTH PROPER SECOND DIVISION, St. Louis County Minnesota.  
 AND  
 The Easterly, Twenty Feet (Ely 20') of Lot Twenty-two (22), MACDOUGALL'S SUBDIVISION OF BLOCK 95 OF DULUTH PROPER SECOND DIVISION, St. Louis County Minnesota.

**UNDERGROUND UTILITIES NOTES**

- UTILITIES SHOWN HEREON, HAVE BEEN PREPARED, IN PART, ON THE BASIS OF INFORMATION COMPILED AND FURNISHED BY OTHERS. THE SURVEYOR, ENGINEER AND ARCHITECT WILL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS WHICH HAVE BEEN INCORPORATED INTO THIS DOCUMENT AS A RESULT.
- UNDERGROUND UTILITIES SHOWN ON THE SURVEY ARE BASED IN PART ON MARKINGS PROVIDED BY GOPHER STATE ONE CALL TICKET NUMBER 260/50984.
- SOME UTILITIES SHOWN ON THIS SURVEY HAVE BEEN LOCATED BY MAPS AND OR UTILITY SKETCHES PROVIDED BY UTILITY COMPANIES, CITY OR COUNTY GIS. LOCATIONS ARE APPROXIMATE.
- UTILITIES SHOWN ON THIS SURVEY ARE SHOWN FOR APPROXIMATE LOCATION ONLY AND SHOULD BE VERIFIED BEFORE ANY EXCAVATION OR CONSTRUCTION.
- PRIVATE UTILITIES MAY EXIST BUT ARE NOT SHOWN ON THIS SURVEY. CONTACT A PRIVATE UTILITY LOCATOR FOR LOCATIONS.
- FIELD VERIFY SANITARY AND STORM SEWER PIPE SIZE AND LOCATION.

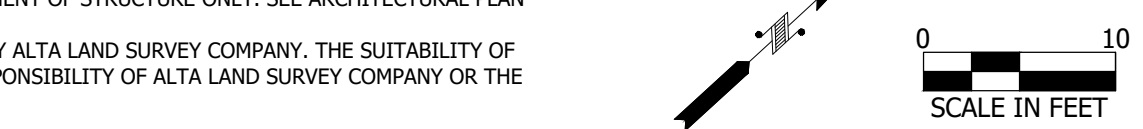
| LEGEND |                                     |
|--------|-------------------------------------|
|        | (M)-FIELD MEASURED DIMENSION        |
|        | (R)-RECORD DIMENSION                |
|        | toe TOE OF BANK OR GRADE BREAK      |
|        | top TOP OF BANK OR GRADE BREAK      |
|        | CONCRETE CURB & GUTTER              |
|        | RETAINING WALL                      |
|        | HAND RAILING LINE                   |
|        | ROAD GUARD RAIL LINE                |
|        | UNDERGROUND GAS                     |
|        | OVERHEAD UTILITIES                  |
|        | SANITARY SEWER                      |
|        | UNDERGROUND WATER LINE              |
|        | SETBACK LINE                        |
|        | CENTER LINE                         |
|        | RIGHT OF WAY LINE                   |
|        | SURVEY LINE                         |
|        | BOUNDARY LINE AS SURVEYED           |
|        | EXISTING PLAT LINE                  |
|        | ADJACENT PARCEL LINE                |
|        | CONCURRENT USE LINE                 |
|        | ⊗ GAS METER                         |
|        | ⊕ UTILITY SERVICE                   |
|        | ☼ CONIFEROUS TREE                   |
|        | ● POST/BOLLARD                      |
|        | ⊙ SPOT ELEVATION                    |
|        | ⦿ FOUND CAPPED REBAR RLS. NO. 14374 |
|        | ⦿ FOUND CAPPED REBAR RLS. NO. 24587 |
|        | ⦿ FOUND MAG NAIL                    |
|        | ⦿ SET DRILL HOLE ON TOP RET WALL    |
|        | ⦿ SET CAPPED REBAR RLS. NO. 49505   |
|        | ⦿ ELEC PANEL                        |
|        | ⦿ UTILITY POLE                      |
|        | ⦿ SANITARY MANHOLE                  |
|        | ⦿ POC-POINT OF COMMENCEMENT         |
|        | ⦿ POB-POINT OF BEGINNING            |

**SURVEYOR'S NOTES**

- THIS SURVEY HAS BEEN PREPARED WITHOUT BENEFIT OF A TITLE COMMITMENT OR TITLE OPINION. A TITLE SEARCH FOR RECORDED OR UNRECORDED EASEMENTS WHICH MAY BENEFIT OR ENCUMBER THIS PROPERTY HAS NOT BEEN COMPLETED BY ALTA LAND SURVEY COMPANY. THE SURVEYOR ASSUMES NO RESPONSIBILITY FOR SHOWING THE LOCATION OF RECORDED OR UNRECORDED EASEMENTS OR OTHER ENCUMBRANCES NOT PROVIDED TO THE SURVEYOR AS OF THE DATE OF THE SURVEY.
- BEARINGS ARE BASED ON THE ST. LOUIS COUNTY TRANSVERSE MERCATOR COORDINATE SYSTEM OF 1996. (NAD 83 2011)
- BUILDING DIMENSIONS SHOWN ARE FOR HORIZONTAL & VERTICAL PLACEMENT OF STRUCTURE ONLY. SEE ARCHITECTURAL PLAN FOR BUILDING FOUNDATION DIMENSIONS.
- NO SPECIFIC SOILS INVESTIGATION HAS BEEN COMPLETED ON THIS LOT BY ALTA LAND SURVEY COMPANY. THE SUITABILITY OF SOILS TO SUPPORT THE SPECIFIC STRUCTURE PROPOSED IS NOT THE RESPONSIBILITY OF ALTA LAND SURVEY COMPANY OR THE SURVEYOR.
- BENCHMARK SHOWN ON SURVEY.
- DUE TO SNOW AND ICE COVERAGE, SOME FEATURES MAY NOT HAVE BEEN VISIBLE DURING THE COURSE OF THIS SURVEY.

WEST 3RD ST.

NEW ST.



|  |  |   |                   |   |
|--|--|---|-------------------|---|
| <p>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.</p> <p><b>David R. Egan</b><br/>       David R. Egan<br/>       License #49505<br/>       DATE: 04-06-2026</p> |  | <p><b>CERTIFICATE OF SURVEY</b></p> <p>CLIENT: PETER FREDMAN<br/>       ADDRESS: 1712 WEST 3RD STREET<br/>       DULUTH, MN 55806<br/>       DATE: 04-06-2026</p> | <p>REVISIONS:</p> | <p><b>ALTA</b><br/>       LAND SURVEY COMPANY<br/>       PHONE: 218-727-5311<br/>       LICENSED BY MINN. REG.<br/>       WWW.ALTLANDSURVEY.COM</p> |
|--|--|---|-------------------|---|

