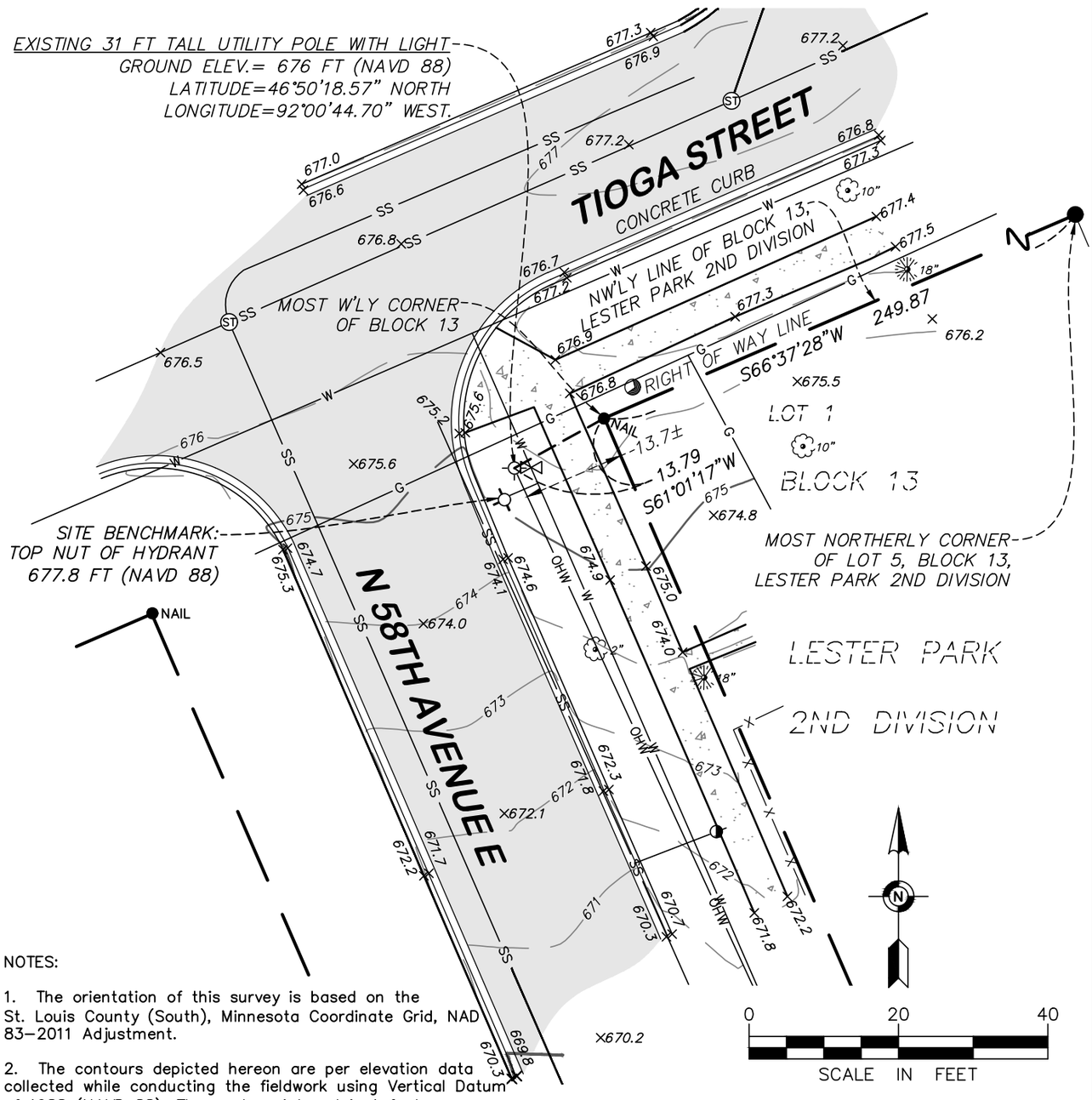
SITE LOCATION SURVEY FOR:
EDGE CONSULTING ENGINEERS, INC.
SITE LOCATION: Tioga Street and N 58th Avenue E, Duluth, Minnesota
SITE NAME: CRAN RUMW LESTR 007



NOTES:

1. The orientation of this survey is based on the St. Louis County (South), Minnesota Coordinate Grid, NAD 83–2011 Adjustment.

2. The contours depicted hereon are per elevation data collected while conducting the fieldwork using Vertical Datum of 1988 (NAVD 88). The contour interval is 1 foot.

3. Existing utilities, services and underground structures shown hereon were located either physically, from existing records made available to us, by resident testimony, or by locations provided by Gopher State One Call, per Ticket No. 253112084. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. Where additional or more detailed information is required, the client is advised that excavation may be necessary. Other utilities and services may be present and verification and location of all utilities and services should be obtained from the owners of the respective utilities prior to any design, planning or excavation.

DESCRIPTION

A point located within that part of North 58th Avenue East, dedicated as Sherman Street on the Lester Park 2nd Division, St. Louis County, Minnesota described as follows:

Commencing at the most northerly corner of Lot 5, Block 13, Lester Park 2nd Division; thence South 66 degrees 37 minutes 28 seconds West, assumed bearing, along the northwesterly line of said Block 13, a distance of 249.87 feet to the most westerly corner of said Block 13; thence South 61 degrees 01 minutes 17 seconds West, a distance of 13.79 feet to said point.

Dated this 25th day of February, 2026

LEGEND

- FOUND IRON MONUMENT
- NAIL — FOUND NAIL
- ST — STORM MANHOLE
- GATE VALVE
- HYDRANT
- SS — STORM SEWER
- W — WATERMAIN
- OHW — OVERHEAD WIRE
- G — UNDERGROUND GAS
- X — X — X — FENCE
- X 920.1 — SPOT ELEVATION
- 920 — EXISTING CONTOUR LINE
- OR — TREE
- TREE STUMP
- BITUMINOUS SURFACE
- CONCRETE SURFACE

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Egan, Field & Nowak, Inc.
land surveyors since 1872

475 Old Highway 8 NW, Suite 200
New Brighton, Minnesota 55112
PHONE: (612) 466-3300
WWW.EFNSURVEY.COM

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