

Exhibit 1

RECREATIONAL TRAIL EASEMENT AGREEMENT

THIS RECREATIONAL TRAIL EASEMENT AGREEMENT (this "Agreement") is entered into as of _____, 202____, by and between KWIK TRIP, INC., a Wisconsin corporation ("Grantor") and the CITY OF DULUTH, a municipal corporation and political subdivision created and existing under the laws of the State of Minnesota ("City").

WHEREAS, Grantor is the fee owner of the land legally described on the attached Exhibit A (the "Property").

WHEREAS, City wishes to obtain and Grantor is willing to grant an easement over that portion of the Property legally described and depicted on the attached Exhibit B (the "Easement Area") on the terms set forth in this Agreement.

NOW THEREFORE, Grantor, for good and valuable consideration, the receipt and sufficiency of which is acknowledged, does grant and convey to City, its successors and assigns, a perpetual, non-exclusive easement for public recreational, walkway, and trail purposes (the "Easement") over, under and across the Easement Area.

The Easement includes the right of City, its contractors, agents, and employees to enter the Easement Area at all reasonable times for the purposes of locating,

constructing, operating, installing, maintaining, and repairing a multi-use recreational trail and other improvements within the Easement Area. City, its contractors, agents and employees may add, cut, trim, or remove from the Easement Area bituminous material, bark, sand, stones, boards, grass, trees, shrubs, other vegetation, or other landscaping in City's discretion. City, its contractors, agents and employees may construct erosion control structures necessary to maintain a clear, dry passage of a multi-use recreational trail through the Easement Area, including the right to install, maintain, repair and replace waterbars, steps, and other trail surface structures, as well as culverts as necessary to traverse surface waters within the Easement Area. After the initial construction and installation of a multi-use recreational trail, following any disturbance of the surface within the Easement Area by Grantee or its agents, Grantee agrees to restore the Easement Area to the condition existing immediately prior to such entry, or better, as reasonably practicable. Restoration shall occur prior to reopening the Easement Area to public use.

Grantee's use of the Easement Area shall not unreasonably interfere with, or adversely affect, Grantor's use and enjoyment of Grantor's Property, including the Easement Area. Grantor reserves the right to utilize the Property, including the Easement Area, in any manner and for any purpose that will not materially interfere with the rights granted to Grantee in this Agreement.

Notwithstanding the foregoing paragraph, the parties acknowledge that the Easement Area currently contains a fence that is owned by Grantor (the "Fence"). The City's current plans for the multi-use recreational trail do not anticipate utilizing or disturbing that portion of the Easement Area containing the Fence. If the City determines it needs to remove or relocate the Fence to accommodate the multi-use recreational trail

and other improvements within the Easement Area, in City's sole discretion, Grantor hereby grants City the right, but not the obligation, to remove, at City's cost, the Fence from the Easement Area to accommodate City's multi-use trail and other improvements within the Easement Area. City shall provide at least thirty (30) days written notice to Grantor of its intent to remove or relocate the Fence. Within thirty (30) days of receipt of said notice, Grantor shall provide a written response selecting one of the following options: (i) a request to replace the Fence within the Easement Area; (ii) a request to replace the Fence on the Property outside the Easement Area, and Grantor shall provide a license to City to accommodate such request; or (iii) a determination that Grantor does not desire replacement of the Fence, and City shall be forever released of any obligation to replace the Fence. If Grantor fails to provide a written response prior to the City's removal of the Fence, Grantor shall be deemed to have determined that it does not desire City to replace the Fence and City shall have no obligation to replace the Fence.

In the event Grantor timely requests the City replace the Fence, City shall be obligated to replace, at City's cost, the Fence with a same or similar fence consisting of substantially similar size, length, height, style and color/stain specifications as the condition of Grantor's Fence at the time of City's written notice of intent to remove (the "Replacement Fence"). After installation of the Replacement Fence within the Easement Area or otherwise on the Property, City shall have no ongoing responsibility as to the Replacement Fence or its condition. Grantor shall assume ownership and all obligations of the Replacement Fence "AS-IS," WITHOUT ANY REPRESENTATIONS OR WARRANTY.

The Easement is granted for the purpose of allowing use of the Easement Area without charge for recreational purposes within the meaning of Minn. Stat. § 604A.20 through § 604A.27, with the intent that Grantor and the City shall thereby be immune from liability in accordance with said statutes.

This Agreement shall be governed by and construed in accordance with the laws of the State of Minnesota. This Agreement may be amended only in writing, signed by both of the parties hereto and recorded in the real estate records in St. Louis County, Minnesota. Grantor represents to City that the individual(s) executing this document on behalf of Grantor has the requisite authority to execute this document and bind Grantor thereto. This Agreement and each and every covenant, agreement, and other provision hereof shall inure to the benefit of and be binding upon the parties hereto and their respective successors and assigns. The Easement shall be perpetual and the Easement and all other rights granted in this Agreement shall run with the land.

[Remainder of this page is intentionally left blank.]

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed on the day and year first written above.

KWIK TRIP, INC.

By: _____

Its: _____

STATE OF WISCONSIN)
) ss
COUNTY OF LA CROSSE)

 This instrument was acknowledged before me this _____ day of
_____, 202____, by _____, the
_____, of Kwik Trip, Inc., a Wisconsin corporation

Notary Public

CITY OF DULUTH

By: _____
Roger J. Reinert, Mayor

By: _____
Alyssa Denham, City Clerk

STATE OF MINNESOTA)
) SS
COUNTY OF ST. LOUIS)

The foregoing instrument was subscribed and sworn before me this _____ day of _____, 202____, by Roger J. Reinert, Mayor of the City of Duluth, a municipal corporation and political subdivision organized and existing under the laws of the State of Minnesota.

Notary Public

STATE OF MINNESOTA)
) SS
COUNTY OF ST. LOUIS)

The foregoing instrument was subscribed and sworn before me this _____ day of _____, 202____, by Alyssa Denham, City Clerk of the City of Duluth, a municipal corporation and political subdivision organized and existing under the laws of the State of Minnesota.

Notary Public

This instrument was drafted by:

Office of the City Attorney
Room 440 City Hall
411 West 1st Street
Duluth, MN 55802-1198

EXHIBIT A
KWIK TRIP, INC. PROPERTY

PARCELS 1 and 4:

Lots L and M, Block 17, HUNTERS GRASSY POINT ADDITION TO DULUTH THIRD DIVISION, St. Louis County, Minnesota.

Lots 8, 9, 10, 11, 12, 13, 14 and 15, Block 17, HUNTERS GRASSY POINT ADDITION TO DULUTH THIRD DIVISION, St. Louis County, Minnesota.

Lots 1, 2, 3 and 4, Block 14, HUNTERS GRASSY POINT ADDITION TO DULUTH THIRD DIVISION, St. Louis County, Minnesota.

NE'ly 14 feet of Lot 5 Block 14 HUNTERS GRASSY POINT ADDITION TO DULUTH THIRD DIVISION, St. Louis County, Minnesota and also;

That part of 66th Avenue West which lies between S'ly line of Grand Avenue and the N'ly line of the former Northern Pacific Railway Company's right of way, and which also lies between Block 14 and Block 17 in HUNTERS GRASSY POINT ADDITION TO DULUTH THIRD DIVISION, as the same was vacated by Resolution dated May 1, 1940, records in the City Clerk.

Lots K and 7 Block 17 HUNTERS GRASSY POINT ADDITION TO DULUTH THIRD DIVISION EXCEPT that part which lies Northeasterly of and adjacent to the following described line: Commencing at the Northeast corner of said Block 17, thence Southwesterly along the Southeasterly line of said Block 17 a distance of 279.89 feet to the point of beginning of the line to be described; thence Northwesterly a distance of 125.15 feet to a point on the Northwesterly line of said Block 17 which is 158.86 feet Southwesterly of the Northwest corner of said Block 17 and there terminating.

EXCEPT that part of Lots 1 through 4, inclusive and part of Lot 5, all in Block 14 and Lots 8 through 15, inclusive and part of Lot 7, all in Block 17, HUNTERS GRASSY POINT ADDITION TO DULUTH THIRD DIVISION and that portion of vacated 66th Avenue West accruing thereto by reason of vacation thereof, shown as Parcel 62 on Minnesota Department of Transportation Right of Way Plats Numbered 69-151 and 69-152.

(This property is Torrens, the Torrens Certificate No. is 335600.0)
PIN Nos. 010-2410-00560 (Parcel 1) and 010-2410-00740 (Parcel 4)

PARCEL 2:

Lot 6 through 8, Block 14, HUNTERS GRASSY POINT ADDITION TO DULUTH THIRD DIVISION, St. Louis County, Minnesota.

SW'ly 11.00 ft of Lot 5 Block 14 HUNTERS GRASSY POINT ADDITION TO DULUTH THIRD DIVISION, St. Louis County, Minnesota.

EXCEPT that part of Lots 6 through 8, inclusive, and part of Lot 5, all in Block 14, HUNTERS GRASSY POINT ADDITION TO DULUTH THIRD DIVISION, shown as Parcel 62 on Minnesota Department of Transportation Right-of-Way Plat Nos 69-151 and 69-152.

(This property is Torrens, the Torrens Certificate No. is 335601.0)
PIN No. 010-2410-00600 (Parcel 2)

PARCEL 3:

Lot 9 Block 14 HUNTERS GRASSY POINT ADDITION TO DULUTH THIRD DIVISION, St. Louis County, Minnesota.

EXCEPT that part of Lot 9, Block 14, HUNTERS GRASSY POINT ADDITION TO DULUTH THIRD DIVISION, shown as Parcel 62 on Minnesota Department of Transportation Right of Way Plats numbered 69-151 and 69-152.

(This property is Torrens, the Torrens Certificate No. is 335602.0)
PIN No. 010-2410-00690 (Parcel 3)

PARCEL 5:

Lots A, B, C, D, E, F, G, H, I and J, Block 17 HUNTERS GRASSY POINT ADDITION TO DULUTH THIRD DIVISION, St. Louis County, Minnesota.

Lots 1, 2, 3, 4, 5 and 6, Block 17 HUNTERS GRASSY POINT ADDITION TO DULUTH THIRD DIVISION, St. Louis County, Minnesota.

That portion of Lots K and 7 Block 17 HUNTERS GRASSY POINT ADDITION TO DULUTH THIRD DIVISION, St. Louis County, Minnesota, which lies Northeasterly of and adjacent to the following described line: Commencing at the Northeast corner of said Block 17, thence Southwesterly along the Southeasterly line of said Block 17 a distance of 279.89 feet to the point of beginning of the line to be described; thence Northwesterly a distance of 125.15 feet to a point on the Northwesterly line of said Block 17 which is 158.86 feet Southwesterly of the Northwest corner of said Block 17 and there terminating.

EXCEPT That part of Lots 1 through 6, inclusive, part of Lot 7 and Lots D through F, inclusive, all in Block 17, HUNTERS GRASSY POINT ADDITION TO DULUTH THIRD DIVISION, as shown as Parcel 62 on Minnesota Department of Transportation Right of Way Plats Numbered 69-151 and 69-152.

(This property is Torrens, the Torrens Certificate No. is 335599.0)

PIN No. 010-2410-00840 (Parcel 5)

PARCELS 6 and 8:

All that part of the railroad right-of-way through the South 1/2 of the NE 1/4 of Section 13, Township 49 North of Range 15 West of the Fourth Principal Meridian, St. Louis County, Minnesota, lying between the Southeasterly line of Blocks 14 and 17, Hunter's Grassy Point Addition to Duluth, Third Division, and a line parallel with and distant 27 feet Southeasterly therefrom, measured at right angles, and lying between the Southerly line of Second Street South as shown on said plat (now known as Raleigh Street) and a line parallel with and distant 14 feet Southwesterly, measured at right angles, from the Southeasterly production of the Northeasterly line of Lot 5, Block 14, Hunter's Grassy Point Addition to Duluth, Third Division.

Part of the NE 1/4 of Section 13, Township 49 North of Range 15 West of the Fourth Principal Meridian, St. Louis County, Minnesota, described as follows: Commencing at the most Southerly corner of Lot 5, Block 14 of the recorded plat of Hunter's Grassy Point Addition to Duluth, Third Division; thence Northeasterly along the Southeasterly line of said Lot 5, a distance of 11.00 feet; thence deflect 90 degrees 00 minutes 00 seconds to the right in a Southeasterly direction along the Southeasterly extension of the Northeasterly line of the Southwesterly 11.00 feet of said Lot 5, a distance of 27.00 feet; thence deflect 90 degrees 00 minutes 00 seconds to the left in a Northeasterly direction, along a line 27.00 feet distant and parallel with the Southeasterly line of said Block 14, a distance of 91.50 feet to the point of beginning of a parcel of land to be described: Thence deflect 129 degrees 14 minutes 41 seconds to right in a Southerly direction a distance of 38.74 feet; thence deflect 129 degrees 14 minutes 41 seconds to the left in a Northeasterly direction, along a line 57.00 feet distant and parallel with the Southeasterly line of said Hunter's Grassy Point Addition to Duluth, Third Division, a distance of 401.50 feet; thence deflect 90 degrees 00 minutes 00 seconds to the left in a Northwesterly direction a distance of 30.00 feet; thence deflect 90 degrees 00 minutes 00 seconds to the left in a Southwesterly direction, along a line 27.00 feet distant and parallel with the Southeasterly line of said Hunter's Grassy Point Addition to Duluth, Third Division, a distance of 376.99 feet to the point of beginning.
(Abstract Property)

PIN Nos. 010-2744-00055 (Parcel 6) and 010-2744-00057 (Parcel 8)

PARCEL 7:

Part of the NE 1/4 of Section 13, Township 49 North, Range 15 West of the Fourth Principal Meridian, St. Louis County, Minnesota, described as follows: Commencing at the most Southerly corner of Lot 5, Block 14 of the recorded plat of Hunter's Grassy Point Addition to Duluth, Third Division; thence Northeasterly along the Southeasterly line of said Lot 5, a distance of 11.00 feet; thence deflect 90 degrees 00 minutes 00 seconds to the right in a Southeasterly direction, along the Southeasterly extension of the Northeasterly line of the Southwesterly 11.00 feet of said Lot 5, a distance of 27.00

feet; thence deflect 90 degrees 00 minutes 00 seconds to the left in a Northeasterly direction, along a line 27.00 feet distant and parallel with the Southeasterly line of said Block 14, a distance of 91.50 feet to the point of beginning of the parcel of land to be described: Thence deflect 129 degrees 14 minutes 41 seconds to the right in a Southerly direction a distance of 223.38 feet to the Northwest corner of Block 16 of the recorded plat of Hunter's Grassy Point Addition to Duluth, Third Division; thence deflect 129 degrees 14 minutes 41 seconds to the left in a Northeasterly direction, along a line 200.00 feet distant and parallel with the Southeasterly line of said Hunter's Grassy Point Addition to Duluth, Third Division, a distance of 790.52 feet to a point being 37.50 feet Westerly, measured radially to the centerline of the North leg of Burlington Northern Railroad Company's Wye track connecting said Railroad Company's St. Paul to Duluth Main Line to said Railroad Company's West Superior Branch Line; thence deflect 44 degrees 01 minutes 00 seconds to the left in a Northerly direction, along a line perpendicular to Raleigh Street, a distance of 86.72 feet to the Southerly right-of-way line of said Raleigh Street; thence deflect 90 degrees 00 minute 00 seconds to the left in a Northwesterly direction, along said Southerly right-of-way line, a distance of 156.86 feet to the intersection with a line 27.00 feet distant and parallel with the Southerly line of said Hunter's Grassy Point Addition to Duluth, Third Division; thence deflect 45 degrees 59 minutes 00 seconds to the left in a Southwesterly direction, along said parallel line, a distance of 602.56 feet to the point of beginning.

EXCEPT, Part of the NE 1/4 of the Section 13, Township 49 North, Range 15 West of the Fourth Principal Meridian, St. Louis County, Minnesota, described as follows: Commencing at the most Southerly corner of Lot 5, Block 14 of the recorded plat of Hunter's Grassy Point Addition to Duluth, Third Division; thence Northeasterly along the Southeasterly line of said Lot 5, a distance of 11.00 feet; thence deflect 90 degrees 00 minutes 00 seconds to the right in a Southeasterly direction, along the Southeasterly extension of the Northeasterly line of the Southwesterly 11.00 feet of said Lot 5, a distance of 27.00 feet; thence deflect 90 degrees 00 minute 00 seconds to the left in a Northeasterly direction, along a line 27.00 feet distant and parallel with the Southeasterly line of said Block 14, a distance of 91.50 feet to the point of beginning of the parcel of land to be described: Thence deflect 129 degrees 14 minutes 41 seconds to right in a Southerly direction a distance of 38.74 feet; thence deflect 129 degrees 14 minutes 41 seconds to the left in a Northeasterly direction, along a line 57.00 feet distant and parallel with the Southeasterly line of said Hunter's Grassy Point Addition to Duluth, Third Division, a distance of 401.50 feet; thence deflect 90 degrees 00 minutes 00 seconds to the left in a Northwesterly direction a distance of 30.00 feet; thence deflect 90 degrees 00 minutes 00 seconds to the left in a Southwesterly direction, along a line 27.00 feet distant and parallel with the Southeasterly line of said Hunter's Grassy Point Addition, Third Division, a distance of 376.99 feet to the point of beginning.
(Abstract Property)

PIN No. 010-2744-00056 (Parcel 7)

PARCEL 9:

Part of the NE 1/4 of Section 13. Township 49 North, Range 15 West of the Fourth Principal Meridian, St. Louis County, Minnesota, described as follows: Commencing at the most Southerly corner of said Lot 5, Block 14, Hunter's Grassy Point Addition to Duluth, Third Division; thence Northeasterly, along the Southeasterly line of said Lot 5, a distance of 11.00 feet to the point of beginning; Thence deflect 90 degrees 00 minutes 00 seconds to the right in a Southeasterly direction, along the Southeasterly extension of the Northeasterly line of the Southwesterly 11.00 feet of said Lot 5, a distance of 27.00 feet; thence deflect 90 degrees 00 minutes 00 seconds to the left in a Northeasterly direction, along a line 27.00 feet distant and parallel to the Southeast line of said Block 14, a distance of 91.50 feet; thence deflect 129 degrees 14 minutes 41 seconds to the right in a Southerly direction a distance of 223.38 feet to the Northwest corner of Block 16 of recorded plat of Hunter's Grassy Point Addition to Duluth; thence deflect 50 degrees 45 minutes 19 seconds to the right in a Southwesterly direction, along a line 200.00 feet distant and parallel with the Southeasterly line of said Hunter's Grassy Point Addition to Duluth, Third Division, a distance of 61.18 feet to the intersection with the Southeasterly extension of the Southwesterly line of Lot 9, Block 14, Hunter's Grassy Point Addition to Duluth, Third Division; thence deflect 90 degrees 00 minutes 00 seconds to the right in a Northwesterly direction, along the Southeasterly extension of the Southwesterly line of said Lot 9 to the most Southerly corner of said Lot 9, thence Northeasterly along the Southeasterly line of said Block 14, Hunter's Grassy Point Addition to Duluth, Third Division, to a point on the Southeasterly line of said Lot 5, at a point 11.00 feet Northeasterly of the Southerly corner, and the actual point of beginning.

(Abstract Property)

PIN No. 010-2744-00064 (Parcel 9)

NOTE: This property is Abstract and Torrens, the Torrens Certificate No. is 335599.0, 335600.0, 335601.0 and 335602.0.



Building a Better World
for All of Us®

EXHIBIT B

City of Duluth
Legal Land Descriptions
Cross City Trail
SEH No.: DULUT 180792

Proposed Easement Parcel:

A variable width strip of land over, under, and across that part of Lot 9, Block 14, HUNTERS GRASSY POINT ADDITION THIRD DIVISION, according to the recorded plat thereof, Saint Louis County, Minnesota, AND those parts of the Southwest Quarter of the Northeast Quarter (SW $\frac{1}{4}$ of NE $\frac{1}{4}$) and the Southeast Quarter of the Northeast Quarter (SE $\frac{1}{4}$ of NE $\frac{1}{4}$) of Section 13, Township 49 North, Range 15 West, Saint Louis County, Minnesota, according to the US Government Survey thereof, described as follows:

Commencing at the southeast corner of the said Southwest Quarter of the Northeast Quarter (SW $\frac{1}{4}$ of NE $\frac{1}{4}$), thence South 89 degrees 17 minutes 02 seconds West, assigned bearing, along the south line of said Southwest Quarter of the Northeast Quarter (SW $\frac{1}{4}$ of NE $\frac{1}{4}$), a distance of 1162.08 feet to the southeasterly line of State Trunk Highway 23 according to Minnesota Department of Transportation Right of Way Plat 69-152, thence North 43 degrees 57 minutes 19 seconds East, along the said southeasterly line, a distance of 1009.26 feet to the POINT OF BEGINNING of the easement line; with the following strip of land being 10.00 feet left and bounded on the right by the southwesterly line of said Lot 9 and its southeasterly extension; thence South 46 degrees 17 minutes 03 seconds East a distance of 129.59 feet to the beginning of a tangential curve, concave to the north, having a radius of 150.26 feet and a central angle of 89 degrees 48 minutes 31 seconds; with the following strip of land being 10.00 feet left and bounded on the right by the said southeasterly extension of the southwesterly line of Lot 9, and a line being 200 feet distant from, southeasterly of, and parallel with the southeasterly line of said HUNTERS GRASSY POINT ADDITION THIRD DIVISION, thence easterly along said curve a distance of 235.53 feet, with the following strip of land being 10.00 feet left and 14.00 feet right; thence North 43 degrees 54 minutes 26 seconds East, tangent to last described curve, a distance of 597.20 feet to the beginning of a tangential curve, concave to the west, having a radius of 90.00 feet and a central angle of 38 degrees 34 minutes 07 seconds; thence northerly along said curve a distance of 60.58 feet to the beginning of a reverse curve, concave to the east, having a radius of 90.00 feet and a central angle of 46 degrees 24 minutes 53 seconds; thence northerly along said curve a distance of 72.91 feet; thence North 51 degrees 45 minutes 12 seconds East, tangent to last described curve, a distance of 11.82 feet to the south line of Raleigh Street, according to Condemnation Plat Book 1, Page 105, on file and of record in the Office of the County Recorder of Saint Louis County, Minnesota, and there terminating. The sidelines of said strip of land shall be shortened or prolonged so as to terminate on the southeasterly line of said State Trunk Highway 23 and the south line of said Raleigh Street.

C:\Users\derjavec\AppData\Local\Microsoft\Windows\NetCache\Content.Outlook\IYCUGJR5\CCT Kwik Trip Easement Description.docx

Engineers | Architects | Planners | Scientists

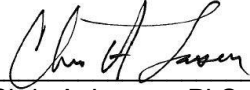
Short Elliott Hendrickson Inc., 418 West Superior Street, Suite 200, P.O. Box 229, Duluth, MN 55801-0229

218.279.3000 | 888.722.0547 | 888.908.8166 fax | sehinc.com

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CERTIFICATION

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.

A handwritten signature in black ink, appearing to read "Chris A. Larsen", is written over a horizontal line.

Chris A. Larsen, PLS
Minnesota License No. 45848

August 20, 2025

Date

MINNESOTA DEPARTMENT OF
TRANSPORTATION
RIGHT OF WAY PLAT 69-152

SELY LINE
GRAND AVE
AS PLATTED

N 43°57'19" E 1009.26

FOUND P.C.R.
INTERSECTION OF LOT LINE
AND MNDOT R/W
PER R/W PLAT 69-152

SELY LINE
T.H. NO. 23
PER R/W PLAT 69-152

SOUTH LINE
SW 1/4 OF NE 1/4
BLOCK 14

DRAINAGE EASEMENT
LOT 9

PER MNDOT R/W PLAT 69-152
DOC. #957762(T)

VARIES

MNDOT MONT B19
R/W PLAT 69-152

P.O.C. SE CORNER
SW 1/4 OF NE 1/4
SEC. 13, T49N, R14W

S 89°17'02" W 1162.08

UTILITY EASEMENT
DOC. #909869(A)

EASEMENT AREA =
0.84AC. (36,783 S.F.)

SELY EXT. OF
SWLY LINE
LOT 9

SELY LINE
R/W PLAT
69-152

NELY LINE
R/W PLAT
69-152

SWLY LINE
R/W PLAT
69-151

DRAINAGE &
UTILITY
EASEMENT
DOC. #958587(T)

RR EASEMENT
DOC. #496140(A)

SELY LINE
HUNTERS GRASSY
POINT ADD'N
THIRD DIVISION
BLOCK 17

200' FORMER
S.P. AND D. RR

24.00

10.00

LINE 200' DISTANT AND PARALLEL
WITH SELY LINE HUNTERS
GRASSY POINT ADDITION
THIRD DIVISION

GRASSY POINT ADDITION
THIRD DIVISION

ROAD EASEMENT
DOC. #615642(A)

WLLSSD EASEMENT
DOC. #529111(A)

14.00

SECTION 13, T49N, R14W

N 43°54'26" E 597.20

Δ = 089°48'31"

R = 150.26 L = 235.53

SW 1/4 OF NE 1/4

UTILITY EASEMENT
DOC. #1262922(A)

1261280(A)

1263237(A)

1263237(A)

1263237(A)

1263237(A)

1263237(A)

1263237(A)

1263237(A)

1263237(A)

1263237(A)

1263237(A)

1263237(A)

TRUNK HIGHWAY NO. 23
(GRAND AVE.)

SELY LINE
R/W PLAT
69-151

NELY LINE
R/W PLAT
69-152

SWLY LINE
R/W PLAT
69-151

DRAINAGE &
UTILITY
EASEMENT
DOC. #958587(T)

RR EASEMENT
DOC. #496140(A)

SELY LINE
HUNTERS GRASSY
POINT ADD'N
THIRD DIVISION
BLOCK 17

200' FORMER
S.P. AND D. RR

24.00

10.00

LINE 200' DISTANT AND PARALLEL
WITH SELY LINE HUNTERS
GRASSY POINT ADDITION
THIRD DIVISION

GRASSY POINT ADDITION
THIRD DIVISION

ROAD EASEMENT
DOC. #615642(A)

WLLSSD EASEMENT
DOC. #529111(A)

14.00

SECTION 13, T49N, R14W

N 43°54'26" E 597.20

Δ = 089°48'31"

R = 150.26 L = 235.53

SW 1/4 OF NE 1/4

UTILITY EASEMENT
DOC. #1262922(A)

1261280(A)

1263237(A)

1263237(A)

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1263237(A)

I hereby certify that this exhibit has been checked
and approved this 3rd day
of September, 2025.

Signature: [Signature]

City Engineer

Printed Name: CINOT VOKAT Date: 9-3-25

EASEMENT EXHIBIT FOR:

CITY OF DULUTH
KWIK TRIP PROPERTY

DULUTH, MN

SEH Project DULUT 180792

Drawn By KLA

Surveyed By SFY/KLA

Checked By KLA

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR
UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED
PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF
MINNESOTA.

[Signature]

CHRIS A. LARSEN, L.S.

DATE 9-03-2025 LICENSE NO. 45848

PHONE: 218.279.3000
FAX: 218.279.3001
415 W. SUPERIOR ST.
SUITE 200
DULUTH, MN 55802-1512
www.sehinc.com

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of 2

