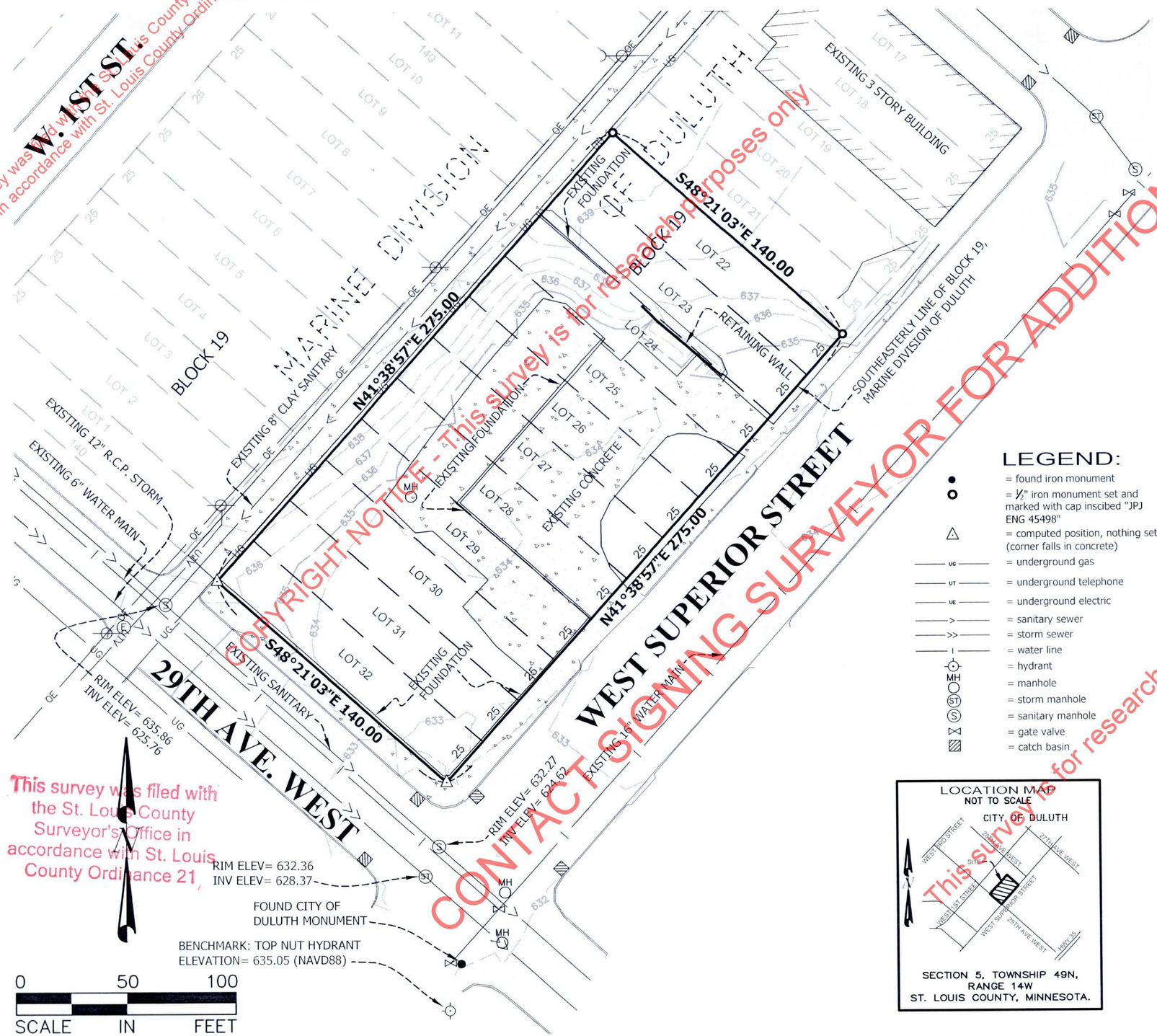
CERTIFICATE OF SURVEY



LEGEND:

- ● = found iron monument
- ○ = ½" iron monument set and marked with cap inscibed "JPJ ENG 45498"
- △ = computed position, nothing set (corner falls in concrete)
- UG = underground gas
- UT = underground telephone
- UE = underground electric
- > = sanitary sewer
- >> = storm sewer
- I = water line
- = hydrant
- MH = manhole
- ST = storm manhole
- S = sanitary manhole
- = gate valve
- = catch basin

LOCATION MAP
NOT TO SCALE

SECTION 5, TOWNSHIP 49N, RANGE 14W
ST. LOUIS COUNTY, MINNESOTA.

LEGAL DESCRIPTION (Document #942441 & #1234458)

Tract 1

Lots 22-26, Block 19, Marine Division of Duluth, St. Louis County Minnesota.

(Abstract Property)

Tract 2

Lot 27 Block 19 MARINE DIVISION OF DULUTH
Lot 28 Block 19 MARINE DIVISION OF DULUTH

SUBJECT to an easement in favor of the public for slopes as such easement was condemned by City of Duluth in certain condemnation proceedings, the condemnation plat in which proceedings was filed in the office of the Register of Deeds on November 24, 1896, and is now known in said office as Register's File No. 5765. Reference to said plat and to the proceedings thereby referred to is hereby made.

(Torrens Property - Certificate of Title No. 324025.0)

Tract 3

Lot 29 Block 19 MARINE DIVISION OF DULUTH
Lot 30 Block 19 MARINE DIVISION OF DULUTH

SUBJECT to an easement in favor of the public for slopes on Superior Street from 21st Avenue West to Grand Avenue affecting that part of said Lots 29 and 30 lying within 3.3 feet, approximately of Superior Street, as the said easement was condemned by the City of Duluth, in certain condemnation proceedings, the condemnation plat in which proceedings was filed in the office of the Register of Deeds on November 24th, 1896 and is now known as Registers File No. 5765.

(Torrens Property - Certificate of Title No. 324026.0)

Tract 4:

Lot 31 Block 19 MARINE DIVISION OF DULUTH
Lot 32 Block 19 MARINE DIVISION OF DULUTH

SUBJECT to an easement in favor of the public for slopes affecting both of the lots herein described and covering more particularly a strip of land approximately 3.3 feet in width lying next to Superior Street, as the said easement was condemned by City of Duluth in certain condemnation proceedings, the plat in which as filed in the office of the Register of Deeds on November 24, 1896, and is now known in said office as Registers File No. 5765. SUBJECT, also, to an easement in favor of the public for slopes affecting said Lot 32 as said easement was condemned in certain condemnation proceedings, the award in which bearing date March 6, 1906, was recorded in the office of said Register of Deeds on March 15, 1906, in Book "T" of Miscellaneous Records on page 97.

(Torrens Property - Certificate of Title No. 324027.0)

SURVEYOR NOTES:

1) Bearings are based on the southeasterly line of Block 19, MARINE DIVISION OF DULUTH, assumed bearing of North 41°38'57" East.

2) JPJ Engineering has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.

3) The utilities on this Certificate of Survey are shown at approximate locations based on information provided by the City of Duluth Engineering Department. All structures and lines should be field verified for accuracy.

4) The boundary shown on this Certificate of Survey contains both Abstract and Torrens property.

CERTIFICATION:

I hereby certify that this Certificate of Survey was prepared by me or under my direct supervision and that I am a duly licensed Professional Land Surveyor under the laws of the State of Minnesota.

Benjamin H. Anderson

Benjamin H. Anderson, Professional Land Surveyor
Minnesota License Number 45498
Date: May 1, 2014

15-320

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SURVEY BY :	DRS
DRAWN BY :	DRS
DESIGNED BY :	
APPROVED BY :	BHA
DATE OF SURVEY:	5/1/14

Miller Architects - Heater Rental
2831 West Superior Street
Duluth, MN 55811

PROJECT NUMBER
14-943

SHEET NUMBER
1 of 1

This survey was filed with the St. Louis County Surveyor's Office in accordance with St. Louis County Ordinance 21
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CONTACT SIGNING SURVEYOR FOR ADDITIONAL USE
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