This survey was filed with the St. Louis County Surveyor's Office in accordance with St. Louis County Ordinance 21
Not for Public Distribution

CERTIFICATE OF SURVEY

FOR

NEW PAGE
100 N. CENTRAL AVE.
DULUTH, MN 55807

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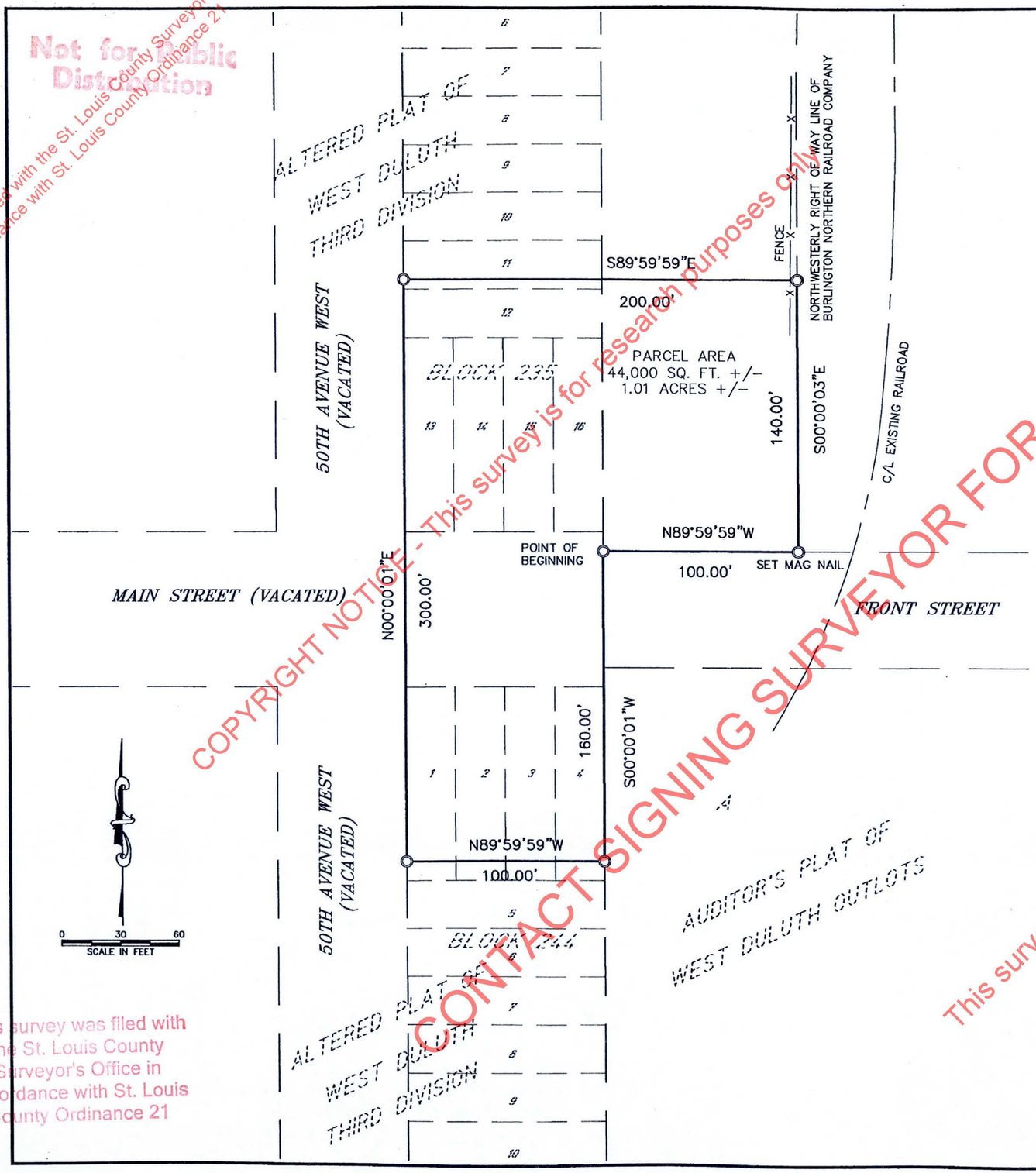

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CONTACT SIGNING SURVEYOR FOR ADDITIONAL USE
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LEGEND

5/8" X 2' REBAR SET AND CAPPED PLS 40077

EXISTING FENCE LINE

PARCEL LINE

NOTES

FIELD SURVEY COMPLETED 5/04/09

NO TITLE SEARCH PERFORMED BY AYRES ASSOCIATES

BASIS OF BEARING

THE EAST LINE OF ALTERED PLAT OF WEST DULUTH THIRD DIVISION BEARS SOUTH 0 DEGREES 00 MINUTES 01 SECONDS WEST.

LEGAL DESCRIPTION

THOSE PARTS OF LOTS 11–16, BLOCK 235, AND LOTS 1–4, BLOCK 244, ALTERED PLAT OF WEST DULUTH THIRD DIVISION AND THE ADJACENT VACATED MAIN STREET, AND THAT PART OF GOVERNMENT LOT 1, SECTION 18, TOWNSHIP 49 NORTH, RANGE 14 WEST DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE EAST LINE OF ALTERED PLAT OF WEST DULUTH THIRD DIVISION AND THE NORTH RIGHT OF WAY LINE OF FRONT STREET; THENCE SOUTH 0 DEGREES 00 MINUTES 01 SECONDS WEST ALONG SAID EAST LINE 160.00 FEET; THENCE NORTH 89 DEGREES 59 MINUTES 59 SECONDS WEST 100.00 FEET; THENCE NORTH 0 DEGREES 00 MINUTES 01 SECONDS EAST 300.00 FEET; THENCE SOUTH 89 DEGREES 59 MINUTES 59 SECONDS EAST 200.00 FEET TO THE NORTHWESTERLY RIGHT OF WAY LINE OF THE BURLINGTON NORTHERN RAILROAD COMPANY; THENCE SOUTH 0 DEGREES 00 MINUTES 03 SECONDS EAST ALONG SAID NORTHWESTERLY RIGHT OF WAY 140.00 FEET TO SAID NORTH RIGHT OF WAY LINE OF FRONT STREET; THENCE NORTH 89 DEGREES 59 MINUTES 59 SECONDS WEST ALONG SAID NORTH RIGHT OF WAY LINE 100.00 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 44,000 SQUARE FEET, OR 1.01 ACRES, MORE OR LESS

PARCEL IS SUBJECT TO EASEMENTS OF RECORD.

I herby certify that this survey, plan of 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.

Fletcher A. Koos

Fletcher A. Koos
Date 5-7-09 REG. NO. 40077

Not for Public Distribution

MAY 0 5 2011

AYRES ASSOCIATES
Duluth, Minnesota

NO.	DATE	REVISION

LOCATED IN
PLAT OF WEST DULUTH FIRST DIVISION
DULUTH, MINNESOTA

SHEET#	DATE: 5/07/09	PROJECT#
1	PAGE# BOOK 20	28-0113
	DRAWN FK	
	CHECKED	

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