

This survey was filed with the St. Louis County Surveyor's Office in accordance with St. Louis County Ordinance 21

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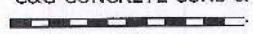
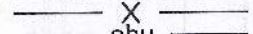
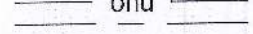










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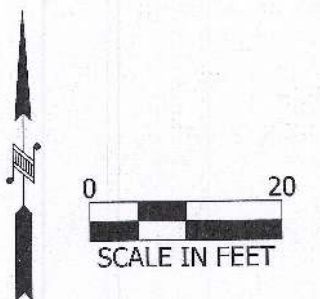
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LEGEND

-  CONCRETE SURFACE
-  GRAVEL SURFACE
-  EXISTING BUILDINGS
- (M)-FIELD MEASURED DIMENSION
- (R)-RECORD DIMENSION
- C&G-CONCRETE CURB & GUTTER
-  RETAINING WALL
-  FENCE LINE
-  OVERHEAD UTILITIES
-  CENTER LINE
-  RIGHT OF WAY LINE
-  PLAT LINE
-  BOUNDARY LINE AS SURVEYED
-  TELECOM PEDESTAL
-  REFER TO SURVEYOR'S NOTES
-  FOUND REBAR
-  FOUND CAPPED REBAR
-  SET CAPPED REBAR RLS. NO. 49505
-  UTILITY POLE



LEGAL DESCRIPTION PER CERTIFICATE OF TITLE NO. 353371

Lot 197 MINNESOTA AVENUE, LOWER DULUTH
Lot 198 ST LOUIS AVENUE, LOWER DULUTH

SURVEYOR'S NOTES

1. 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.
2. BEARINGS ARE BASED ON THE ST. LOUIS COUNTY TRANSVERSE MERCATOR COORDINATE SYSTEM OF 1996. (NAD 83 2011)
3. BUILDING DIMENSIONS SHOWN ARE FOR HORIZONTAL & VERTICAL PLACEMENT OF STRUCTURE ONLY. SEE ARCHITECTURAL PLAN FOR BUILDING FOUNDATION DIMENSIONS.
4. 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.
5. FOUND CAPPED REBAR RLS. NO. 10725, S21°E AND 0.44 FEET FROM THIS PROPERTY CORNER. SET A NEW CAPPED REBAR AS SHOWN IN THE CORRECT LOCATION.
6. BENCHMARK ON TOP OF REBAR AT PROPERTY CORNER IS 608.43 FEET.

21-0082

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.

David R. Evanson
David R. Evanson
MN Lic. No. 49505

DATE: 09-09-2020

CERTIFICATE OF SURVEY

CLIENT: HEATHER SIMS
ADDRESS: 2835 MINNESOTA AVENUE
DULUTH, MN 55802
DATE: 09-09-2020

REVISIONS:
JOB NO: 20-264
SHEET 1 OF 1

ALTA
LAND SURVEY COMPANY
PHONE: 218 727 5211
LICENSED IN MN & WI
WWW.ALTAANDSURVEYDULUTH.COM

ST. LOUIS AVENUE
N32°39'45"W
40.01(M) 40(R)

MINNESOTA AVENUE
N32°39'45"W
40.02(M) 40(R)

29TH STREET
(PARK ST. PER PLAT)

GRAZZINI-SIMS HEATHER
SIMS PATRICK
RID NO. 010-3110-01030

GROSS PROPERTY AREA
8,003 Sq. Feet
0.18 Acres

HOUSE #2835

SUBMERGED PROPERTY
(SUPERIOR BAY)

LOWER