LEGAL DESCRIPTION PER DOCUMENT 1239081

Lots 81 and 83, MINNESOTA AVENUE, LOWER DULUTH.

LEGAL DESCRIPTION PER CERTIFICATE OF TITLE 346056

Lot 84, ST LOUIS AVENUE, LOWER DULUTH.

LEGAL DESCRIPTION PER CERTIFICATE OF TITLE 197599

Lot 82, ST LOUIS AVENUE, LOWER DULUTH.

23RD STREET
(JAMES ST PER PLAT NOT BUILT)

MINNESOTA AVENUE

N 57°19'59" E
45.00

FND CITY MONUMENT

RIM EL=607.21

BENCHMARK
EL=611.22
TOP NUT OF
HYDRANT

SCALE IN FEET
0          20

S 57°19'59" W 200.00

ST. LOUIS

SHORELINE OF
ST. LOUIS BAY
AS LOCATED

GARAGE
EL@GARAGE
FLOOR=607.63

SOLA RAND J
PID 010-3110-00420
7,957± Sq. Feet
0.2± Acres
TO SHORELINE

4 FT WOOD
FENCE

HOUSE #2307
MINNESOTA AVE
EL@HOUSE
FLOOR=606.44

DULUTH

SOLA RAND
PID 010-3120-02500

SUBMERGED LANDS

SOLA RAND
PID 010-3120-02510

LOWER

BAY

N 57°19'59" E 200.00

S 32°40'01" E 80.00
ST. LOUIS AVE
(IN WATER NOT BUILT)

6 FT CHAIN
LINK FENCE

GROUP 3 12
IN TREES

2 12 IN
TREES

43.96

32.31

19.74

19-0189

SURVEYORS 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. BENCHMARK SHOWN ON SURVEY.

LEGEND

—X— FENCE LINE
—OHP— OVERHEAD UTILITIES
SHORELINE
CENTER LINE
RIGHT OF WAY LINE
SURVEY LINE
BOUNDARY LINE AS SURVEYED

CONCRETE SURFACE

EXISTING BUILDINGS

GAS METER
HYDRANT
TELECOM PEDESTAL
DECIDUOUS TREE
CONIFEROUS TREE
SPOT ELEVATION
FLAG POLE

FOUND IRON PIPE
FOUND SURVEY MONUMENT
SET CAPPED REBAR RLS. NO. 49505
ELEC METER
UTILITY POLE
SQUARE GRATE CATCH BASIN

ALTA
LAND SURVEY COMPANY
* LAND SURVEYING      PHONE: 218-727-5211
* LAND DEVELOPMENT    LICENSED IN MN & WI
* PLATTING            CERTIFIED FEDERAL SURVEYOR
* LEGAL DESCRIPTIONS  WWW.ALTALANDSURVEYDULUTH.COM
* CONSTRUCTION STAKING

CERTIFICATE OF SURVEY
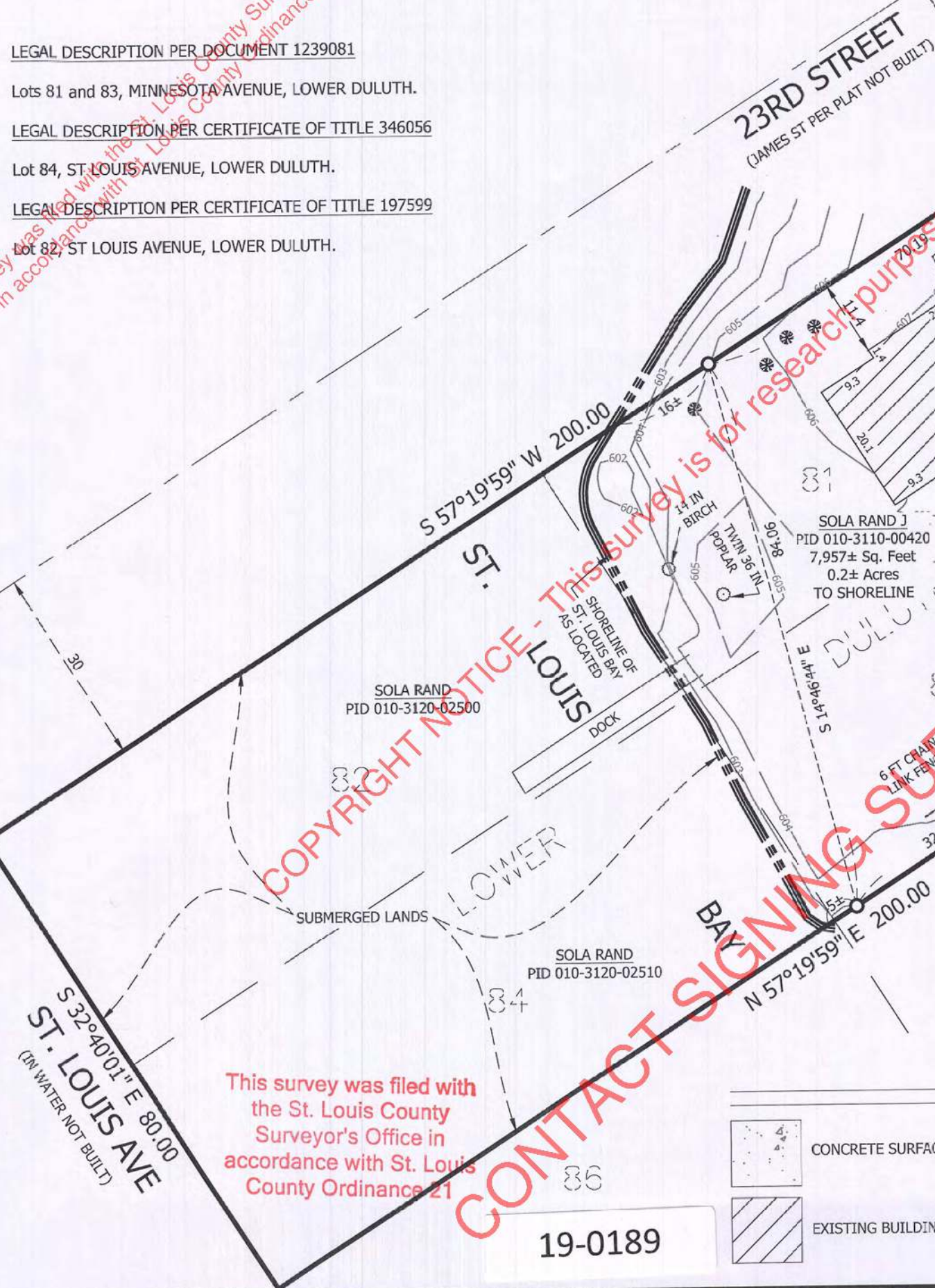REVISIONS: XXX

CLIENT: RAND SOLA
DATE: 7-20-2018
ADDRESS: 2307 MINNESOTA AVE
DULUTH, MN 55802
JOB NUMBER: 18-178

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. Emerson
MN Lic. No. 49505
Date: 7-20-2018