

LEGAL DESCRIPTION OF RIGHT OF WAY VACATION


That part of Northwest 12th Avenue, dedicated as Knowlton Avenue, SYNDICATE DIVISION TO GRAND RAPIDS, according to the recorded plat thereof, Itasca County, Minnesota described as follows:

The Easterly 7 feet of said Northwest 12th Avenue lying adjacent to and abutting Lots 13 through 18, Block 10, said SYNDICATE DIVISION TO GRAND RAPIDS and lying South of the Westerly extension of the centerline of the vacated Alley lying adjacent to and abutting said Lot 13 and North of the South line of said Lot 18. Said right of way vacation contains 1,100 square feet.

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. 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.
3. THIS IS NOT A BOUNDARY SURVEY.

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
MN License #49505
DATE:05-13-2025

CERTIFICATE OF SURVEY

CLIENT:NCE

REVISIONS:

ADDRESS:1115 NW 4TH STREET
GRAND RAPIDS, MN 55744

DATE:05-13-2025

JOB NO:25-077

SHEET 1 OF 2

 **ALTA**
LAND SURVEY COMPANY

PHONE: 218-727-5211
LICENSED IN MN & WI
WWW. ALTALANDSURVEYDULUTH.COM

NW 12TH AVENUE
(KNOWLTON AVENUE)

40

SYNDICATE

VACATED

CENTERLINE OF ALLEY

ALLEY

E 7 FT

13

14

15

16

17

18

DIVISION

ALLEY

VACATED

TO

40

157.25

157.25

E 7 FT

S LINE OF LOT 18

40

GRAND RAPIDS

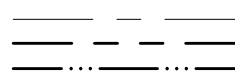
HIGHWAY 2

(FOURTH STREET PER PLAT)

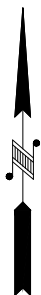
LEGEND



RIGHT OF WAY
VACATION AREA



CENTER LINE
RIGHT OF WAY LINE
RIGHT OF WAY VACATION LINE
EXISTING PLAT LINE



0 30
SCALE IN FEET

CERTIFICATE OF SURVEY

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