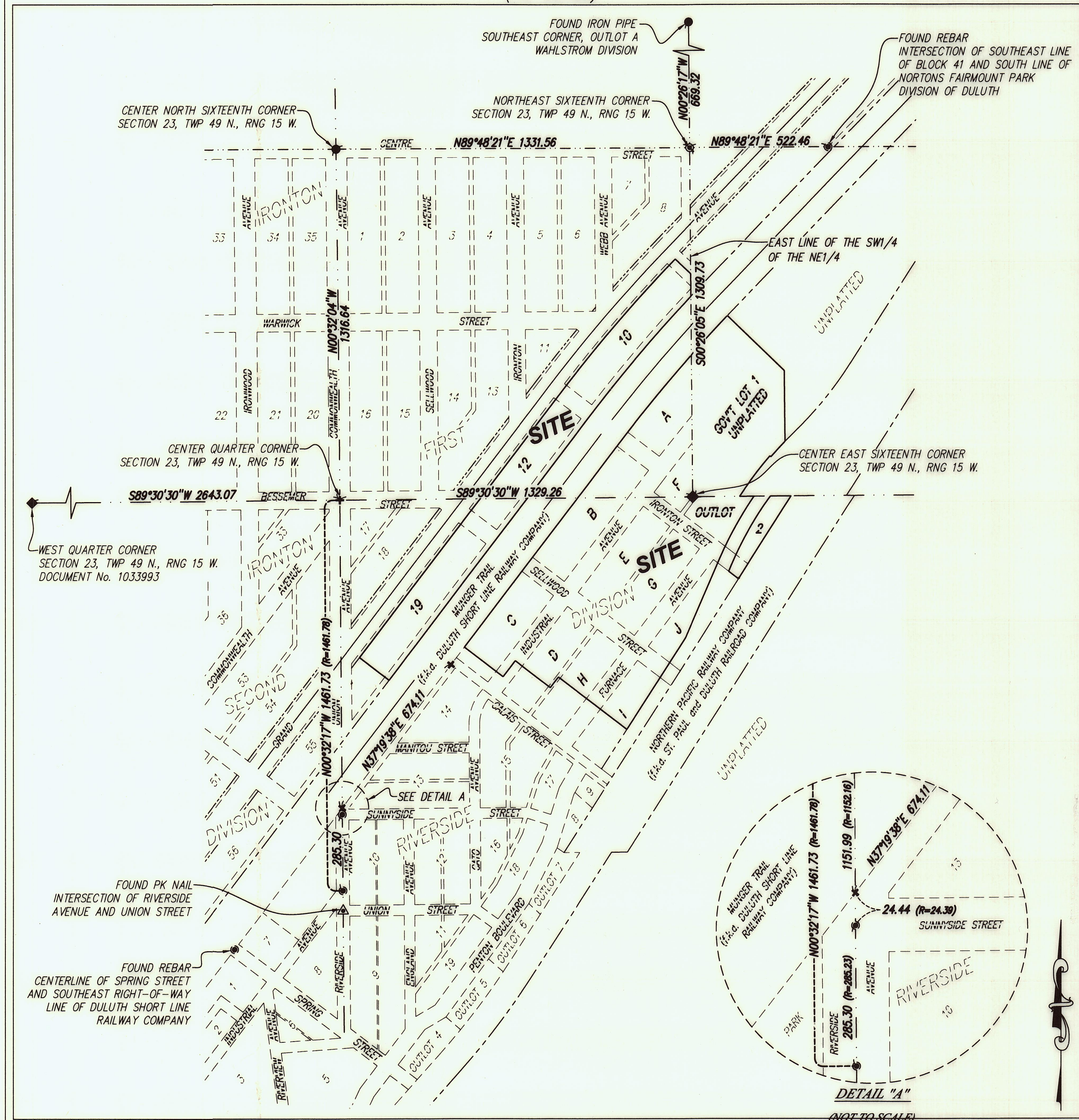


# KAYAK BAY

being a part of Blocks 10, 12, 19, C, D, H, I, J, and Outlot 2 and all of Blocks A, B, E, G, and F all in IRONTON FIRST DIVISION and a part of GOVERNMENT LOT 1 Section 23, Township 49 North, Range 15 West of the 4th Principal Meridian City of Duluth, St. Louis County, Minnesota

## SECTION SUBDIVISION (NO SCALE)



KNOW ALL PERSONS BY THESE PRESENTS:

That SPIRIT VALLEY LAND COMPANY, LLC a Minnesota Limited Liability Company, owners of the following described property situated in St. Louis County, Minnesota, to wit:

TORRENS CERTIFICATE OF TITLE 333786

ALL THAT PART IRONTON FIRST DIVISION, DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT THE INTERSECTION OF THE DIVIDING LINE BETWEEN LOTS 2 AND 3, IN BLOCK C, WITH THE SE'LY LINE OF THE RIGHT-OF-WAY OF DULUTH SHORT LINE (ST P.&D. R.R.) AS SHOWN ON SAID PLAT; THENCE RUNNING SE'LY ALONG THE AFORESAID DIVIDING LINE AND AN EXTENSION THEREOF TO THE CENTER LINE OF INDUSTRIAL AVENUE; THENCE RUNNING NE'LY ALONG THE CENTER LINE OF INDUSTRIAL AVENUE TO THE EXTENDED DIVIDING LINE BETWEEN LOTS 5 AND 6 OF BLOCK D; THENCE RUNNING SE'LY ALONG THE LAST MENTIONED LINE TO THE CENTER LINE OF THE ALLEY BETWEEN BLOCKS D AND H; THENCE RUNNING NE'LY ALONG THE CENTER LINE EXTENDED OF SAID ALLEY AND ALONG THE EXTENDED CENTERLINE OF THE ALLEY BETWEEN BLOCKS E AND G TO THE CENTER LINE OF IRONTON STREET; THENCE NW'LY ALONG THE CENTER LINE OF IRONTON STREET EXTENDED TO THE CENTER LINE OF INDUSTRIAL AVENUE; THENCE RUNNING NE'LY ALONG THE CENTER LINE OF INDUSTRIAL AVENUE TO THE EXTENDED CENTER LINE OF THE STREET BETWEEN BLOCKS B AND A; THENCE NW'LY ALONG THE EXTENDED CENTER LINE OF SAID STREET TO THE SE'LY LINE OF THE AFORESAID RIGHT-OF-WAY; THENCE SW'LY ALONG SAID RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING; EXCEPT ALL MINERALS AND MINERAL RIGHTS.

TORRENS CERTIFICATE OF TITLE 341778 (part of)

LOTS 7 TO 19, BLOCK 19, EXCEPT THE NORTHWESTERLY 10 FEET; LOTS 1 TO 16, BLOCK "G"; LOTS 8 TO 16, BLOCK "H"; LOTS 8 TO 16, BLOCK "I"; LOTS 1 TO 16, BLOCK "J"; ALL IN IRONTON FIRST DIVISION; EXCEPT ALL THAT PORTION LYING WITHIN 50 FEET OF AND IMMEDIATELY ADJACENT TO THE NORTHWESTERLY LINE OF THE 200 FOOT RIGHT OF WAY STRIP OF LAND OF THE NORTHERN PACIFIC RAILWAY COMPANY HEREBEFORE REFERRED TO AS CONVEYED BY EUGENE MARSHALL, WHICH SAID 50 FOOT STRIP WAS HERETOFORE CONVEYED BY THE ST. LOUIS BAY LAND COMPANY TO THE DULUTH TRANSFER RAILWAY COMPANY BY DEED DATED AUGUST 23, 1982 AND RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS IN BOOK 77 OF DEEDS, PAGE 603.; EXCEPT ALL MINERAL RIGHTS.

TORRENS CERTIFICATE OF TITLE 342392

LOTS 1 TO 14, BLOCK "A", IRONTON FIRST DIVISION; EXCEPT MINERALS.

TORRENS CERTIFICATE OF TITLE 338586

LOTS 1 THROUGH 9, EXCEPT NORTHWEST 10 FEET, AND LOTS 18 THROUGH 21, EXCEPT NORTHWEST 10 FEET, BLOCK 12, IRONTON FIRST DIVISION; LOTS 20 THROUGH 31, EXCEPT NORTHWEST 10 FEET, BLOCK 19, IRONTON FIRST DIVISION; EXCEPT MINERALS.

TORRENS CERTIFICATE OF TITLE 342393

LOTS 12, 13 AND 15, EXCEPT THE NORTHWEST 10 FEET THEREOF, BLOCK 12, IRONTON FIRST DIVISION, EXCEPT MINERALS; LOTS 16 AND 17, EXCEPT THE NORTHWEST 10 FEET, BLOCK 12, IRONTON FIRST DIVISION, EXCEPT MINERALS.

TORRENS CERTIFICATE OF TITLE 341758

ALL OF OUTLOT 2, IRONTON FIRST DIVISION, EXCEPT THAT PORTION THEREOF DESCRIBED AS A STRIP OF LAND 50 FEET IN WIDTH, THROUGH SAID OUTLOT 2, SAID STRIP OF LAND BEING 18 FEET UPON THE W'LY SIDE AND 32 FEET UPON THE E'LY SIDE OF THE CENTER LINE OF THE RAILROAD OF DULUTH TRANSFER RAILWAY COMPANY, AS THE SAME WAS SURVEYED, STAKED OUT AND LOCATED THROUGH, OVER AND UPON SAID OUTLOT 2, ON NOVEMBER 4TH, 1892; EXCEPT ALL MINERAL RIGHTS.

TORRENS CERTIFICATE OF TITLE 341758

LOTS 1 TO 12 BOTH INCLUSIVE, EXCEPT THE NORTHWESTERLY 10 FEET; AND LOTS 15 TO 24 BOTH INCLUSIVE, EXCEPT THE NORTHWESTERLY 10 FEET; BLOCK 10, IRONTON FIRST DIVISION; EXCEPT MINERALS.

ABSTRACT

LOTS 13 AND 14, BLOCK 10, IRONTON FIRST DIVISION, EXCEPT THE NORTHWESTERLY 10 FEET THEREOF; EXCEPT MINERALS.

ABSTRACT

LOTS 10, 11 AND 14, BLOCK 12, IRONTON FIRST DIVISION, EXCEPT THE NORTHWESTERLY 10 FEET THEREOF; EXCEPT MINERALS.

ABSTRACT

THAT PART OF THE WEST 350.00 FEET OF THE GOVERNMENT LOT 1, SECTION 23, TOWNSHIP 49 NORTH, RANGE 15 WEST OF THE FOURTH PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE WEST LINE OF SAID GOVERNMENT LOT 1 AND THE SOUTHERLY RIGHT OF WAY OF THE NORTHERN PACIFIC SHORT LINE RAILROAD; THENCE NORTHEASTERLY ALONG SAID RAILROAD RIGHT OF WAY A DISTANCE OF 200.00 FEET; THENCE SOUTHEASTERLY, AT RIGHT ANGLES WITH SAID RAILROAD RIGHT OF WAY, TO THE INTERSECTION WITH A LINE WHICH LIES 350.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID GOVERNMENT LOT 1; THENCE SOUTHERLY, ALONG SAID PARALLEL LINE TO THE NORTHERLY RIGHT OF WAY LINE OF THE FORMER OLD DULUTH TRANSFER RAILWAY; THENCE SOUTHWESTERLY ALONG SAID RAILROAD RIGHT OF WAY TO THE SOUTH LINE OF SAID GOVERNMENT LOT 1; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID GOVERNMENT LOT 1 TO THE SOUTHWEST CORNER OF SAID GOVERNMENT LOT 1; THENCE NORTHERLY ALONG THE WEST LINE OF SAID GOVERNMENT LOT 1 TO THE POINT OF BEGINNING AND THERE TERMINATING; EXCEPT MINERALS.

Have caused the same to be surveyed and platted as KAYAK BAY and do hereby dedicate to the public for public use the public ways, utility and drainage easements as shown on this plat.

IN WITNESS WHEREOF has caused these presents to be signed by its proper officer this 1st day of November, 2018.

SPIRIT VALLEY LAND COMPANY, LLC, A MINNESOTA LIMITED LIABILITY COMPANY,

By: Bradley C. Johnson  
Bradley C. Johnson, Chief Manager

STATE OF MINNESOTA )  
                                  )SS  
COUNTY OF ST. LOUIS )

The instrument was acknowledged before me this 1st date of November, 2018, by Bradley C. Johnson, Chief Manager of SPIRIT VALLEY LAND COMPANY, LLC a Minnesota Limited Liability Company, on behalf of the corporation.

Brenda Hill Jorila  
Notary Public, St. Louis County, Minnesota  
My Commission Expires January 31, 2022

SURVEYOR'S CERTIFICATION  
I hereby certify that I have surveyed and platted the land described on this plat as KAYAK BAY and that this plat is a correct representation of the boundary survey, that all distances are correct on said plat in figures denoting feet and hundredths of feet; that all monuments depicted on the plat are correctly placed in the ground as shown on the plat; that there are no wet lands, as designated on said plat other than as shown thereon and that the outside boundary lines are correctly designated on this plat; and that this plat has been prepared in accordance with the requirements of Minnesota Statutes 505.021 as of the date of this certificate are shown and labeled on this plat; and public ways are shown and labeled on this plat.

Paul A. Vogel  
Paul A. Vogel, Professional Land Surveyor  
Minnesota License No. 44075

STATE OF MINNESOTA )  
                                  )SS  
COUNTY OF ST. LOUIS )

The instrument was acknowledged before me this 1st date of November, 2018, by Paul A. Vogel, Minnesota License No. 44075.

Barbara Hill Jorila  
Notary Public, St. Louis County, Minnesota  
My Commission Expires January 31, 2022

CITY OF DULUTH PLANNING COMMISSION  
Approved by the Planning Commission of the City of Duluth, Minnesota, at a regular meeting thereof, on the 5th day of November, 2018.  
President, Duluth City Planning Commission: [Signature]  
Secretary, Duluth City Planning Commission: [Signature]

ST. LOUIS COUNTY SURVEYOR  
I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this 1st day of November, 2018.

Nick C. Stewart  
Nick C. Stewart  
County Surveyor

ST. LOUIS COUNTY AUDITOR  
Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, and to Minnesota Statutes, Section 272.12, taxes payable in the year 2018 on this land hereinbefore described have been paid; there are no delinquent taxes and transfer entered this 7 day of November, 2018.

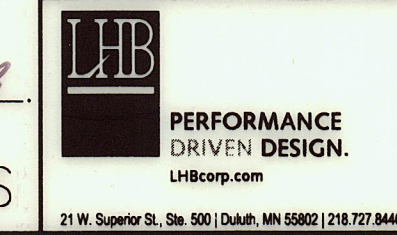
Donald Dicklich  
Donald Dicklich  
County Auditor

ST. LOUIS COUNTY RECORDER  
I hereby certify that this plat of KAYAK BAY was filed in the office of the County Recorder for public record on this 10th day of July, 2020, at 11:15 o'clock A.M. as Document No. 1384667.

Wendy Levitt  
Wendy Levitt  
County Recorder

ST. LOUIS COUNTY REGISTRAR OF TITLES  
I hereby certify that this plat of KAYAK BAY was filed in the office of the Registrar of Titles for public record on this 10th day of JULY, 2020, at 9:03 o'clock A.M. as Document No. 1025664 affecting Certificate(s) of Title No. 333786, 341778, 342392, 338586, 342393, 341756, and 341758.

Wendy Levitt  
Wendy Levitt  
County Registrar of Titles



OK  
KEB  
(EOT)  
11/18



# KAYAK BAY

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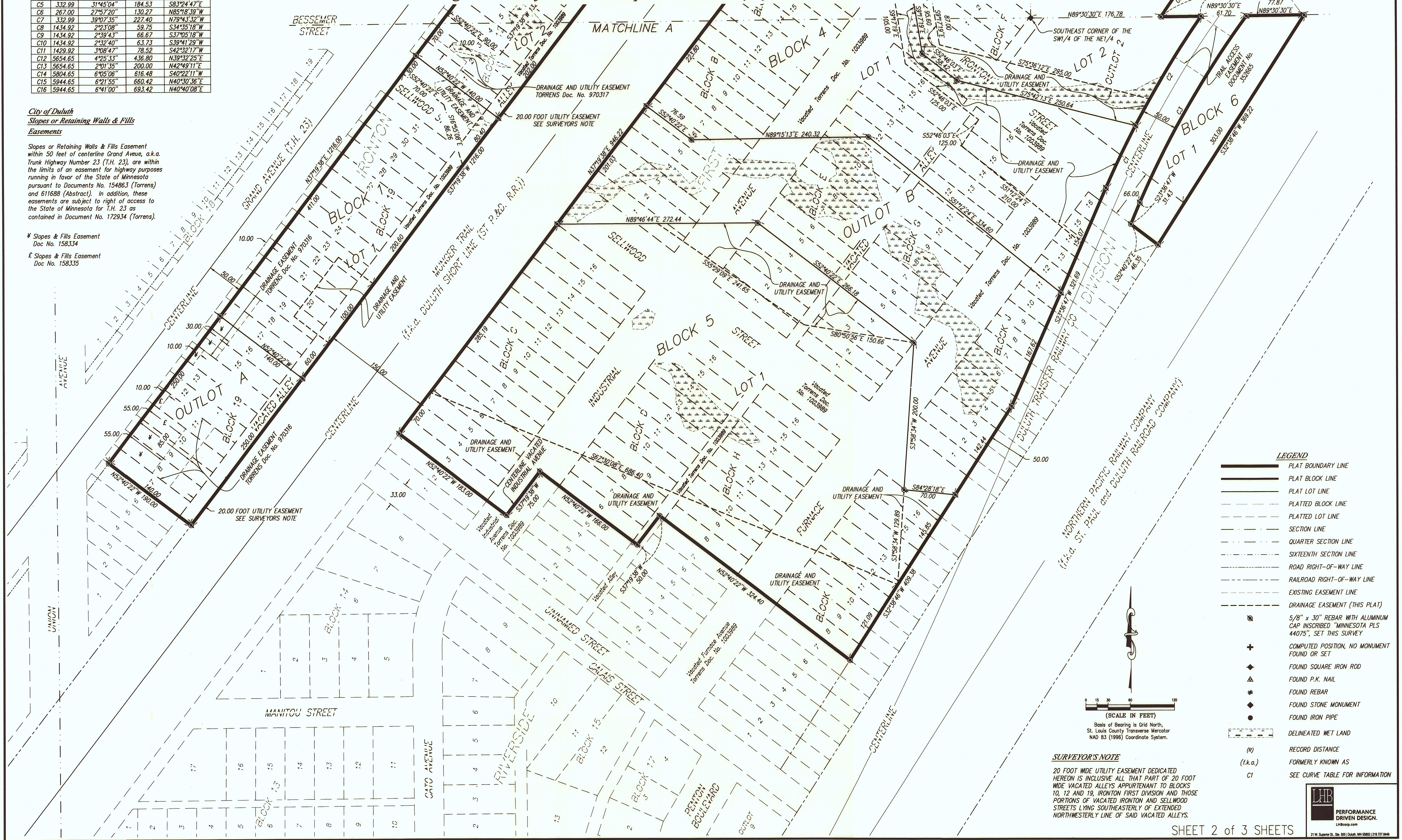
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING
C1	1389.92	3°50'51"	93.34	S25°32'55"W
C2	1389.92	7°09'12"	173.53	S31°02'57"W
C3	1339.92	12°31'07"	292.76	N29°53'03"E
C4	267.00	37°19'33"	173.94	S80°37'32"E
C5	332.99	31°45'04"	184.53	S83°24'47"E
C6	267.00	27°57'20"	130.27	N85°18'39"W
C7	332.99	39°07'35"	227.40	N79°43'32"W
C8	1434.92	2°23'08"	59.75	S34°35'18"W
C9	1434.92	2°39'43"	66.67	S37°05'18"W
C10	1434.92	2°32'40"	63.73	S39°41'29"W
C11	1429.92	3°08'47"	78.52	S42°32'17"W
C12	5654.65	4°25'33"	436.80	N39°32'25"E
C13	5654.65	2°01'35"	200.00	N42°49'11"E
C14	5804.65	6°05'06"	616.48	S40°22'11"W
C15	5944.65	6°21'55"	660.42	N40°30'36"E
C16	5944.65	6°41'00"	693.42	N40°40'08"E

**City of Duluth**  
**Slopes or Retaining Walls & Fills**  
**Easements**

Slopes or Retaining Walls & Fills Easement within 50 feet of centerline Grand Avenue, a.k.a. Trunk Highway Number 23 (T.H. 23), are within the limits of an easement for highway purposes running in favor of the State of Minnesota pursuant to Documents No. 154863 (Torrens) and 611688 (Abstract). In addition, these easements are subject to right of access to the State of Minnesota for T.H. 23 as contained in Document No. 172934 (Torrens).

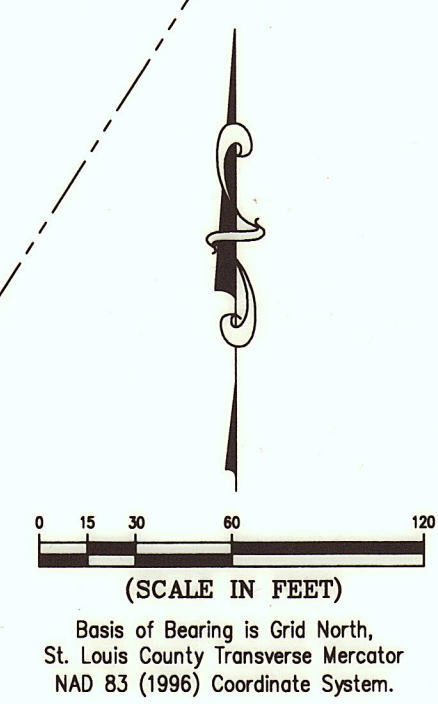
\* Slopes & Fills Easement Doc No. 158334

£ Slopes & Fills Easement Doc No. 158335



**LEGEND**

- PLAT BOUNDARY LINE
- PLAT BLOCK LINE
- PLAT LOT LINE
- PLATTED BLOCK LINE
- PLATTED LOT LINE
- SECTION LINE
- QUARTER SECTION LINE
- SIXTEENTH SECTION LINE
- ROAD RIGHT-OF-WAY LINE
- RAILROAD RIGHT-OF-WAY LINE
- EXISTING EASEMENT LINE
- DRAINAGE EASEMENT (THIS PLAT)
- 5/8" x 30" REBAR WITH ALUMINUM CAP INSCRIBED "MINNESOTA PLS 44075", SET THIS SURVEY
- COMPUTED POSITION, NO MONUMENT FOUND OR SET
- FOUND SQUARE IRON ROD
- FOUND P.K. NAIL
- FOUND REBAR
- FOUND STONE MONUMENT
- FOUND IRON PIPE
- DELINEATED WET LAND
- (R) RECORD DISTANCE
- (f.k.a.) FORMERLY KNOWN AS
- C1 SEE CURVE TABLE FOR INFORMATION



**SURVEYOR'S NOTE**  
20 FOOT WIDE UTILITY EASEMENT DEDICATED HEREON IS INCLUSIVE ALL THAT PART OF 20 FOOT WIDE VACATED ALLEYS APPURTENANT TO BLOCKS 10, 12 AND 19, IRONTON FIRST DIVISION AND THOSE PORTIONS OF VACATED IRONTON AND SELLWOOD STREETS LYING SOUTHEASTERLY OF EXTENDED NORTHWESTERLY LINE OF SAID VACATED ALLEYS.

**PERFORMANCE DRIVEN DESIGN.**  
LHD Corp.  
21 W. Superior St., Ste. 500 Duluth, MN 55802 | 218.727.9465



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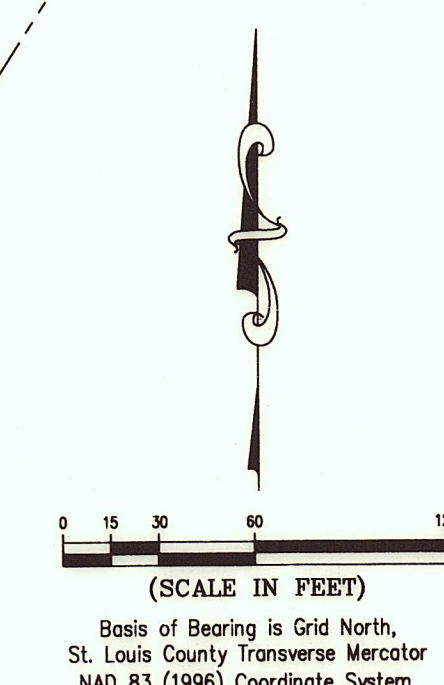
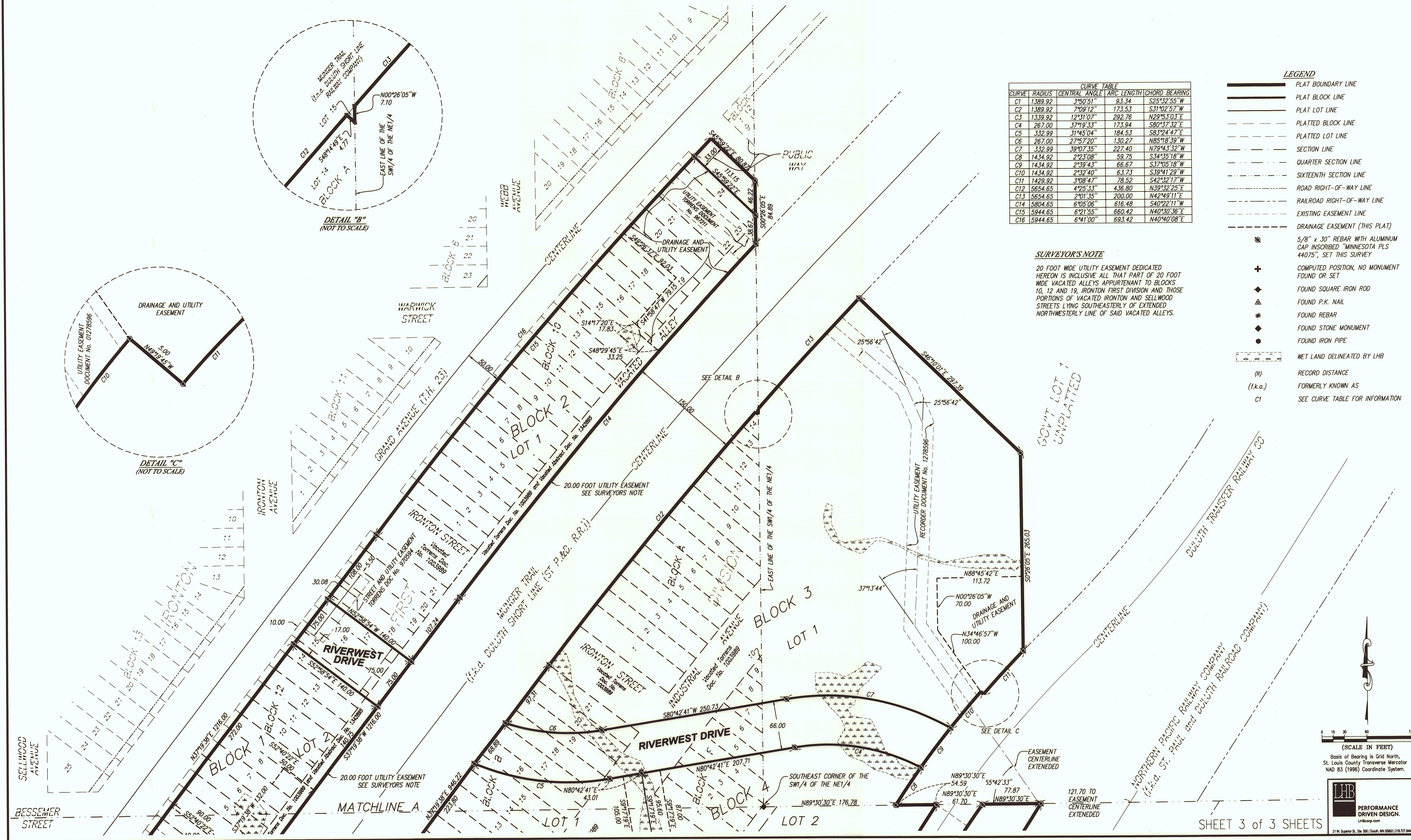
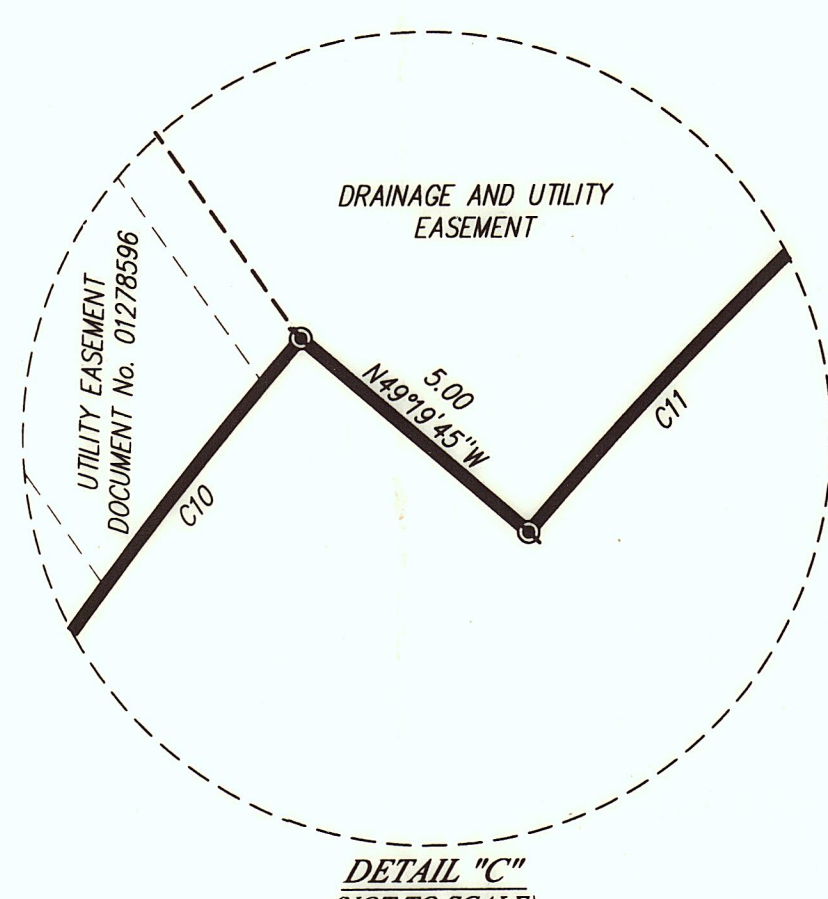
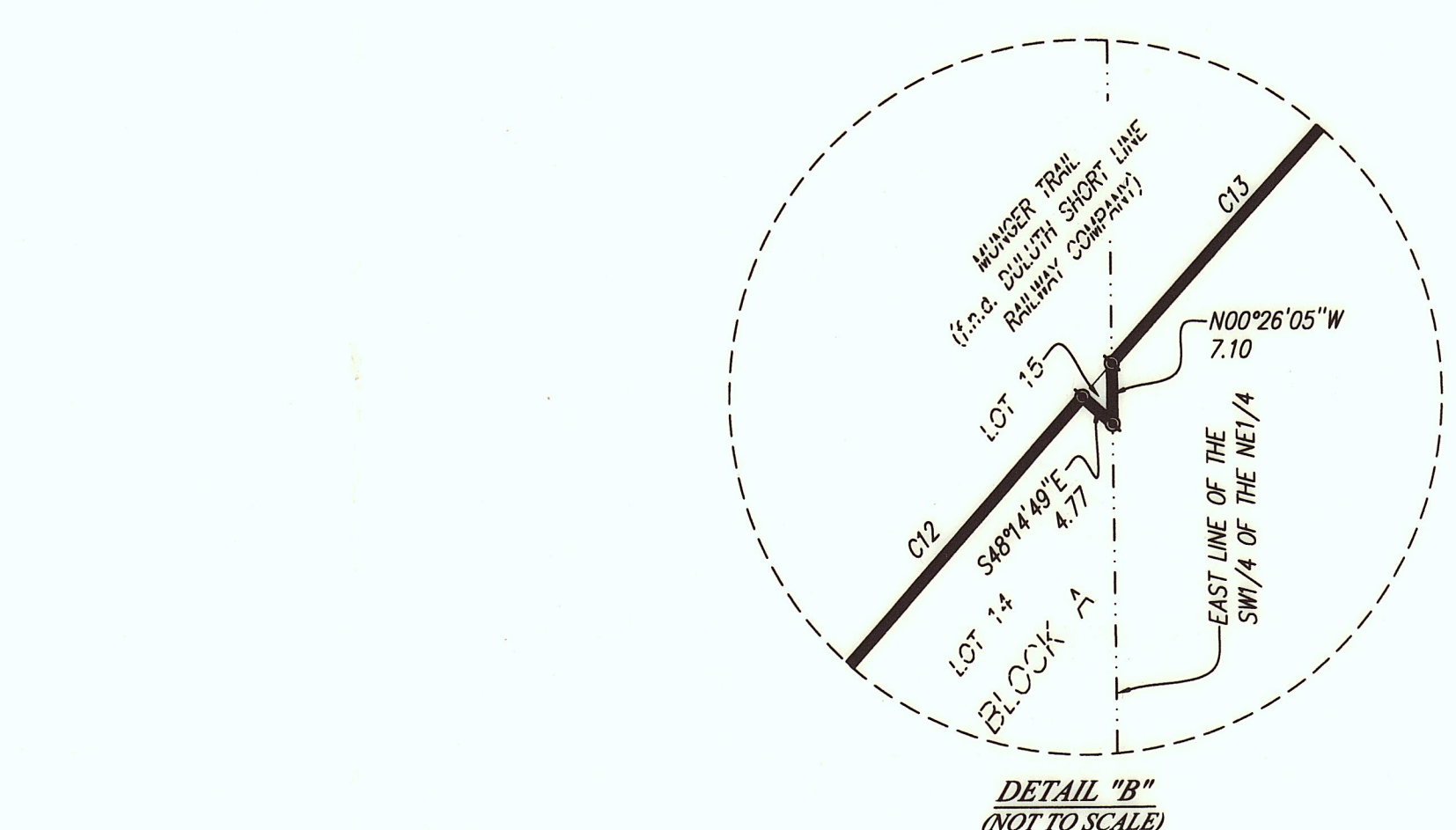
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(SCALE IN FEET)  
 Basis of Bearing is Grid North,  
 St. Louis County Transverse Mercator  
 NAD 83 (1996) Coordinate System.

**LHB**  
 PERFORMANCE  
 DRIVEN DESIGN.  
 LHBcorp.com  
 21 W Superior St., Ste. 300 | Duluth, MN 55802 | 218.727.8468