



Hermantown Planning & Zoning Meeting – April 20, 2021

Because of attendance limitations at the regular meeting location due to the health pandemic, Hermantown's April 20, 2021, Planning & Zoning Meeting will be conducted both remotely.

The meeting will utilize the platform "Zoom," which allows the public to view and/or hear the meeting from their phone or computer.

The 7:00 pm Planning & Zoning Meeting will be available at:

<https://us02web.zoom.us/j/85665331195?pwd=K2s5amwvbkJBSU52ZWdjemJDOXo0QT09>

and/or by calling the number (312) 626-6799 and utilizing the meeting ID number of 856 6533 1195 and the passcode of 046359.

A few important tips regarding the Zoom platform:

- If your computer does not support audio, you can still watch the meeting on your computer and call in on your phone to hear the meeting
- It is a challenging situation for all of us, so grace and understanding are appreciated.

**CITY OF HERMANTOWN
PLANNING & ZONING COMMISSION**

Agenda
**April 20, 2021
7:00 PM**

- 1. ROLL CALL**
- 2. APPROVAL OF AGENDA**
- 3. APPROVAL OF MINUTES**
 - 3A. March 16, 2021 regular meeting.
- 4. PUBLIC DISCUSSION** – Public comment on any item not otherwise listed on the agenda.
- 5. PUBLIC HEARINGS**
 - 5A. An application by Brad and Jackie Johnson for a Subdivision to create a 136-foot-wide parcel of 1.0 acres and a 4.03 acre lot accessed by way of a flag lot of 30 foot width at 5233 Maple Grove Road. The property is located in an R-3 zoning district.
 - 5B. An application by Heather Hiner for a Subdivision to create a 120-foot-wide parcel of 0.52 acres and a 3.0 acre lot accessed by way of a flag lot of 30 foot width at 5273 Arrowhead Road. The property is located in an R-3 zoning district.
- 6. CONTINUING BUSINESS**
 - 6A. Continued discussion of the PUD study
- 7. NEW BUSINESS**
 - 7A. Airport Custom Zoning Discussion
- 8. COMMUNICATIONS**
- 9. COMMISSION MEMBER REPORTS**

Joe Peterson
Corey Kolquist
Tracy Lundeen
Valerie Ouellette
Samuel Clark
Shannon Sweeney Jorgenson
Beth Wentzlaff
Buckley Simmons
John Geissler

ADJOURN

**CITY OF HERMANTOWN
PLANNING & ZONING COMMISSION
March 16, 2021 Meeting Summary
7:00 PM**

1. ROLL CALL

Members Present: Joe Peterson; Corey Kolquist; Valerie Ouellette; Samuel Clark; Shannon Sweeney Jorgenson; Beth Wentzlaff; Buckley Simmons; and John Geissler.

Members Absent:

Others Present: Eric Johnson, Community Development Director; Josh Bergstad; and Justin Otsea.

2. APPROVAL OF AGENDA

Motion made by Beth Wentzlaff to approve the March 16, 2021 agenda as presented. Seconded by Samuel Clark. Motion carried.

3. APPROVAL OF MINUTES

Motion made by Samuel Clark to approve the February 18, 2021 minutes as presented. Shannon Sweeney Jorgenson. Motion carried.

4. PUBLIC DISCUSSION

None.

5. PUBLIC HEARINGS

5A. An application by Douglas Ahlberg for the construction of a 2,560 square foot garage (accessory structure) at 3881 Haines Road, which is located in an R-3, Residential zoning district.

This application was withdrawn by Douglas Ahlberg.

5B. An application by The City of Hermantown. for a Special Use Permit for the road project work associated with Lavaque Junction in a Natural Environment Shoreland Overlay Zone. The land area is all within a R-3, Residential, zoning district.

Eric Johnson, Community Development Director, informed the Commission that the City, as part of its Road Improvement Project process will be performing improvements to Lavaque Junction, known as Road Improvement District 547. The road construction work is anticipated to commence in mid April 2021.

The project consists of multiple work scopes over the 1-mile length. Starting on the Eastern end of Lavaque Jct., the first 1000+ feet is a full road reconstruction with a new watermain installation to loop the Lavaque Junction water system thru to Lavaque road. The remaining 4000' feet is a full depth reclamation of the existing asphalt surface. Along the entire project there will be stormwater ditching and driveway culverts replaced. There will also be some centerline culvert work associated with this work.

PLANNING & ZONING COMMISSION
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There are two existing natural environment shoreland areas which cross Lavaque Junction. The Special Use Permit identifies additional requirements associated with the grading and filling within shoreland areas in addition to the standard requirements for land alteration permits issued by the City.

Valerie Ouellette asked if there would be an assessment attached the residents for this project.

Eric stated there would be an assessment that he believed to be approximately \$9,800.

Motion made by Shannon Sweeney Jorgenson to approve the application by The City of Hermantown. for a Special Use Permit for the road project work associated with Lavaque Junction in a Natural Environment Shoreland Overlay Zone. Seconded by Buckley Simmons. Motion carried.

6. CONTINUING BUSINESS

Eric shared the City's Planned Unit Development (PUD) survey results with the Commission, which concluded on February 14, 2021. The survey was sent to 56 people with 45 responding (80%). The survey went out to City Council members, Planning and Zoning Commission members, City staff, local realtors and developers and Hermantown residents. 37.5% of the survey group was comprised of Hermantown residents not counting Councilors, P&Z members or City staff.

Here is some associated data:

- 49% were in favor of mid density development (3-7 units/acre);
- 27% were in favor of high density development (greater than 7 units/acre);
- 24% only favored low density (3 units/acre or less).
- 13% were not in favor of apartments within the R-3 with the remaining 87% wanting some sort of control (height restrictions, density, location, access)

The survey results were forwarded to the ARDC who is using the information as part of their study. In addition, the ARDC is looking at the following communities to study their policies/ordinances when it comes to PUD's/multi-family housing: Hopkins, Sauk Rapids, Sartell, Oakdale, Cambridge, Mankato, East Grand Forks, Grand Rapids, Golden Valley and Duluth.

Staff is looking at either an April or May presentation/public hearing at Planning and Zoning with a June City Council meeting. The plan is to have an updated PUD ordinance in front of the Council in either late June/early July.

As part of a larger picture, staff is discussing a timeline for a Comprehensive Plan Update as well as possible new zoning district(s) which may further define requirements for development and identify a housing strategy for the City as part of the Comprehensive Plan.

Due to the time associated with these types of documents (12-24 months), an updated PUD ordinance can serve as an interim document to address growth within the City.

PLANNING & ZONING COMMISSION
March 16, 2021 Meeting Summary

Shannon Sweeney Jorgenson stated she had taken the survey and wondered how much the City is looking at all of this through a diversity, equity and inclusion lens when thinking about developments. She is unsure if the City has a diversity, equity and inclusion initiative, given the current climate of the country. She asked what considerations are being made in that regard.

Eric stated that this is no ordinance regarding that, however a goal of the PUD study is to identify items which can reduce the cost of construction which could lead to more diversity in the housing products and potential affordability within the City. He will ask Josh Bergstad to address this in this presentation which talks about social issues, etc.

Beth Wentzlaff asked if the Commission had previously done a study to determine, for example, here could be a park, or here could be a development, etc.?

Eric stated that the Commission had no recent study, only the zoning and a 20-year comp plan that briefly touches on some of those items.

Sam Clark stated that he is not opposed to development, and he believes the Commission is doing a disservice to developers by going from an R-3 zoning for most of the City, to an apartment complex and it is quite a jump and tends to make people not happy. He believes the current PUD process is so broad that a person can do almost anything just by doing an overlay.

Josh Bergstad, Principal Planner with ARDC Planning, introduced himself and his helping out on our PUD project. Josh introduced his colleague, Justin Otsea. Josh shared with the Commission the Hermantown Planning Commission: Planned Unit Development (PUD) Ordinance Review PowerPoint presentation.

Valerie asked about common open space.

Josh stated that common open space refers to an area set aside within a specific development to be used by, generally, the residents of the development.

Eric suggested that a work session be scheduled in April so that the Commission members could have ample time to review information and additional questions can be addressed at that time.

John Geissler asked once the Commission goes through this process, will a new ordinance or amendment to the ordinance need to be put forward?

Eric stated that it would probably not be a total rewrite of the ordinance, but more of an amendment to the ordinance.

Corey Kolquist asked if the City has started on the comprehensive plan.

According to Eric, the City has not.

Sam recommends that the Commission go through this process sooner rather than later.

A tentative work session on March 30th is being looked at by Eric.

PLANNING & ZONING COMMISSION
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7. NEW BUSINESS

Eric informed the Commission that the City would be purchasing credits for wetland impacts associated with the Keene Creek Park trail segment associated with the Trail Spur project. This is scheduled for the April 5 City Council meeting.

8. COMMUNICATIONS

9. COMMISSION MEMBER REPORTS

Joe Peterson – None.

Corey Kolquist – None.

Valerie Ouellette – None.

Samuel Clark – None.

Shannon Sweeney Jorgenson – None.

Beth Wentzlaff – None.

Buckley Simmons – None.

John Geissler – None.

ADJOURN

Motion made by Valerie Ouellette to adjourn the meeting. Seconded by Shannon Sweeney Jorgenson. Meeting adjourned at 8:22 pm.

Officiated by:

Transcribed by:

Joe Peterson, Chairman

Mary Melde, Administrative Assistant

5A. Subdivision Application to create a flag lot in an R-3 zoning district

Applicant: Brad and Jackie Johnson
Case No.: 2021-16-SUB
Staff Contact: Eric Johnson, Community Development Director
Request: Subdivision of an R-3 zoned property to create a flag lot.

DESCRIPTION OF REQUEST:

The property owner owns a five acre property at 5233 Maple Grove Road. The property has a lot dimension of 166' x 1318'. A single family house and two accessory buildings are located on the property.

The property owner proposes to create a new flag lot along the western border of the existing property. The property owner is proposing a 30 foot 'pole/driveway' connection to Maple Grove Road for a distance of 320 feet with the 'flag' portion of the lot being approximately 166' x 1010'. The proposed lot sizes for the two total parcels are:

Parcel A: 136' x 320' / 43,520 sf. or 1.0 acres
Parcel B: 30' x 320' and 166' x 998' / 175,268 or 4.03 acres

The property owner intends to either construct a new single-family home on the new parcel or potentially sell the lot and then rent the existing home. The property owner has discussed this proposal with the City Utility Clerk as well as St. Louis County in order to verify that utilities are available and that a new driveway cut would be permitted.

SITE INFORMATION:

Parcel Size: 5.0 acres
Legal Access: Maple Grove Road
Wetlands: Yes, northern 400' of property
Existing Zoning: R-3, Residential
Minimum Lot Area: 0.5 acres (city services are available)
Airport Overlay: No
Shoreland Overlay: No
Comprehensive Plan: Residential

BACKGROUND:

The City updated its regulations covering splitting of land and subdivisions in 2016. The update to the regulations created a process to allow flag lots in residential zoning districts. A flag lot is defined as a lot containing an area shaped like a “flag” which is the portion of the lot where all structures are to be located and an area shaped like a “pole” which is the portion of the lot where the vehicular access between the flag and its adjoining road shall be located. The regulations set ten standards for flag lots in Hermantown. These are listed in the Findings section. Flag lots require a public hearing by the Planning Commission and approval by the City Council.

Administrative approvals and Flag Lot approvals require a certificate of survey, resulting legal descriptions, and review of any assessments. In addition, the City charges a fee in lieu of land dedication of \$1,100 for parks and recreation for every new residential lot created.

Furthermore, the existing property is Torrens land. Per the City ordinance Torrens land requires that a registered land survey be prepared for the subdivision of the property. The property owner has provided a certificate of survey at this point and will be required to provide a registered land survey in order to finalize the subdivision of the property.

The existing home utilizes City water and sanitary sewer services. As part of the flag lot project, the property owner will need to complete the hook up new City services and pay the associated City and WLSSD hookup fees. The new flag lot will also be required to utilize City sanitary sewer and water services.

City wetland inventory maps indicate the presence of wetlands on the rear 400 feet of the property. Maps indicate that buildable upland areas exist from Maple Grove Road to approximately 920’ into the property. The property owner’s plans for a new home and accessory structure will not impact these wetlands.

There is an existing water line and sanitary sewer within the right of way of Maple Grove Road. The property owner will need to submit for the proper required permits and pay any applicable connection fees in order to utilize these existing utility services.

FINDINGS:

Staff recommends the following findings of fact regarding the flag lot split application:

- 1. The resulting lots do not violate any provision of the Hermantown Zoning Regulations, Comprehensive Plan, or any other local ordinance.** The lot exceeds minimum standards in the R-3, Residential District, maintains the suburban residential development pattern identified in the Comprehensive Plan, and has access to water and sewer.
- 2. The width of the flag lot at the front yard setback line must meet the lot width requirements of the Hermantown Zoning Regulations.** The lot is 166’ wide at the front yard setback line which exceeds the requirement of 100’.
- 3. The pole portion of a flag lot shall not exceed 500 feet.** The pole is 320’ feet long.
- 4. The pole portion of a flag lot must have a minimum width of 30 feet, be of uniform width, be a platted part of the flag lot, and connect to a public street. The driveway shall be set back a minimum of 10 feet from the neighboring property that was not used to create the flag lot and five feet from the mother property.** The pole is 30’ wide. Approval of building permits will be conditioned on siting of the driveway to meet setback standards defined in Section 1010.04.04 of the Hermantown Zoning Regulations.

5. **The pole portion of the flag lot will not be included in calculating the minimum lot area.** The lot area without the “pole” is 3.85 acres which exceeds the ½ acre minimum lot size of the R-3, Residential zoning district.
6. **Only one flag lot may be created from an existing/mother property.** The city will record that no further flag lots can be created from PIN # 395-0010-04352
7. **Must be used exclusively for single family dwelling and accessory uses.** The intended use of the new developable lot is for single family residential. The City will only issue building or zoning permits for single family residential and related uses.
8. **The City must determine that the creation of the flag lot will not interfere with future development of roads or interior lands.** The rear portion of this property abuts a large wetland complex. The creation of a flag lot would not hinder development in this area.
9. **The City must determine that the flag lot provides adequate accessibility of emergency responders.** The proposed pole meets minimum width and is less than the maximum length. Both standards were developed with emergency response vehicles in mind.
10. **All flag lots must display an address at their closest point of access to a public street for emergency responders.** The applicant will have to assent to displaying 911 addressing in a visible location at the entrance of the driveway.

RECOMMENDATION:

1. Recommend approval of the creation of a 166’ by 998’ flag lot with a 30’ by 320’ pole abutting Maple Grove Road.
2. Adopt the stated Findings of Fact and other content of this report as the required findings identified in Section 1010.04.11.6 of the Hermantown Zoning Regulations.
3. Prior to recording of the flag lot the property owner shall pay a fee in lieu of land dedication for parks and recreation of \$1,100.
4. Prior to issuance of a City land alteration permit for site work on the flag lot the property owner of the land alteration permit will provide a site plan depicting the driveway and flag the location of the driveway for inspection to confirm that it meets setback requirements listed Section 1010.04 of the Hermantown Zoning Regulations.
5. The new flag lot will be required to utilize City sanitary sewer and water services and pay all applicable fees.
6. The property owner will be required to provide a registered land survey for the subdivision of a Torrens property. This will be required prior to the City’s sign off on the warranty and or quit claim deed.
7. The property owner shall sign a consent form assenting to all conditions of this approval.
8. The property owner shall pay an administrative fine of \$750 per violation of any condition of this approval.

ATTACHMENTS

- Location Map
- Proposed Survey and Legal Descriptions

Location Map



PARCEL SKETCH
BOUNDARY SURVEY OF PROPOSED
PARCEL SUBDIVISION IN THE SE/SW OF
SECTION 15, T50N, R15W,
4th P.M. ST. LOUIS COUNTY, MN

SCALE 1" = 50' REVISED APRIL, 2021

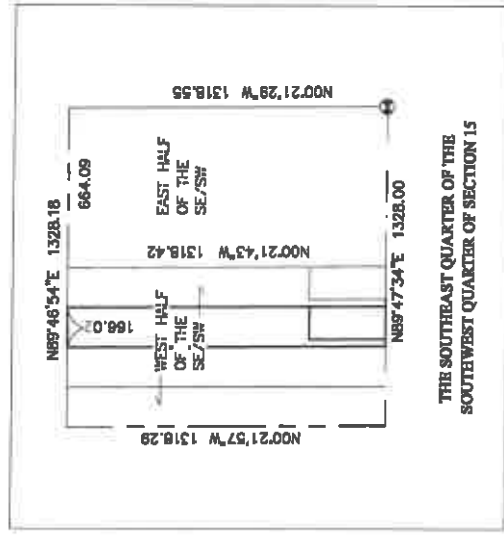
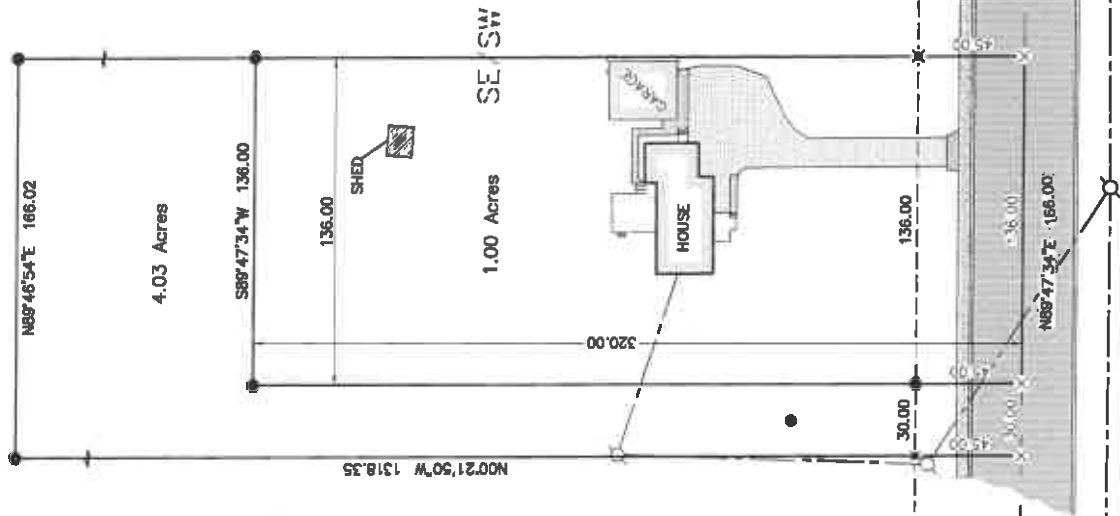
BEAR ISLAND SURVEYING, LLC
 ELY, MINNESOTA



BASIS OF BEARING IS ASSUMING THE
 SOUTH LINE OF THE SOUTHWEST
 QUARTER OF SECTION 15 TO BEAR
 N89°47'34"E
 ALL LINEAR MEASUREMENTS ARE
 U.S. SURVEY FEET

LEGEND

- = SET 3/4" PLASTIC CAPPED REBAR
- ⊙ = STAMPED RLS #32683
- ⊙ = FOUND ST. LOUIS COUNTY ALUMINUM CAPPED REBAR
- × = LEGAL DESCRIPTION POINT
- ⊗ = FOUND STEEL CAPPED T-BAR WITH 7" IN ROCK
- ⊙ = STAMPED RLS #47946
- ⊙ = POWER POLE
- ⊙ = CONCRETE WALK/STEPS
- ⊙ = ASPHALT ROAD/DRIVES
- ⊙ = OVERHEAD ELECTRIC LINE



SW COR.
 SEC. 15

N89°47'34"E
 1660.00'



N89°47'34"E
 830.00'



8 1/4
 SEC. 15

**LEGAL DESCRIPTION for Brad Johnson
(Residue Parcel)**

February 18, 2021

The East 136.00 feet of the South 320.00 feet of the West Half of the East Half of the West Half of the Southeast Quarter of the Southwest Quarter, Section 15, Township 50 North, Range 15 West of the Fourth Principal Meridian, St. Louis County, Minnesota as defined by a line parallel with and 136.00 feet distant from the East line of the West Half of the East Half of the West Half of the Southeast Quarter of the Southwest Quarter and by a line parallel with and 320.00 feet distant from the South line of the West Half of the East Half of the West Half of the Southeast Quarter of the Southwest Quarter.

Said parcel contains 1.00 acre.

(Johnson-03-des)

**LEGAL DESCRIPTION for Brad Johnson
(Flag Lot)**

February 18, 2021

The West Half of the East Half of the West Half of the Southeast Quarter of the Southwest Quarter, Section 15, Township 50 North, Range 15 West of the Fourth Principal Meridian, St. Louis County, Minnesota EXCEPT for the East 136.00 feet of the South 320.00 feet thereof, as defined by a line parallel with and 136.00 feet distant from the East line of the West Half of the East Half of the West Half of the Southeast Quarter of the Southwest Quarter and by a line parallel with and 320.00 feet distant from the South line of the West Half of the East Half of the West Half of the Southeast Quarter of the Southwest Quarter.

Said parcel contains 4.03 acres.

(Johnson-04-des)

5B. Subdivision Application to create a flag lot in an R-3 zoning district

Applicant: Heather and Greg Hiner
Case No.: 2021-17-SUB
Staff Contact: Eric Johnson, Community Development Director
Request: Subdivision of an R-3 zoned property to create a flag lot.

DESCRIPTION OF REQUEST:

The property owner owns a 3.52 acre property at 5273 Arrowhead Road. The property has a lot dimension of 150' x 1024'. A single family house and two accessory buildings are located on the property.

The property owner proposes to create a new flag lot along the western border of the existing property. The property owner is proposing a 30 foot 'pole/driveway' connection to Arrowhead Road for a distance of 190 feet with the 'flag' portion of the lot being approximately 150' x 834'. The proposed lot sizes for the two total parcels are:

Parcel A: 120' x 190' / 43,520 sf. or 0.52 acres
Parcel B: 30' x 190' and 150' x 834' = 130,800 or 3.0 acres

The property owner intends to either construct a new single-family home on the new parcel or potentially sell the lot. The property owner has discussed this proposal with the City Utility Clerk as well as St. Louis County in order to verify that utilities are available and that a new driveway cut would be permitted.

SITE INFORMATION:

Parcel Size: 3.52 acres
Legal Access: Arrowhead Road
Wetlands: Yes, northern 250' of property
Existing Zoning: R-3, Residential
Minimum Lot Area: 0.5 acres (city services are available)
Airport Overlay: No
Shoreland Overlay: No
Comprehensive Plan: Residential

BACKGROUND:

The City updated its regulations covering splitting of land and subdivisions in 2016. The update to the regulations created a process to allow flag lots in residential zoning districts. A flag lot is defined as a lot containing an area shaped like a “flag” which is the portion of the lot where all structures are to be located and an area shaped like a “pole” which is the portion of the lot where the vehicular access between the flag and its adjoining road shall be located. The regulations set ten standards for flag lots in Hermantown. These are listed in the Findings section. Flag lots require a public hearing by the Planning Commission and approval by the City Council.

Administrative approvals and Flag Lot approvals require a certificate of survey, resulting legal descriptions, and review of any assessments. In addition, the City charges a fee in lieu of land dedication of \$1,100 for parks and recreation for every new residential lot created.

The existing home utilizes City water and sanitary sewer services. As part of the flag lot project, the property owner will need to complete the hook up new City services and pay the associated City and WLSSD hookup fees. The new flag lot will also be required to utilize City sanitary sewer and water services.

City wetland inventory maps indicate the presence of wetlands on the rear 250 feet of the property. Maps indicate that buildable upland areas exist from Arrowhead Road to approximately 765’ into the property.

There is an existing water line and sanitary sewer within the right of way of Arrowhead Road. The property owner will need to submit for the proper required permits and pay any applicable connection fees in order to utilize these existing utility services.

FINDINGS:

Staff recommends the following findings of fact regarding the flag lot split application:

- 1. The resulting lots do not violate any provision of the Hermantown Zoning Regulations, Comprehensive Plan, or any other local ordinance.** The lot exceeds minimum standards in the R-3, Residential District, maintains the suburban residential development pattern identified in the Comprehensive Plan, and has access to water and sewer.
- 2. The width of the flag lot at the front yard setback line must meet the lot width requirements of the Hermantown Zoning Regulations.** The lot is 150’ wide at the front yard setback line which exceeds the requirement of 100’.
- 3. The pole portion of a flag lot shall not exceed 500 feet.** The pole is 190’ feet long.
- 4. The pole portion of a flag lot must have a minimum width of 30 feet, be of uniform width, be a platted part of the flag lot, and connect to a public street. The driveway shall be set back a minimum of 10 feet from the neighboring property that was not used to create the flag lot and five feet from the mother property.** The pole is 30’ wide. Approval of building permits will be conditioned on siting of the driveway to meet setback standards defined in Section 1010.04.04 of the Hermantown Zoning Regulations.
- 5. The pole portion of the flag lot will not be included in calculating the minimum lot area.** The lot area without the “pole” is 2.85 acres which exceeds the ½ acre minimum lot size of the R-3, Residential zoning district.
- 6. Only one flag lot may be created from an existing/mother property.** The city will record that no further flag lots can be created from PIN # 395-0070-00130

7. **Must be used exclusively for single family dwelling and accessory uses.** The intended use of the new developable lot is for single family residential. The City will only issue building or zoning permits for single family residential and related uses.
8. **The City must determine that the creation of the flag lot will not interfere with future development of roads or interior lands.** The rear portion of this property abuts a wetland complex. The creation of a flag lot would not hinder development in this area.
9. **The City must determine that the flag lot provides adequate accessibility of emergency responders.** The proposed pole meets minimum width and is less than the maximum length. Both standards were developed with emergency response vehicles in mind.
10. **All flag lots must display an address at their closest point of access to a public street for emergency responders.** The applicant will have to assent to displaying 911 addressing in a visible location at the entrance of the driveway.

RECOMMENDATION:

1. Recommend approval of the creation of a 150' by 834' flag lot with a 30' by 190' pole abutting Arrowhead Road.
2. Adopt the stated Findings of Fact and other content of this report as the required findings identified in Section 1010.04.11.6 of the Hermantown Zoning Regulations.
3. Prior to recording of the flag lot the property owner shall pay a fee in lieu of land dedication for parks and recreation of \$1,100.
4. Prior to issuance of a City land alteration permit for site work on the flag lot the property owner of the land alteration permit will provide a site plan depicting the driveway and flag the location of the driveway for inspection to confirm that it meets setback requirements listed Section 1010.04 of the Hermantown Zoning Regulations.
5. The new flag lot will be required to utilize City sanitary sewer and water services and pay all applicable fees.
6. The property owner shall sign a consent form assenting to all conditions of this approval.
7. The property owner shall pay an administrative fine of \$750 per violation of any condition of this approval.

ATTACHMENTS

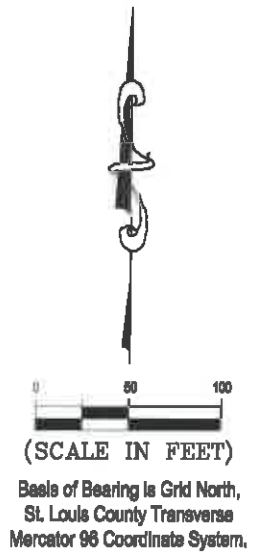
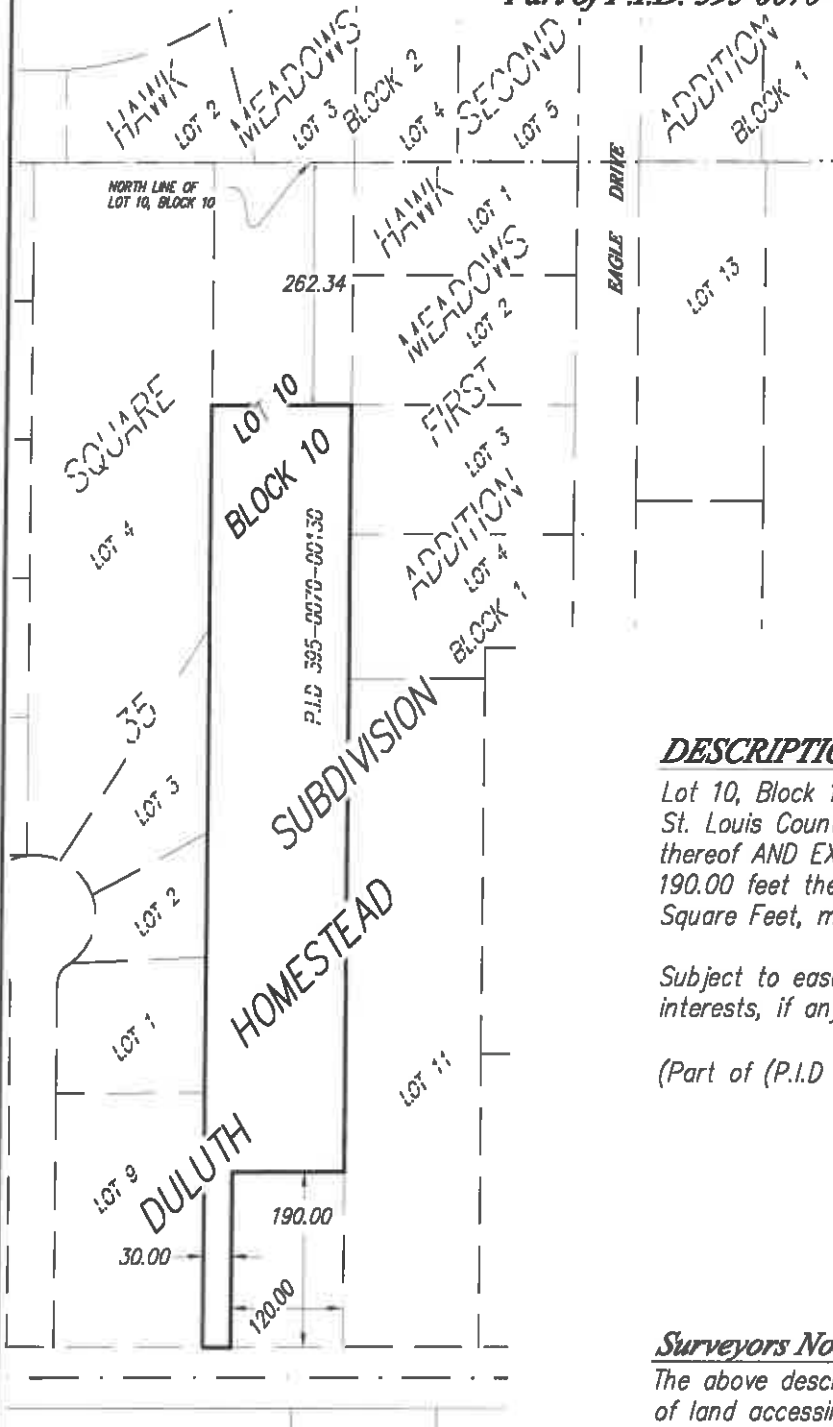
- Location Map
- Proposed Survey and Legal Descriptions

Location Map



EXHIBIT

Prepared for: **HEATHER & GREG HINER**
Part of P.I.D. 395-0070-00130



DESCRIPTION

Lot 10, Block 10, DULUTH HOMESTEADS SUBDIVISION PLAT, St. Louis County, Minnesota EXCEPT the North 262.34 feet thereof AND EXCEPT the East 120.00 feet of the South 190.00 feet thereof. Containing 2.993 Acres or 130,390 Square Feet, more or less, excluding right of way.

Subject to easements, restrictions, reservations and interests, if any.

(Part of (P.I.D 395-0070-00130)(Abstract)

Surveyors Note:

The above description is inclusive of a 30.00 foot wide strip of land accessing Arrowhead Road.

I hereby certify that this plan, specification, 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.

Print Name: Paul A. Vogel License # 44075

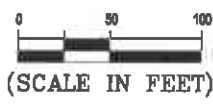
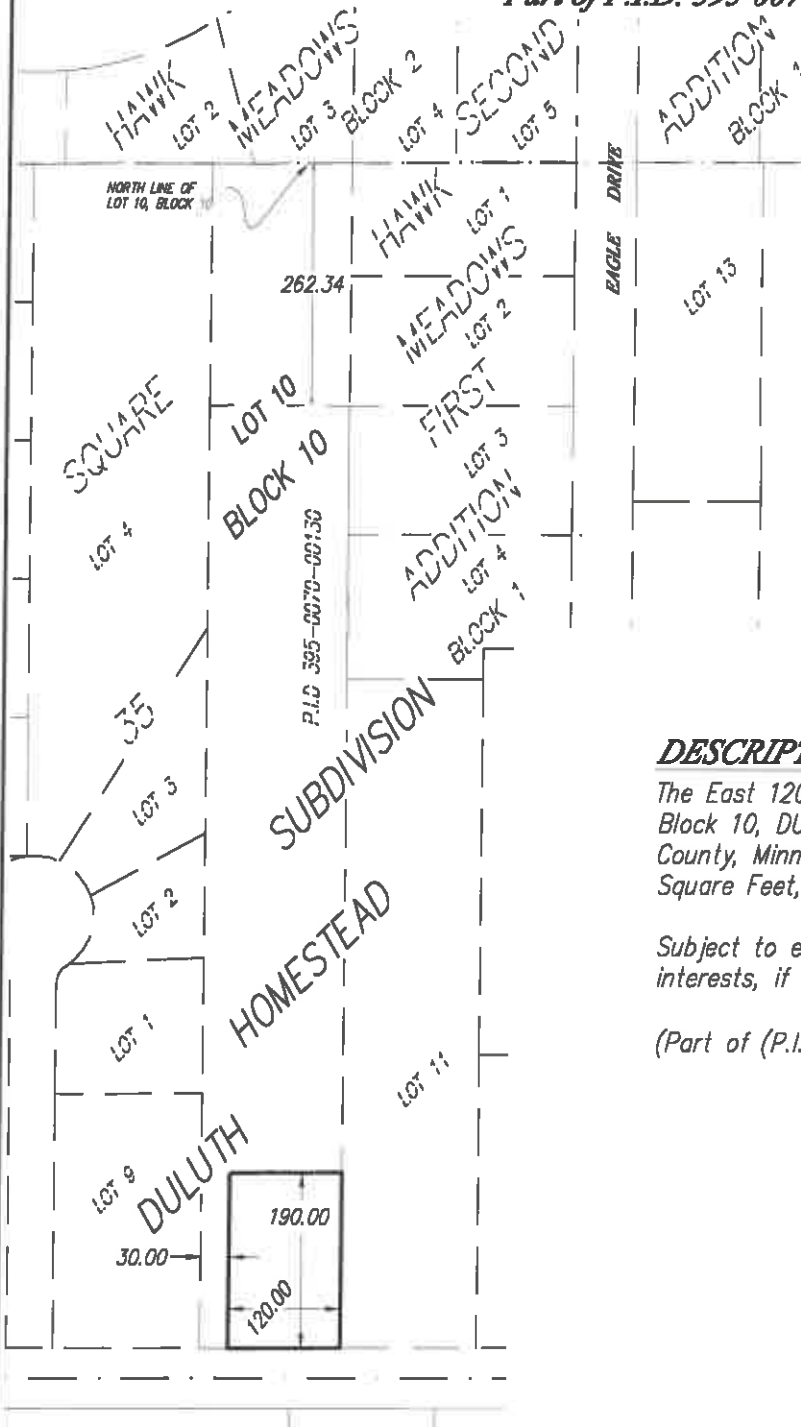
Signature: *[Signature]* Date: 3/29/2021

DATE PREPARED: 3/29/21
FILE: 210106vSURV-
SHEET 1 of 1 SHEETS

LHB
PERFORMANCE DRIVEN DESIGN.
LHBcorp.com
21 W. Superior St., Ste. 500 | Duluth, MN 55802 | 218.727.8448

EXHIBIT

Prepared for: **HEATHER & GREG HINER**
 Part of P.I.D. 395-0070-00130



Basis of Bearing is Grid North,
 St. Louis County Transverse
 Mercator 98 Coordinate System.

DESCRIPTION

The East 120.00 feet of the South 190.00 feet of Lot 10, Block 10, DULUTH HOMESTEADS SUBDIVISION PLAT, St. Louis County, Minnesota. Containing 0.523 Acres or 22,800 Square Feet, more or less, excluding right of way.

Subject to easements, restrictions, reservations and interests, if any.

(Part of (P.I.D 395-0070-00130)(Abstract)

I hereby certify that this plan, specification, 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.

Print Name: Paul A. Vogel License # 44075

Signature: *[Handwritten Signature]* Date: 3/28/2021

DATE PREPARED: 3/29/21
FILE: 210106vSURV-
SHEET 1 of 1 SHEETS



**PERFORMANCE
DRIVEN DESIGN.**
 LHBcorp.com
 21 W. Superior St., Ste. 600 | Duluth, MN 55802 | 216.727.8448

Description

Lot 10, Block 10, DULUTH HOMESTEADS SUBDIVISION PLAT, St. Louis County, Minnesota EXCEPT the North 262.34 feet thereof AND EXCEPT the East 120.00 feet of the South 190.00 feet thereof. Containing 2.993 Acres or 130.390 Square Feet, more or less, excluding right of way.

Subject to easements, restrictions, reservations and interests, if any.
(Abstract)

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.

Paul A. Vogel

Signed

Date

3/29/2021

License No. 44075

Description

The East 120.00 feet of the South 190.00 feet of Lot 10, Block 10, DULUTH HOMESTEADS SUBDIVISION PLAT, St. Louis County, Minnesota. Containing 0.523 Acres or 22,800 Square Feet, more or less, excluding right of way.

Subject to easements, restrictions, reservations and interests, if any.
(Abstract)

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.

Paul A. Vogel

Signed



Date

3/29/2021

License No. 44075