

RESOLUTION

Authorizing the Sale of the Rockridge Elementary School and Morgan Park Middle School Property

WHEREAS, the School Board by Resolution B-6-07-2452 adopted a Long-range Facilities Plan for the District, and therein also directed the District's administrative staff to commence with the disposition of certain non-school sites including the Rockridge Elementary School and Morgan Park Middle School property; and

WHEREAS, said property will no longer be used for purposes set forth in Minnesota Statute Section 123B.51;

NOW, THEREFORE, BE IT RESOLVED the School Board of ISD 709, Duluth Minnesota hereby authorizes the sale of real property described on EXHIBIT 1a and EXHIBIT 1b attached hereto, and

BE IT FURTHER RESOLVED the School Board authorizes the School Board Chair to execute a purchase agreement consistent with the terms considered by the Board in Executive Closed Session on April 13, 2015, and to sign all other documents required for closing this sale transaction.

Exhibit 1a (Morgan Park School)

That certain tract or parcel of land situated in Section 35, in Township 49 North, of Range 15 West of the Fourth Principal Meridian, described as follows, to-wit:

Beginning at a point on the North and South one-sixteenth line of the NW¹/₄ of Section 35, in Township 49 North, of Range 15 West of the Fourth Principal Meridian, said one-sixteenth line taken in this description as running due north, such point being 1306.18 feet Southerly from the Northeast corner of the NW¹/₄ of NW¹/₄ of said Section 35, thence along a line bearing North 78 degrees 45 minutes West a distance of 457.80 feet to a point, thence due South a distance of 866.28 feet to a point; thence along a line bearing North 78 degrees 45 minutes East a distance of 559.48 feet to a point, thence in a Northeasterly direction along the circumference of a circle whose center lies outside the premises herein described, and whose radius is 75 feet, a distance of 59.48 feet to a point, such point lying 33.27 feet Easterly and 47.43 feet Northerly from the last mentioned point, thence in a due Northerly direction a distance of 553.12 feet to a point, thence in a Northwesterly direction along the circumference of a circle whose center lies outside the premises herein described and whose radius is 75 feet, a distance of 59.48 feet to a point, such point lying 33.27 feet Westerly and 47.43 feet Northerly from the last mentioned point, thence along a line bearing North 78 degrees 45 minutes West a distance of 101.68 feet to the place of beginning.

Also known as Block 13, Morgan Park of Duluth

Exhibit 1b (Rockridge School)

Parcel 1:

Lots 5, 6, and 7, Block 1, LAKESIDE GARDENS ADDITION TO DULUTH, including the Northerly 33 feet of vacated Norwood Street abutting thereon and attaching thereto upon the Vacation of said Norwood Street on November 9, 1964.

AND

Parcel 2:

Lot 8, Block 1, LAKESIDE GARDENS ADDITION TO DULUTH, including the Northerly 33 feet of vacated Norwood Street abutting thereon and attaching thereto upon the Vacation of said Norwood Street on November 9, 1964.

AND

Parcel 3:

Lots 1, 2, 3, 4 Block 1, LAKESIDE GARDENS.

TOGETHER WITH

All that part of vacated 48 1/2 Avenue East lying between the center line of Norwood Street in said plat of LAKESIDE GARDENS as extended across said 48 1/2 Avenue East, and the North line of Block 119, CROSLY PARK ADDITION TO DULUTH, as extended across said Avenue. Subject, to the retention by the City of Duluth of utility easements in the Easterly 25 feet of said vacated avenue; and of the Northerly 33 feet of the vacated Norwood Street abutting the Southerly line of Lot 4, Block 1, LAKESIDE GARDENS.

AND

Parcel 4:

Lot 1, Block 5, LAKESIDE GARDENS, including the Southerly 33 feet of Norwood Street abutting thereon and lying within the extension of the side lines of said Lot 1, which attached thereto upon the vacation of said Norwood Street on November 9, 1964. Subject to the retention by the City of Duluth of utility easements, including also all that part of 48 1/2 Avenue East abutting thereon and extending to the center line of Norwood Street in said plat of Lakewood Gardens, as extended across said 48 1/2 Avenue East, which attached thereto upon the vacation of said 48 1/2 Avenue East on November 9, 1964, Subject to the retention by the City of Duluth of utility easements in the easterly 25 feet of said 48 1/2 Avenue East.

AND

Parcel 5:

Lots 2, 3, 4 & 5, Block 5, LAKESIDE GARDENS, including the Southerly 33 feet of Norwood Street abutting thereon, which attached thereto upon the vacation of said Norwood Street on November 9, 1964,

AND

Exhibit 1b (Rockridge School) – Continued

Parcel 6:

Lots 1282, 1283, 1284, 1285, 1286, 1287, and lots 1458, 1459, 1460, 1461, 1462, 1463, 1464, 1465, 1466, 1467, 1468, 1469, 1638, 1639, 1640, 1641, 1642, 1643, 1644, 1645, 1646, 1647, 1648, 1649, 1650, and 1651 all in CROSLEY PARK ADDITION TO DULUTH.

TOGETHER WITH

Those portions of vacated Ivanhoe Alley and Ivanhoe Street pursuant to City of Council Resolution 91-0503 Adopted July 1, 1991 and recorded as Document Number 0525872 in the Office of the County Recorder, St. Louis County, Minnesota.

AND

Parcel 7:

Lots 1470 and 1471, in CROSLEY PARK ADDITION TO DULUTH.

TOGETHER WITH

Those portions of vacated Norwood Street, Ivanhoe Alley and Ivanhoe Street pursuant to City of Council Resolution 91-0503 Adopted July 1, 1991 and recorded as Document Number 0525872 in the Office of the County Recorder, St. Louis County, Minnesota.

AND

Parcel 8:

Lot 9, Block 1, LAKESIDE GARDENS ADDITION TO DULUTH, including the Northerly 33 feet of vacated Norwood Street abutting thereon and attaching thereto upon the Vacation of said Norwood Street on November 9, 1964.

AND

Parcel 9:

Lots 10, 11, 12, 13, and 14, Block 1, LAKESIDE GARDENS ADDITION TO DULUTH

AND

Parcel 10:

Lots 8, 9, 10, and 11, Block 5, LAKESIDE GARDENS ADDITION TO DULUTH

AND

Parcel 11:

Lots 6 and 7, Block 5, LAKESIDE GARDENS ADDITION TO DULUTH