

RESOLUTION

Authorizing the sale of a portion of the Central High School Campus and Adjacent Properties

NOW, THEREFORE BE IT RESOLVED, the School Board authorizes the sale of the real property (the "Property") the approximate boundaries of which are depicted as Parcels A and B on Exhibit A to this Resolution and which is a part of the Central High School Campus and adjacent properties legally described on Exhibit B to this Resolution, and;

BE IT FURTHER RESOLVED, that the School Board authorizes the School Board Chair to execute a purchase agreement in substantially the form considered by the Board in Executive Closed Session on July 12, 2021, and to sign all other documents required to carry-out the sale and conveyance of the Property and the performance of the obligations of the District under the purchase agreement.

Exhibit A

Depiction of Property

Central Entrance

PARCEL C MU-P

PARCEL B MU-P

PARCEL A MU-P

R-1

Facilities Management

Baseball Field

Central High School

Parking Lot

- 36.7 Acres
- 18.0 Acres
- 22.9 Acres

Previously Designed Transportation Center Building

Parking Lot

S.T.C. Main

Tennis Courts

Parking Lot

R-1

100 Parking Spaces

Softball Field

R-1

Football/Soccer Field

R-1

Central High School

800 East Central Entrance

Scale



Blackman Avenue

Exhibit B

PARCEL I - Certificate of Title No. 176058

All of GREAT VIEW ADDITION TO DULUTH, EXCEPT Lots 7 and 8 in Block 2
AND Lots 1 and 2 in Block 3 of said Addition.

PARCEL II - Certificate of Title No. 176154

Lots 1 to 16 inclusive in Block 2; AND Lots 1, 2, 15, 16 and 17 in Block 3,
CLEARVIEW PARK

PARCEL III - Certificate of Title No. 176792

Lots 7 and 8, Block 2, GREAT VIEW ADDITION TO DULUTH

PARCEL IV - Certificate of Title No. 180909

Lot 3, Block 3, CLEARVIEW PARK

PARCEL V- Certificate of Title No. 184073

Lots 1 and 2, Block 3, GREAT VIEW ADDITION TO DULUTH

PARCEL VI – Certificate of Title No. 267239

Commencing at the SE corner of Section 21, Township 50 North, Range 14 West of the Fourth Principal Meridian; thence North 05 degrees 00 minutes 00 seconds West (assumed bearing) along the East line of said Section 21 a distance of 410.24 feet; thence North 89 degrees 57 minutes 00 seconds West 451.75 feet; thence North 05 degrees 00 minutes 00 seconds West 275.00 feet to the Point of Beginning; thence North 19 degrees 24 minutes 00 seconds East 649.90 feet; thence North 53 degrees 31 minutes 51 seconds West 746.25 feet; thence South 00 degrees 28 minutes 57 seconds West 232.48 feet; thence S'y along a tangential curve concave to the West, having a radius of 993.01 feet, and a central angle of 34 degrees 51 minutes 37 seconds for a distance of 604.17 feet; thence South 48 degrees 39 minutes 10 seconds East 200.00 feet; thence South 73 degrees 17 minutes 13 seconds East 425.17 feet to the point of beginning and there terminating.

Parcel VII - Certificate of Title No. 270300

Lots 1 thru 8, Block 1, SWENSON'S DIVISION OF DULUTH
Lots 12 thru 18, Block 1, SWENSON'S DIVISION OF DULUTH
Lots 1 thru 19, Block 2, SWENSON'S DIVISION OF DULUTH

Parcel VII-A - Abstract Property

Lots 9, 10, 11, and 19, Block 1, SWENSON'S DIVISION OF DULUTH

PARCEL VIII – Certificate of Title No. 302438

That part of the SE 1/4 of SE 1/4 of Section 21, Township 50 North, Range 14 West of the Fourth Principal Meridian described as follows: Commencing at a Granite Monument at the SE corner of said SE1/4 of SE1/4 thence North 5 degrees 00 minutes 00 seconds West, assumed bearing, along the East line of said Section 21 a distance of 410.24 feet; thence North 89 degrees 57 minutes 00 seconds West a distance of 451.75 feet to a concrete monument; thence North 5 degrees 00 minutes 00 seconds West a distance of 275.00 feet; thence North 19 degrees 24 minutes 00 seconds East a distance of 406.63 feet to the point of beginning of the parcel of land to be described; thence continue North 19 degrees 24 minutes 00 seconds East a distance of 243.29 feet to the North line of said SE1/4 of SE1/4; thence North 84 degrees 04 minutes 11 seconds East along said North line a distance of 80.66 feet; thence South 53 degrees 55 minutes 21 seconds East a distance of 104.51; thence South 36 degrees 05 minutes 00 seconds West a distance of 25.00 feet; thence North 53 degrees 55 minutes 21 seconds; West a distance of 94.62 feet; thence South 36 degrees 04 minutes 39 seconds West a distance of 262.03 feet to the point of beginning.

PARCEL IX – Certificate of Title No. 307177

E1/2 of SE1/4 Section 21 Township 50 North of Range 14 West of the Fourth Principal Meridian EXCEPT those parts described as follows:

1. That part of the SE1/4 of SE1/4 of Section 21 Township 50 North of Range 14 described as follows: Commencing at a Granite Monument at the Southeast corner of said Section 21, thence North 5 degrees 00 minutes West (magnetic bearing) along the common section line of said Section 21 and Section 22 a distance of 410.24 feet to a concrete monument, said monument being the point of beginning, thence North 89 degrees 57 minutes West a distance of 451.75 feet to a concrete monument; thence North 5 degrees 00 minutes West a distance of 275.00 feet to a concrete monument, thence North 19 degrees 24 minutes East, a distance of 649.90 feet to a concrete monument on the North line of said SE1/4 of SE1/4, thence North 83 degrees 59 minutes East along said North line, a distance of 80.00 feet to a concrete monument, thence South 53 degrees 55 minutes East, a distance of 134.61 feet to a point on the common section line of Section 21 and Section 22, thence South 5 degrees 00 minutes East along said Section line, a distance of 819.50 feet to the point of beginning;
2. That part of the Easterly 1/2 of the SE1/4 of Section 21 in Township 50 North of Range 14 West of the Fourth Principal Meridian lying Northerly of the Central Entrance, a public highway, as the same is laid out and constructed over and across said SE1/4;
3. That portion thereof bounded as follows: On the Northwest by the Southeasterly line of Fourteenth Street, produced Southwesterly in the same straight line until it intersects the

Northeasterly line of First Avenue East produced Northwesterly in the same straight line; on the Southwest by the Northeasterly line of First Avenue East produced Northwesterly in the same straight line until it intersects the Southeasterly line of Fourteenth Street produced Southwesterly in the same straight line; and on the East by the Westerly line of Block 193, Duluth Proper, Third Division according to the recorded plat thereof on file and of record in the office of the Register of Deeds.

SUBJECT also to an easement for roadway over and across said land as appears by the Award of Condemnation, dated September 17, 1909, and filed in the office of the Register of Deeds in and for said County on October 13, 1909, in Book 292 of Deeds on page 120, as appears by No. 52 of Abstract;

4. That portion of the above described premises bounded by the following described lines: The Westerly line of the E1/2 of SE1/4 of Section 21 Township 50 North, Range 14 West of the 4th Principal Meridian; the Southerly line of Swan Lake Road (also known as Sundby Road) and the center line of Highway 194;

5. That part Commencing at the Southeast corner of Section 21 Township 50 North, Range 14 West of the Fourth Principal Meridian; thence North 05 degrees 00 minutes 00 seconds West (assumed bearing) along the East line of said Section 21 a distance of 410.24 feet; thence North 89 degrees 57 minutes 00 seconds West 451.75 feet; thence North 05 degrees 00 minutes 00 seconds West 275.00 feet to the POINT OF BEGINNING; thence North 19 degrees 24 minutes 00 seconds East 649.90 feet; thence North 53 degrees 31 minutes 51 seconds West 746.25 feet; thence South 00 degrees 28 minutes 57 seconds West 232.48 feet; thence Southerly along a tangential curve concave to the West, having a radius of 993.01 feet; and a central angle of 34 degrees 51 minutes 37 seconds for a distance of 604.17 feet; thence South 48 degrees 39 minutes 10 seconds East 200.00 feet; thence South 73 degrees 17 minutes 13 seconds East 425.17 feet to the POINT OF BEGINNING and there terminating.

6. Registered Land Survey No. 65.

Parcel X:

S1/2 of NW14/ of SW1/4 of SE1/4 EXCEPT the Westerly 396 feet thereof; Section 21, Township 50 North of Range 14