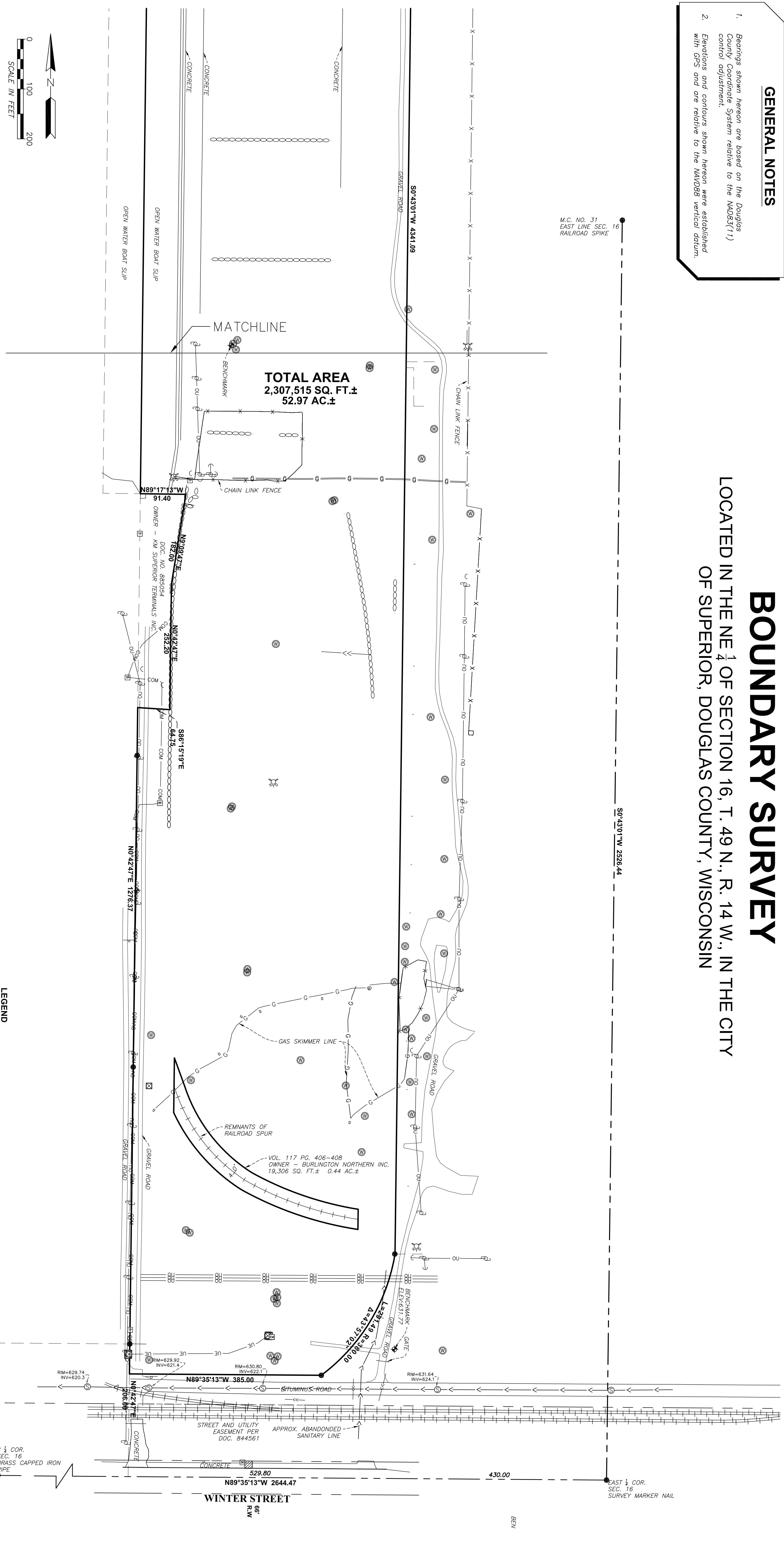


GENERAL NOTES

1. Bearings shown hereon are based on the Douglas County Coordinate System relative to the MAD83(11) control adjustment.
2. Elevations and contours shown hereon were established with GPS and are relative to the NAVD88 vertical datum.

BOUNDARY SURVEY

LOCATED IN THE NE ¼ OF SECTION 16, T. 49 N., R. 14 W., IN THE CITY OF SUPERIOR, DOUGLAS COUNTY, WISCONSIN



SURVEYORS NOTES:

1. This survey was prepared based on a cursory title review, the surveyor does not guarantee that all or any adverse interests, easements or other encumbrances are shown or that the owner listed has fee title to the property.
2. Underground utility lines shown hereon are based on markings and maps provided as a result of a Digger's Hotline utility locate request. Statute cannot guarantee that all lines were marked or that the markings or maps are accurate or complete.
3. The location of the Burlington Northern Inc. parcel was determined from visible remnants of railroad tracks.

SURVEYORS CERTIFICATE

I hereby certify that this survey was completed by me or under my direct supervision in accordance with Chapter A-E 7 of the Wisconsin Administrative Code and that it is correct to the best of my knowledge and belief.

Jason R. Nelson
WI PLS S-3092

Date 05/27/2022

PARCEL DESCRIPTION:

All that part of the Northeast Quarter (NE 1/4) of Section Sixteen (16), Township Forty-nine (49) North, Range Fourteen (14) West, described as follows:
 Commencing at a point which is the East Quarter corner of Section 16, thence westerly on the east and west centerline of Section 16 a distance of 980 feet to a point; thence northerly at an angle to the right of 90 degrees 17 minutes in a straight line a distance of 206 feet to a point on the northerly right of way line of the Lake Superior Terminal and Transfer Railway Company, which point is the point of beginning of the parcel of land herein to be described; thence continuing northerly in the same straight line, which line is parallel with the east line of said section, a distance of 4337.18 feet, more or less, to a point on the U.S. Government harbor line as now established on the southerly side of St. Louis Bay; thence northeasterly along said government harbor line to a point which is located 430 feet westerly of the easterly line of said section when measured on a line parallel with the East and West centerline of said section; thence southerly in a straight line parallel with the east line of said section, a distance of 4339.83 feet, more or less, to a point on the westerly right of way line of the Duluth Short Line Railway; thence southwesterly along said westerly right of way line on a radius of 380 feet to a point on the northerly right of way line of the Lake Superior Terminal and Transfer Railway Company and which point is 206 feet northerly of the east and west centerline of said section; thence westerly in a straight line parallel with the east and west centerline of said section to the point of beginning.
 EXCEPTING, however, a parcel of land containing 0.42 acres conveyed to the Great Northern Railway Company (now Burlington Northern, Inc.) for railroad purposes and more fully described in conveyance recorded in Book 117 of Deeds, page 406 in the office of the Register of Deeds for Douglas County, Wisconsin.
 ALSO EXCEPTING, a parcel of land conveyed to KM Superior Terminals, Inc. more fully described in conveyance recorded in Document No. 885054 in the office of the Register of Deeds for Douglas County, Wisconsin.

LEGEND

- FOUND MONUMENT
- SANITARY SEWER MANHOLE
- ▣ STORM SEWER MANHOLE
- ▤ FLARED END SECTION
- ⊙ MONITORING WELL
- ⊙ HOBSPANT
- ⊙ ELECTRIC METER
- ⊠ ELECTRIC TRANSFORMER
- ⊡ TRAFFIC SIGN
- ⊙ UTILITY POLE
- ⊙ ANCHOR CABLE
- ⊙ COMMUNICATIONS PESTIVAL
- X — FENCE LINE
- >> — SANITARY SEWER
- >>> — STORM SEWER
- > — GAS LINE
- G — UNDERGROUND COMMUNICATION LINE
- CM — OVERHEAD UTILITY LINE
- OU — RETAINING WALL
- + + — RAIL ROAD



C. REISS TERMINALS, LLC

CLIENT NAME

BOUNDARY SURVEY

PROJECT TITLE

DWN BY	CHK'D	APP'D	DWG DATE
JRN	XXX	XXX	04/29/2022
PROJECT NO.	19370141	SHEET NO.	1 OF 2
SCALE 1" = 100'			