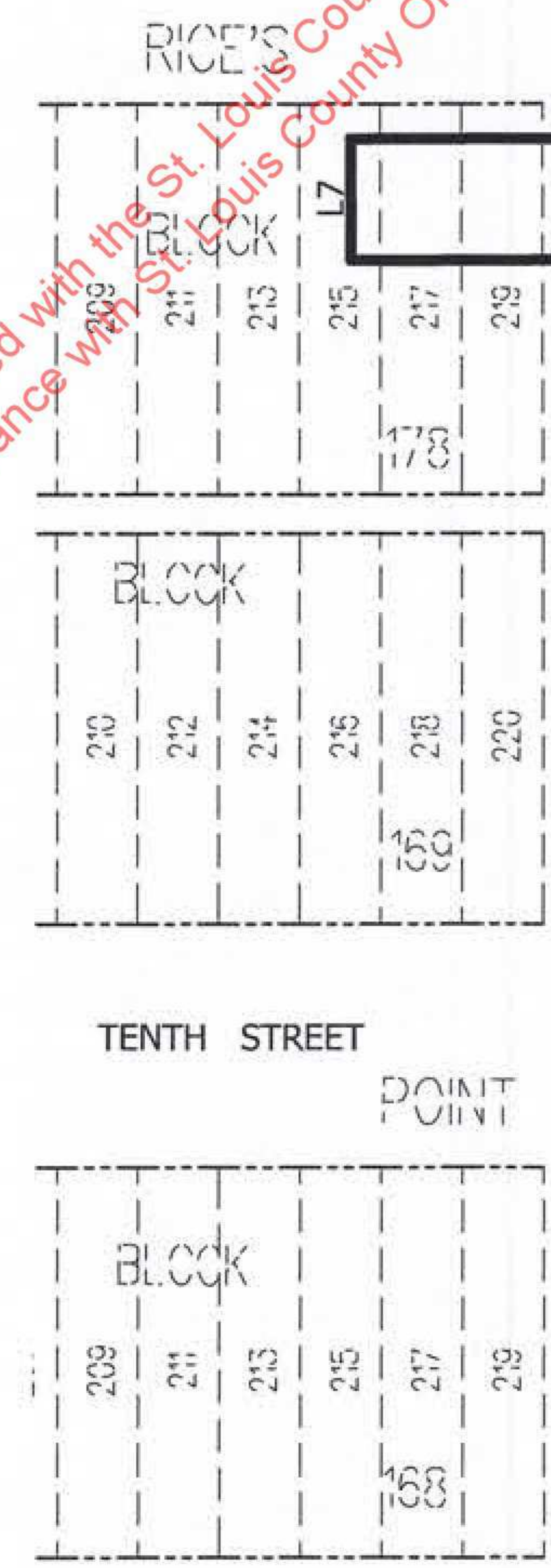


This survey was filed with the St. Louis County Surveyor's Office in accordance with St. Louis County Ordinance 21

This survey was filed with the St. Louis County Surveyor's Office in accordance with St. Louis County Ordinance 21



SECTION 3

TOWNSHIP 49 NORTH

RANGE 14 WEST

ST. LOUIS BAY

US GOVERNMENT HARBOR LINE

EXISTING UNDERGROUND PIPELINE

PROPOSED FENCE LINE

EXISTING FENCE LINE

GUARD SHACK

TRANSFORMER PAD

PROPOSED FENCE LINE

POINT OF BEGINNING

LINE	BEARING	DISTANCE
L1	N27°51'10"W	266.46
L2	N22°27'34"W	51.15
L3	N62°08'50"E	150.87
L4	N27°50'37"W	11.84
L5	N62°09'23"E	75.00
L6	N27°51'11"W	250.63
L7	N62°08'50"E	37.27
L8	S27°50'14"E	1287.17
L9	S62°09'46"W	51.00
L10	N27°50'14"W	278.10
L11	N62°09'46"E	15.56
L12	N27°50'50"W	24.18
L13	S62°09'46"W	15.56
L14	N27°50'14"W	152.72
L15	S62°09'46"W	8.20
L16	N34°29'10"W	202.61
L17	S58°20'52"W	19.60
L18	N31°40'22"W	52.47
L19	S62°08'50"W	162.07

LEGEND

- SET MAG NAIL
- SET CAPPED REBAR RLS 49505
- FOUND T-STAKE MONUMENT
- FENCE LINE
- RAILROAD TRACKS
- LEASE BOUNDARY LINE
- LEASE AREA
137974 Sq. Feet
3.2 Acres
- DOCK WALL LENGTH
1287.17 FEET

CENTERLINE OF PLATTED CULPEPPER STREET AND PINE AVENUE
POINT OF COMMENCEMENT

CENTERLINE OF PLATTED CULPEPPER STREET
N27°49'50"W
916.66

CENTERLINE OF PLATTED PINE AVENUE

Legal Description Calumet Lease Parcel:

That part of the original plat of RICE'S POINT and adjacent unplatted lands in Section 3, T49N, R14W, St. Louis County, Minnesota, including all riparian rights and including all vacated streets, alleys and avenues and parts thereof lying within the following boundary lines:

Commencing at the point of intersection of the centerline of Culpepper Street as originally platted in the plat of RICE'S POINT with the centerline of Pine Avenue as originally platted in the plat of RICE'S POINT; thence North 27°49'50" West along the centerline of said Culpepper Street for a distance of 916.66 feet; thence North 62°10'10" East for a distance of 1319.09 feet to the point of beginning; thence North 27°51'10" West for a distance of 266.46 feet; thence North 22°27'34" West for a distance of 51.15 feet; thence North 62°08'50" East for a distance of 150.87 feet; thence North 27°50'37" West for a distance of 11.84 feet; thence North 62°09'23" East for a distance of 75.00 feet; thence North 27°51'11" West for a distance of 250.63 feet; thence North 62°08'50" East for a distance of 37.27 feet to the United States Government Harbor Line; thence South 27°50'14" East along the United States Government Harbor Line for a distance of 1287.17 feet; thence South 62°09'46" West for a distance of 51.00 feet; thence North 27°50'14" West for a distance of 278.10 feet; thence North 62°09'46" East for a distance of 15.56 feet; thence North 27°50'50" West for a distance of 24.18 feet; thence South 62°09'46" West for a distance of 15.56 feet; thence North 27°50'14" West for a distance of 152.72 feet; thence South 62°09'46" West for a distance of 8.20 feet; thence North 34°29'10" West for a distance of 202.61 feet; thence South 58 degrees 20 minutes 52 seconds West for a distance of 19.60 feet; thence North 31°40'22" West for a distance of 52.47 feet; thence South 62°08'50" West for a distance of 162.07 feet to the point of beginning.

Said lease parcel containing 137,974 square feet or 3.17 acres.

This survey was filed with the St. Louis County Surveyor's Office in accordance with St. Louis County Ordinance 21



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.
David R. Evans
David R. Evans
Date: 12-2-2016 MN Lic. No. 49505

CERTIFICATE OF SURVEY

CLIENT: DULUTH SEAWAY PORT AUTHORITY C/O TKDA DATE: 12-2-2016 ADDRESS: N/A JOB NUMBER: 16-321	REVISIONS: XXX
---	----------------

ALTA
LAND SURVEY COMPANY
* LAND SURVEYING
* LAND DEVELOPMENT
* PLATTING
* LEGAL DESCRIPTIONS
* CONSTRUCTION STAKING
PHONE: 218-727-5211
LICENSED IN MN & WI
CERTIFIED FEDERAL SURVEYOR
WWW.ALTLANDSURVEYDULUTH.COM

BEARINGS ARE BASED ON THE ST. LOUIS COUNTY TRANSVERSE MERCATOR COORDINATE SYSTEM OF 1996.
THIS SURVEY HAS BEEN PREPARED WITHOUT BENEFIT OF A TITLE COMMITMENT OR TITLE OPINION. A TITLE SEARCH FOR RECORDED OR UNRECORDED EASEMENTS WHICH MAY BENEFIT OR ENCUMBER THIS PROPERTY HAS NOT BEEN COMPLETED BY ALTA LAND SURVEY COMPANY.