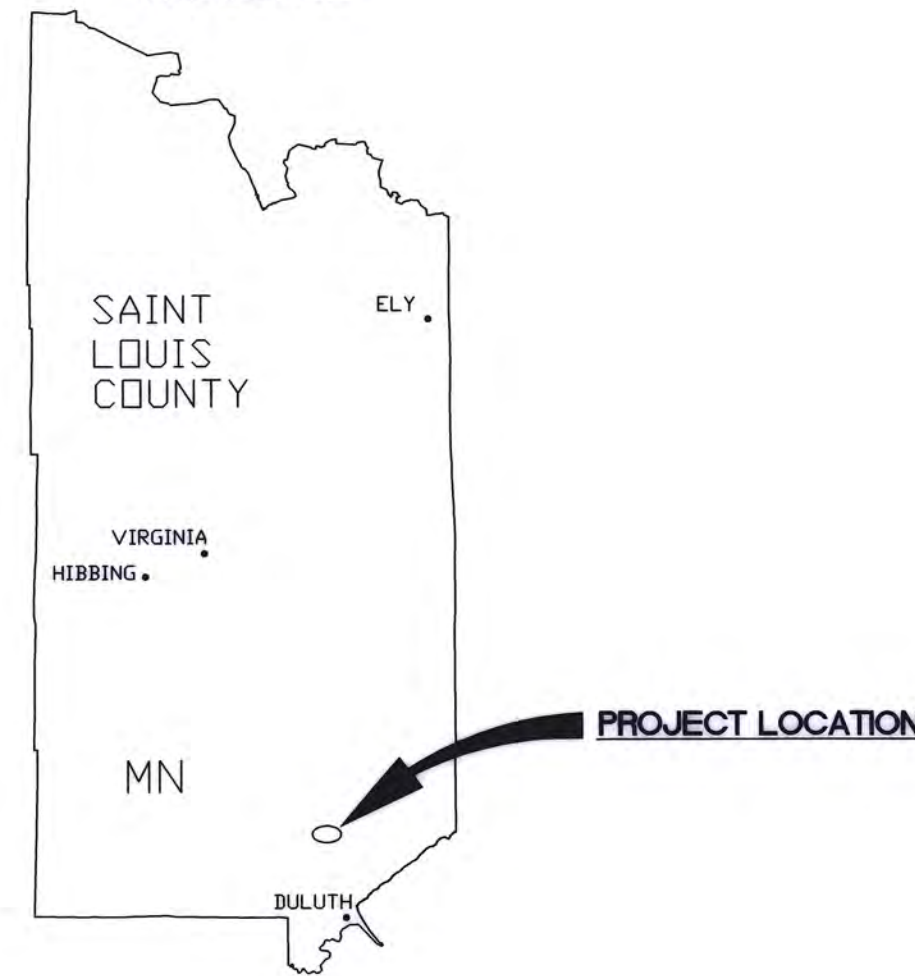


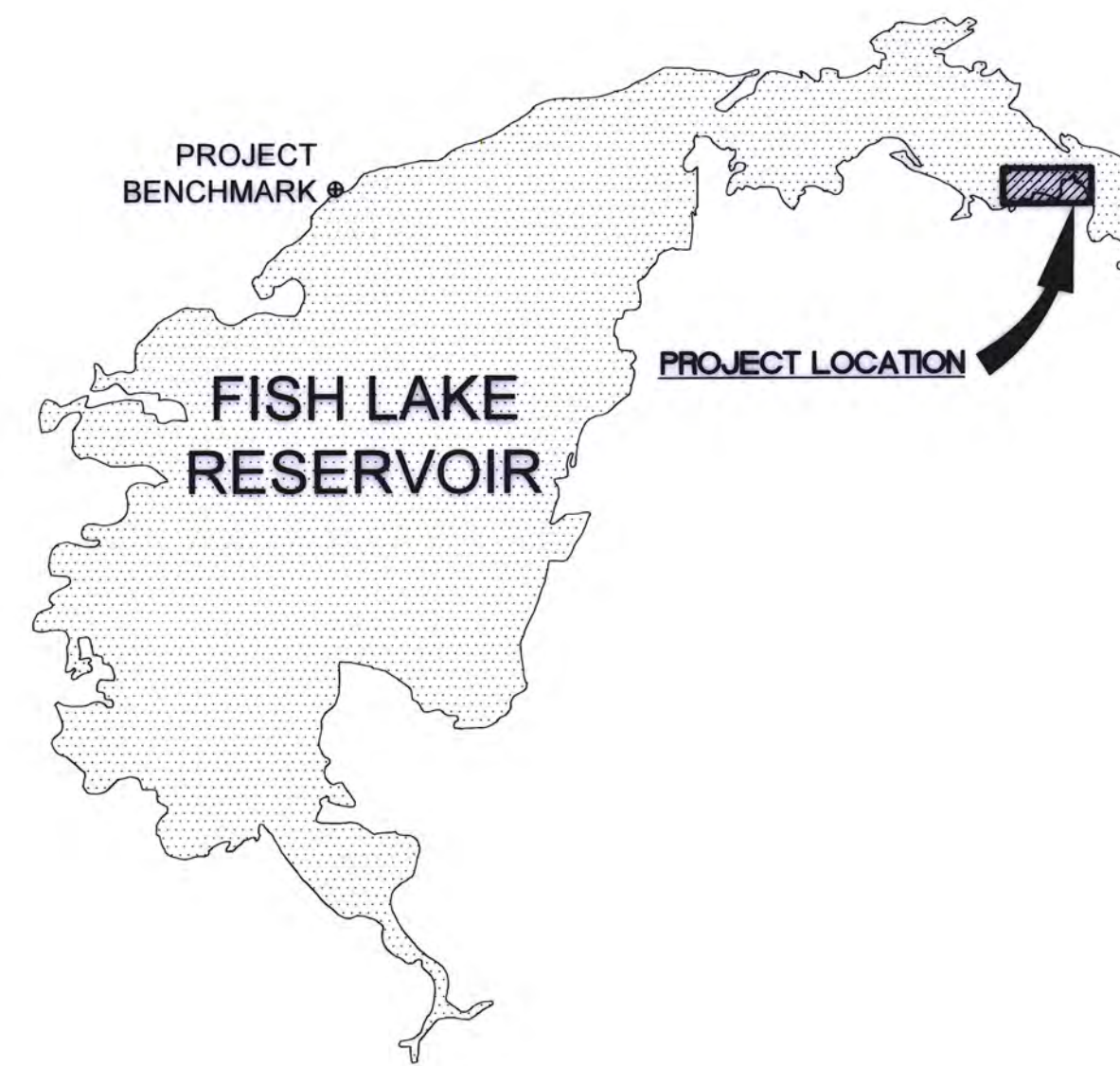
BIRCH ACRES FIRST ADDITION

LOCATED IN PART OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 52 NORTH, RANGE 15 WEST OF THE 4TH PRINCIPAL MERIDIAN, SAINT LOUIS COUNTY, MINNESOTA.

VICINITY MAP
NO SCALE



LOCATION MAP
NO SCALE



KNOW ALL PERSONS BY THESE PRESENTS: That ALLETE, Inc., a Minnesota corporation, being the owner of the following described property located in Fredenberg Township, Saint Louis County, Minnesota, to wit:

East Half of the Southwest Quarter of the Northwest Quarter of the Southeast Quarter (E 1/2 of SW 1/4 of NW 1/4 of SE 1/4),
AND
Southwest Quarter of the Northwest Quarter of the Southeast Quarter (SE 1/4 of NW 1/4 of SE 1/4),
AND
Southwest Quarter of the Northeast Quarter of the Southeast Quarter (SW 1/4 of NE 1/4 of SE 1/4).
All in Section 27, Township 52 North, Range 15 West, Fourth Principal Meridian, Saint Louis County, Minnesota, according to the US Government survey thereof,
Except all minerals and mineral rights in all of the above described lands.

Has caused the same to be surveyed and platted as BIRCH ACRES FIRST ADDITION.

In witness whereof, said ALLETE, Inc., a Minnesota corporation, has caused these presents to be signed by its proper officers on this 6th day of August, 2024.

Signed: ALLETE, Inc.
Bethany M. Owen
Bethany M. Owen
Chair, President and CEO of ALLETE, Inc., a Minnesota corporation

STATE OF MINNESOTA
COUNTY OF SAINT LOUIS

This Instrument was acknowledged before me on this 6th day of August, 2024, A.D. by Bethany M. Owen, Chair, President and CEO of ALLETE, Inc., a Minnesota corporation.

Brooke S. Cooper
Brooke S. Cooper, Notary Public
St. Louis County, Minnesota
My Commission Expires 1-31-2028

LAND SURVEYOR

I, Chris A. Larsen do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota, that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this 5th day of August, 2024.

Chris A. Larsen
Chris A. Larsen, Professional Land Surveyor
Minnesota License No. 45848

STATE OF MINNESOTA
COUNTY OF SAINT LOUIS

This Instrument was acknowledged before me on this 5th day of August, 2024, A.D. by Chris A. Larsen, Minnesota License Number 45848.

Michele Hayes
Michele Hayes, Notary Public
St. Louis County, Minnesota
My Commission Expires 01-31-2025

SAINT LOUIS COUNTY SURVEYOR

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved on this 5th day of August, 2024.

Nick C. Stewart
County Surveyor
Tom M. Lindquist
Deputy

SAINT LOUIS COUNTY BOARD OF COMMISSIONERS

Approved by the Board of Commissioners of Saint Louis County, Minnesota, on this 17 day of August, 2024.

Phil Cho
Chairperson
Attest

SAINT LOUIS COUNTY AUDITOR

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, and to Minnesota Statutes, Section 272.12, taxes payable in the year 2024 on the land hereinbefore described have been paid; there are no delinquent taxes and transfer entered this 13 day of August, 2024.

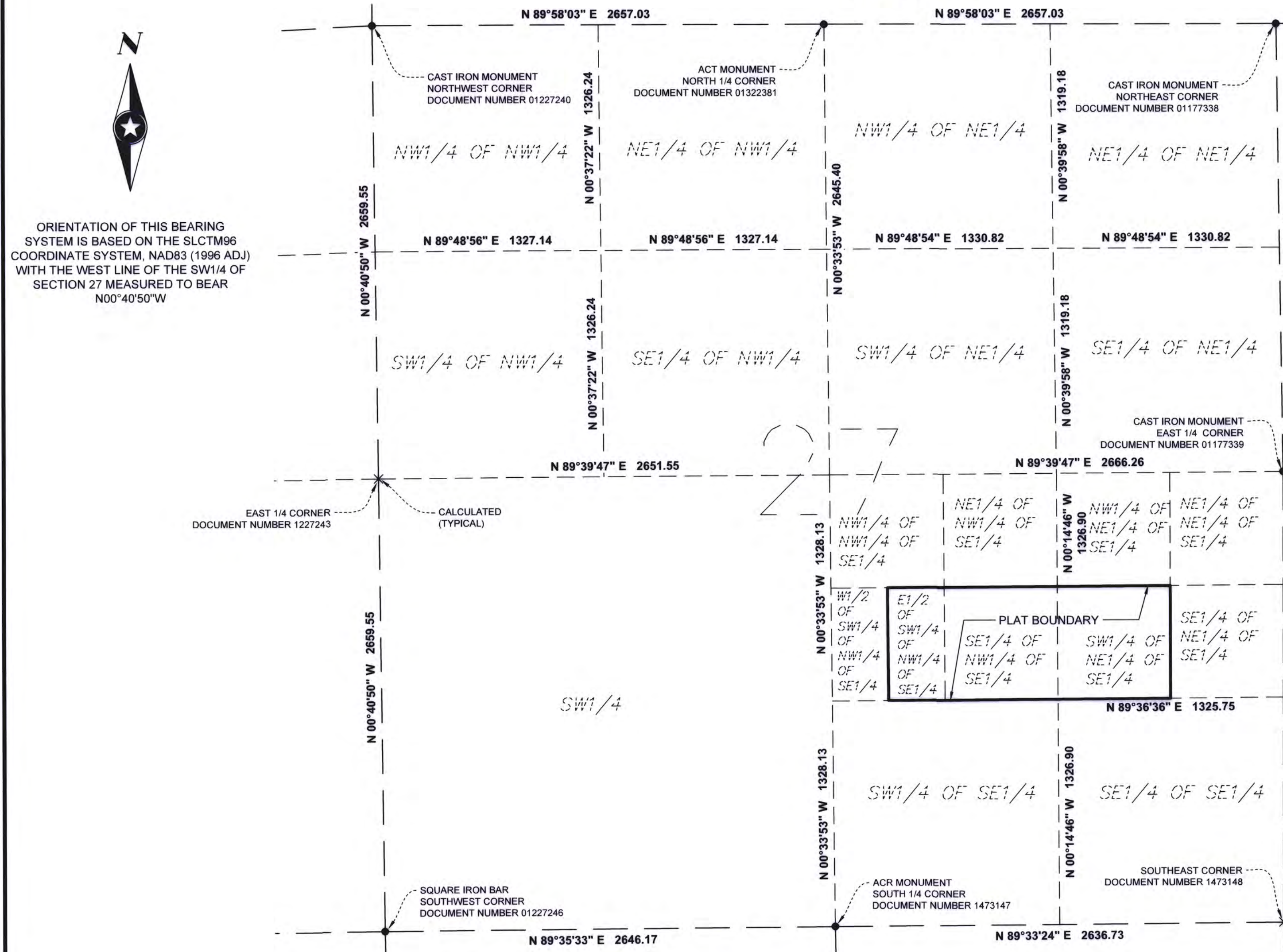
Nancy Nilsen
County Auditor
Sydney Fuller
Deputy

SAINT LOUIS COUNTY RECORDER

I hereby certify that this plat of BIRCH ACRES FIRST ADDITION was filed in this office of the Recorder for public record on this 6th day of September, 2024, at 3:10 o'clock P. M., as Document No. 01494802.

Wendy Levitt
County Recorder
J. Uogren
Deputy

SECTION BREAKDOWN
SECTION 27, T52N, R15W
SCALE 1" = 500'



ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE SLCTM96 COORDINATE SYSTEM, NAD83 (1996 ADJ) WITH THE WEST LINE OF THE SW1/4 OF SECTION 27 MEASURED TO BEAR N00°40'50\"/>

BIRCH ACRES FIRST ADDITION

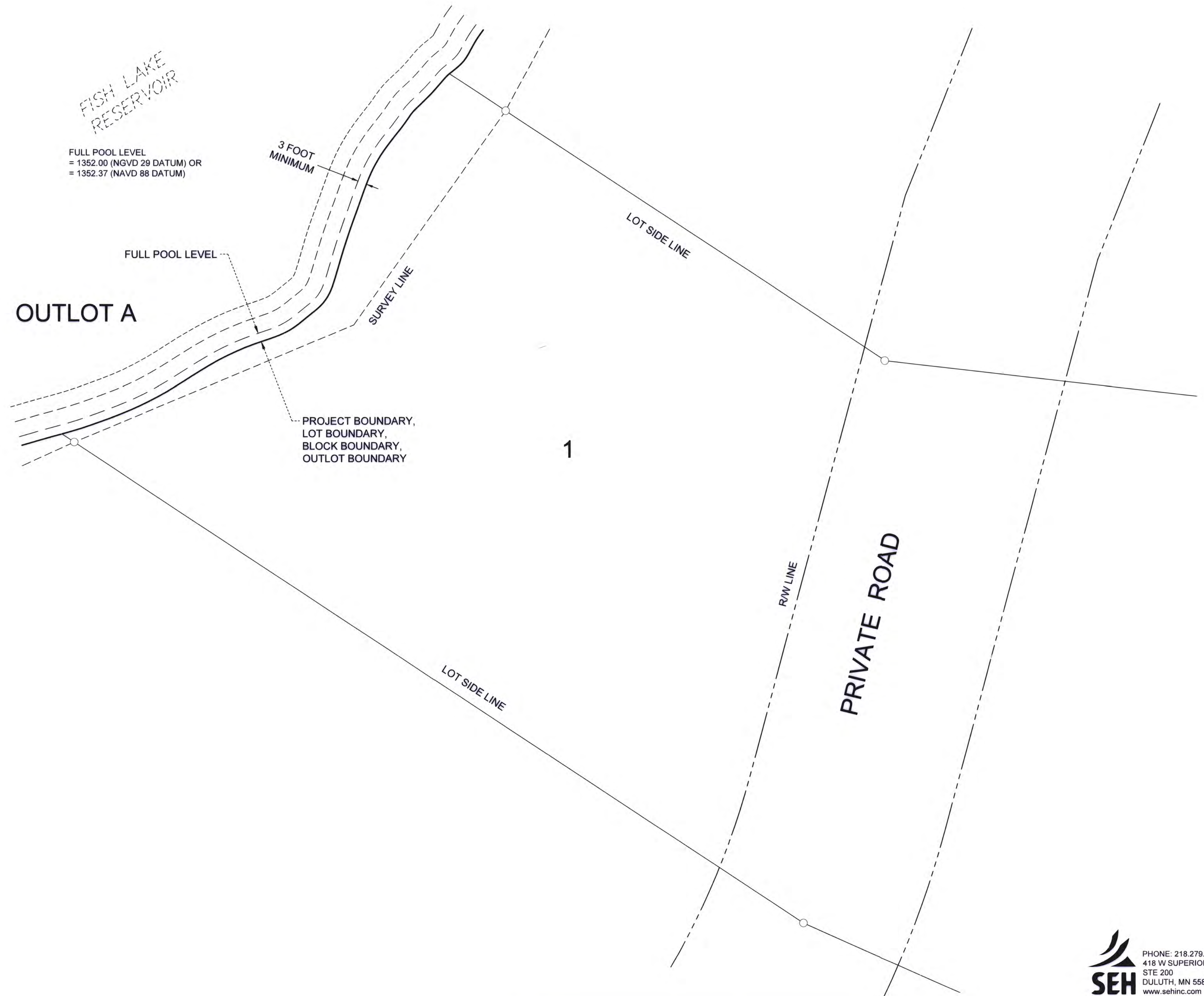
LOCATED IN PART OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 52 NORTH, RANGE 15 WEST OF THE 4TH PRINCIPAL MERIDIAN, SAINT LOUIS COUNTY, MINNESOTA



TYPICAL LOT DETAIL

(NOT TO SCALE)

- The purpose of the Typical Lot Detail is to graphically depict the defined relationship between the "Full Pool Level" and the "Project Boundary." Atypical Project Boundary conditions are so noted and/or depicted on the plat.
- Definitions:
 - Full Pool Level - The water elevation at maximum reservoir storage capacity.
 - Project Boundary - Limits of the Federal Energy Regulatory Commission (FERC) regulated area. The project boundary coincides with a Lot, Block, and Outlot boundary within the plat. (See note 5).
 - Waterline - The intersection of the contiguous reservoir water surface and the upland. (See note 6).
- The Full Pool Level is defined as 1352.00 feet (NGVD 29) , or 1352.37 (NAVD 88). Although the Full Pool Level is fixed in the vertical dimension, the horizontal location may change through time due to the action of the natural forces of accretion and reliction.
- Isolated areas, non-contiguous with the main body of the reservoir, lying within a Lot, and falling below the Full Pool Level are not within the Project Boundary.
- The Project Boundary is a line parallel with and 3.00 feet upland, horizontal measure, of the Full Pool Level as depicted upon the plat. The Project Boundary is the boundary between each Lot and Outlot A. Since the horizontal location of the Full Pool Level may change through time due to the action of the natural forces of accretion and reliction, so may the location of the Project Boundary.
- The elevation and horizontal location of the "Waterline" (not depicted) is transient, variable, and generally at or below and lakeward of the Full Pool Level.
- The public has neither been granted, nor has it accrued, rights to the underlying bed of the reservoir, excepting the rights of the State of Minnesota in the portions of the underlying bed of the reservoir, if any, that constituted navigable waters of the United States at the time of statehood.



LEGEND

LOT LINE	—————
PROJECT BOUNDARY / BLOCK LINE	—————
PLAT BOUNDARY	—————
RIGHT OF WAY	—————
PRIVATE ROAD EASEMENT	—————
FULL POOL LEVEL	-----
SECTION LINE	-----
SECTION SUBDIVISION LINE	-----
SURVEY LINE	-----
CURVE RADIAL LINE	-----
FOUND MONUMENT	●
SET 5/8" PCR - PLS 45848	○
CALCULATED POINT	×
MEASURED	(M)
DEED	(D)

THE PROJECT BENCHMARK (ALUMINUM CAPPED MONUMENT IN SLEEVE) IS LOCATED NORTHEASTERLY OF FISH LAKE DAM, WITHIN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 52 NORTH, RANGE 15 WEST, AND IS DEPICTED ON THE LOCATION MAP.
 NORTHING: 3405065.612
 EASTING: 4800345.521
 ELEVATION: 1370.144 (GEOID 12A)

THE SURFACE ELEVATION OF FISH LAKE RESERVOIR WAS FOUND TO BE 1352.09 (NAVD 88) ON JUNE 6, 2023.

THE ORDINARY HIGH WATER LEVEL (OHWL) IS NOT PROVIDED BY THE MINNESOTA DEPARTMENT OF NATURAL RESOURCES, AND HAS NOT BEEN DETERMINED AS PART OF THIS PROJECT.

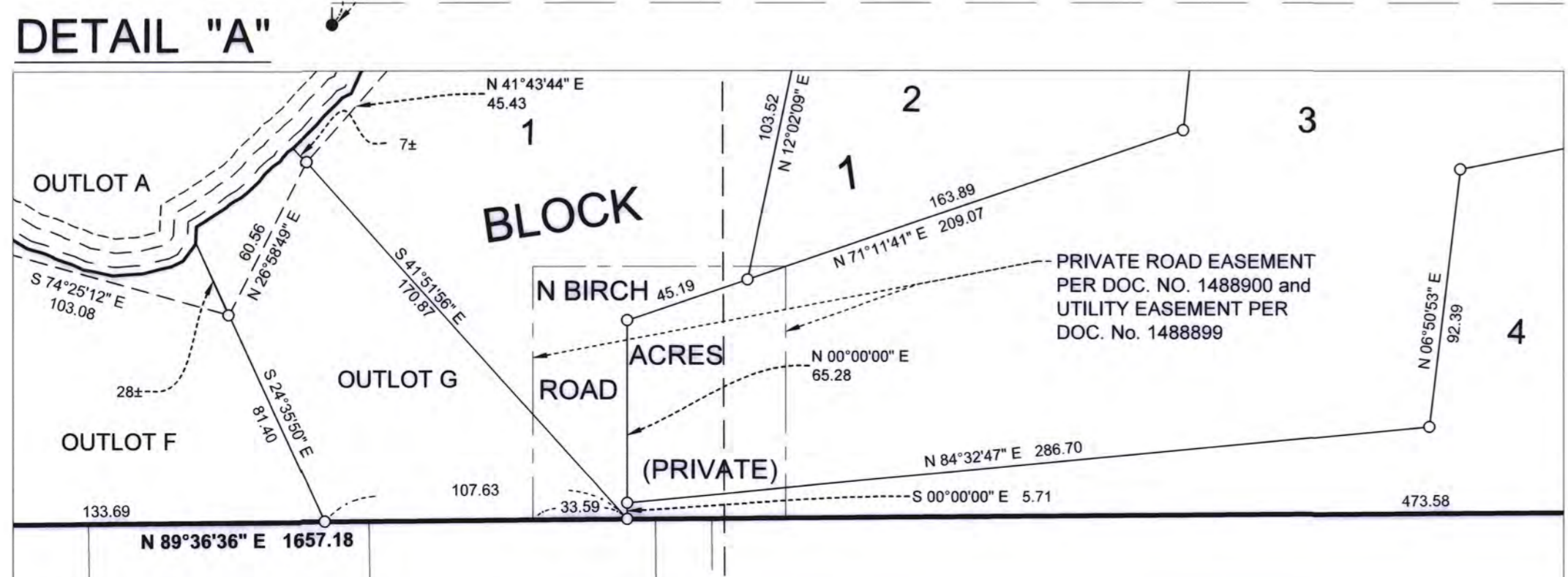
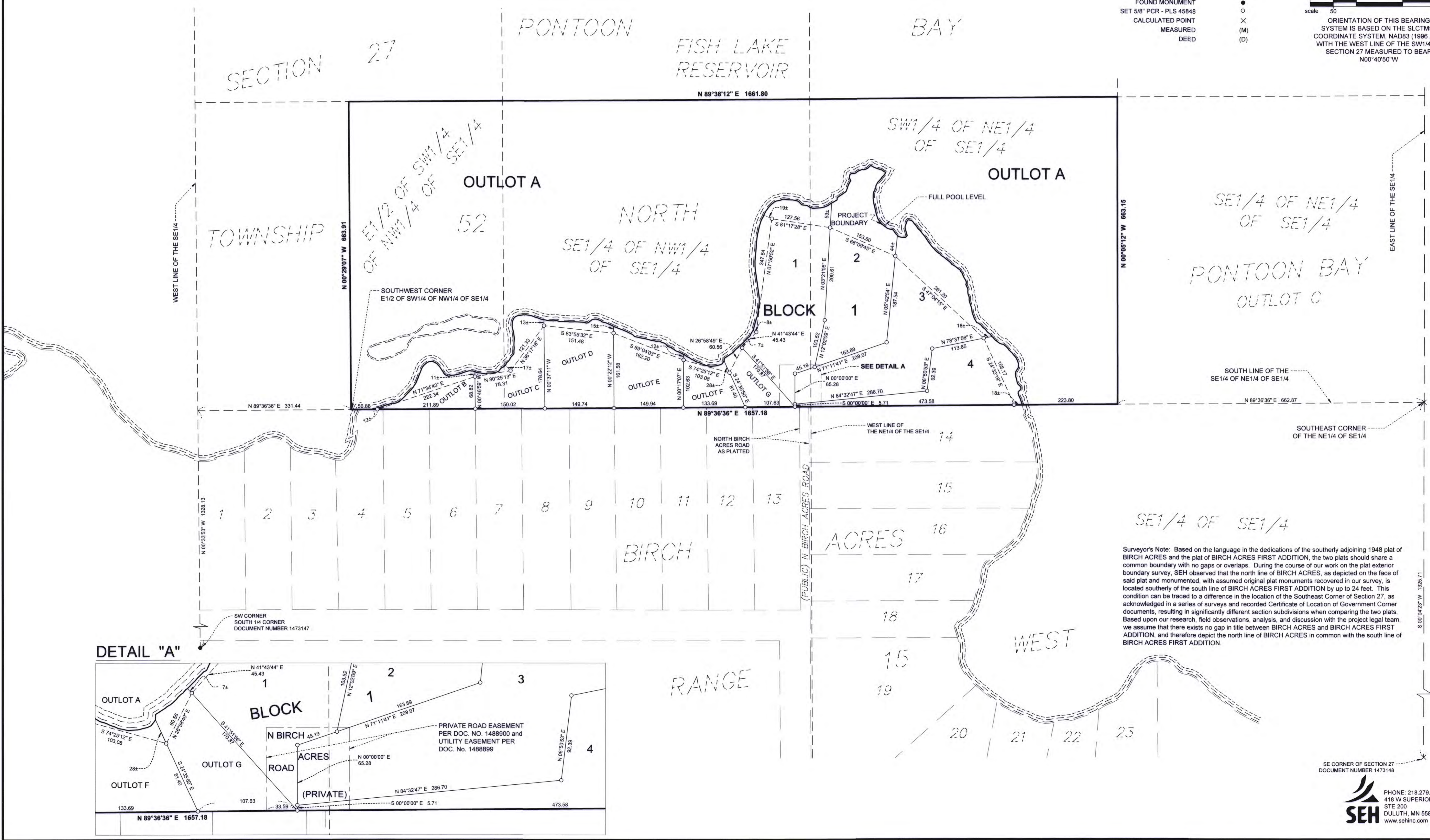
BIRCH ACRES FIRST ADDITION

LOCATED IN PART OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 52 NORTH, RANGE 15 WEST OF THE 4TH PRINCIPAL MERIDIAN, SAINT LOUIS COUNTY, MINNESOTA

LEGEND

- LOT LINE
- PROJECT BOUNDARY / BLOCK LINE
- PLAT BOUNDARY
- RIGHT OF WAY
- PRIVATE ROAD EASEMENT
- FULL POOL LEVEL
- SECTION LINE
- SECTION SUBDIVISION LINE
- SURVEY LINE
- CURVE RADIAL LINE
- FOUND MONUMENT
- SET 5/8" PCR - PLS 45848
- CALCULATED POINT
- MEASURED
- DEED

ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE SLCTM96 COORDINATE SYSTEM, NAD83 (1996 ADJ) WITH THE WEST LINE OF THE SW1/4 OF SECTION 27 MEASURED TO BEAR N00°40'50"W



Surveyor's Note: Based on the language in the dedications of the southerly adjoining 1948 plat of BIRCH ACRES and the plat of BIRCH ACRES FIRST ADDITION, the two plats should share a common boundary with no gaps or overlaps. During the course of our work on the plat exterior boundary survey, SEH observed that the north line of BIRCH ACRES, as depicted on the face of said plat and monumented, with assumed original plat monuments recovered in our survey, is located southerly of the south line of BIRCH ACRES FIRST ADDITION by up to 24 feet. This condition can be traced to a difference in the location of the Southeast Corner of Section 27, as acknowledged in a series of surveys and recorded Certificate of Location of Government Corner documents, resulting in significantly different section subdivisions when comparing the two plats. Based upon our research, field observations, analysis, and discussion with the project legal team, we assume that there exists no gap in title between BIRCH ACRES and BIRCH ACRES FIRST ADDITION, and therefore depict the north line of BIRCH ACRES in common with the south line of BIRCH ACRES FIRST ADDITION.

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 DULUTH, MN 55802-1512
 www.sehinc.com