



Office of the County Recorder
St. Louis County, Minnesota
Recorded on 02/22/2024
at 12:44PM

Document No. 01483439

Wendy Levitt
County Recorder

By J Worgren Deputy
AFR 20240222008

Auditor

Recording Fee: \$56.00
Well Certificate Fee: \$0.00

This page has been added by the St. Louis County Recorder/Registrar of Titles to add the recording information to the attached document.

Notes:

BIRCH ISLE

Instrument Date: 2/16/2024

Plat Code: 660025

Index to: Lots 1-19, Block 1
Lots 1-8, Block 2
Lots 1-4, Block 3
Lots 1-20, Block 4
Outlots A-E
All in BIRCH ISLE

Located in Parts of:
Sec 26, Twp 53, Rg 15
Sec 34, Twp 53, Rg 15
Sec 35, Twp 53, Rg 15

Return to: MINNESOTA POWER

AFR#: 20240222008

Charge: \$56.00

BIRCH ISLE

LOCATED IN PARTS OF SECTIONS 26, 34, AND 35, TOWNSHIP 53 NORTH, RANGE 15 WEST OF THE 4TH PRINCIPAL MERIDIAN, SAINT LOUIS COUNTY, MINNESOTA

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

The Southwest Quarter of the Southeast Quarter (SW 1/4 of SE 1/4), AND

The South Half of the Southeast Quarter of the Southwest Quarter (S 1/2 of SE 1/4 of SW 1/4),

All in Section 26, Township 53 North, Range 15 West, Fourth Principal Meridian, Saint Louis County, Minnesota, according to the US Government survey thereof,

AND

The Southeast Quarter of the Northeast Quarter of the Northeast Quarter (SE 1/4 of NE 1/4 of NE 1/4), AND

The Southeast Quarter of the Northeast Quarter (SE 1/4 of NE 1/4), AND

The Southeast Quarter of the Southwest Quarter of the Northeast Quarter (SE 1/4 of SW 1/4 of NE 1/4), AND

The Northeast Quarter of the Northwest Quarter of the Southeast Quarter (NE 1/4 of NW 1/4 of SE 1/4), AND

The Northeast Quarter of the Southeast Quarter (NE 1/4 of SE 1/4), AND

The North 600.00 feet of the Fractional Southeast Quarter of the Southeast Quarter (SE 1/4 of SE 1/4),

All in Section 34, Township 53 North, Range 15 West, Fourth Principal Meridian, Saint Louis County, Minnesota, according to the US Government survey thereof,

AND

The Northwest Quarter of the Northeast Quarter (NW 1/4 of NE 1/4), AND

The Northeast Quarter of the Northwest Quarter (NE 1/4 of NW 1/4), AND

The Northwest Quarter of the Northwest Quarter (NW 1/4 of NW 1/4), AND

The West Half of the Southwest Quarter of the Northwest Quarter (W 1/2 of SW 1/4 of NW 1/4), AND

The West Half of the Northwest Quarter of the Southwest Quarter (W 1/2 of NW 1/4 of SW 1/4), AND

The Southeast Quarter of the Northwest Quarter of the Southwest Quarter (SE 1/4 of NW 1/4 of SW 1/4), AND

The Southwest Quarter of the Northeast Quarter of the Southwest Quarter (SW 1/4 of NE 1/4 of SW 1/4), AND

The Fractional Southwest Quarter of the Southwest Quarter (SW 1/4 of SW 1/4), AND

The West Half of the Fractional Southeast Quarter of the Southwest Quarter (W 1/2 of SE 1/4 of SW 1/4), AND

That part of the Fractional Southeast Quarter of the Southeast Quarter of the Southwest Quarter (SE 1/4 of SE 1/4 of SW 1/4) lying southwesterly of the following described line: Commencing at the southwest corner of the said SW 1/4; thence North 89 degrees 33 minutes 45 seconds East, assigned bearing, along the south line of said SW 1/4, a distance of 2639.24 feet to the southeast corner of the said SW 1/4 and POINT OF BEGINNING; thence North 47 degrees 37 minutes 09 seconds West to the northwest corner of said SE 1/4 of SE 1/4 of SW 1/4, and there terminating;

All in Section 35, Township 53 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 ISLE and does hereby dedicate to the public, for public use, the public way(s), as created by this plat.

In witness whereof, said ALLETE, INC., a Minnesota corporation, has caused these presents to be signed by its proper officers on this 16 day of February, 2024.

Signed: ALLETE, INC.

Margaret A. Thickers
Margaret A. Thickers
Vice President, Chief Legal Officer and Corporate Secretary of ALLETE, INC.,
a Minnesota corporation

STATE OF MINNESOTA
COUNTY OF SAINT LOUIS

This Instrument was acknowledged before me on this 16 day of February, 2024, A.D. by Margaret A. Thickers, Vice President, Chief Legal Officer and Corporate Secretary of ALLETE, INC., a Minnesota corporation.

Shirley A. Lind
Shirley A. Lind, Clerk of Court
Notary Public
Saint Louis County, Minnesota
My Commission Expires 11/31/2024

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 505.021, 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 16 day of February, 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 16 day of February, 2024, A.D. by Chris A. Larsen, Minnesota License Number 45848.

Michele Hayes
Michele Hayes, Notary Public
Saint 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 20 day of February, 2024.

Nick C. Stewart
County Surveyor

SAINT LOUIS COUNTY BOARD OF COMMISSIONERS

Approved by the Board of Commissioners of Saint Louis County, Minnesota, on this 20 day of February, 2024.

Paul Olson
Chairperson Attest

SAINT LOUIS COUNTY AUDITOR

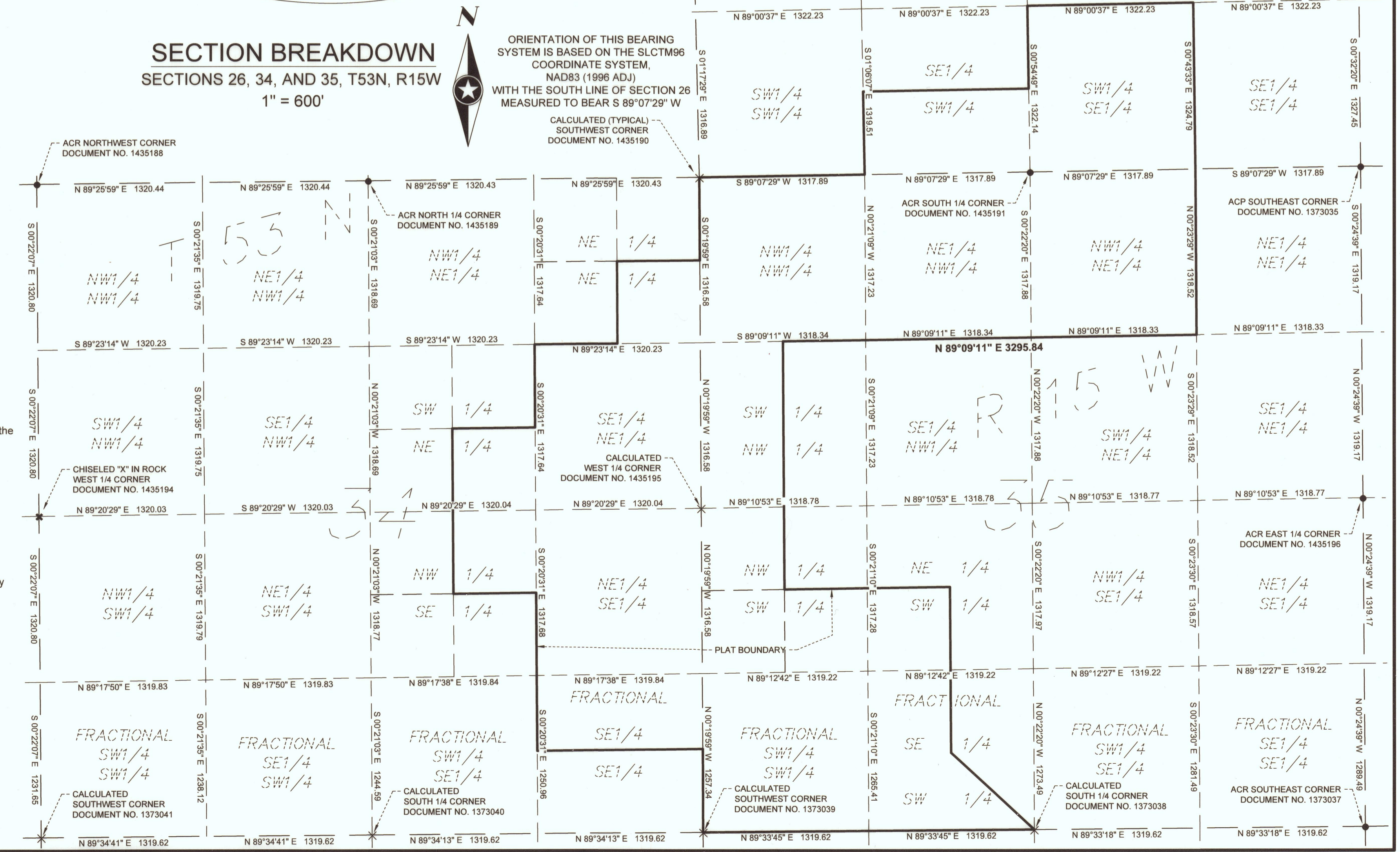
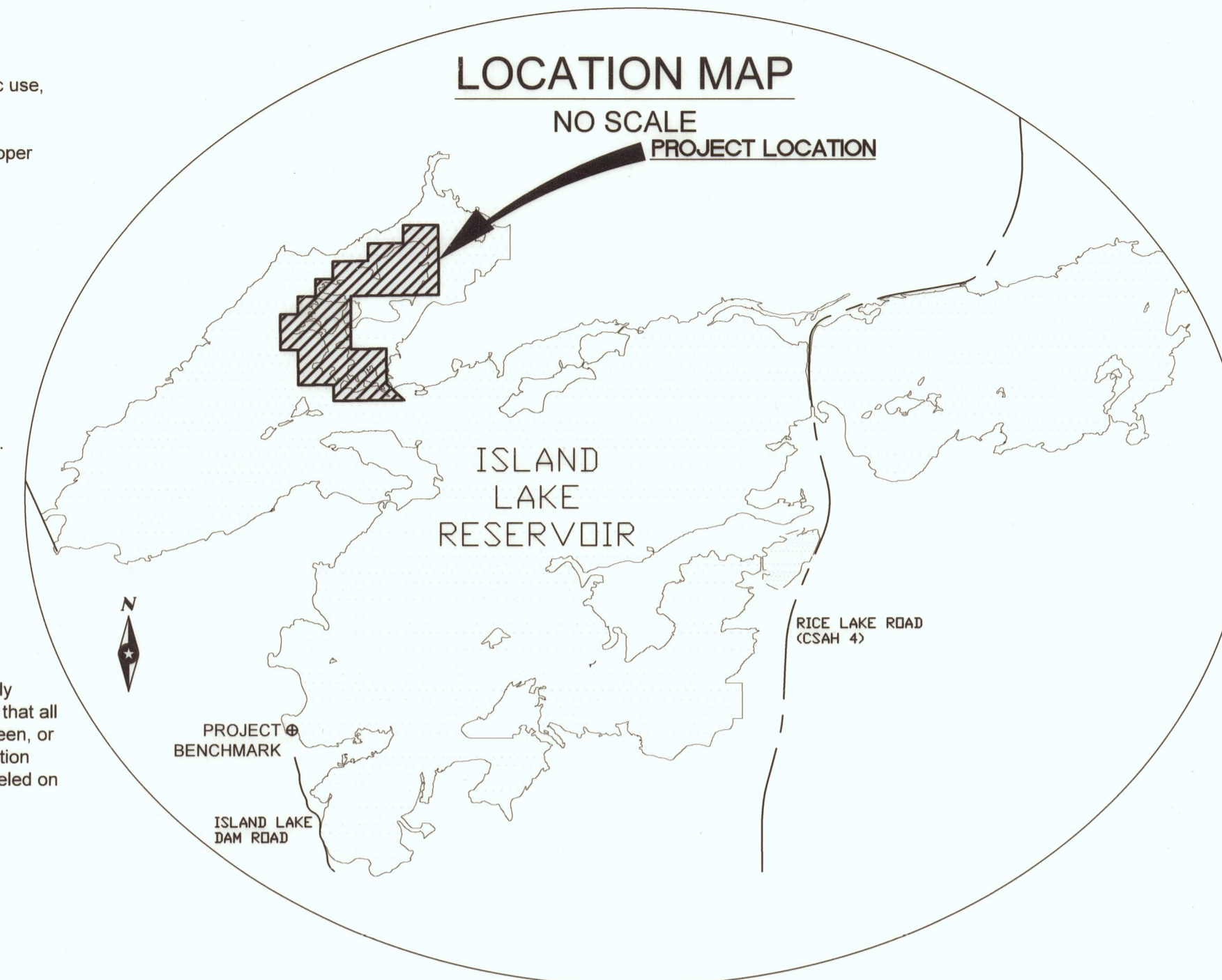
Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, and to Minnesota Statutes, Section 272.12, taxes payable in the year 2024 on the land hereinbefore described have been paid; there are no delinquent taxes and transfer entered this 22 day of February, 2024.

Nancy Nilsen
County Auditor

SAINT LOUIS COUNTY RECORDER

I hereby certify that this plat of BIRCH ISLE as filed in this office of the Recorder for public record on this February, 2024 at 12:46 o'clock PM, as Document No. 1423439.

Wendy Levitt
County Recorder



VICINITY MAP

NO SCALE



660-0025

BIRCH ISLE

LOCATED IN PARTS OF SECTIONS 26, 34, AND 35, TOWNSHIP 53 NORTH, RANGE 15
WEST OF THE 4TH PRINCIPAL MERIDIAN, SAINT LOUIS COUNTY, MINNESOTA

TYPICAL LOT DETAIL

(NOT TO SCALE)

NOTES

- 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 1370.00 feet (NGVD 29) , or 1370.39 (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

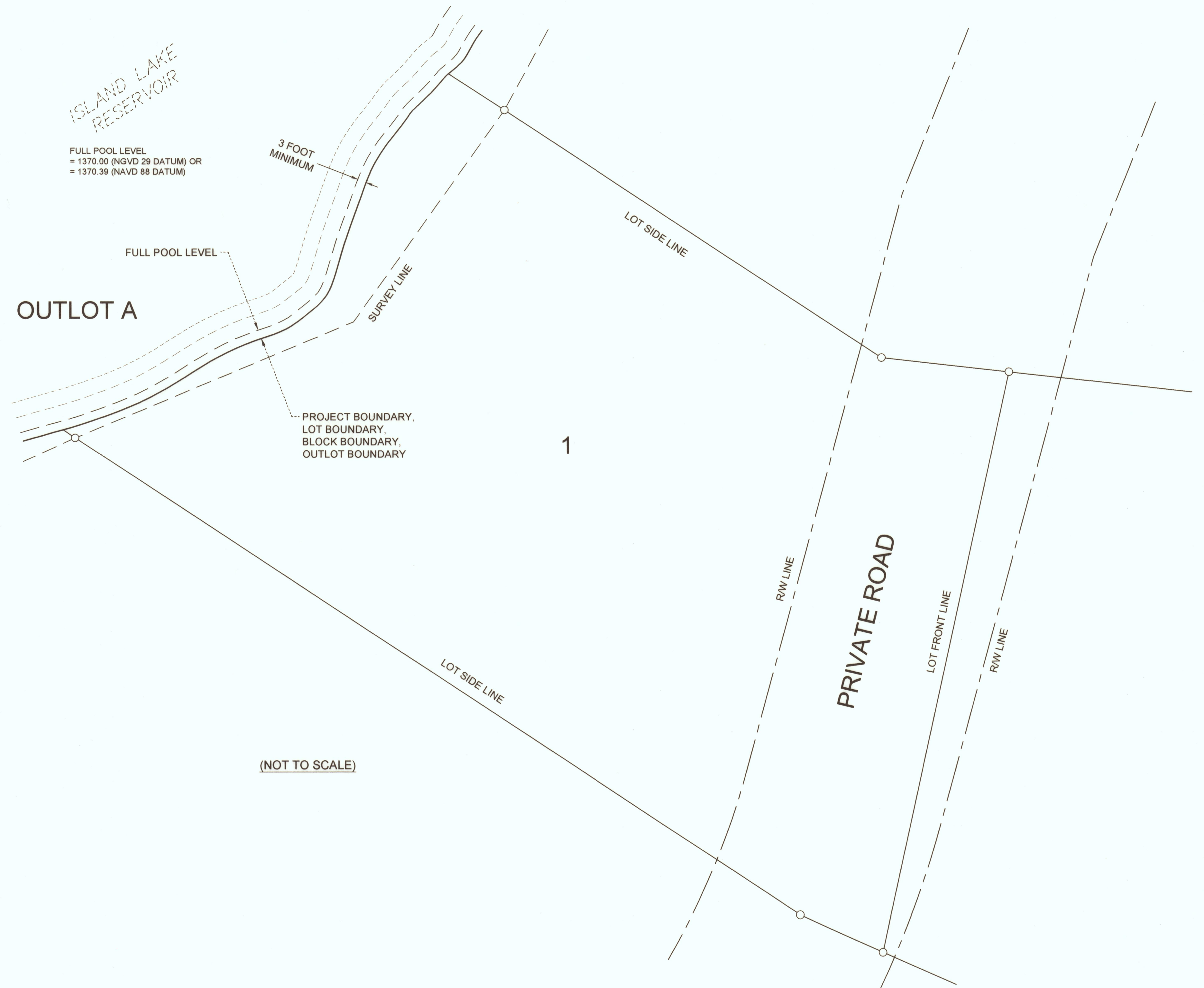
LOT LINE	—————
BLOCK LINE	—————
PLAT BOUNDARY	—————
RIGHT OF WAY	—————
PRIVATE ROAD EASEMENT	—————
FULL POOL LEVEL	—————
SECTION LINE	—————
SECTION SUBDIVISION LINE	—————
FOUND MONUMENT	●
CHISELED "X"	×
SET 5/8" PCR - PLS 45848	○
CALCULATED POINT	×
MEASURED	(M)
DEED	(D)
WET LAND	WET WET

THE PROJECT BENCHMARK (ALUMINUM CAPPED MONUMENT IN SLEEVE) IS LOCATED SOUTHERLY OF ISLAND LAKE DAM, WITHIN GOVERNMENT LOT 5, SECTION 15, TOWNSHIP 52 NORTH, RANGE 15 WEST, AND IS DEPICTED ON THE LOCATION MAP.
 NORTHING: 3417361.87
 EASTING: 4813396.93
 ELEVATION: 1377.33 (GEOID 12A)

THE SURFACE ELEVATION OF ISLAND LAKE RESERVOIR WAS FOUND TO BE 1370.10 (NAVD 88) ON MAY 19, 2022.

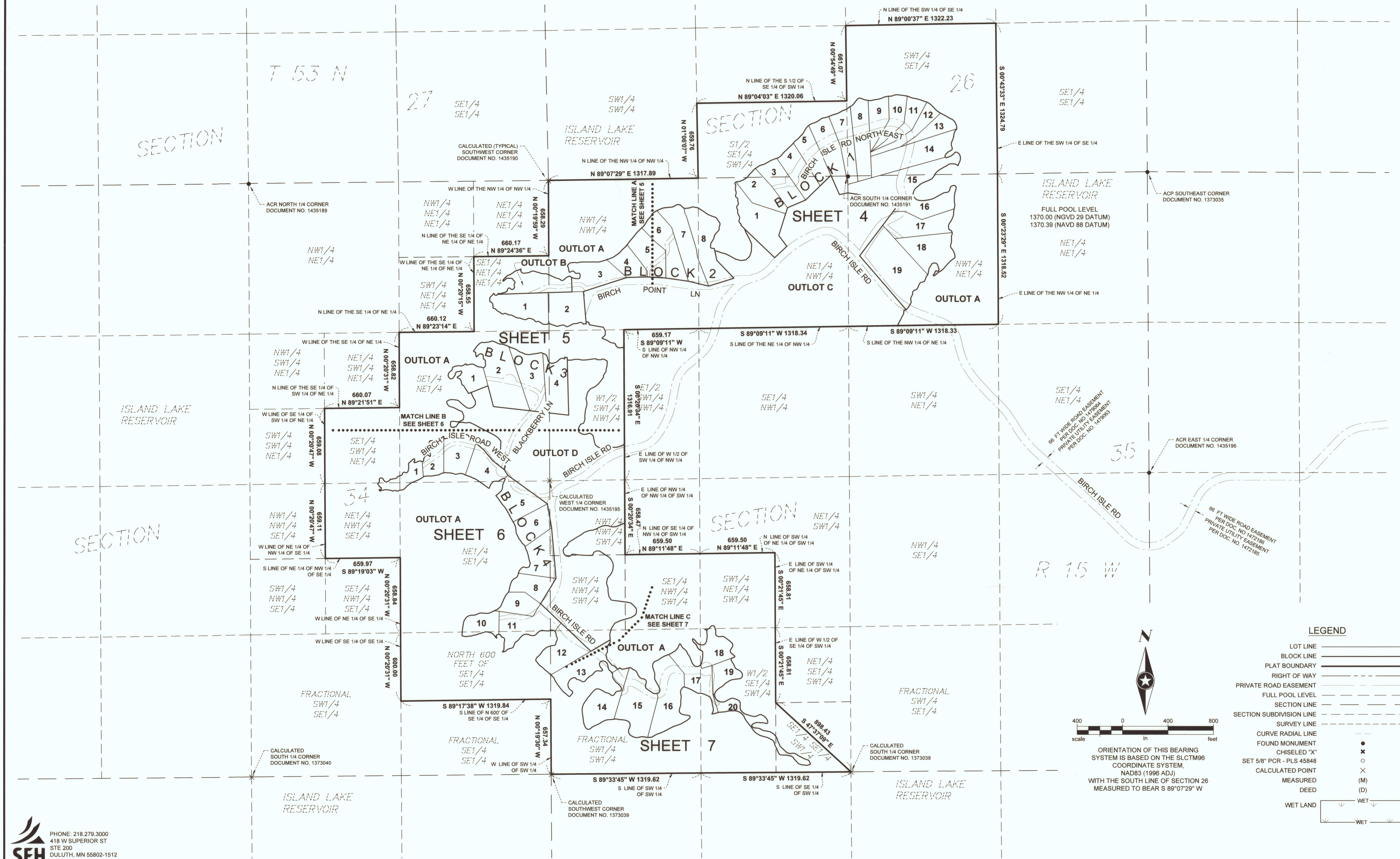
THE ORDINARY HIGH WATER LEVEL (OHWL) IS = 1369.81 (NGVD 29 DATUM) OR = 1370.20 (NAVD 88 DATUM)

THE HIGHEST RECORDED SURFACE ELEVATION IS 1369.14 (DATUM NOT PROVIDED) REPORTED ON OCTOBER 2, 1979 (SOURCE: MINNESOTA DEPARTMENT OF NATURAL RESOURCES)



BIRCH ISLE

LOCATED IN PARTS OF SECTIONS 26, 34, AND 35, TOWNSHIP 53 NORTH, RANGE 15 WEST OF THE 4TH PRINCIPAL MERIDIAN, SAINT LOUIS COUNTY, MINNESOTA



SECTION

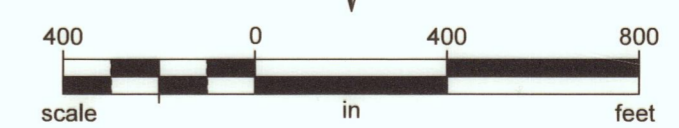
SECTION

SECTION

SECTION

LEGEND

- LOT LINE
- 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
- CHISELED "X"
- SET 5/8" PCR - PLS 45848
- CALCULATED POINT
- MEASURED
- DEED
- WET LAND



ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE SLCTM96 COORDINATE SYSTEM, NAD83 (1996 ADJ) WITH THE SOUTH LINE OF SECTION 26 MEASURED TO BEAR S 89°07'29" W

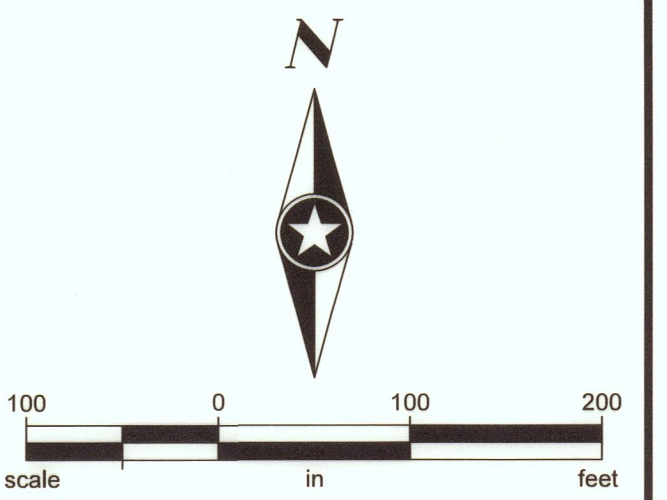
BIRCH ISLE

LOCATED IN PARTS OF SECTIONS 26, 34, AND 35, TOWNSHIP 53 NORTH, RANGE 15 WEST OF THE 4TH PRINCIPAL MERIDIAN, SAINT LOUIS COUNTY, MINNESOTA

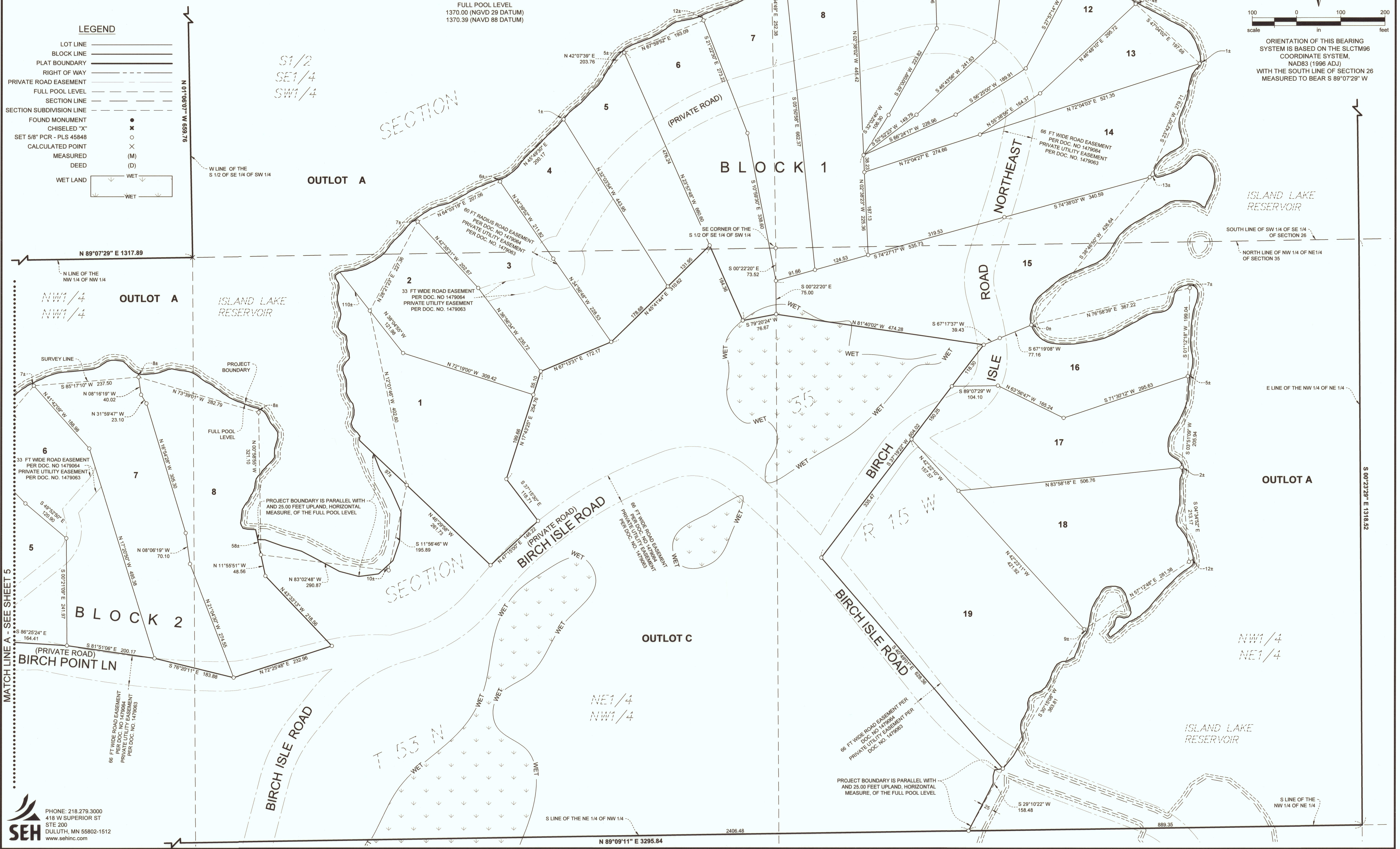
LEGEND

- LOT LINE
- BLOCK LINE
- PLAT BOUNDARY
- RIGHT OF WAY
- PRIVATE ROAD EASEMENT
- FULL POOL LEVEL
- SECTION LINE
- SECTION SUBDIVISION LINE
- FOUND MONUMENT
- CHISELED "X"
- SET 5/8" PCR - PLS 45848
- CALCULATED POINT
- MEASURED
- DEED
- WET LAND

S1/2
SE1/4
SW1/4



ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE SLCTM96 COORDINATE SYSTEM, NAD83 (1996 ADJ), WITH THE SOUTH LINE OF SECTION 26 MEASURED TO BEAR S 89°07'29" W

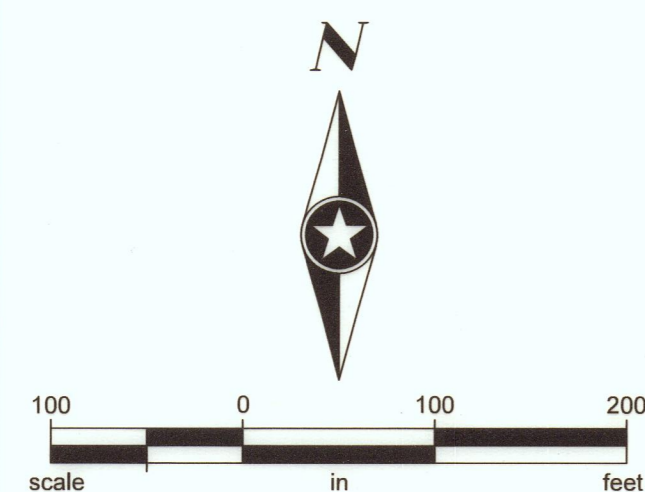


SEH
 PHONE: 218.279.3000
 418 W SUPERIOR ST
 STE 200
 DULUTH, MN 55802-1512
 www.sehinc.com

66-0025

BIRCH ISLE

LOCATED IN PARTS OF SECTIONS 26, 34, AND 35, TOWNSHIP 53 NORTH, RANGE 15 WEST OF THE 4TH PRINCIPAL MERIDIAN, SAINT LOUIS COUNTY, MINNESOTA



ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE SLCTM96 COORDINATE SYSTEM, NAD83 (1986 ADJ) WITH THE SOUTH LINE OF SECTION 26 MEASURED TO BEAR S 89°07'29" W

LEGEND

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

scale in feet

SECTION 26

SECTION 34

SECTION 35

SECTION 36

SECTION 37

SECTION 38

SECTION 39

SECTION 40

SECTION 41

SECTION 42

SECTION 43

SECTION 44

SECTION 45

SECTION 46

SECTION 47

SECTION 48

SECTION 49

SECTION 50

SECTION 51

SECTION 52

SECTION 53

SECTION 54

SECTION 55

SECTION 56

SECTION 57

SECTION 58

SECTION 59

SECTION 60

SECTION 61

SECTION 62

SECTION 63

SECTION 64

SECTION 65

SECTION 66

SECTION 67

SECTION 68

SECTION 69

SECTION 70

SECTION 71

SECTION 72

SECTION 73

SECTION 74

NW1/4
NE1/4
NE1/4

NE1/4
NE1/4
NE1/4

NW1/4
NW1/4

NW1/4
NE1/4

SW1/4
NE1/4
NE1/4

SE1/4
NE1/4
NE1/4

NW1/4
SW1/4
NE1/4

NE1/4
SW1/4
NE1/4

SE1/4
NE1/4

W1/2
SW1/4
NW1/4

E1/2
SW1/4
NW1/4

SE1/4
SW1/4
NE1/4



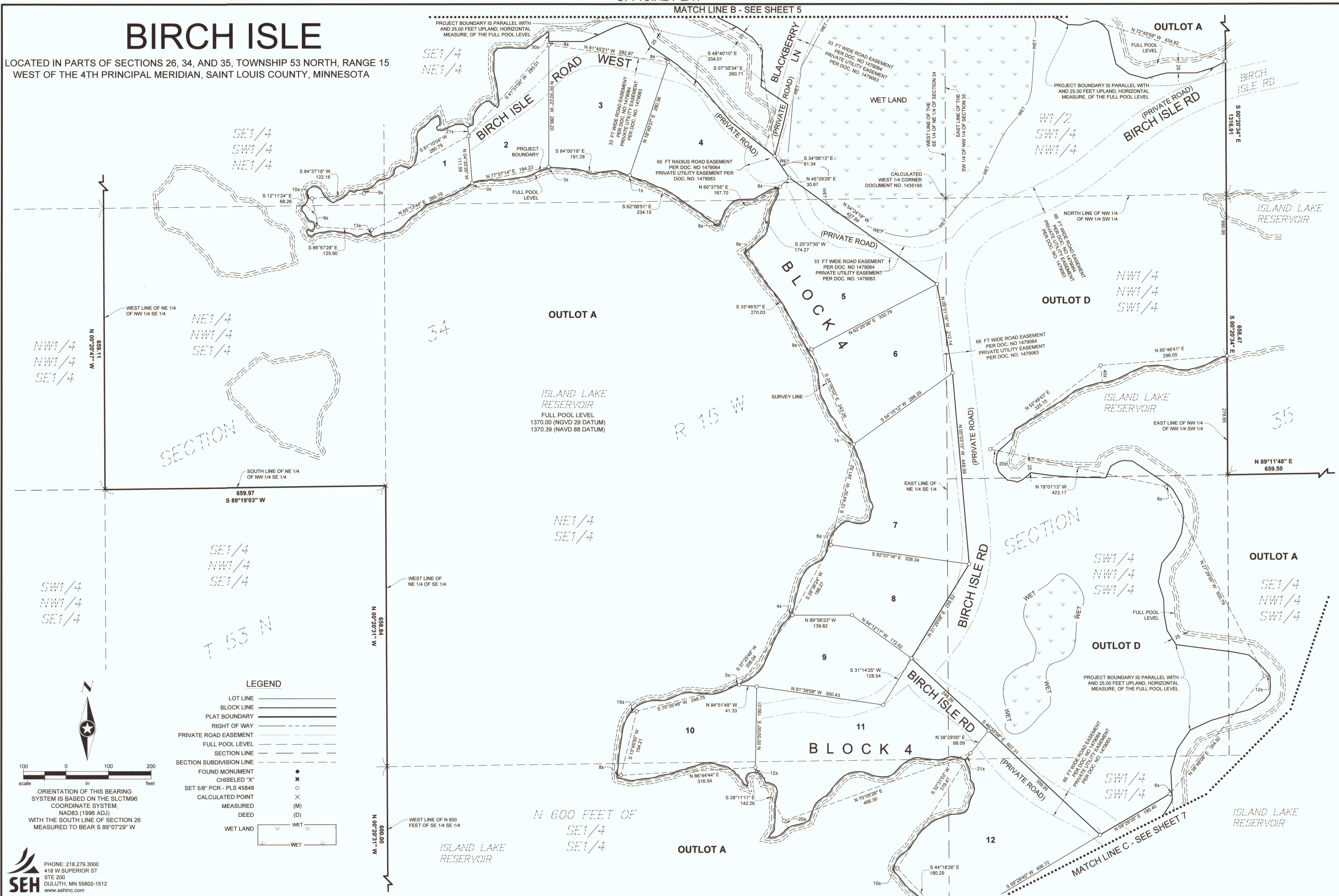
MATCH LINE B - SEE SHEET 6

MATCH LINE A - SEE SHEET 4

660-0025

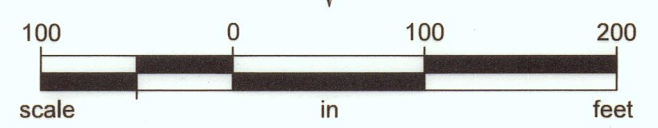
BIRCH ISLE

LOCATED IN PARTS OF SECTIONS 26, 34, AND 35, TOWNSHIP 53 NORTH, RANGE 15 WEST OF THE 4TH PRINCIPAL MERIDIAN, SAINT LOUIS COUNTY, MINNESOTA



SECTION

SECTION



ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE SLCTM96 COORDINATE SYSTEM, NAD83 (1996 ADJ) WITH THE SOUTH LINE OF SECTION 26 MEASURED TO BEAR S 89°07'29" W

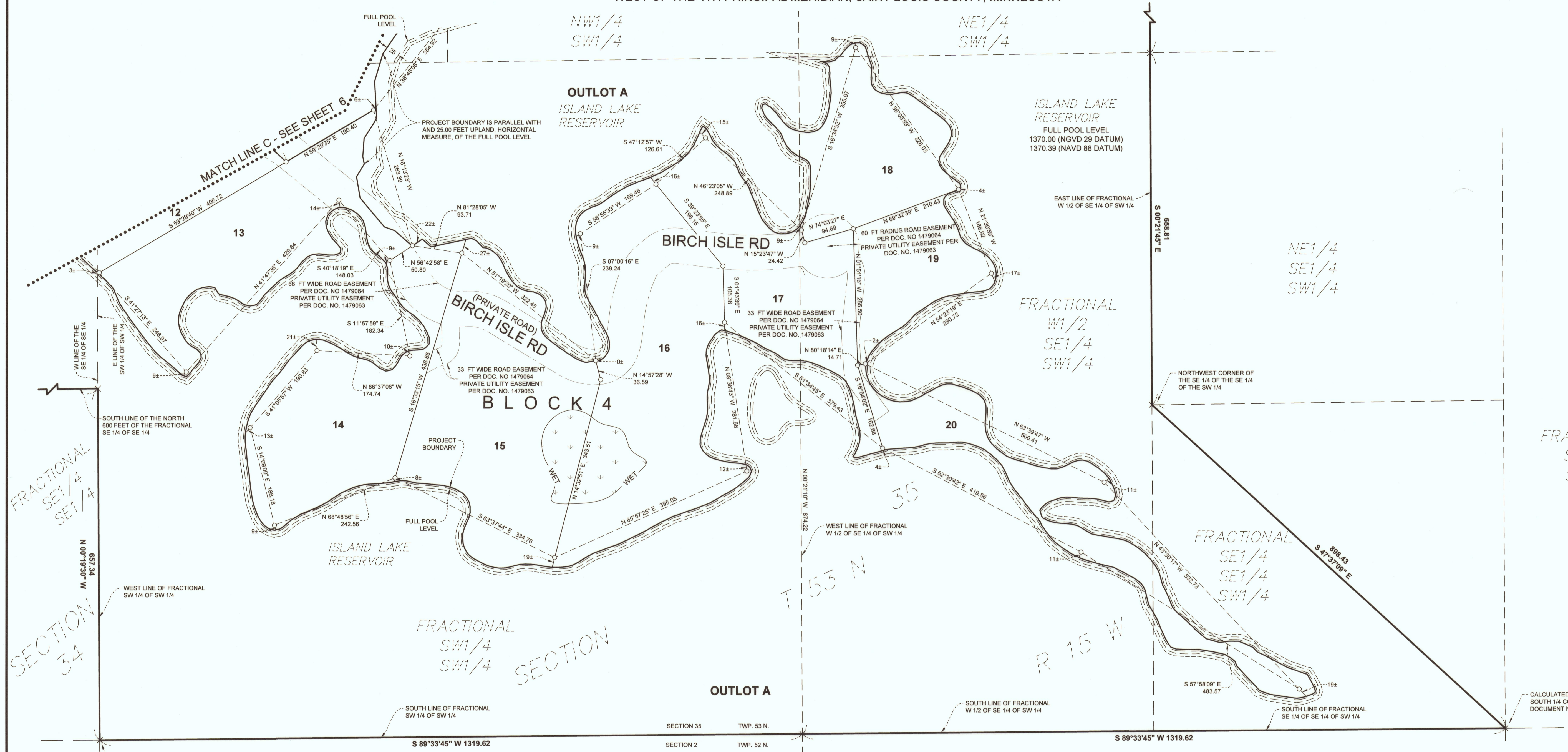
LEGEND

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



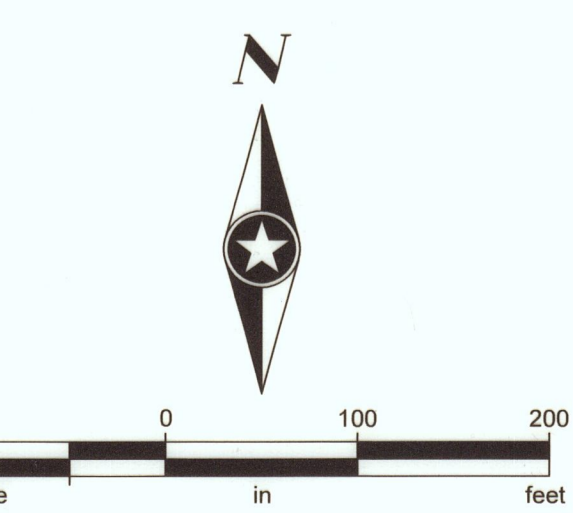
BIRCH ISLE

LOCATED IN PARTS OF SECTIONS 26, 34, AND 35, TOWNSHIP 53 NORTH, RANGE 15 WEST OF THE 4TH PRINCIPAL MERIDIAN, SAINT LOUIS COUNTY, MINNESOTA



FRACTIONAL
SE 1/4
SW 1/4

SECTION
34

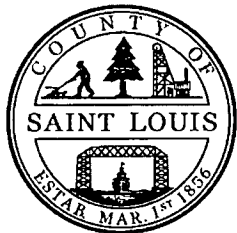


LEGEND

LOT LINE	—————
BLOCK LINE	=====
PLAT BOUNDARY	—————
RIGHT OF WAY	—————
PRIVATE ROAD EASEMENT	—————
FULL POOL LEVEL	—————
SECTION LINE	—————
SECTION SUBDIVISION LINE	—————
FOUND MONUMENT	●
CHISELED "X"	✕
SET 5/8" PCR - PLS 45848	○
CALCULATED POINT	×
MEASURED	(M)
DEED	(D)
WET LAND	WET

ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE SLCTM96 COORDINATE SYSTEM, NAD83 (1996 ADJ) WITH THE SOUTH LINE OF SECTION 26 MEASURED TO BEAR S 89°07'29" W

PHONE: 218.279.3000
418 W SUPERIOR ST
STE 200
DULUTH, MN 55802-1512
www.sehinc.com



St. Louis County Recorder

PO Box 157 • Duluth, Minnesota • 55801-0157

ABSTRACT FILING REQUEST

Form completion date 2-22-24

Client File _____

Name Becky Nordsky - MN Power

Phone 218-409-3763

Address 30 W Superior St.

Return Mail Pick-up _____

Duluth, MN 55802

Notes Check #'s 135480 - \$46
" 135481 - \$56

Signature *Becky Nordsky*

◆◆ These columns reserved for Recorder's Office ◆◆

Priority	Doc Type	Notes	File in Torrens? (Y/N)	CW	CC	WC	DT & MT	RECORDING FEE
30	1	Consent C4	N				DT	46
							MT	
31	2	Plat PL	N				DT	46
							MT	
	3						DT	
							MT	
	4						DT	
							MT	
	5						DT	
							MT	
	6						DT	
							MT	
	7						DT	
							MT	
	8						DT	
							MT	

Recording fees payable to the COUNTY RECORDER. All taxes payable to COUNTY AUDITOR.

96

◆◆◆ Documents presented with this request are not filed until they are fully processed in the Office of the County Recorder ◆◆◆

Below this line reserved for Recorder's Office use.

Status H Return M-12 Deposit Acct _____ Coded MB/MB Logged MB

R.E. on _____ (\$ _____)

DOCUMENT # From 1483438 to 1483439