

BREEZY BAY

LOCATED IN PARTS OF THE NORTH HALF OF SECTION 1, TOWNSHIP 52 NORTH, RANGE 15 WEST, AND PARTS OF THE SOUTH HALF OF SECTION 35, TOWNSHIP 53 NORTH, RANGE 15 WEST, AND PARTS OF SECTION 36, 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 Fractional Northwest Quarter of the Northwest Quarter (NW 1/4 of NW 1/4), AND

Those parts of Government Lots 10 and 11 lying northwesterly of the following described line: Commencing at the northwest corner of said Government Lot 11; thence South 88 degrees 26 minutes 37 seconds East, assigned bearing, along the north line of said Government Lot 11, a distance of 1315.16 feet to the northeast corner of said Government Lot 11 and the POINT OF BEGINNING of the line to be described; thence South 62 degrees 48 minutes 04 seconds West, 2947.50 feet to the southwest corner of said Government Lot 10 and there terminating.

All in Section 1, Township 52 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 Southwest Quarter (SE 1/4 of NE 1/4 of SW 1/4), AND

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

The South Half of the Northeast Quarter of the Southeast Quarter (S 1/2 of NE 1/4 of SE 1/4), AND

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

The Fractional Southeast Quarter of the Southeast Quarter (SE 1/4 of SE 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 northeasterly of the following described line: Commencing at the southwest corner of said Fractional SE 1/4 of SE 1/4 of SW 1/4; thence North 89 degrees 33 minutes 45 seconds East, assigned bearing, along the south line of said Fractional SE 1/4 of SE 1/4 of SW 1/4, a distance of 659.81 feet to the southeast corner of said Fractional SE 1/4 of SE 1/4 of SW 1/4 and the POINT OF BEGINNING of the line to be described; thence North 47 degrees 37 minutes 09 seconds West, 898.43 feet to the northwest corner of said Fractional SE 1/4 of SE 1/4 of SW 1/4 and said line 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;

AND

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

The South Half of the Southwest Quarter of the Northeast Quarter (S 1/2 of SW 1/4 of NE 1/4), AND

The South Half of the Southeast Quarter of the Northeast Quarter (S 1/2 of SE 1/4 of NE 1/4), AND

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

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

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

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

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

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

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

That part of Government Lot 1 lying northwesterly of the following described line: Commencing at the northwest corner of Government Lot 11, Section 1, Township 52 North, Range 15 West; thence South 88 degrees 26 minutes 37 seconds East, assigned bearing, along the north line of said Government Lot 11, a distance of 1315.16 feet to the northeast corner of said Government Lot 11 and the POINT OF BEGINNING of the line to be described; thence North 45 degrees 53 minutes 13 seconds East, 1835.43 feet to the northeast corner of said Government Lot 1 and there terminating.

All in Section 36, 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 BREEZY BAY 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 7th day of September, 2023.

Signed: ALLETE, INC.

Margaret A. Thickens
Margaret A. Thickens
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 7th day of September, 2023, A.D. by Margaret A. Thickens, Vice President, Chief Legal Officer and Corporate Secretary of ALLETE, Inc., a Minnesota corporation.

Brooke S. Cooper
Brooke S. Cooper, Notary Public
St. Louis County, Minnesota
My Commission Expires 1-31-23

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 5th day of SEPTEMBER, 2023.

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 September, 2023, 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 September, 2023.

Nick C. Stewart
County Surveyor
Nick C. Stewart
Deputy

SAINT LOUIS COUNTY BOARD OF COMMISSIONERS

Approved by the Board of Commissioners of Saint Louis County, Minnesota, on this 12 day of Sept, 2023.

Keith Dyer
Chairperson
Paul Chapman
Attest

SAINT LOUIS COUNTY AUDITOR

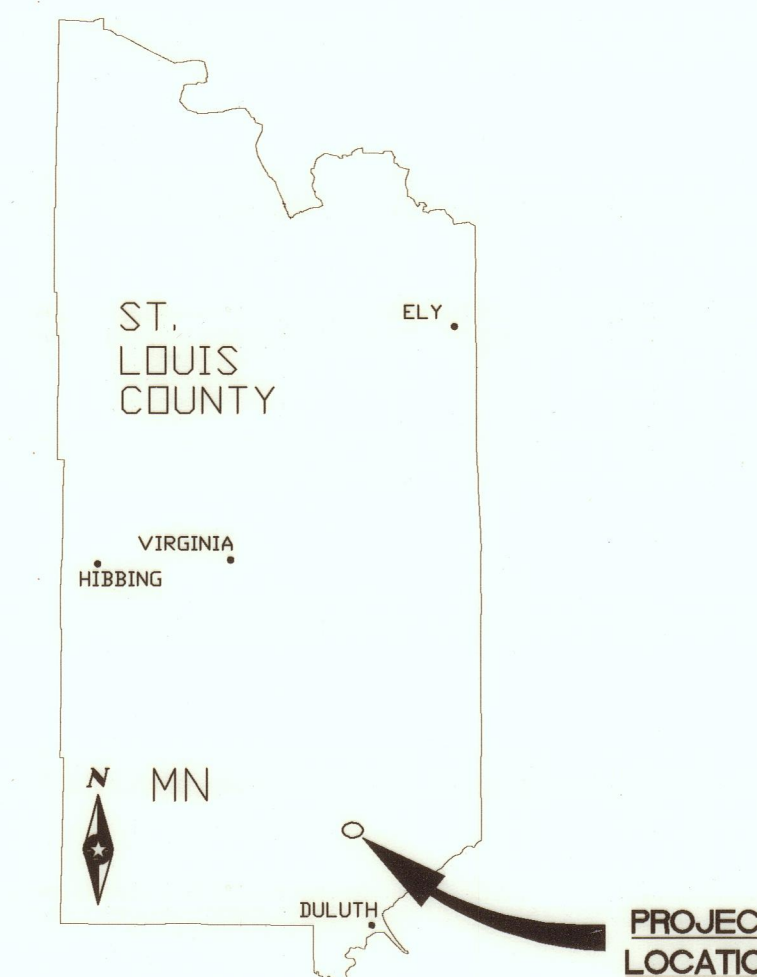
Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, and to Minnesota Statutes, Section 272.12, taxes payable in the year 2023 on the land hereinbefore described have been paid; there are no delinquent taxes and transfer entered this 12 day of September, 2023.

Nancy Nilsen
County Auditor
Cheryl J. Dawell
Deputy

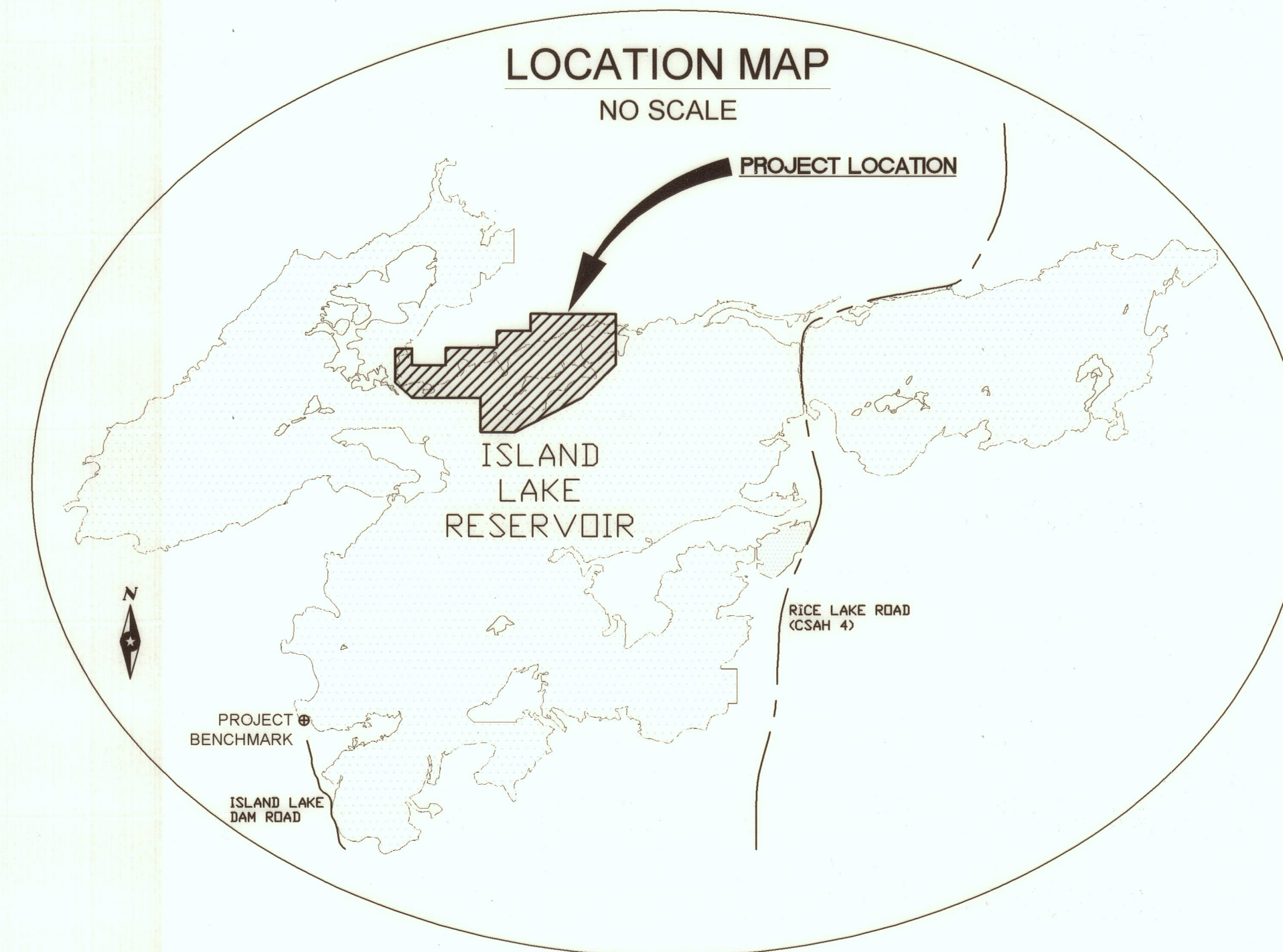
SAINT LOUIS COUNTY RECORDER

I hereby certify that this plat of BREEZY BAY was filed in this office of the County Recorder for public record on this 12th day of September, 2023, at 1:30 o'clock P. M., as Document No. 1473775.

Wendy Levitt
County Recorder
J. Wiegman
Deputy



VICINITY MAP
NO SCALE

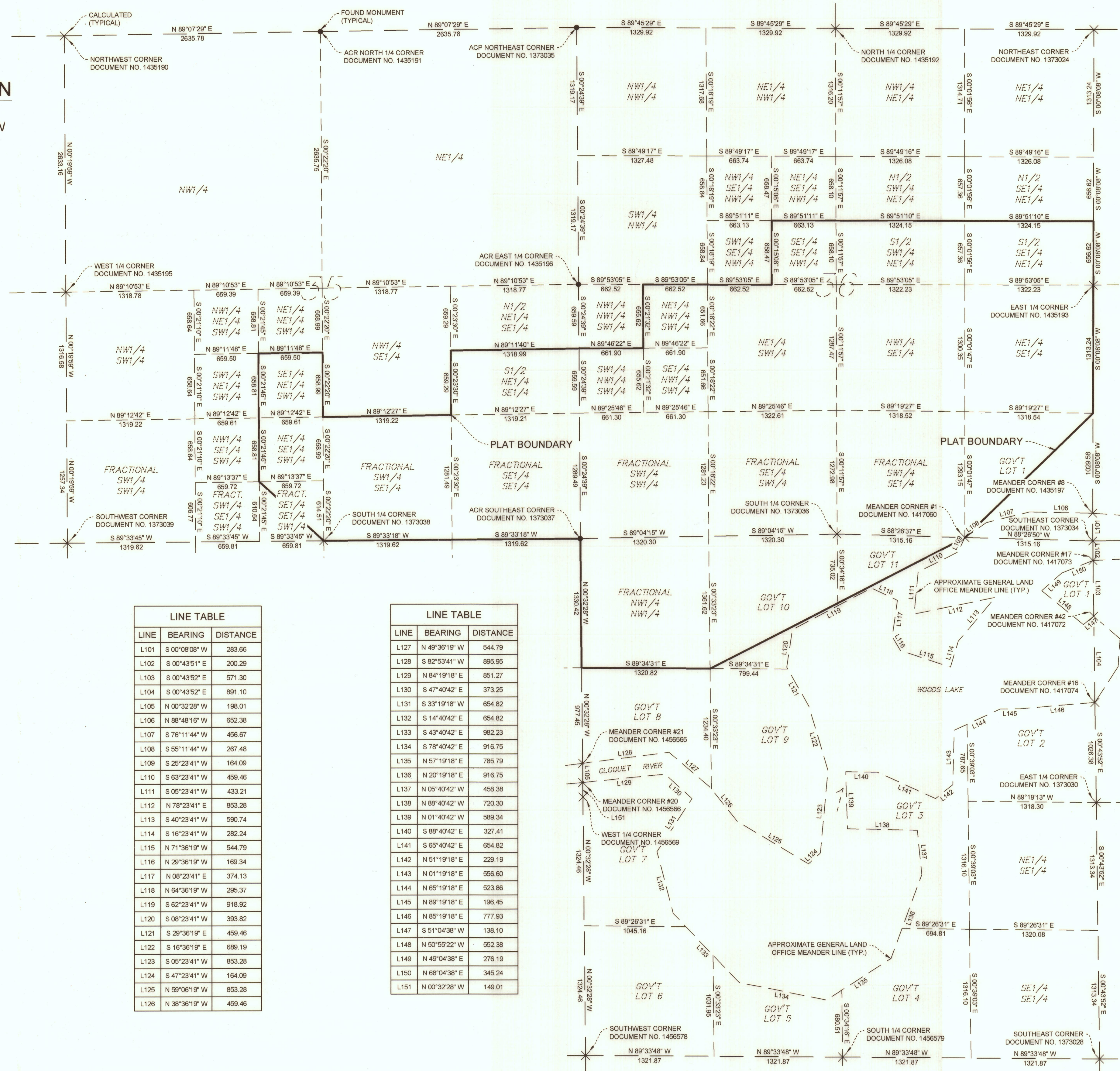


LOCATION MAP
NO SCALE

BREEZY BAY

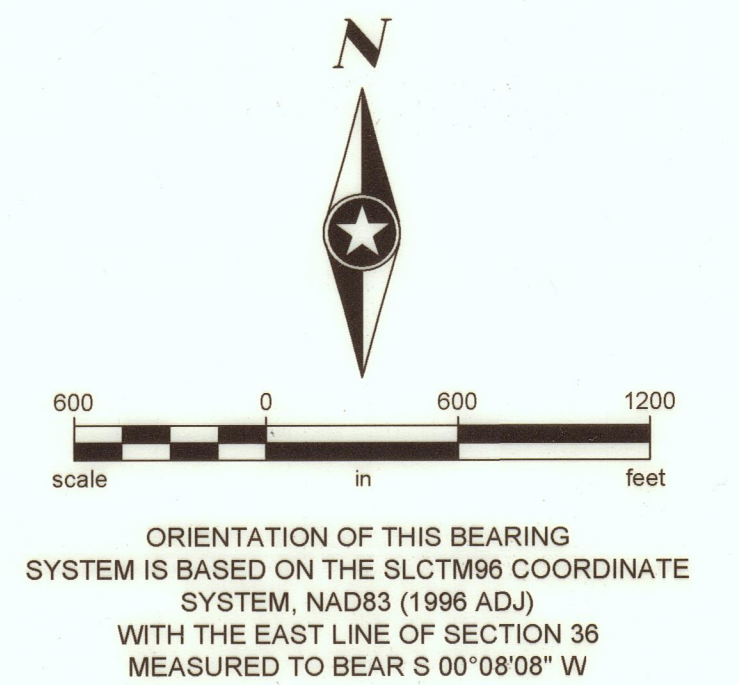
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SECTION BREAKDOWN
SECTION 1, T52N, R15W AND
SECTIONS 35 AND 36, T53N, R15W
1" = 600'



LINE	BEARING	DISTANCE
L101	S 00°08'08" W	283.66
L102	S 00°43'51" E	200.29
L103	S 00°43'52" E	571.30
L104	S 00°43'52" E	891.10
L105	N 00°32'28" W	198.01
L106	N 88°48'16" W	652.38
L107	S 76°11'44" W	456.67
L108	S 55°11'44" W	267.48
L109	S 25°23'41" W	164.09
L110	S 63°23'41" W	459.46
L111	S 05°23'41" W	433.21
L112	N 76°23'41" E	853.28
L113	S 40°23'41" W	590.74
L114	S 16°23'41" W	282.24
L115	N 71°36'19" W	544.79
L116	N 29°36'19" W	169.34
L117	N 08°23'41" E	374.13
L118	N 64°36'19" W	295.37
L119	S 62°23'41" W	918.92
L120	S 08°23'41" W	393.82
L121	S 29°36'19" E	459.46
L122	S 16°36'19" E	689.19
L123	S 05°23'41" W	853.28
L124	S 47°23'41" W	164.09
L125	N 59°06'19" W	853.28
L126	N 38°36'19" W	459.46

LINE	BEARING	DISTANCE
L127	N 49°36'19" W	544.79
L128	S 82°53'41" W	895.95
L129	N 84°19'18" E	851.27
L130	S 47°40'42" E	373.25
L131	S 33°19'18" W	654.82
L132	S 14°40'42" E	654.82
L133	S 43°40'42" E	982.23
L134	S 78°40'42" E	916.75
L135	N 57°19'18" E	785.79
L136	N 20°19'18" E	916.75
L137	N 05°40'42" W	458.38
L138	N 88°40'42" W	720.30
L139	N 01°40'42" W	589.34
L140	S 88°40'42" E	327.41
L141	S 65°40'42" E	654.82
L142	N 51°19'18" E	229.19
L143	N 01°19'18" E	556.60
L144	N 65°19'18" E	523.86
L145	N 89°19'18" E	196.45
L146	N 85°19'18" E	777.93
L147	S 51°04'38" W	138.10
L148	N 50°55'22" W	552.38
L149	N 49°04'38" E	276.19
L150	N 68°04'38" E	345.24
L151	N 00°32'28" W	149.01



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

BREEZY BAY

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TYPICAL LOT DETAIL

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

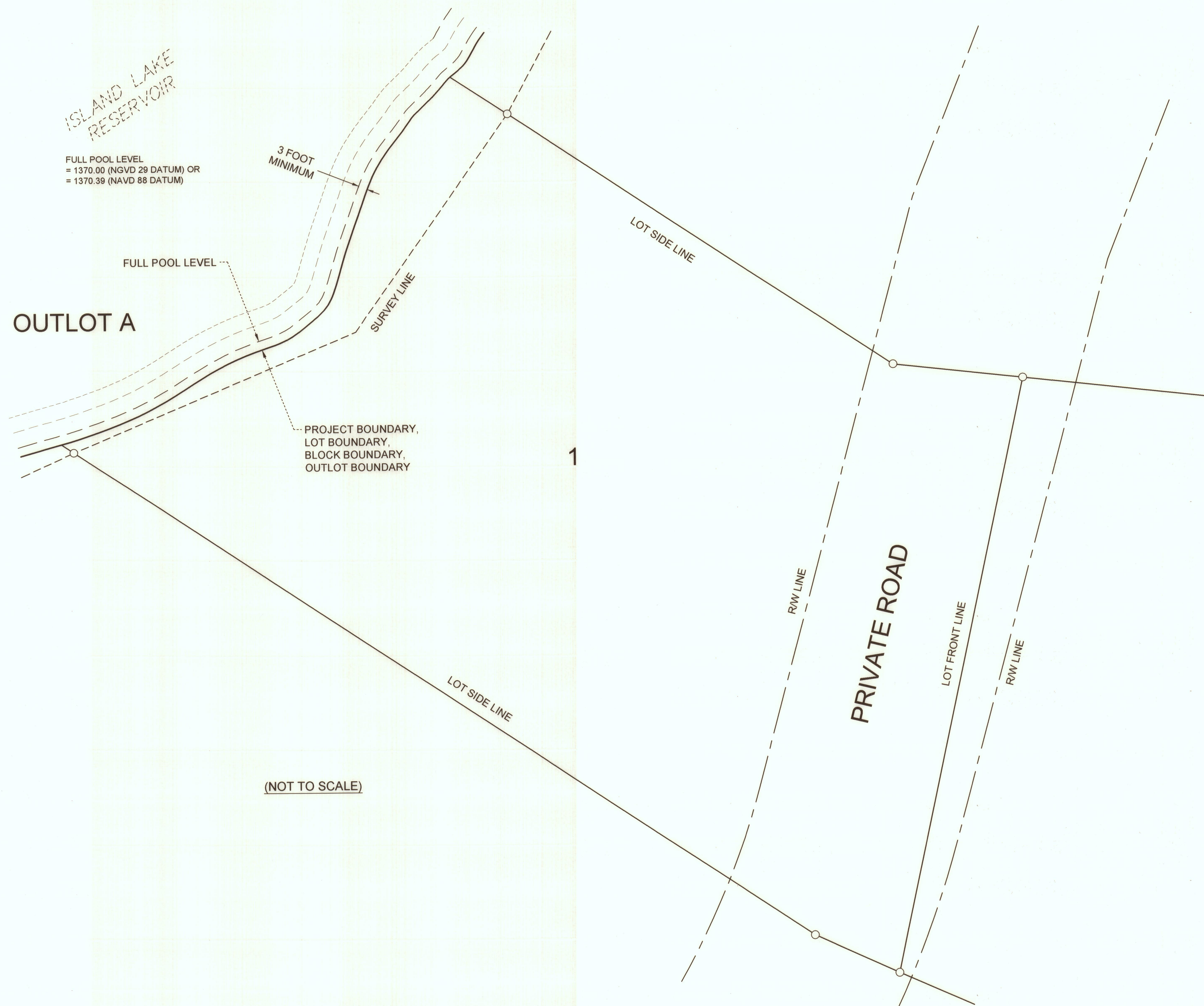
RIGHT OF WAY	---
PRIVATE ROAD EASEMENT	---
UNDERLYING PLAT LINE	---
LOT LINE	---
PROJECT BOUNDARY / BLOCK LINE	---
PLAT BOUNDARY	---
FULL POOL LEVEL	---
SECTION LINE	---
SECTION SUBDIVISION LINE	---
FOUND MONUMENT	●
SET 5/8" PCR - PLS 45848	○
CALCULATED POINT	×
MEASURED	(M)
DEED	(D)
WET LAND	

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.

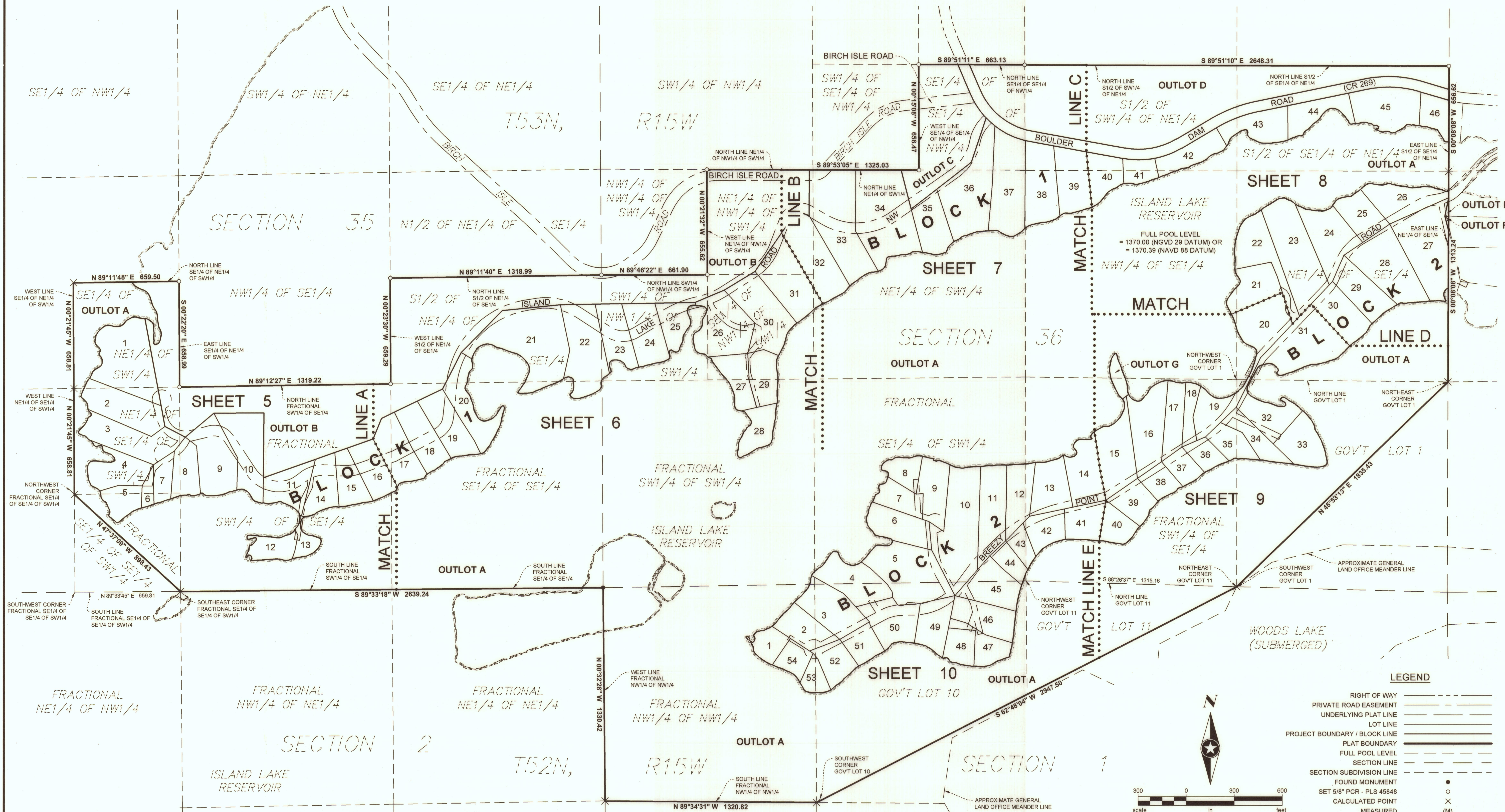
THE ORDINARY HIGH WATER LEVEL (OHWL) IS = 1369.81 (NGVD 29 DATUM) OR = 1370.20 (NAVD 88 DATUM)

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



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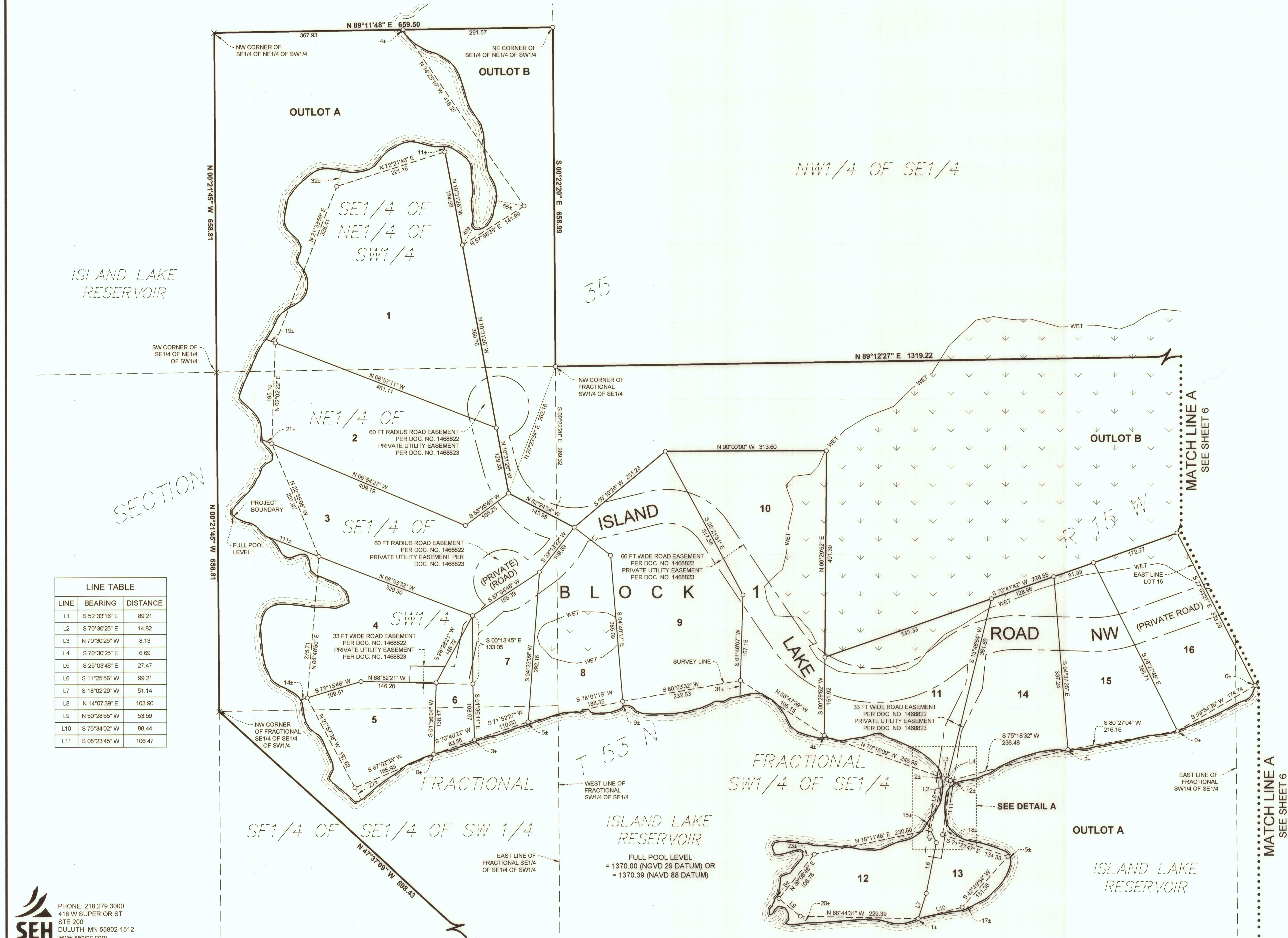
LEGEND

- RIGHT OF WAY
- PRIVATE ROAD EASEMENT
- UNDERLYING PLAT LINE
- LOT LINE
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- SECTION LINE
- SECTION SUBDIVISION LINE
- FOUND MONUMENT
- SET 5/8" PCR - PLS 45848
- CALCULATED POINT
- MEASURED
- DEED

N

 300 0 300 600
 scale in feet
 ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE SLCTM96 COORDINATE SYSTEM, NAD83 (1996 ADJ) WITH THE EAST LINE OF SECTION 36 MEASURED TO BEAR S 00°08'08" W

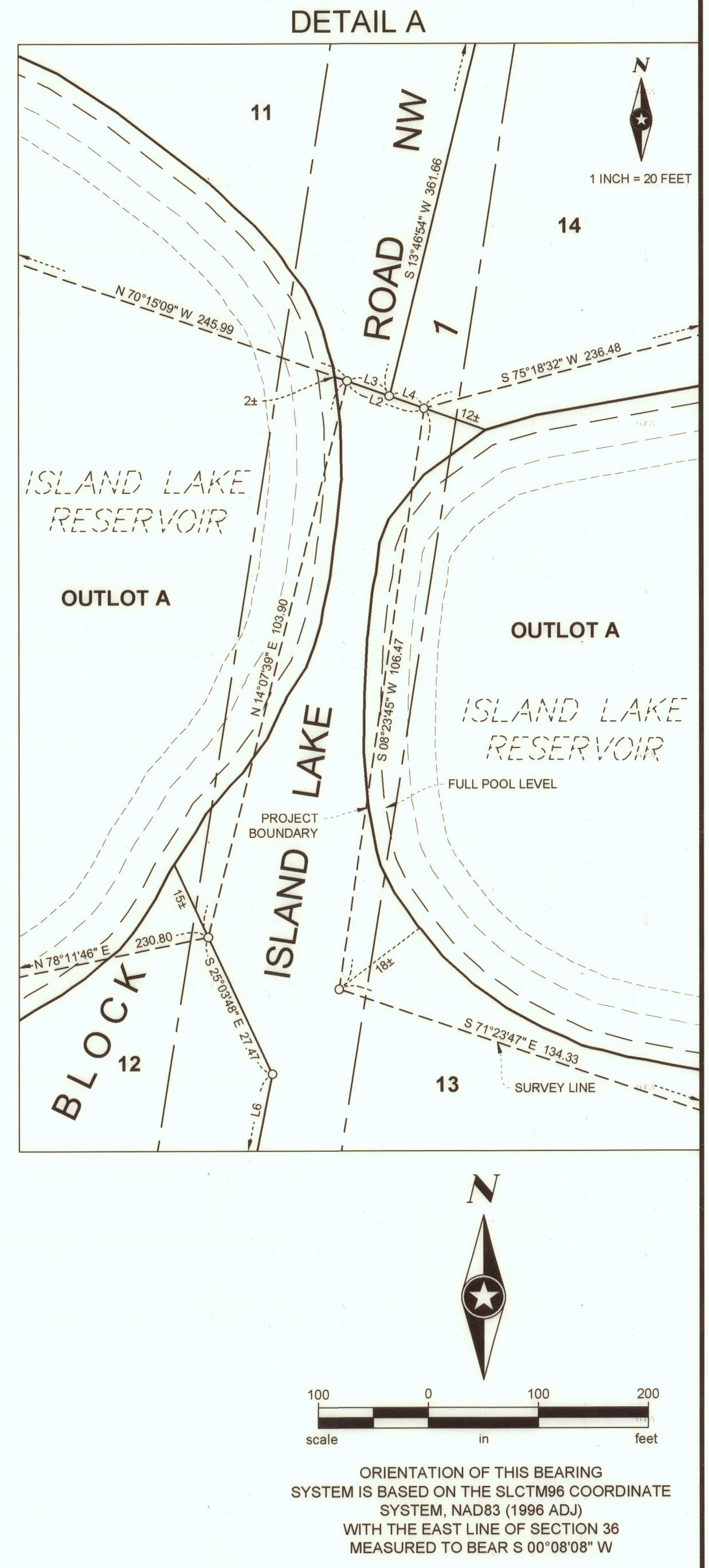
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LEGEND

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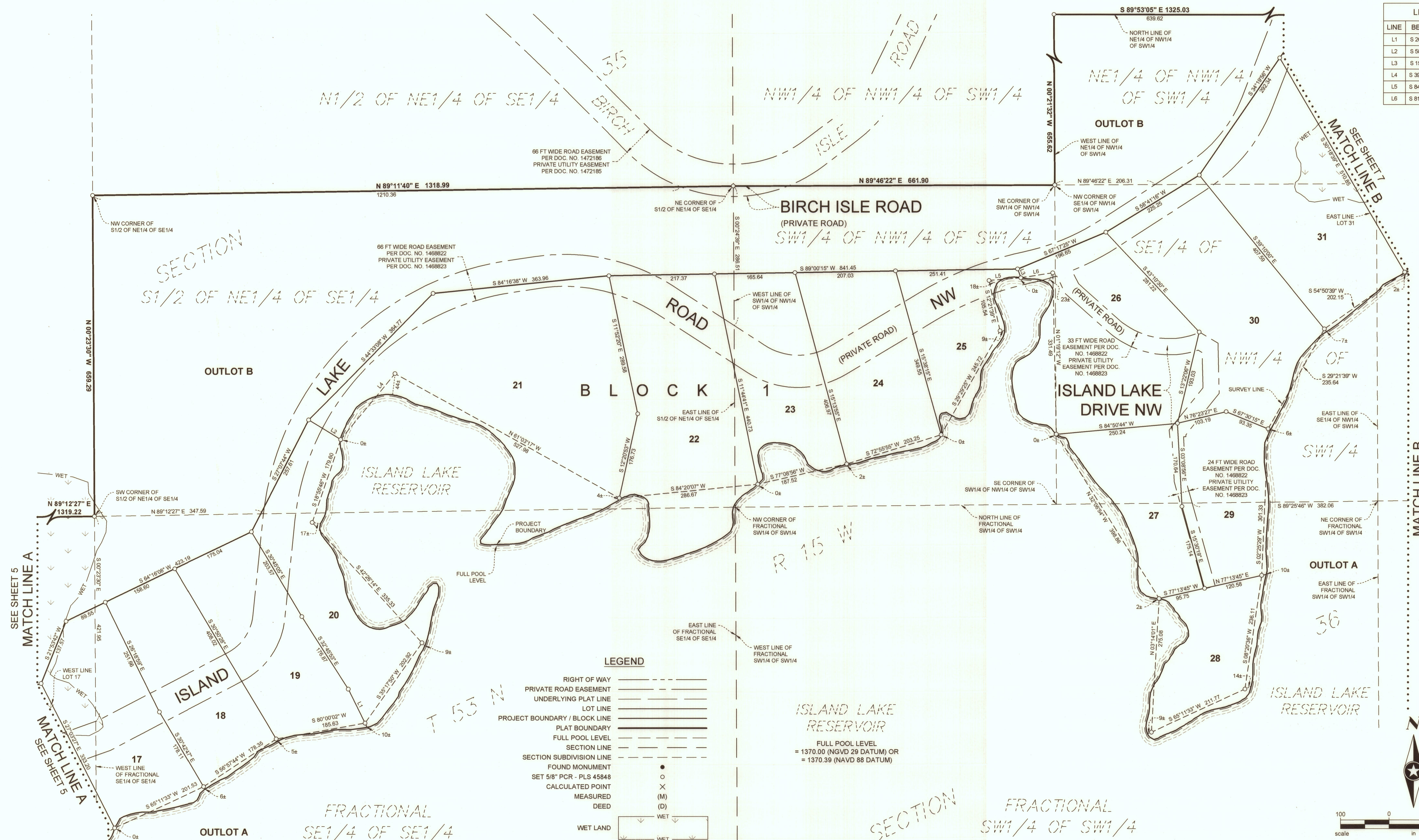


SEH
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LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 26°06'00" E	78.40
L2	S 58°34'34" E	77.43
L3	S 19°49'35" E	19.34
L4	S 38°23'01" W	176.10
L5	S 84°55'07" W	65.60
L6	S 81°13'31" W	66.54



LEGEND

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- MEASURED
- DEED
- WET LAND

● FOUND MONUMENT
 ○ CALCULATED POINT
 × MEASURED
 (M) MEASURED
 (D) DEED
 WET LAND (wavy line with arrow)

ISLAND LAKE RESERVOIR
 FULL POOL LEVEL
 = 1370.00 (NGVD 29 DATUM) OR
 = 1370.39 (NAVD 88 DATUM)

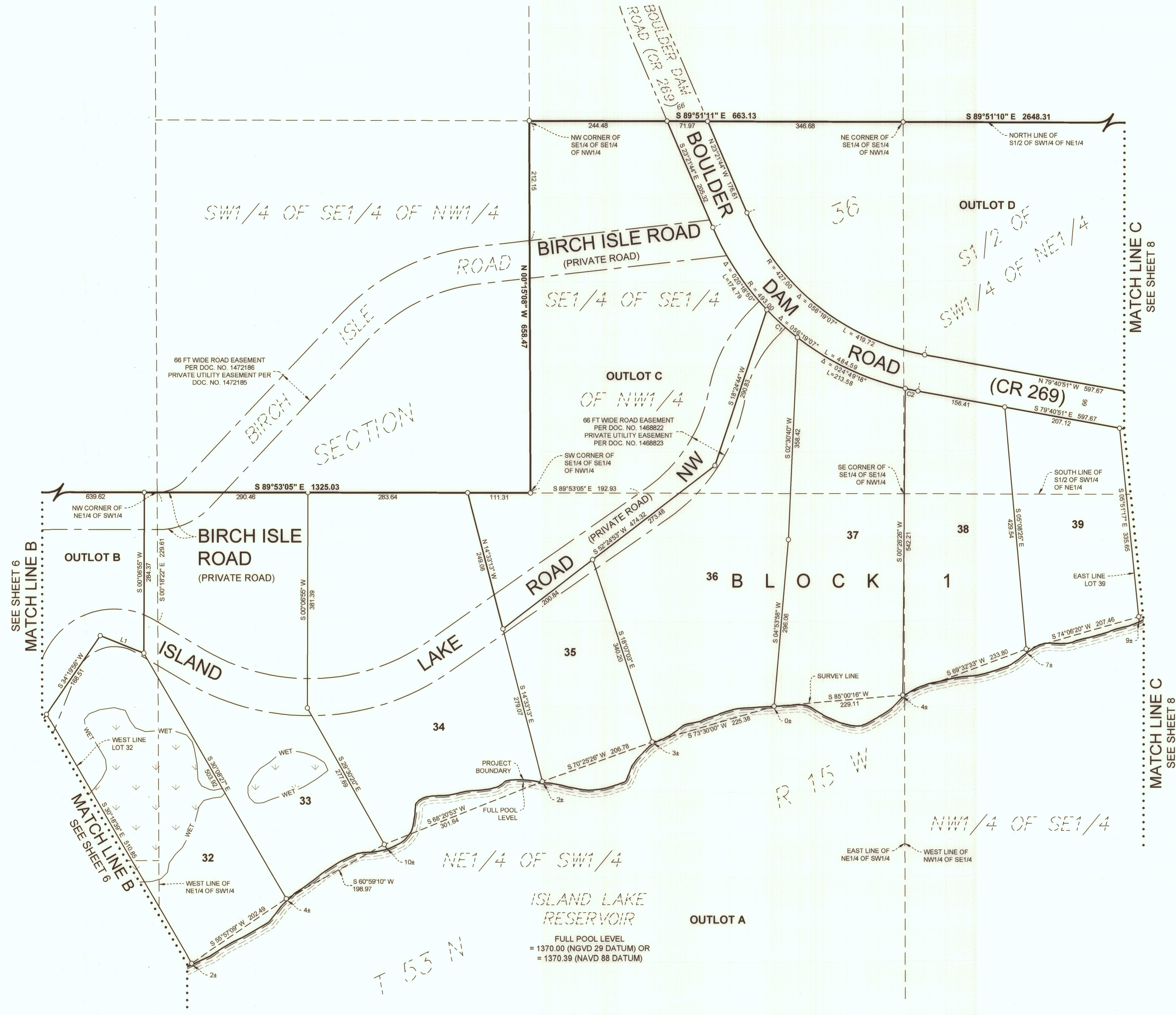
scale in feet

ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE SLCTM96 COORDINATE SYSTEM, NAD83 (1996 ADJ.) WITH THE EAST LINE OF SECTION 36 MEASURED TO BEAR S 00°08'08" W

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LINE TABLE					
LINE	BEARING	DISTANCE			
L1	N 68°11'45" W	83.50			

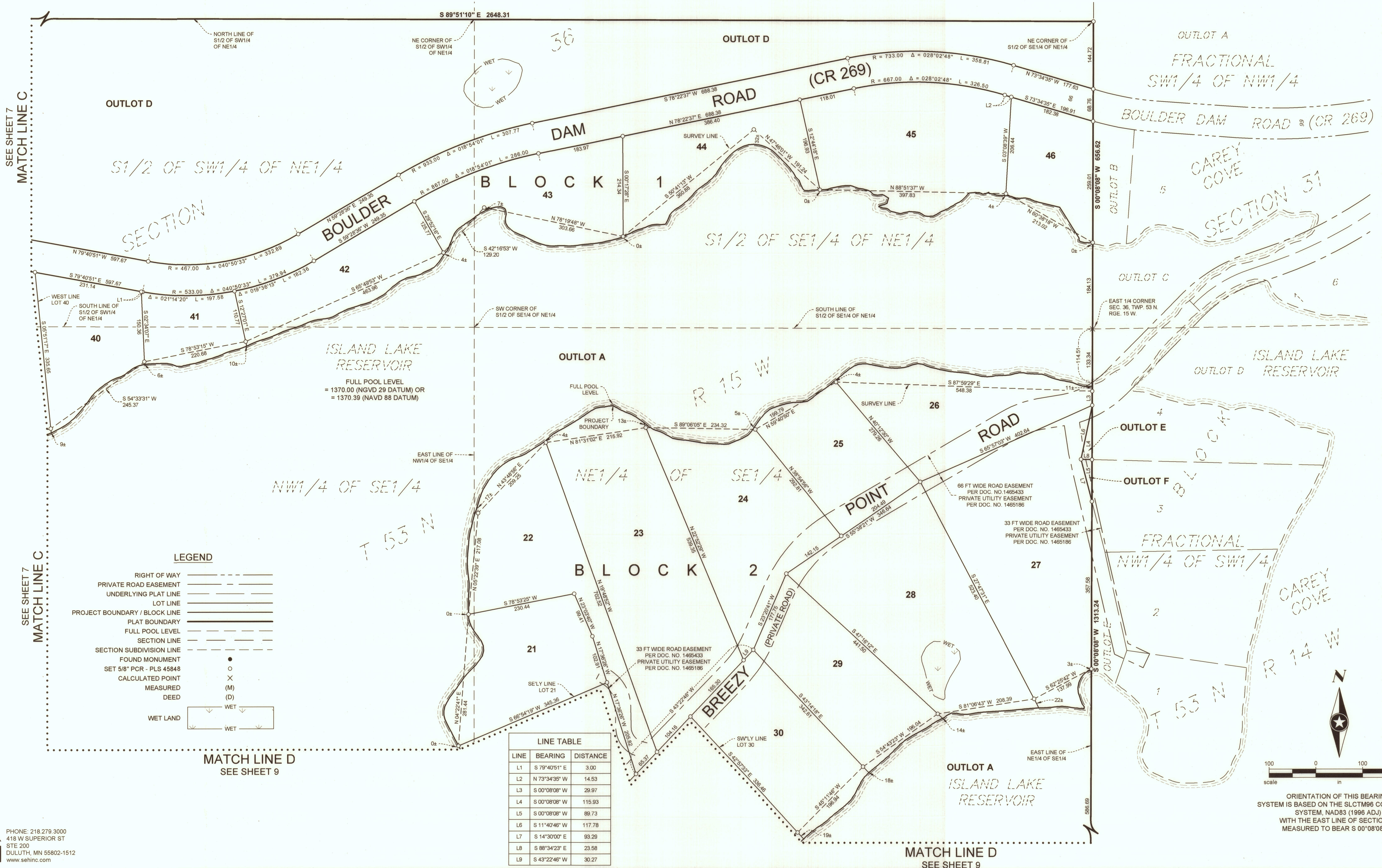
CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CH DIRECTION	CH LENGTH
C1	493.00	008°30'36"	73.22	S 47°55'52" E	73.16
C2	493.00	002°40'23"	23.00	S 78°20'39" E	23.00

LEGEND

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- FOUND MONUMENT
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- CALCULATED POINT
- MEASURED POINT
- DEED
- DEED
- DEED
- WET LAND
- WET LAND

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LINE	BEARING	DISTANCE
L1	S 79°40'51" E	3.00
L2	N 73°34'35" W	14.53
L3	S 00°08'08" W	29.97
L4	S 00°08'08" W	115.93
L5	S 00°08'08" W	89.73
L6	S 11°40'45" W	117.78
L7	S 14°30'00" E	93.29
L8	S 88°34'23" E	23.58
L9	S 43°22'46" W	30.27

SEE SHEET 7
MATCH LINE C

SEE SHEET 7
MATCH LINE C

MATCH LINE D
SEE SHEET 9

MATCH LINE D
SEE SHEET 9



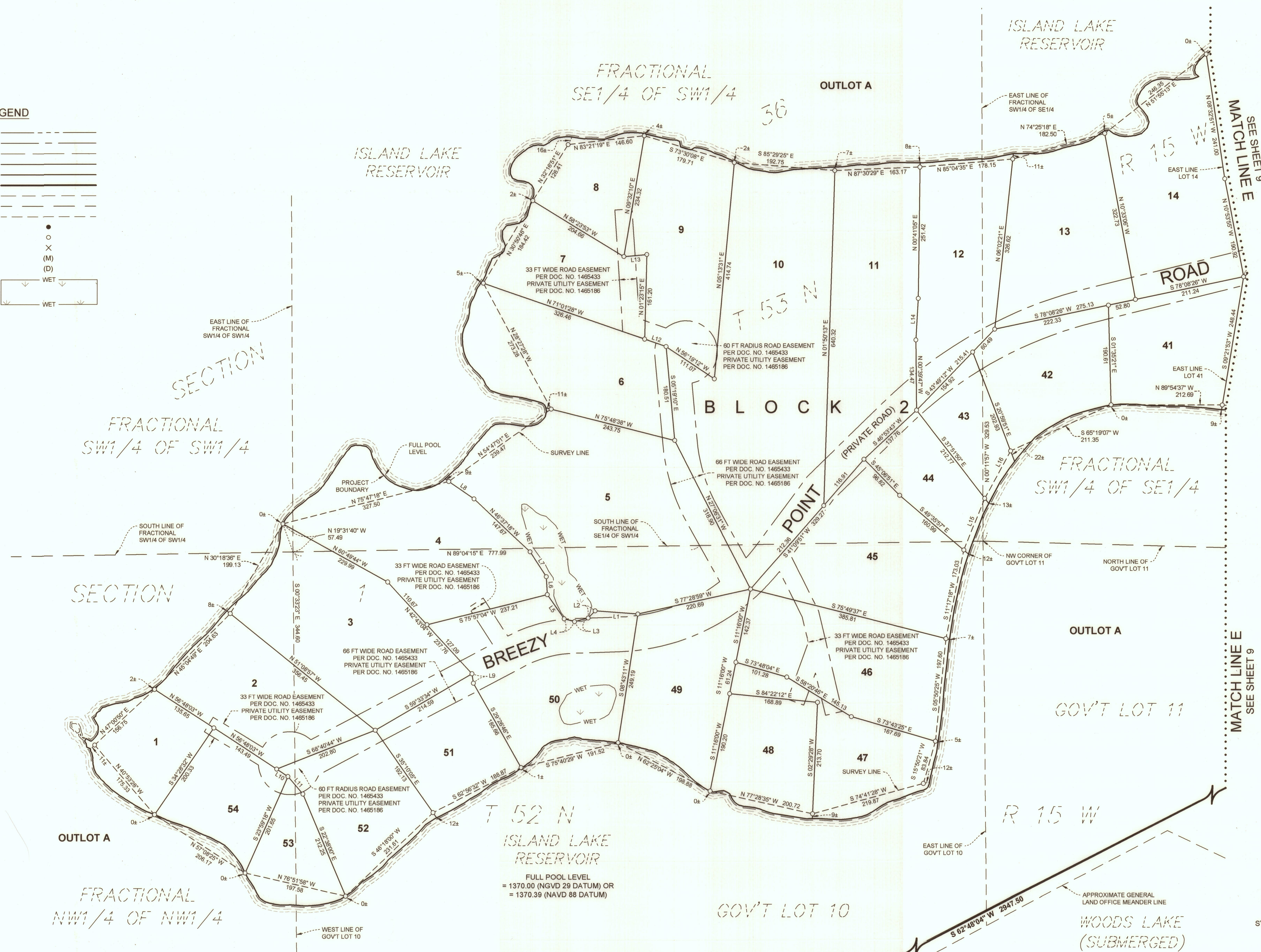
ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE SLCTM96 COORDINATE SYSTEM, NAD83 (1996 ADJ) WITH THE EAST LINE OF SECTION 36 MEASURED TO BEAR S 00°08'08" W

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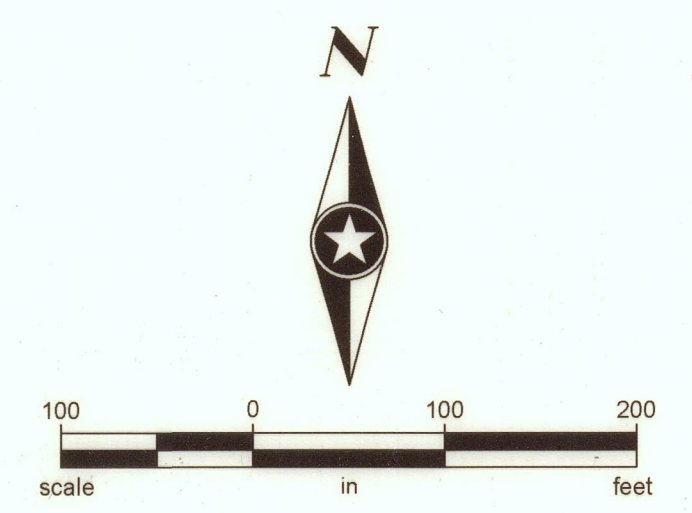
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- CALCULATED POINT
- MEASURED
- DEED
- WET LAND



LINE TABLE

LINE	BEARING	DISTANCE
L1	N 85°42'47" W	81.96
L2	S 43°54'47" W	19.11
L3	S 74°59'33" W	26.96
L4	N 74°50'17" W	20.77
L5	N 34°49'48" W	56.42
L6	N 03°19'12" W	34.03
L7	N 32°56'40" W	57.15
L8	N 55°40'25" W	58.30
L9	S 08°04'32" E	18.37
L10	S 56°48'03" E	25.94
L11	S 40°51'55" E	43.94
L12	N 71°01'28" W	43.44
L13	S 84°53'59" W	43.93
L14	N 03°18'35" E	79.21
L15	S 22°01'16" W	106.61
L16	S 28°40'32" W	102.92



ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE SLCTM96 COORDINATE SYSTEM, NAD83 (1996 ADJ) WITH THE EAST LINE OF SECTION 36 MEASURED TO BEAR S 00°08'08" W