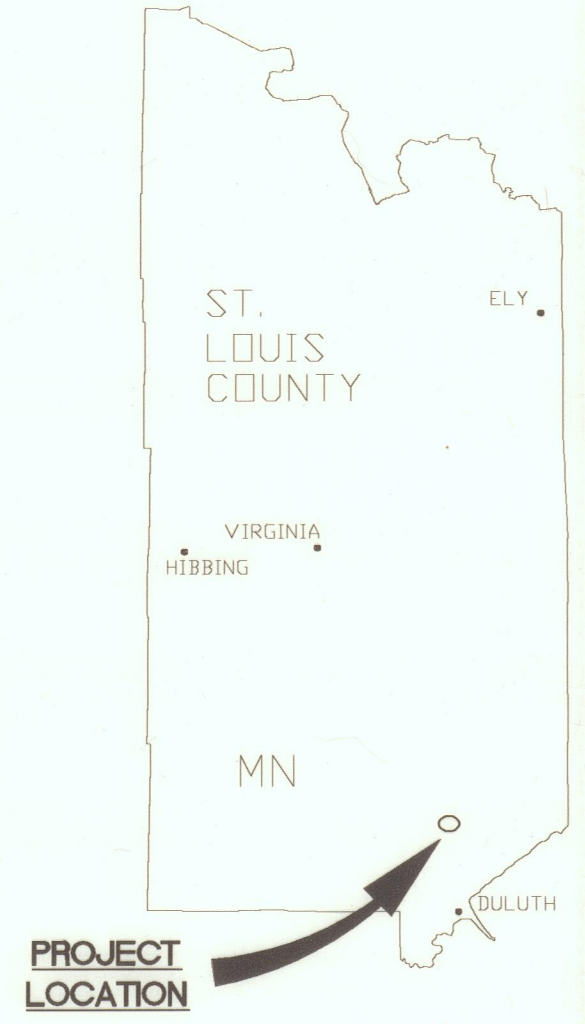
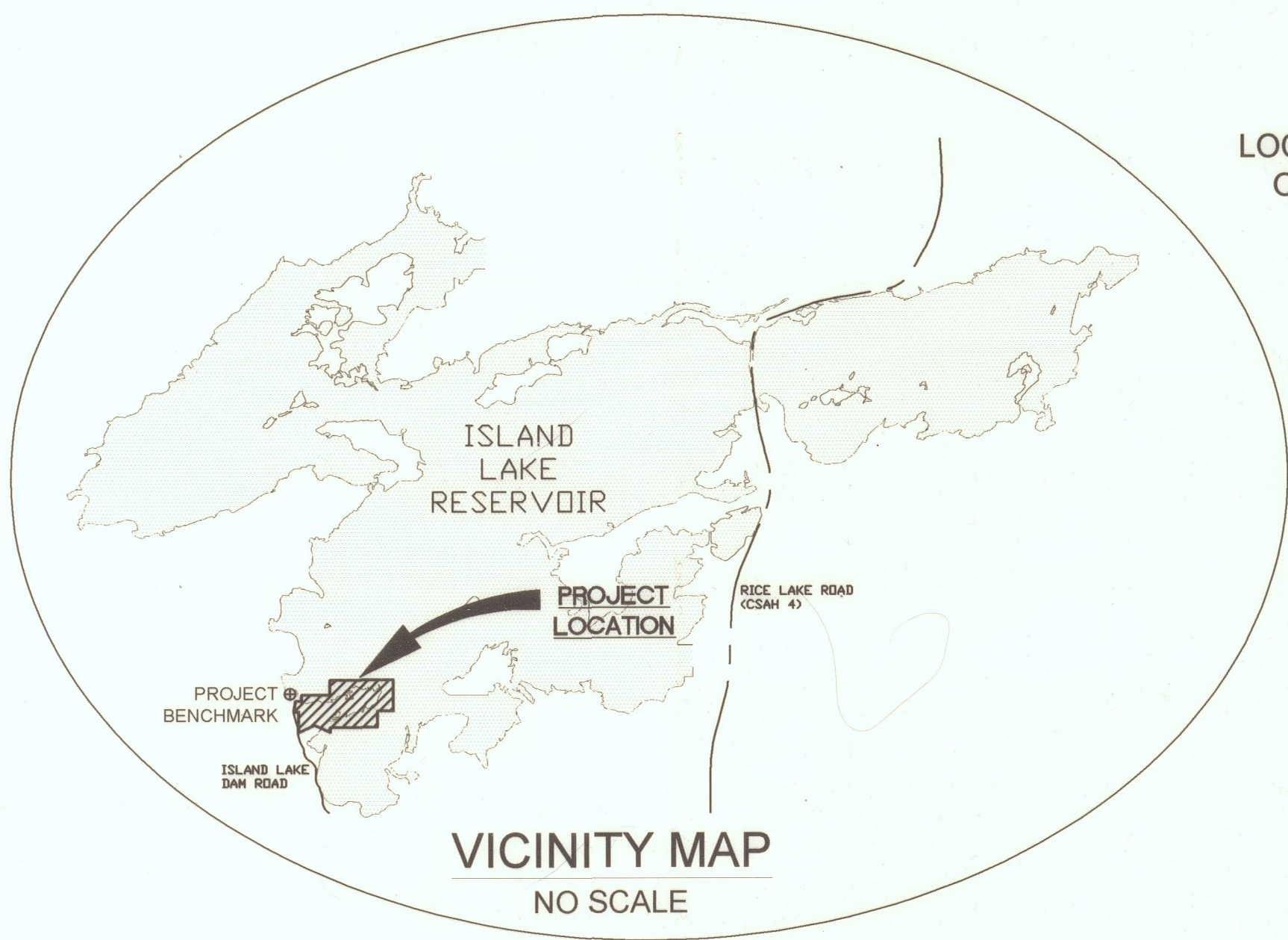


PARSONS POINT

LOCATED IN PARTS OF THE SOUTHWEST QUARTER AND NORTHWEST QUARTER OF SECTION 14, THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER SECTION 15, AND GOVERNMENT LOTS 5 AND 6, SECTION 15, ALL IN TOWNSHIP 52 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 Fredeberg Township, Saint Louis County, Minnesota, to wit:

Southeast Quarter of the Northwest Quarter (SE 1/4 of NW 1/4), AND
 Southwest Quarter of the Northwest Quarter (SW 1/4 of NW 1/4), AND
 North Half of the Northwest Quarter of the Southwest Quarter (N 1/2 NW 1/4 of SW 1/4), AND
 Northwest Quarter of the Northeast Quarter of the Southwest Quarter (NW 1/4 of NE 1/4 of SW 1/4),
 All in Section 14, Township 52 North, Range 15 West, Fourth Principal Meridian, Saint Louis County, Minnesota, according to the US Government survey thereof,
 AND
 Government Lot 5 and the south 700 feet of Government Lot 6, EXCEPT those parts thereof lying westerly of the following described line:
 Commencing at the southwest corner of said Government Lot 5, thence North 89 degrees 29 minutes 06 seconds East, along the south line of said Government Lot 5, a distance of 1113.61 feet to the point of beginning; thence North 7 degrees 59 minutes 30 seconds East a distance of 454.71 feet; thence North 87 degrees 47 minutes 44 seconds East a distance of 263.09 feet; thence North 0 degrees 00 minutes 00 seconds East a distance of 858.65 feet; thence North 90 degrees 00 minutes 00 seconds West a distance of 646.10 feet; thence North 8 degrees 52 minutes 55 seconds West a distance of 826.82 feet; thence North 90 degrees 00 minutes 00 seconds West a distance of 682.79 feet to the west line of Government Lot 2 and there terminating;
 AND
 That part of the Northeast Quarter of the Southeast Quarter (NE 1/4 of SE 1/4) lying northerly of the following described line:
 Commencing at the northeast corner of said Southeast Quarter, thence South 89 degrees 29 minutes 06 seconds West along the north line of said Southeast Quarter, a distance of 1319.67 feet to the northwest corner of the Northeast Quarter of said Southeast Quarter; thence South 00 degrees 29 minutes 53 seconds East along the west line of said Northeast Quarter of the Southeast Quarter, a distance of 847.16 feet to the point of beginning; thence North 86 degrees 13 minutes 16 seconds East 728.14 feet; thence South 65 degrees 11 minutes 47 seconds East 720.86 feet to the east line of said Northeast Quarter of the Southeast Quarter and said line there terminating;
 All in Section 15, Township 52 North, Range 15 West, Fourth Principal Meridian, Saint Louis County, Minnesota.

Has caused the same to be surveyed and platted as PARSONS POINT 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 12th day of May, 2023.

Signed: ALLETE, INC.
 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 12th day of May, 2023, A.D. by Margaret A. Thickers, 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 1-31-24

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 25th day of April, 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 25th day of April, 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 25th day of April, 2023.
 Nick C. Stewart
 County Surveyor Deputy

SAINT LOUIS COUNTY BOARD OF COMMISSIONERS
 Approved by the Board of Commissioners of Saint Louis County, Minnesota, on this 2nd day of May, 2023.
 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 2023 on the land hereinbefore described have been paid; there are no delinquent taxes and transfer entered this 2nd day of May, 2023.
 Nancy Nilsen
 County Auditor Deputy

SAINT LOUIS COUNTY RECORDER
 I hereby certify that this plat of PARSONS POINT as filed in this office of the Recorder for public record on this 16th day of May, 2023, at 2:46 o'clock P.M., as Document No. 01466592.
 Wendy Levitt
 County Recorder Deputy

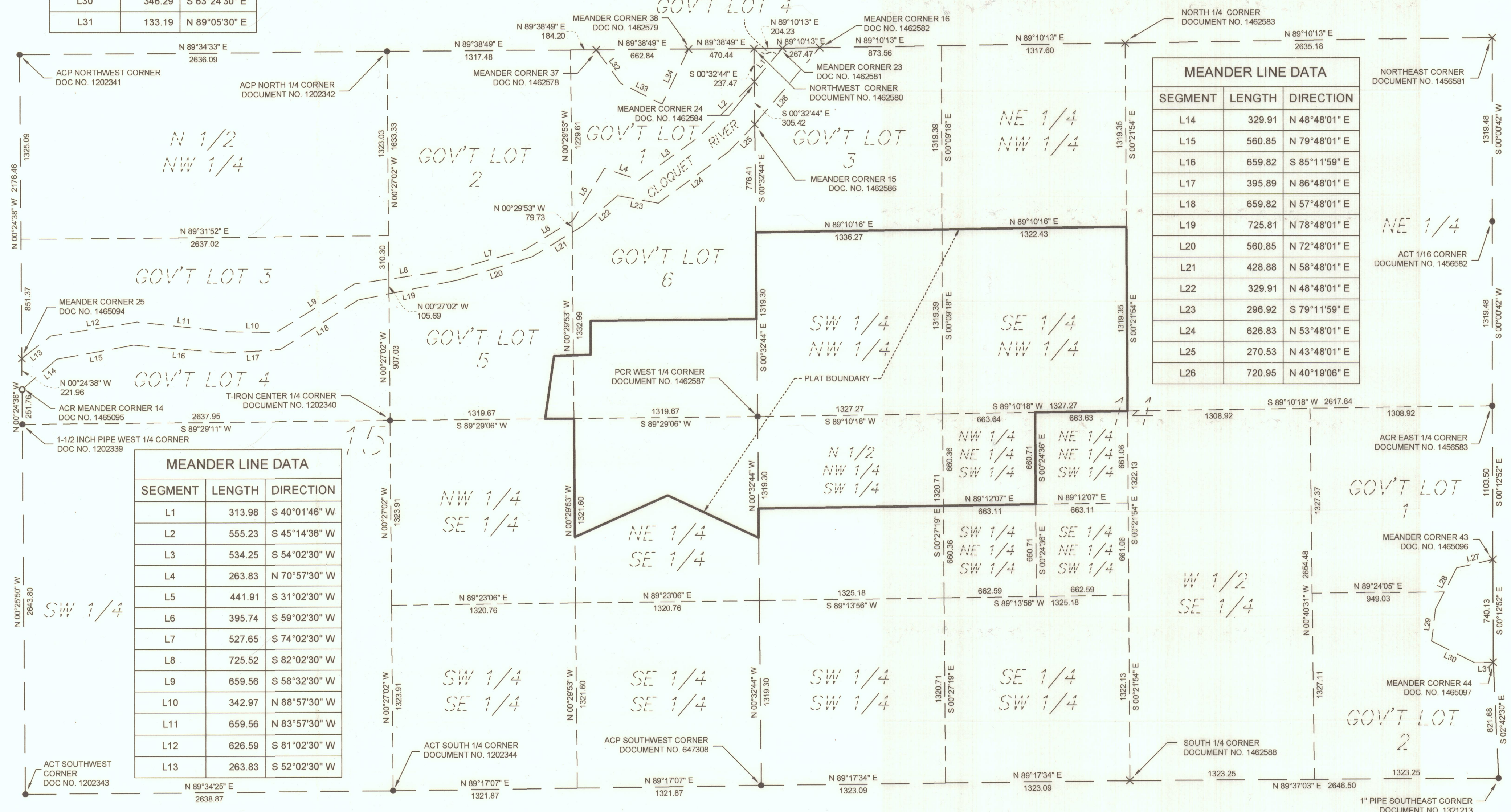
MEANDER LINE DATA		
SEGMENT	LENGTH	DIRECTION
L27	266.37	S 77°05'30" W
L28	332.97	S 27°05'30" W
L29	233.08	S 07°05'30" W
L30	346.29	S 63°24'30" E
L31	133.19	N 89°05'30" E

MEANDER LINE DATA		
SEGMENT	LENGTH	DIRECTION
L32	298.48	S 36°13'47" E
L33	331.64	S 63°13'47" E
L34	437.76	N 25°46'13" E

SECTION BREAKDOWN

SECTIONS 14 AND 15, T52N, R15W
1"=500'

MEANDER LINE DATA		
SEGMENT	LENGTH	DIRECTION
L14	329.91	N 48°48'01" E
L15	560.85	N 79°48'01" E
L16	659.82	S 85°11'59" E
L17	395.89	N 86°48'01" E
L18	659.82	N 57°48'01" E
L19	725.81	N 78°48'01" E
L20	560.85	N 72°48'01" E
L21	428.88	N 58°48'01" E
L22	329.91	N 48°48'01" E
L23	296.92	S 79°11'59" E
L24	626.83	N 53°48'01" E
L25	270.53	N 43°48'01" E
L26	720.95	N 40°19'06" E



MEANDER LINE DATA		
SEGMENT	LENGTH	DIRECTION
L1	313.98	S 40°01'46" W
L2	555.23	S 45°14'36" W
L3	534.25	S 54°02'30" W
L4	263.83	N 70°57'30" W
L5	441.91	S 31°02'30" W
L6	395.74	S 59°02'30" W
L7	527.65	S 74°02'30" W
L8	725.52	S 82°02'30" W
L9	659.56	S 58°32'30" W
L10	342.97	N 88°57'30" W
L11	659.56	N 83°57'30" W
L12	626.59	S 81°02'30" W
L13	263.83	S 52°02'30" W

PARSONS POINT

LOCATED IN PARTS OF THE SOUTHWEST QUARTER AND NORTHWEST QUARTER OF SECTION 14, THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER SECTION 15, AND GOVERNMENT LOTS 5 AND 6, SECTION 15, ALL IN TOWNSHIP 52 NORTH, RANGE 15 WEST OF THE 4TH PRINCIPAL MERIDIAN, SAINT LOUIS COUNTY, MINNESOTA

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

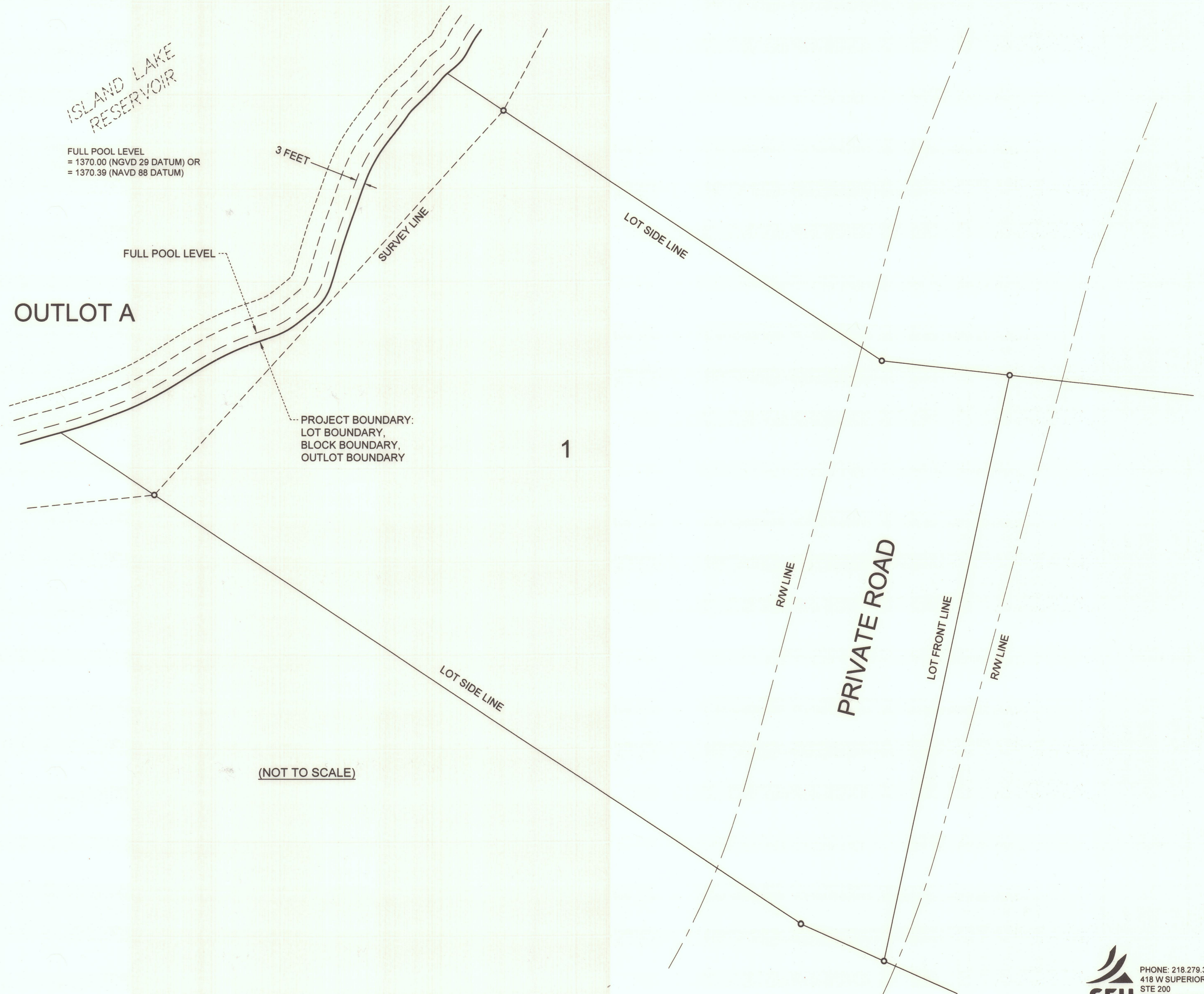
LOT LINE	—————						
PROJECT BOUNDARY / BLOCK LINE	—————						
PLAT BOUNDARY	—————						
RIGHT OF WAY	—————						
PRIVATE ROAD EASEMENT	—————						
FULL POOL LEVEL	-----						
SECTION LINE	-----						
SECTION SUBDIVISION LINE	-----						
SURVEY LINE	-----						
CURVE RADIAL LINE	---						
FOUND MONUMENT	●						
SET 5/8" PCR - PLS 45848	○						
CALCULATED POINT	X						
MEASURED	(M)						
DEED	(D)						
WET LAND	<table border="1" style="margin-left: auto; margin-right: auto;"> <tr> <td style="text-align: center;">WET</td> </tr> <tr> <td style="text-align: center;">↓</td> </tr> <tr> <td style="text-align: center;">↓</td> </tr> <tr> <td style="text-align: center;">↓</td> </tr> <tr> <td style="text-align: center;">↓</td> </tr> <tr> <td style="text-align: center;">WET</td> </tr> </table>	WET	↓	↓	↓	↓	WET
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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)

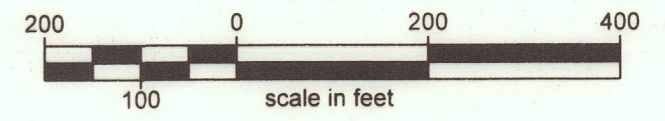
THE HIGHEST RECORDED SURFACE ELEVATION IS 1369.14 (DATUM NOT PROVIDED) REPORTED ON OCTOBER 2, 1979 (SOURCE: MINNESOTA DEPARTMENT OF NATURAL RESOURCES)



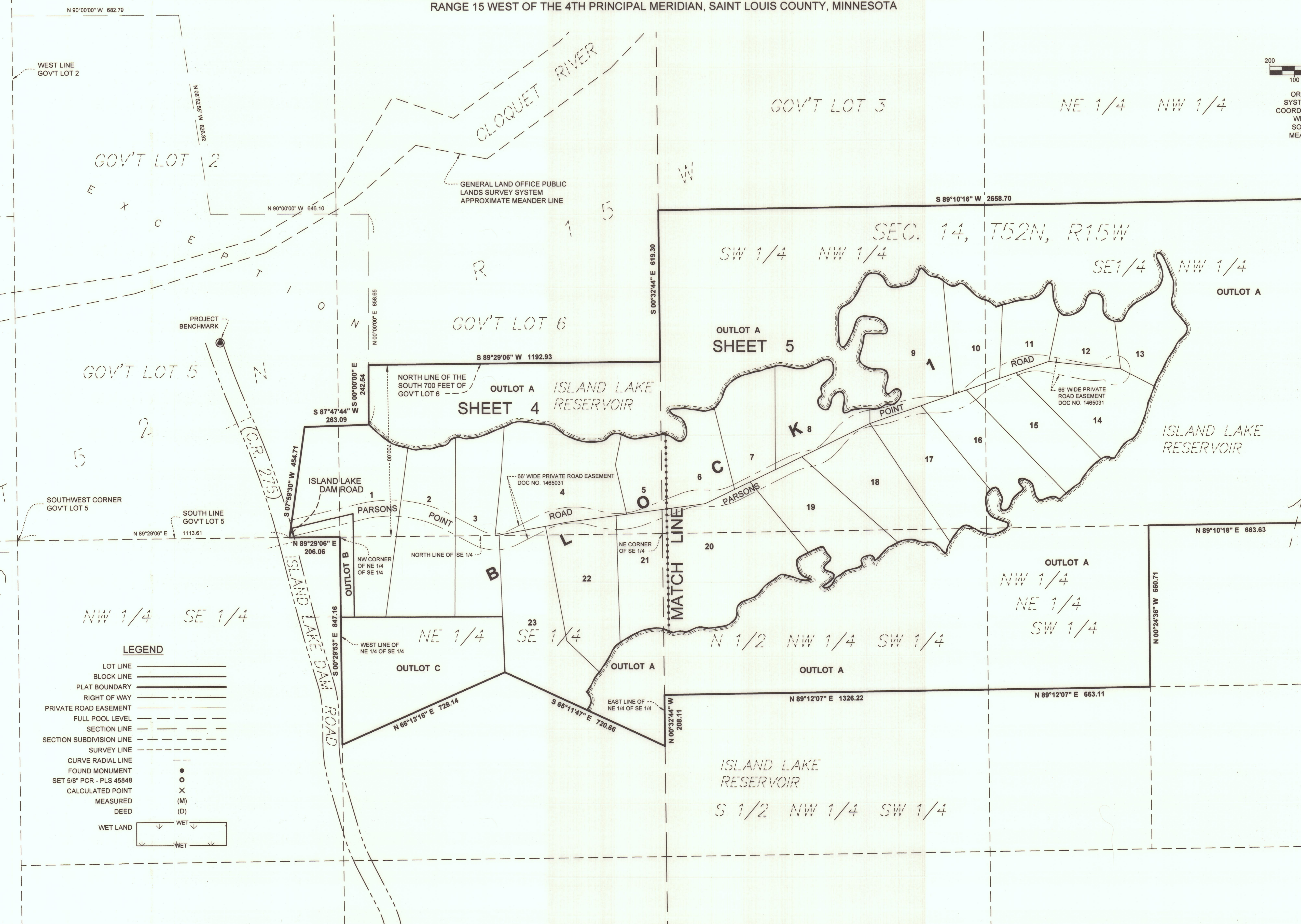
(NOT TO SCALE)

PARSONS POINT

LOCATED IN PARTS OF THE SOUTHWEST QUARTER AND NORTHWEST QUARTER OF SECTION 14, THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER SECTION 15, AND GOVERNMENT LOTS 5 AND 6, SECTION 15, ALL IN TOWNSHIP 52 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 (1996 ADJ) WITH THE NORTH LINE OF THE SOUTHEAST QUARTER SEC. 15, MEASURED TO BEAR N89°29'06"E

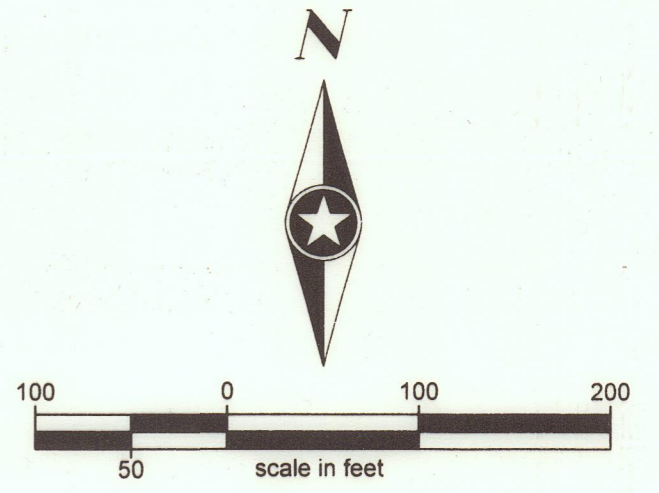


LEGEND

- 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
- SET 5/8" PCR - PLS 45848
- CALCULATED POINT
- MEASURED
- DEED
- WET LAND

PARSONS POINT

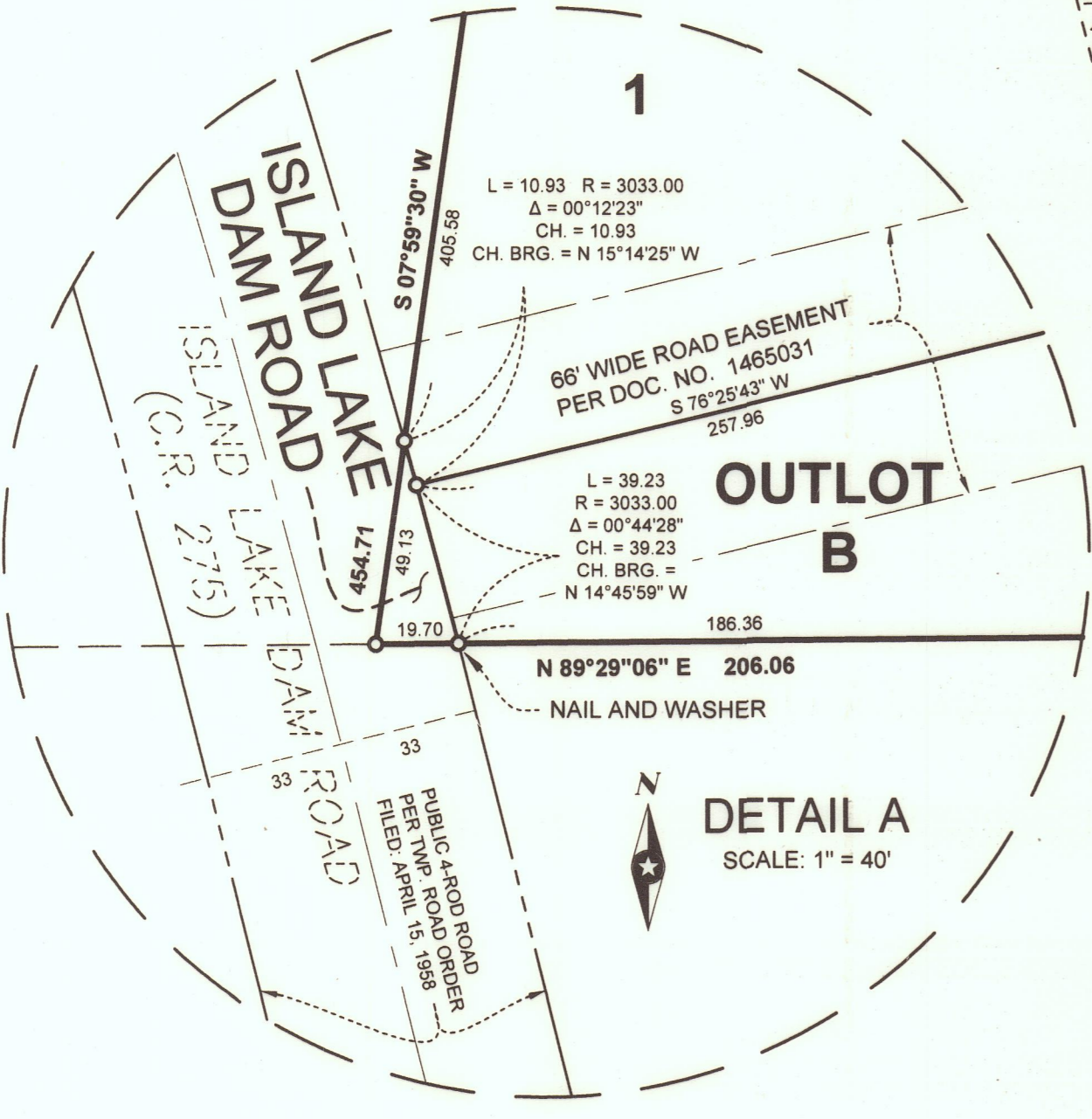
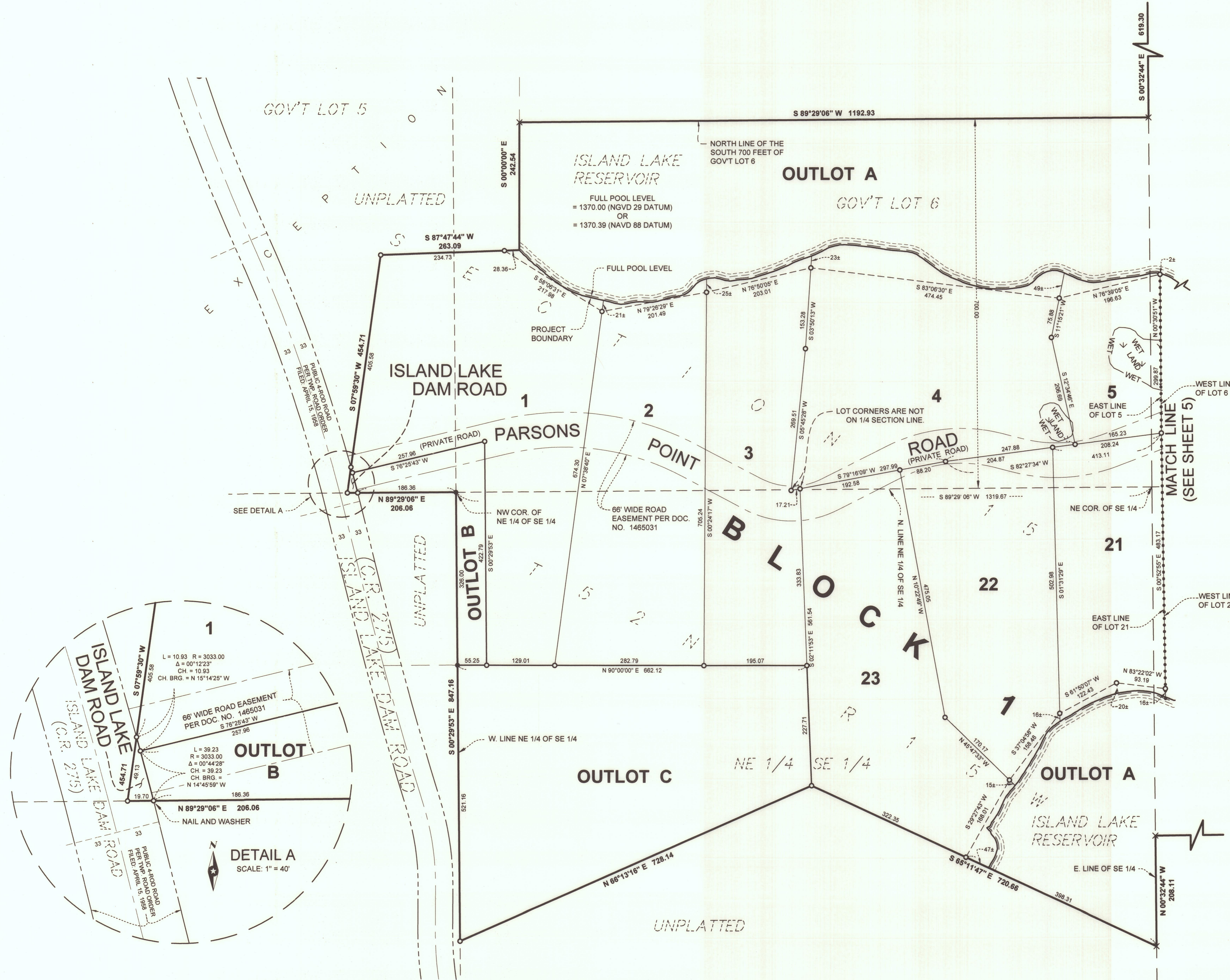
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ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE SLCTM96 COORDINATE SYSTEM, NAD83 (1996 ADJ) WITH THE NORTH LINE OF THE SOUTHEAST QUARTER SEC. 15, MEASURED TO BEAR N89°29'06"E

LEGEND

- LOT LINE
- BLOCK LINE
- 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 45648
- CALCULATED POINT
- MEASURED
- DEED
- WET LAND

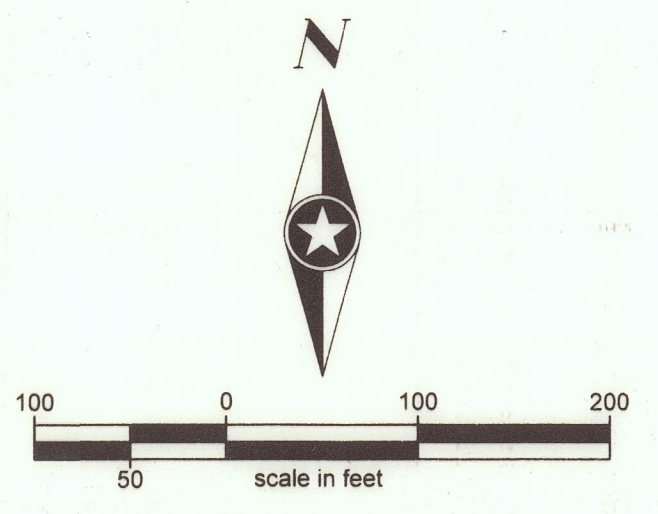


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S 89°10'16" W 2658.70
N. LINE SE 1/4 OF NW 1/4

E. LINE SE 1/4 OF NW 1/4



ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE SLCTM96 COORDINATE SYSTEM, NAD83 (1996 ADJ) WITH THE NORTH LINE OF THE SOUTHEAST QUARTER SEC. 15, MEASURED TO BEAR N89°29'06"E

S 89°10'16" W 2658.70

N. LINE SW 1/4 OF NW 1/4

SW 1/4 NW 1/4

SE 1/4 NW 1/4

W. LINE SW 1/4 OF NW 1/4

OUTLOT A

OUTLOT A

ISLAND LAKE RESERVOIR

ISLAND LAKE RESERVOIR

FULL POOL LEVEL

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

PROJECT BOUNDARY

ROAD

(PRIVATE ROAD)
66' WIDE ROAD EASEMENT
PER DOC. NO. 1465031

CHISELED "X"
IN STONE

PARSONS POINT BLOCK

OUTLOT A

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 ●
- SET 5/8" PCR - PLS 45848 ○
- CALCULATED POINT X
- MEASURED (M)
- DEED (D)
- WET LAND

OUTLOT A

NW 1/4 NE 1/4 SW 1/4

S. LINE N 1/2 OF NW 1/4 OF SW 1/4

E. LINE NW 1/4 OF NE 1/4 OF SW 1/4

N 89°12'07" E 1326.22

N 89°12'07" E 663.11

S 00°32'44" E 619.30

(SEE SHEET 4)
MATCH LINE

N 00°27'54" W 1319.35

N 00°24'36" W 660.71