

PARTRIDGE POINT

LOCATED IN PARTS OF SECTION 25, TOWNSHIP 56 NORTH, RANGE 15 WEST, AND THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 56 NORTH, RANGE 15 WEST, AND PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 56 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:

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

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

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

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

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

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

All in Section 25, Township 56 North, Range 15 West of the 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), Section 24, Township 56 North, Range 15 West, Fourth Principal Meridian, Saint Louis County, Minnesota, according to the US Government Survey thereof;

AND

That part of the Southeast Quarter of the Southeast Quarter (SE 1/4 OF SE 1/4), Section Thirteen (13), Township Fifty-six (56) North, Range Fifteen (15) West of the 4th P.M., according to the Government survey thereof, lying southeasterly of a line running from a point in the south line of said Southeast Quarter of the Southeast Quarter (SE 1/4 of SE 1/4), which is four hundred and seventeen (417) feet West of the southeast corner thereof, to a point in the east line of said Southeast Quarter of the Southeast Quarter (SE 1/4 of SE 1/4), which is four hundred and seventeen (417) feet North of the southeast corner thereof.

Except all minerals and mineral rights in all of the above described lands.

Has caused the same to be surveyed and platted as PARTRIDGE 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 10th day of MAY, 2025.

Signed: ALLETE, Inc.

Julie Padilla

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 10th day of March, 2025, by Julie Padilla, Vice President, Chief Legal Officer and Corporate Secretary of ALLETE, Inc., a Minnesota corporation.

Brooke S. Cooper
Notary Public, St. Louis County, Minnesota.
My Commission Expires 1-31-28

Brooke S. Cooper
Notary printed

SURVEYOR'S CERTIFICATE AND ACKNOWLEDGEMENT

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 10th day of MARCH, 2025.

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 10th day of March, 2025 by Chris A. Larsen, Minnesota License Number 45848.

Michele Hayes
Notary Public, St. Louis County, Minnesota
My Commission Expires 01-31-2030

Michele Hayes
Notary printed

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 10th day of MARCH, 2025.

Nick C. Stewart
County Surveyor Deputy

SAINT LOUIS COUNTY BOARD OF COMMISSIONERS

We do hereby certify that on the 28th day of March, 2025, the Board of Commissioners of Saint Louis County, Minnesota has approved this plat of PARTRIDGE POINT.

Ann Havel
Chair

Paul Olson
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 2025 on the land hereinbefore described have been paid; there are no delinquent taxes and transfer entered this 31 day of MARCH, 2025.

Nancy Nilsen
County Auditor

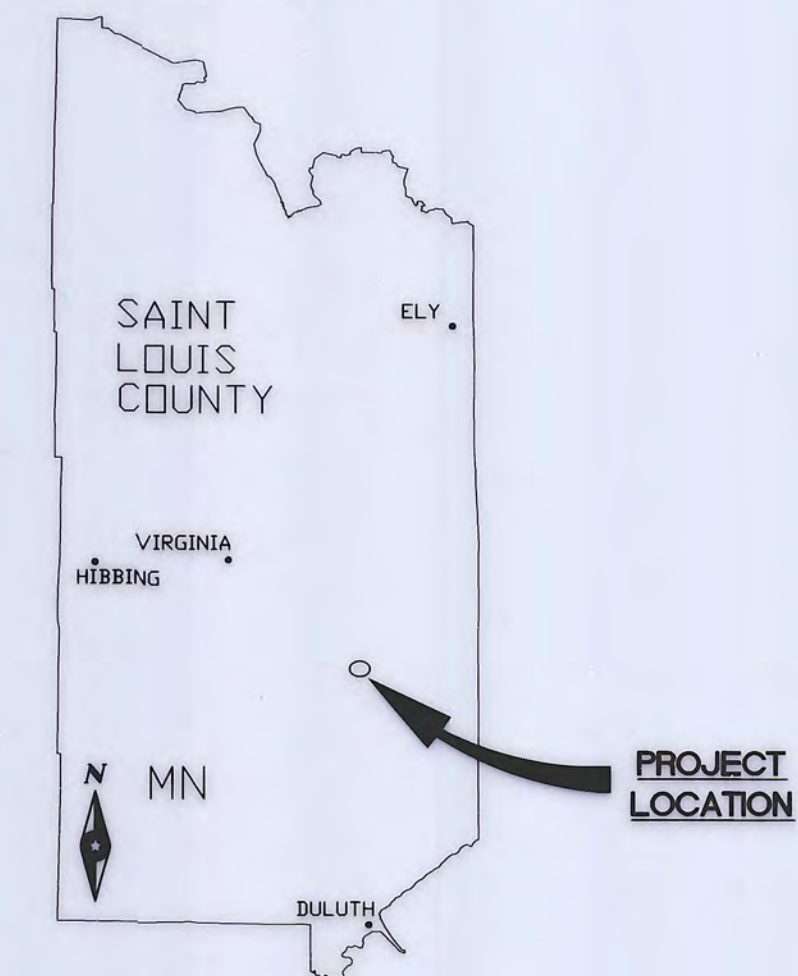
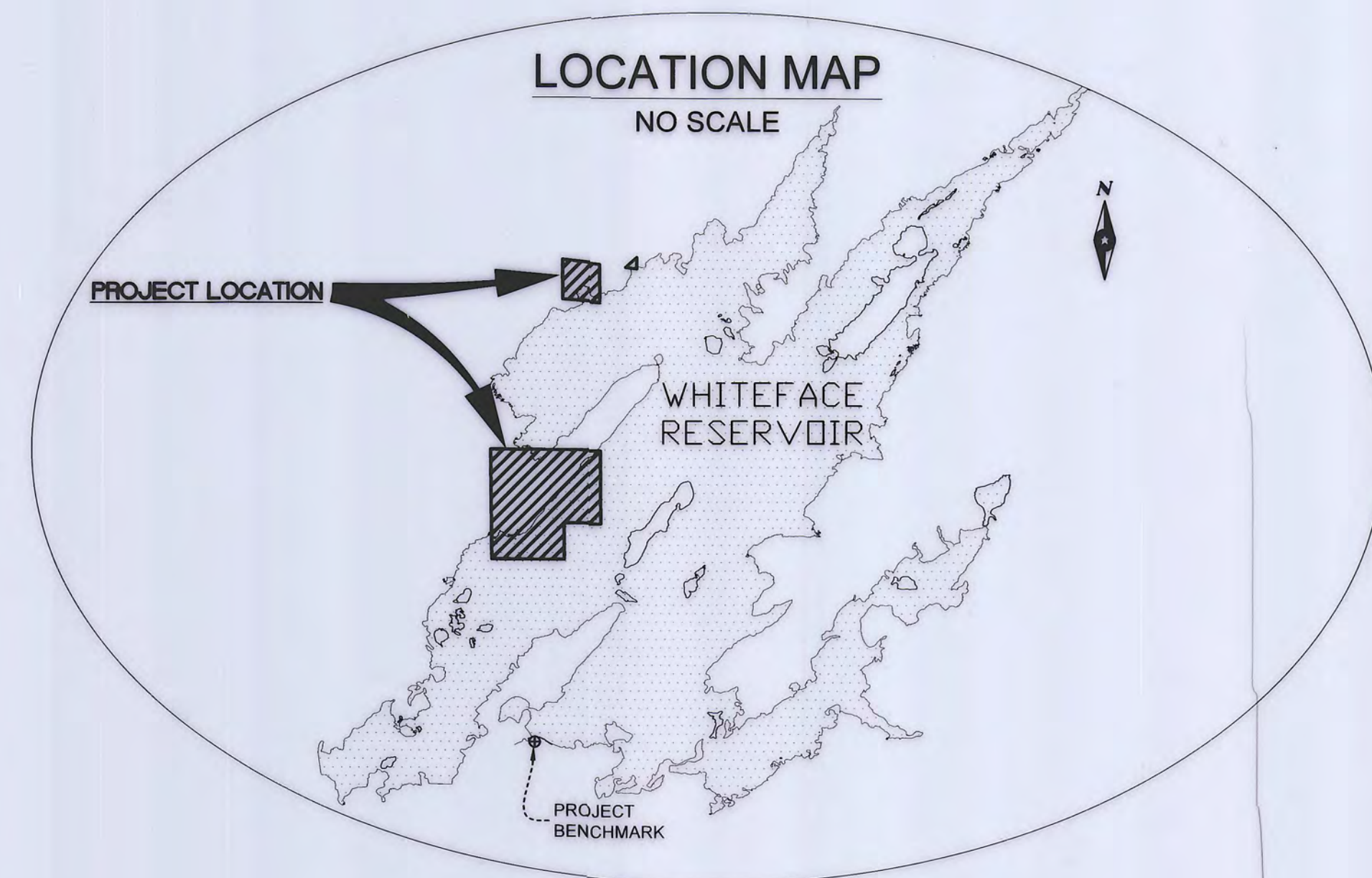
Sudhakar Palan
Deputy

SAINT LOUIS COUNTY RECORDER

I hereby certify that this plat of PARTRIDGE POINT was filed in this office of the County Recorder for public record on this 10th day of April, 2025, at 3:30 o'clock P.M., as Document No. 1507553.

Wendy Levitt
County Recorder

Jennifer Wiegman
Deputy

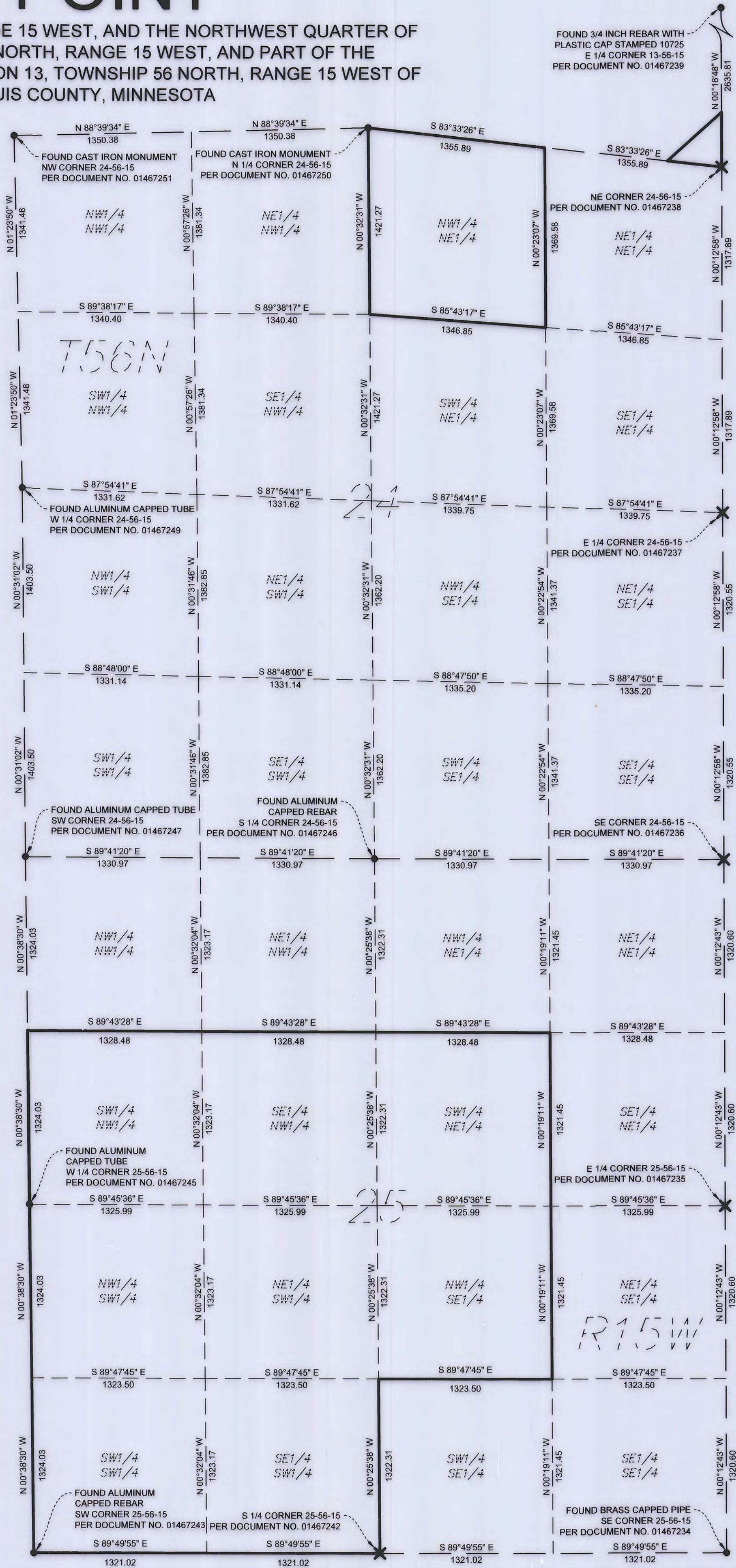
VICINITY MAP
NO SCALELOCATION MAP
NO SCALE

PARTRIDGE POINT

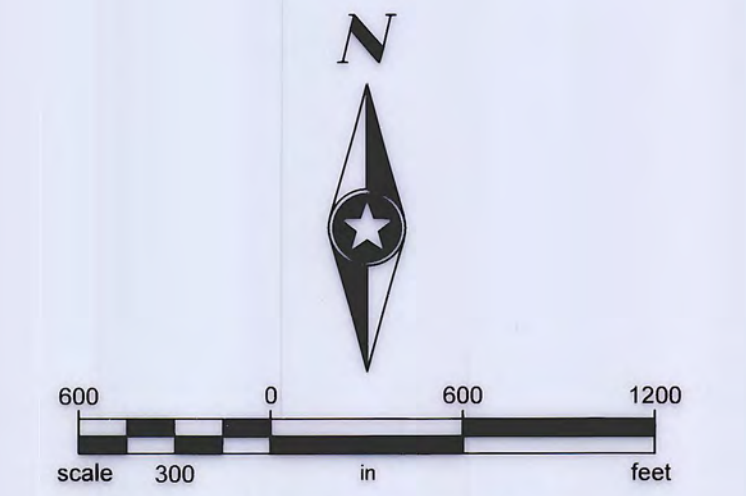
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SECTION BREAKDOWN

SECTIONS 24 AND 25, T56N, R15W
1" = 600'



- LEGEND**
- PLAT BOUNDARY
 - SECTION LINE
 - SECTION SUBDIVISION LINE
 - FOUND MONUMENT
 - CALCULATED POINT



ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE SLCTM96 COORDINATE SYSTEM, NAD83 (1996 ADJ) WITH THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 56 NORTH, RANGE 15 WEST, MEASURED TO BEAR S 89°49'55\"/>

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LOCATED IN PARTS OF SECTION 25, TOWNSHIP 56 NORTH, RANGE 15 WEST, AND THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 56 NORTH, RANGE 15 WEST, AND PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 56 NORTH, RANGE 15 WEST OF THE 4TH PRINCIPAL MERIDIAN, SAINT LOUIS COUNTY, MINNESOTA

TYPICAL LOT DETAIL

NOTES

1. 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.
2. Definitions:
 - 2.1. Full Pool Level - The water elevation at maximum reservoir storage capacity.
 - 2.2. 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).
 - 2.3. Waterline - The intersection of the contiguous reservoir water surface and the upland. (See note 6).
3. The Full Pool Level is defined as 1454.00 feet (NGVD 29) , or 1454.59 (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.
4. 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.
5. 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.
6. 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.
7. 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

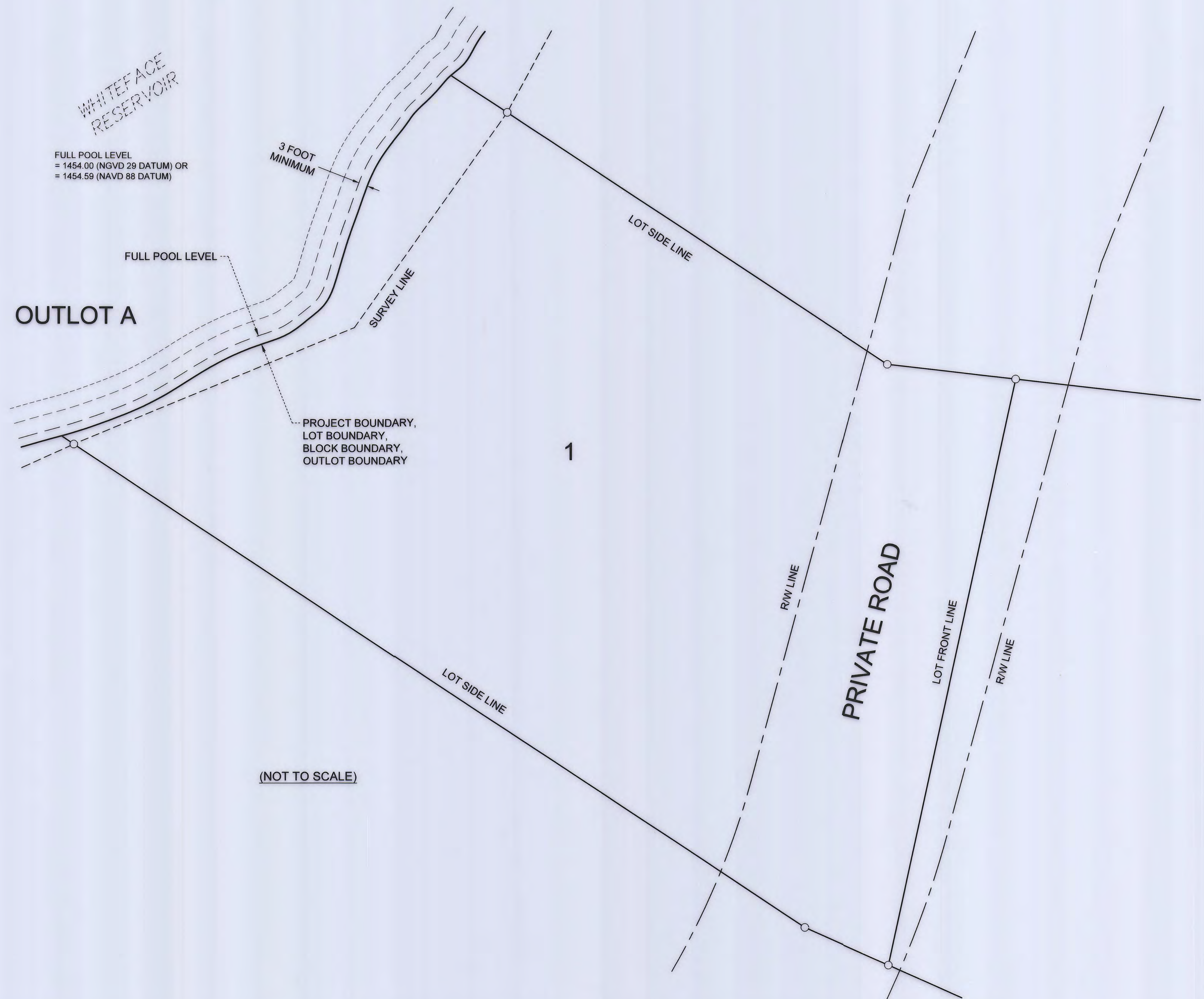
RIGHT OF WAY	---
PRIVATE ROAD EASEMENT	- - -
UNDERLYING PLAT LINE	---
LOT LINE	---
PROJECT BOUNDARY / BLOCK LINE	---
PLAT BOUNDARY	---
FULL POOL LEVEL	---
SECTION LINE	---
SECTION SUBDIVISION LINE	---
FOUND MONUMENT	●
SET 5/8" PCR - PLS 45848	○
CALCULATED POINT	×
MEASURED	(M)
DEED	(D)
WET LAND	WET

THE PROJECT BENCHMARK (ALUMINUM CAPPED MONUMENT IN SLEEVE) IS LOCATED WESTERLY OF WHITEFACE DAM, WITHIN GOVERNMENT LOT 3, SECTION 1, TOWNSHIP 55 NORTH, RANGE 15 WEST, AND IS DEPICTED ON THE LOCATION MAP.
 NORTHING: 3523542.93
 EASTING: 4821600.12
 ELEVATION: 1456.59 (NAVD88)

THE SURFACE ELEVATION OF WHITEFACE RESERVOIR WAS FOUND TO BE 1451.99 (NAVD 88) ON FEBRUARY 7, 2024.

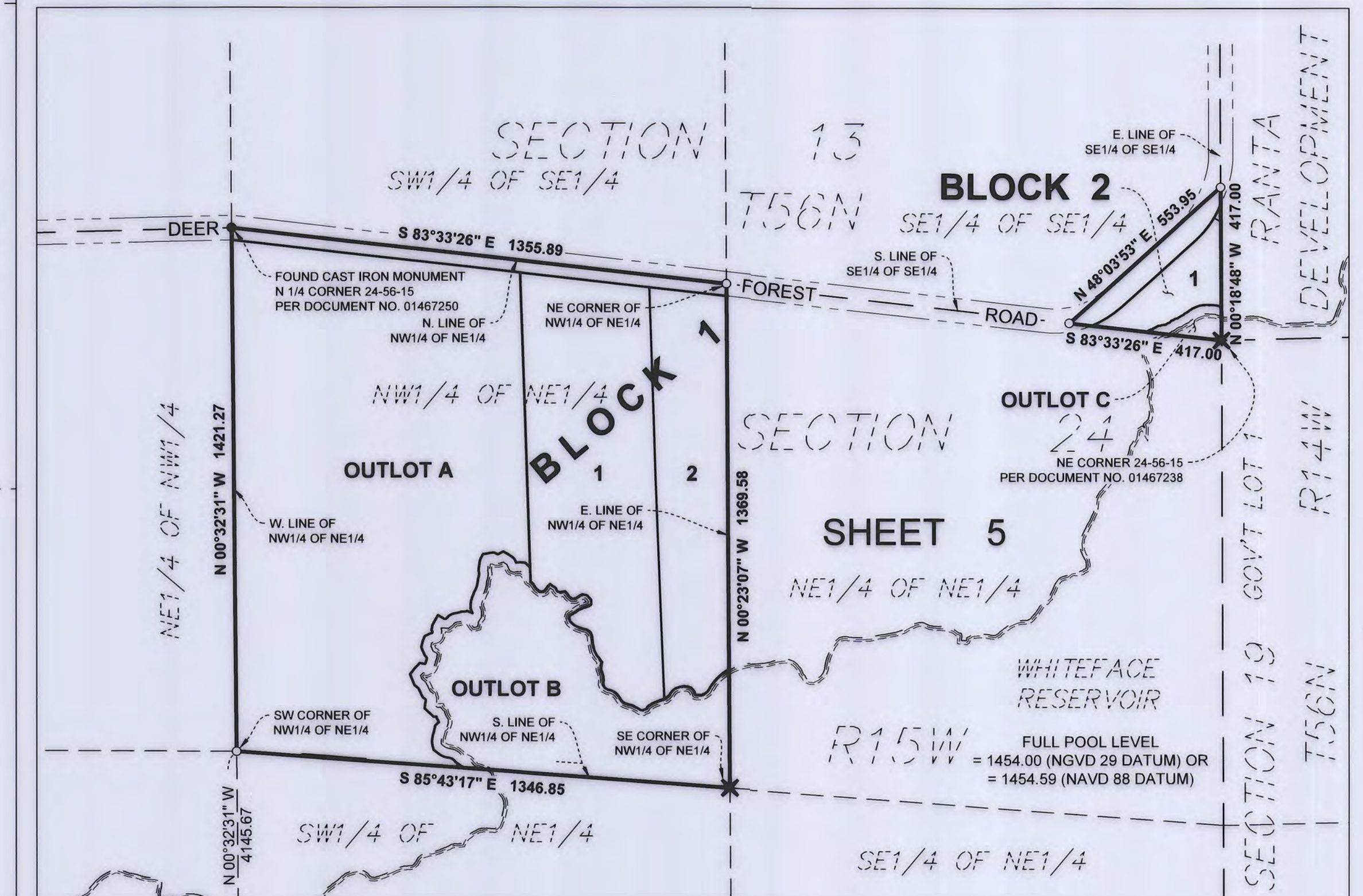
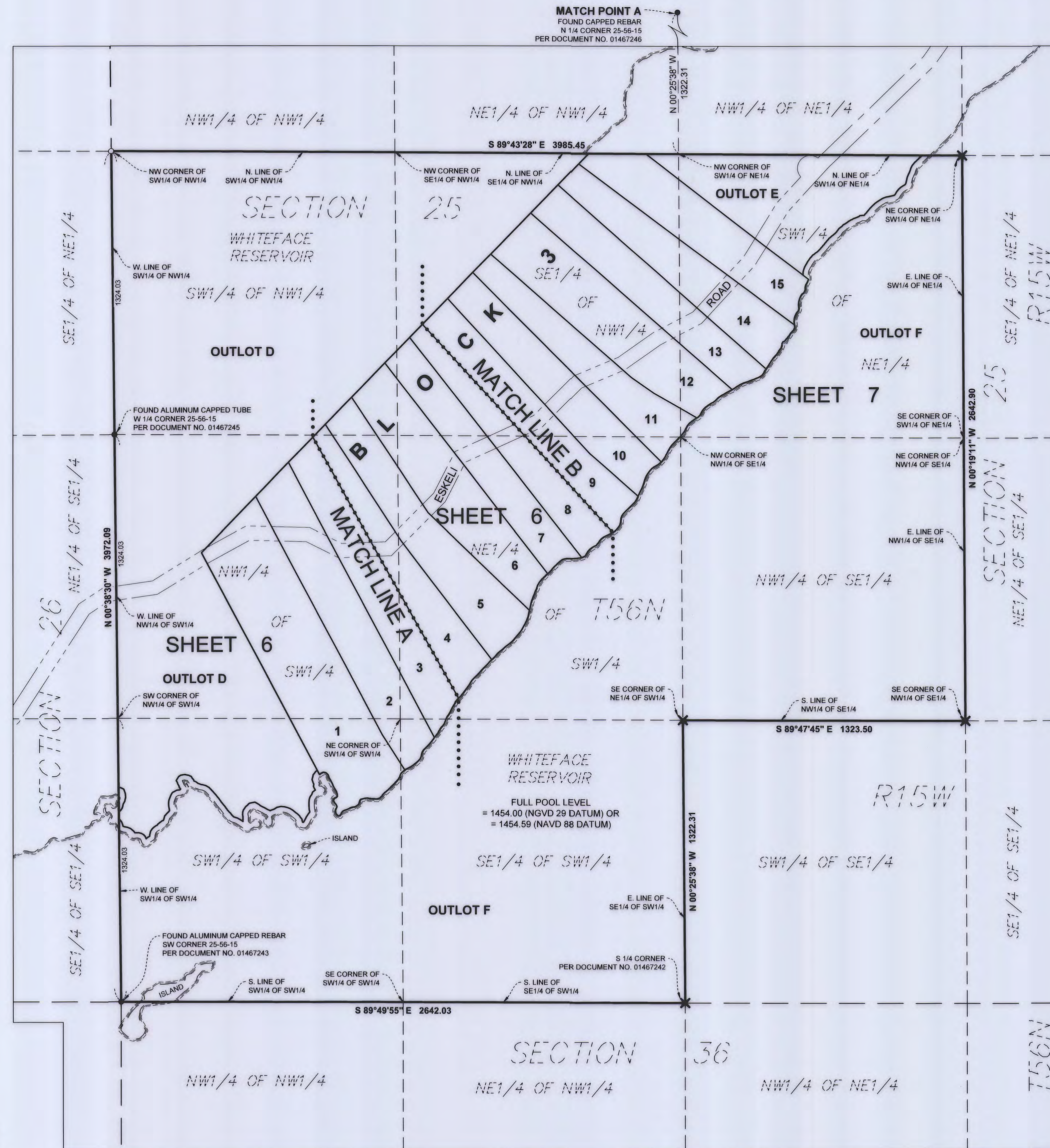
THE ORDINARY HIGH WATER LEVEL (OHWL) IS
 = 1454.00 (NGVD 29 DATUM) OR
 = 1454.59 (NAVD 88 DATUM)

THE HIGHEST RECORDED SURFACE ELEVATION IS 1454.7 (NGVD 29)
 DATE UNKNOWN (SOURCE: MINNESOTA POWER)



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MATCH POINT A
FOUND CAPPED REBAR
S 1/4 CORNER 24-56-15
PER DOCUMENT NO. 01467246

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	x

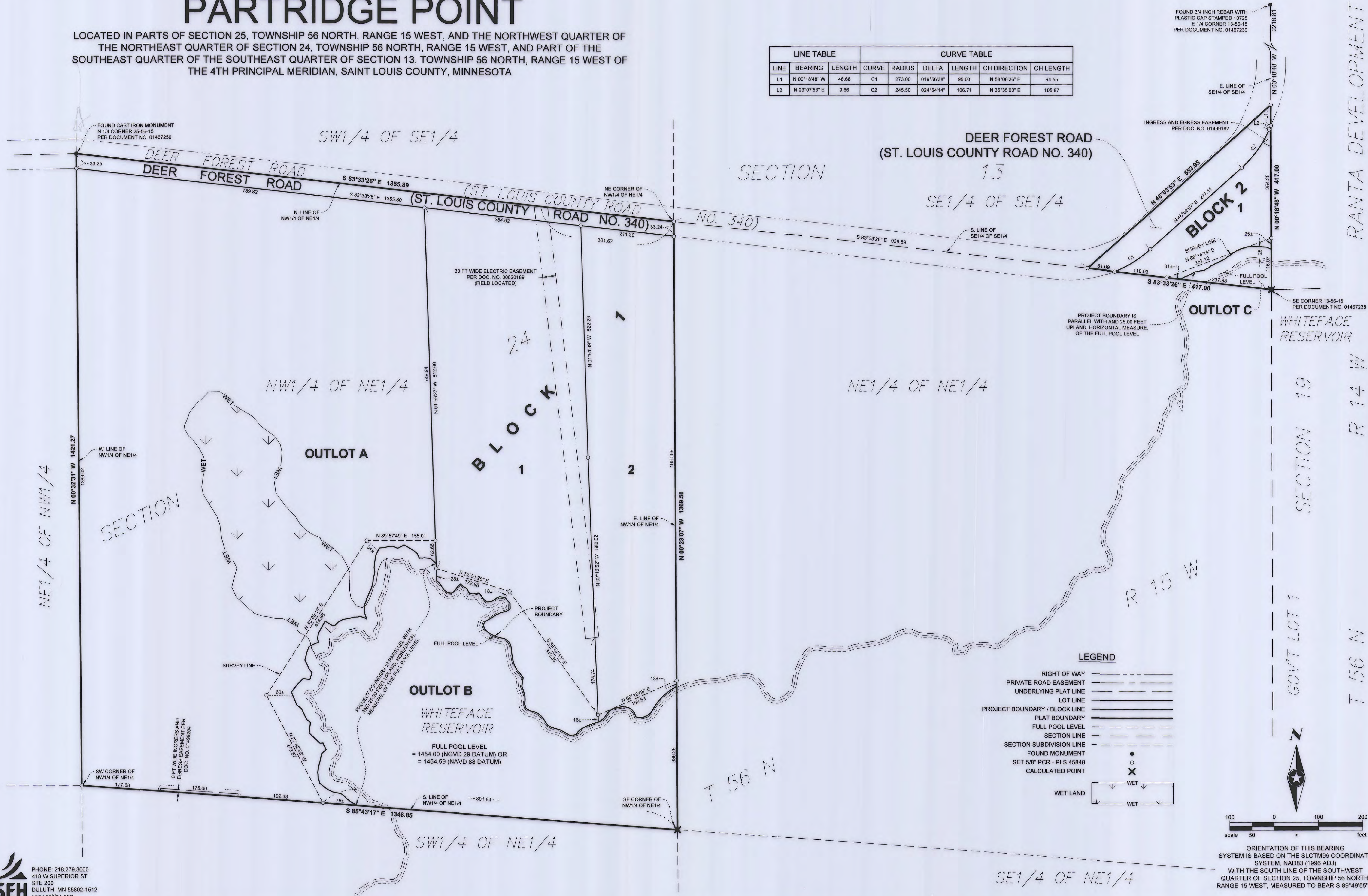
scale 150 300 600
in feet

ORIENTATION OF THIS BEARING
SYSTEM IS BASED ON THE SLCTM96 COORDINATE
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LINE TABLE			CURVE TABLE					
LINE	BEARING	LENGTH	CURVE	RADIUS	DELTA	LENGTH	CH DIRECTION	CH LENGTH
L1	N 00°18'48" W	46.68	C1	273.00	019°56'38"	95.03	N 58°00'26" E	94.55
L2	N 23°07'53" E	9.66	C2	245.50	024°54'14"	106.71	N 35°35'00" E	105.87



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