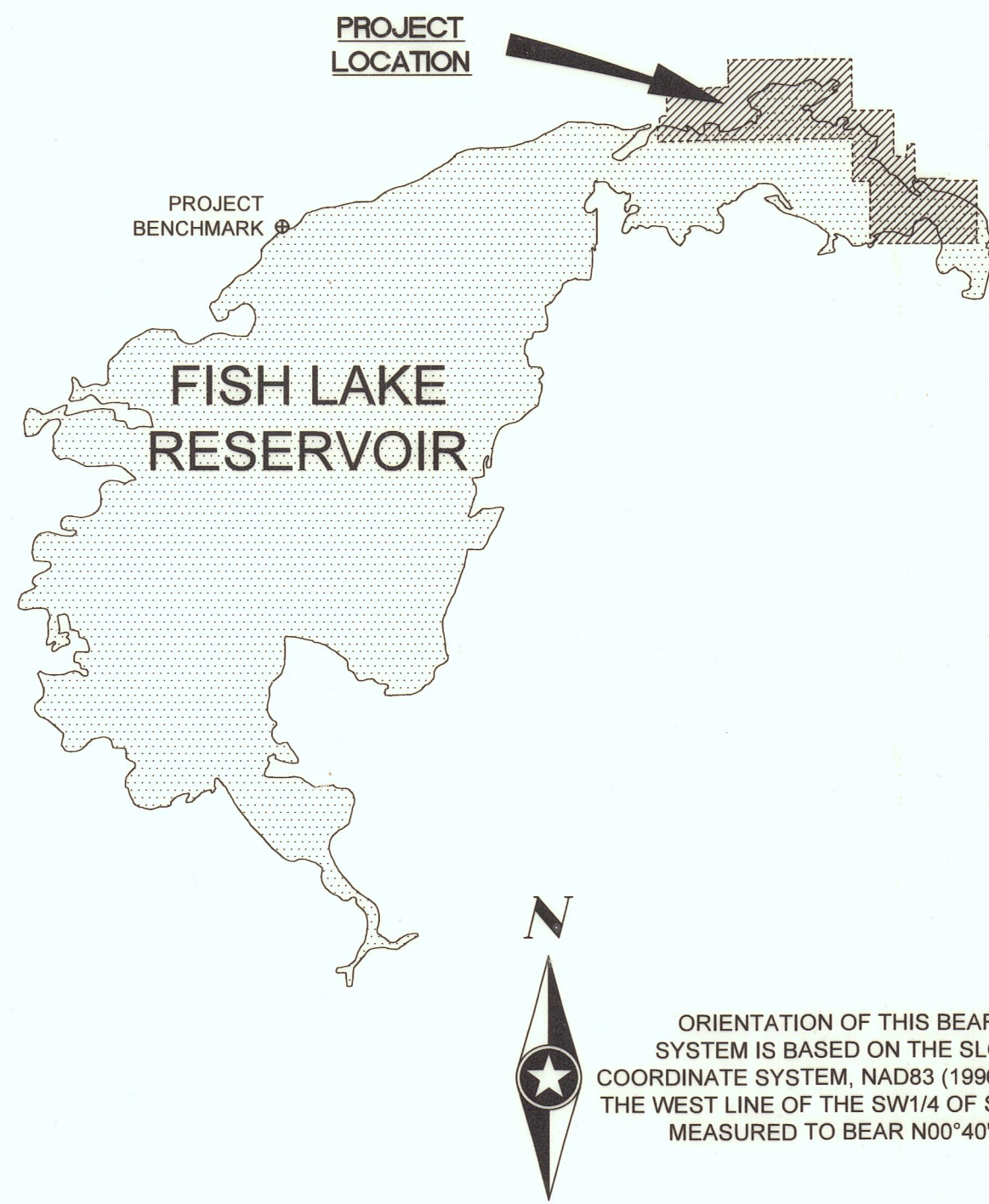


PONTOON BAY

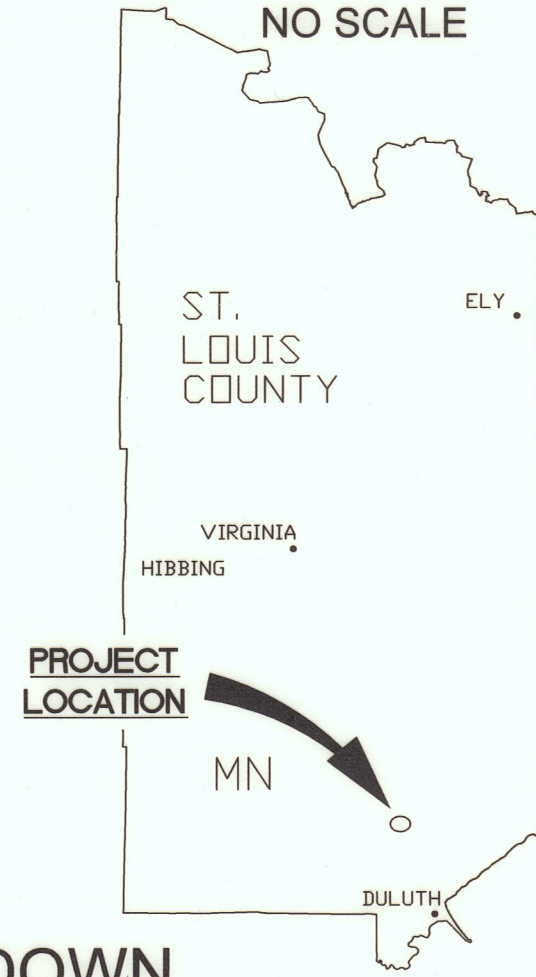
LOCATED IN PART OF THE NORTH HALF AND THE SOUTHEAST QUARTER OF SECTION 27 AND PART OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 52 NORTH, RANGE 15 WEST OF THE 4TH PRINCIPAL MERIDIAN, SAINT LOUIS COUNTY, MINNESOTA

VICINITY MAP
NO SCALE



SEGMENT	LENGTH	DIRECTION
L1	788.83	N 62°34'09\"
L2	723.25	N 71°06'08\"
L3	986.94	N 88°09'41\"
L4	460.96	S 76°47'54\"
L5	394.39	N 59°03'17\"
L6	394.96	N 05°11'10\"
L7	396.62	N 66°13'19\"
L8	794.57	S 84°50'57\"
L9	728.70	S 72°53'27\"
L10	596.17	S 74°53'01\"
L11	331.38	S 46°59'42\"
L12	463.32	N 87°10'30\"

VICINITY 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: The Northeast Quarter of the Northeast Quarter (NE 1/4 of NE 1/4) EXCEPT the north 593.00 feet thereof, AND

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

Those parts of Government Lot 3 and Government Lot 4 lying within the following described figure: Commencing at the Northeast Corner of said Section 28, thence South 00 degrees 40 minutes 50 seconds East, along the east line of said NE 1/4 of NE 1/4, a distance of 593.36 feet to the south line of said north 593.00 feet; thence South 87 degrees 19 minutes 31 seconds West, along said south line, a distance of 1327.93 feet to the west line of said NE 1/4 of NE 1/4; thence South 00 degrees 44 minutes 50 seconds East, along said west line, a distance of 559.97 feet to the north line of Fish Lake Dam Road, and the POINT OF BEGINNING; thence South 86 degrees 00 minutes 34 seconds West, along said north line, a distance of 166.74 feet; thence South 03 degrees 54 minutes 45 seconds East a distance of 95.00 feet; thence South 06 degrees 06 minutes 28 seconds East a distance of 29.90 feet; thence South 10 degrees 08 minutes 06 seconds West a distance of 34.22 feet; thence South 31 degrees 50 minutes 05 seconds West a distance of 24.05 feet; thence South 61 degrees 21 minutes 53 seconds West a distance of 25.06 feet; thence South 00 degrees 44 minutes 50 seconds East a distance of 356.77 feet; thence North 88 degrees 19 minutes 56 seconds East a distance of 200.03 feet to the west line of said N 1/2 of SE 1/4 of NE 1/4; thence North 00 degrees 44 minutes 50 seconds West, along said west line and along the said west line of the NE 1/4 of NE 1/4, a distance of 553.21 feet to the Point of Beginning and there terminating;

All in Section 28, Township 52 North, Range 15 West, Fourth Principal Meridian, Saint Louis County, Minnesota, according to the US Government survey thereof;

AND

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

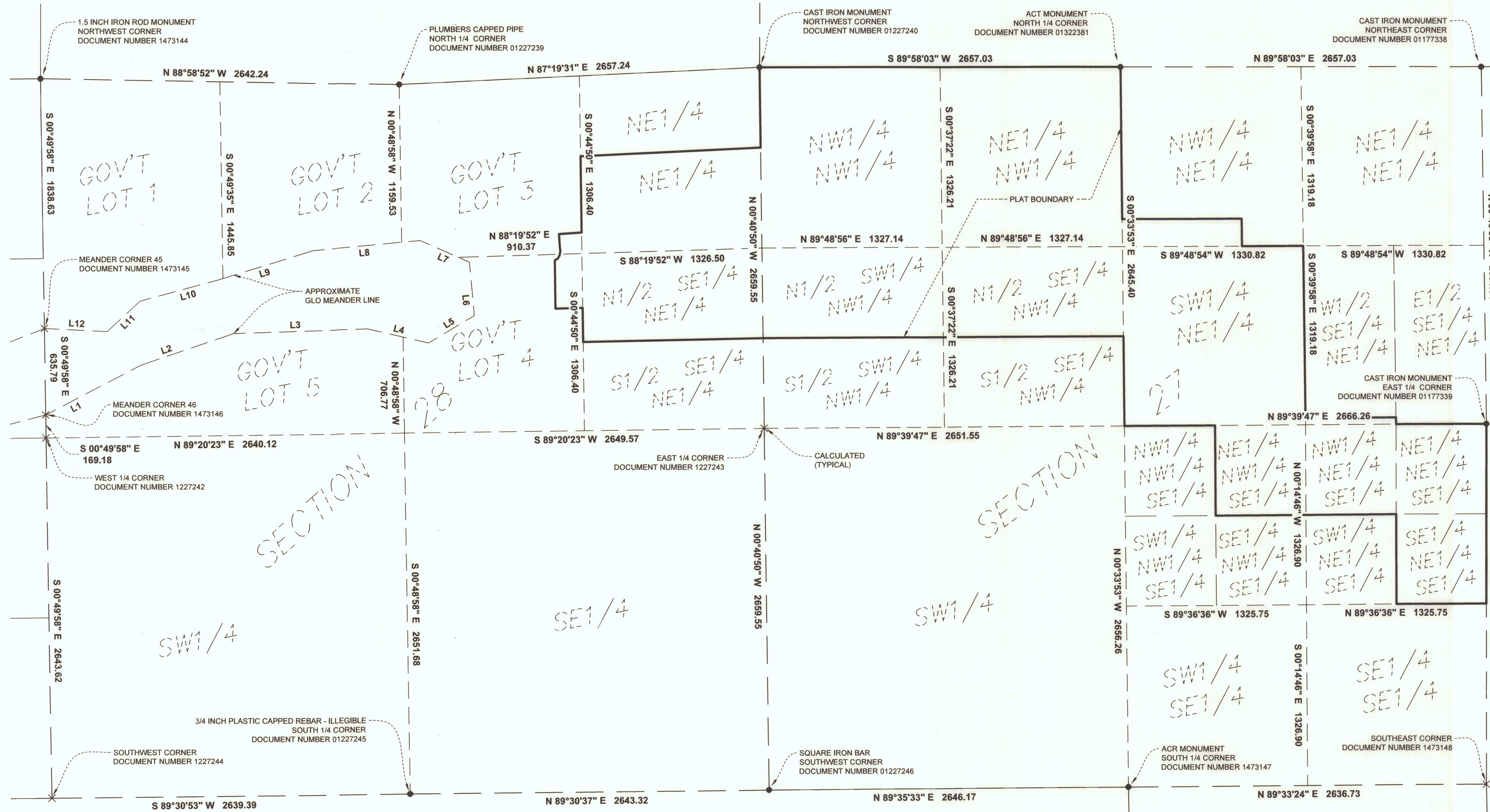
The North Half of the Southwest Quarter of the Northwest Quarter (N 1/2 of SW 1/4 of NW 1/4), AND

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

The North Half of the Southeast Quarter of the Northwest Quarter (N 1/2 of SE 1/4 of NW 1/4), AND

The West 880.00 feet of the South 200.00 feet of the Northwest Quarter of the Northeast Quarter (NW 1/4 of NE 1/4), AND

SECTION BREAKDOWN SECTIONS 27 AND 28, T52N, R15W SCALE 1" = 500'



The Southwest Quarter of the Northeast Quarter (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 South 50.00 feet of the West Half of the Southeast Quarter of the Northeast Quarter (W 1/2 of SE 1/4 of NE 1/4), AND
The Northwest Quarter of the Northeast Quarter of the Southeast Quarter (NW 1/4 of NE 1/4 of SE 1/4), AND
The Northeast Quarter of the Northeast Quarter of the Southeast Quarter (NE 1/4 of NE 1/4 of SE 1/4), AND
The Southeast Quarter of the Northeast Quarter of the Southeast Quarter (SE 1/4 of NE 1/4 of SE 1/4), AND
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 PONTOON 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 5th day of October, 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 5th day of October, 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 1-31-25

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 2nd day of October, 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 2nd day of October, 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 3rd day of October, 2023.

Nick C. Stewart
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 24th day of October, 2023.

Chairperson
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 24th day of October, 2023.

Nancy Nilsen
Nancy Nilsen
County Auditor Deputy

SAINT LOUIS COUNTY RECORDER
I hereby certify that this plat of PONTOON BAY was filed in this office of the Recorder for public record on this 25th day of October, 2023 at 1:10 o'clock A. M., as Document No. 01476661.

Wendy Levitt
Wendy Levitt
County Recorder Deputy

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

PONTOON BAY

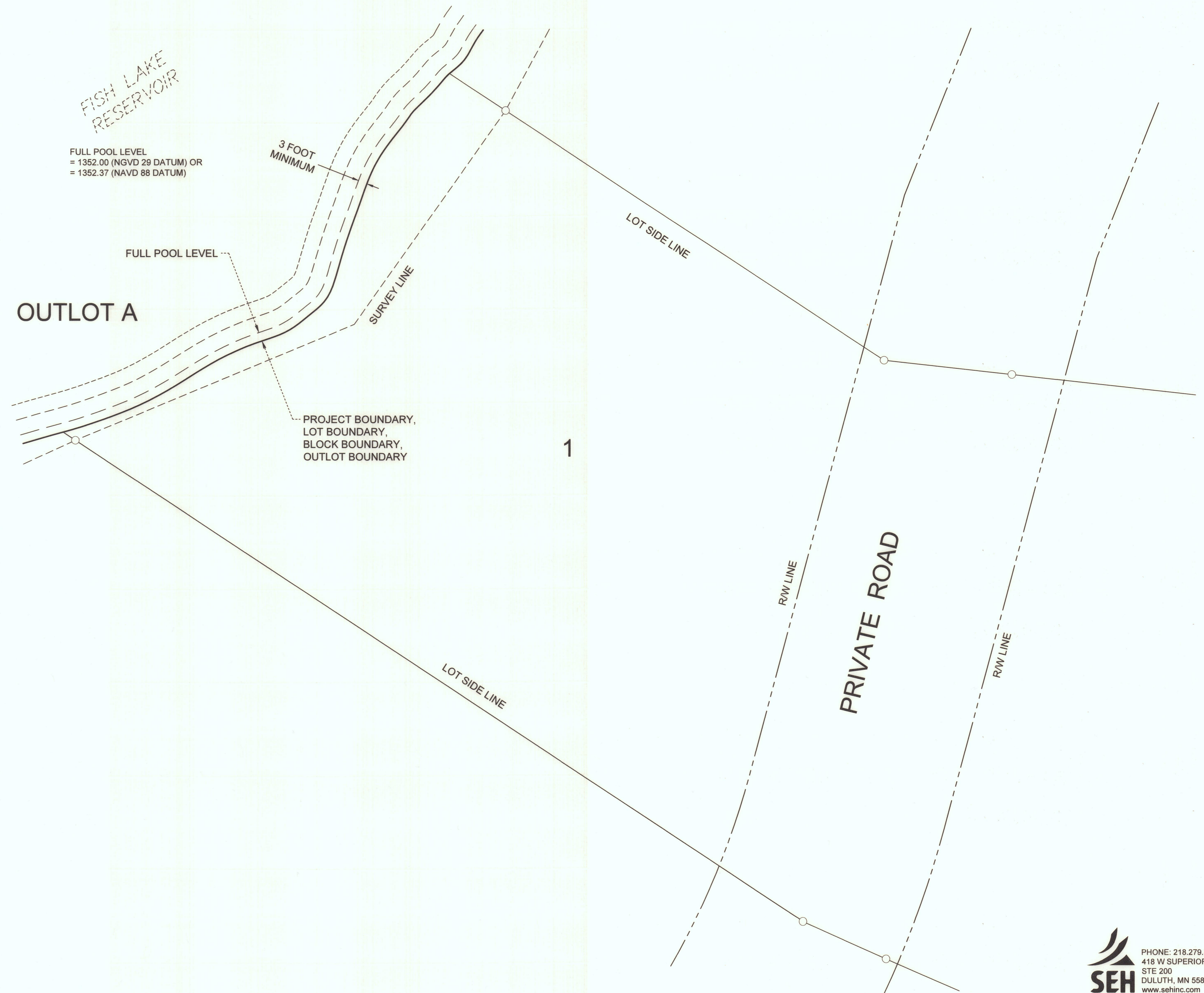
LOCATED IN PART OF THE NORTH HALF AND THE SOUTHEAST QUARTER OF SECTION 27
AND PART OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 52 NORTH, RANGE 15 WEST
OF THE 4TH PRINCIPAL MERIDIAN, SAINT LOUIS COUNTY, MINNESOTA



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)
WET LAND	

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)

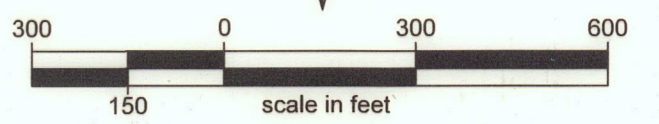
THE SURFACE ELEVATION OF FISH LAKE RESERVOIR WAS FOUND TO BE 1352.09 (NAVD 88) ON JUNE 6, 2023.

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.

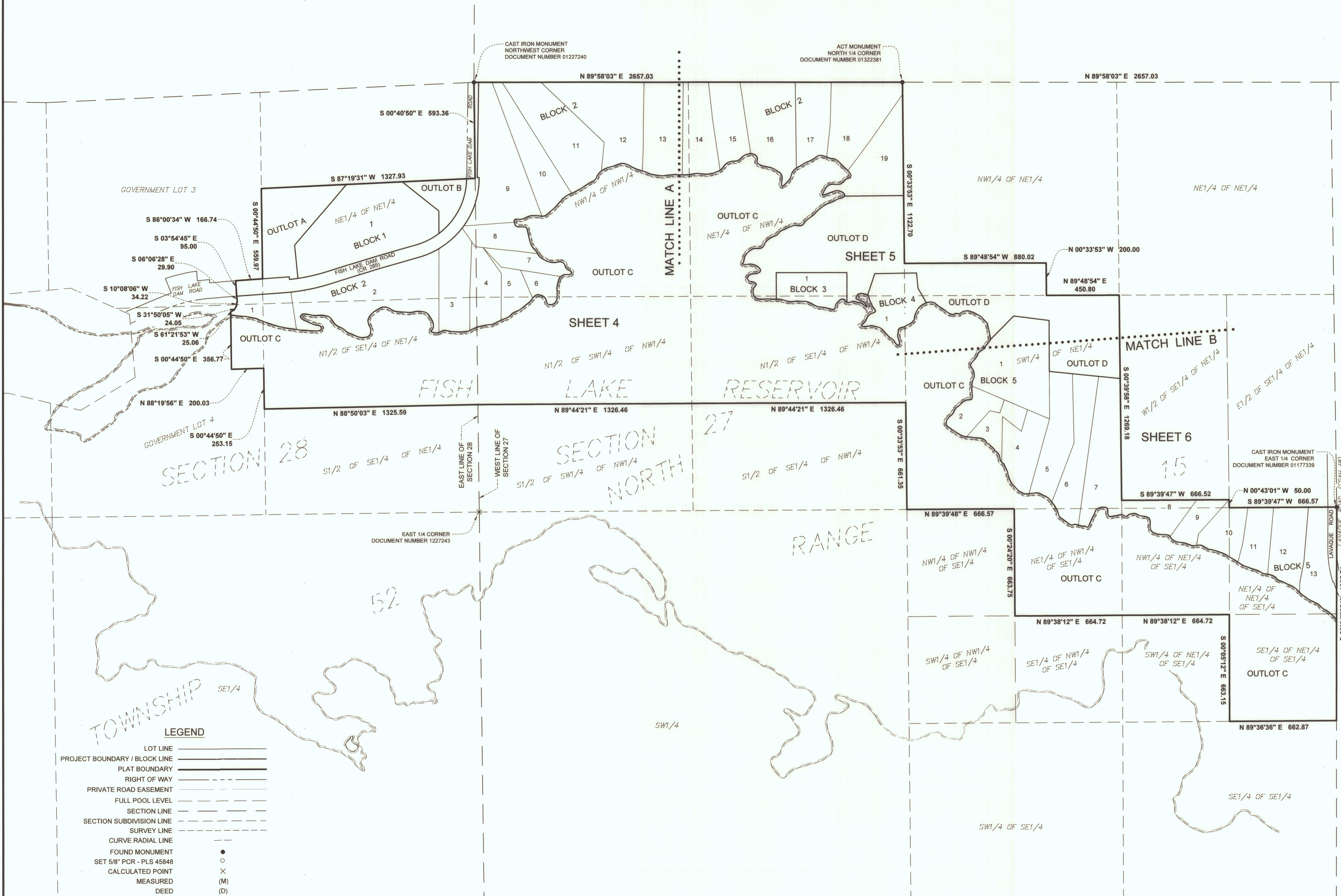


PONTOON BAY

LOCATED IN PART OF THE NORTH HALF AND THE SOUTHEAST QUARTER OF SECTION 27
AND PART OF THE NORTHEAST QUARTER OF SECTION 28, 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 WEST LINE OF THE SW1/4 OF SECTION 27 MEASURED TO BEAR N00°40'50"W



LEGEND

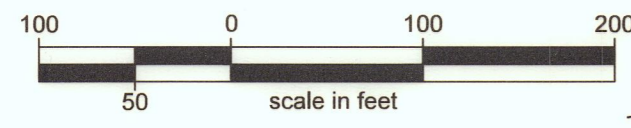
LOT LINE	—————
PROJECT BOUNDARY / BLOCK LINE	=====
PLAT BOUNDARY	—————
RIGHT OF WAY	-----
PRIVATE ROAD EASEMENT	-----
FULL POOL LEVEL	-----
SECTION LINE	-----
SECTION SUBDIVISION LINE	-----
SURVEY LINE	-----
CURVE RADIAL LINE	-----
FOUND MONUMENT	●
SET 5/8" PCR - PLS 45848	○
CALCULATED POINT	×
MEASURED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



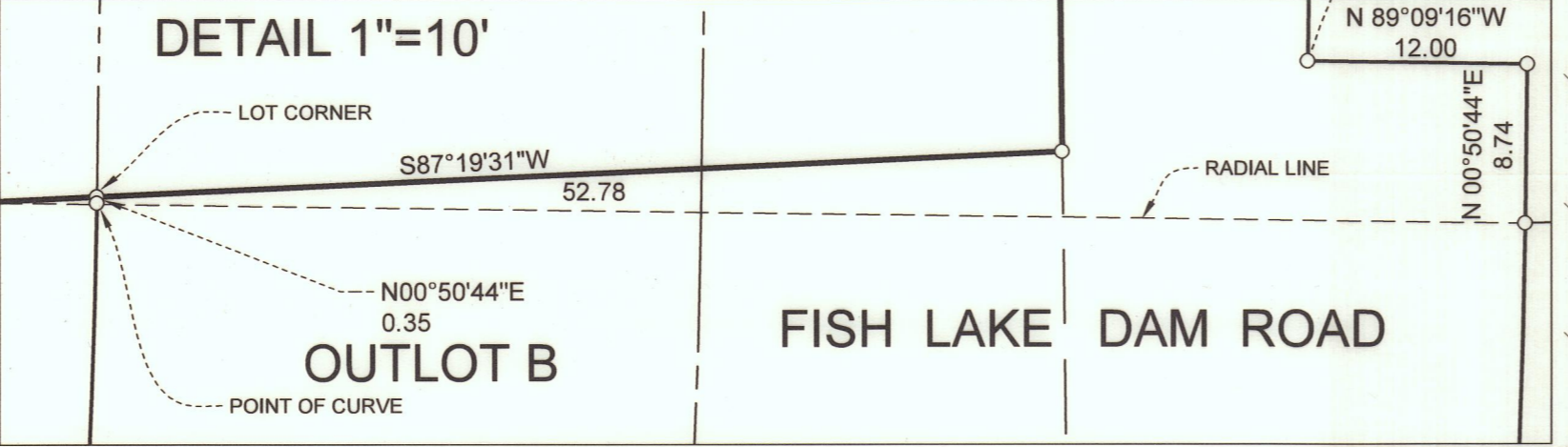
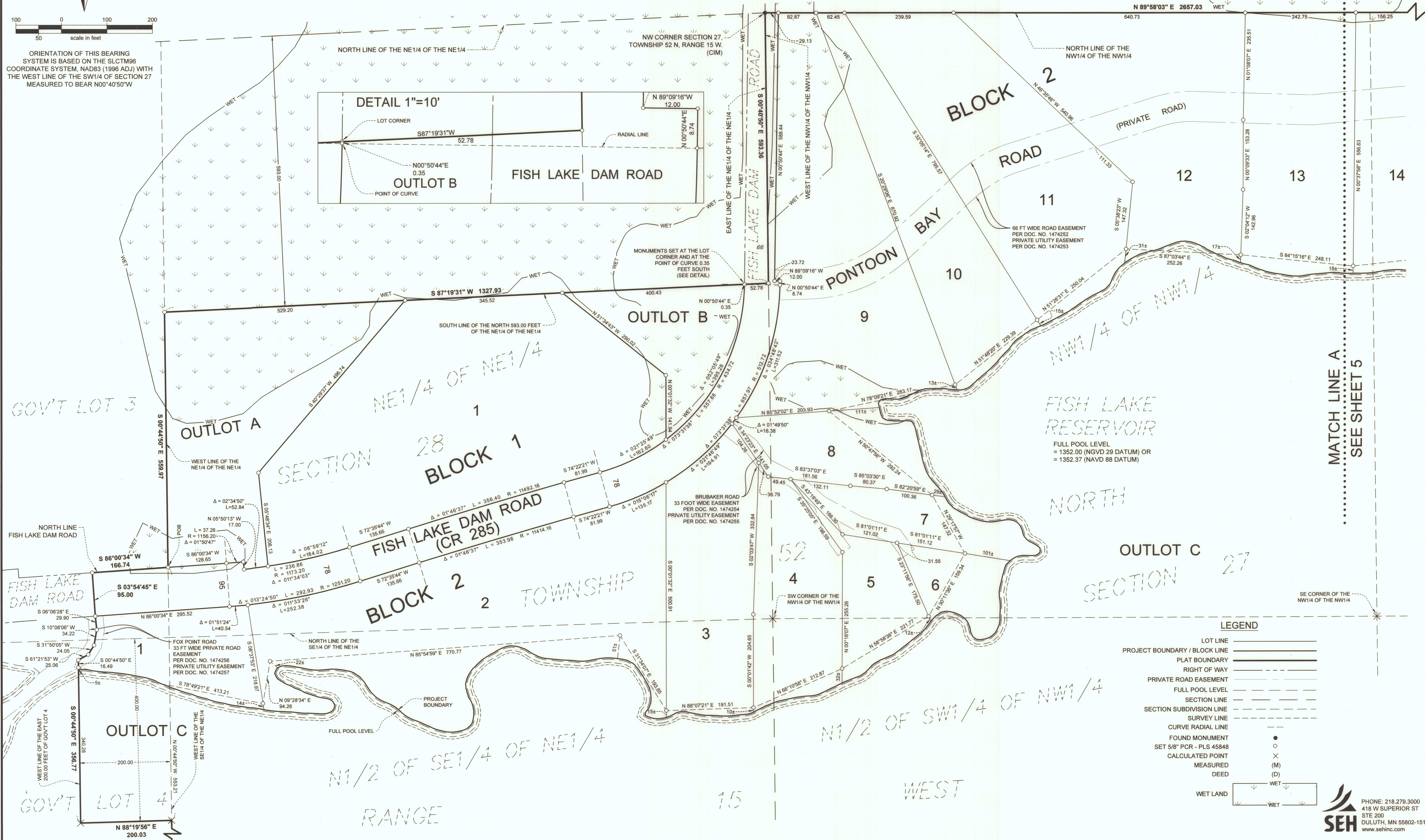
PHONE: 218.279.3000
418 W SUPERIOR ST
STE 200
DULUTH, MN 55802-1512
www.sehinc.com

PONTOON BAY

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MATCH LINE A
SEE SHEET 5

FISH LAKE RESERVOIR
FULL POOL LEVEL
= 1352.00 (NGVD 29 DATUM) OR
= 1352.37 (NAVD 88 DATUM)

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
- WET LAND

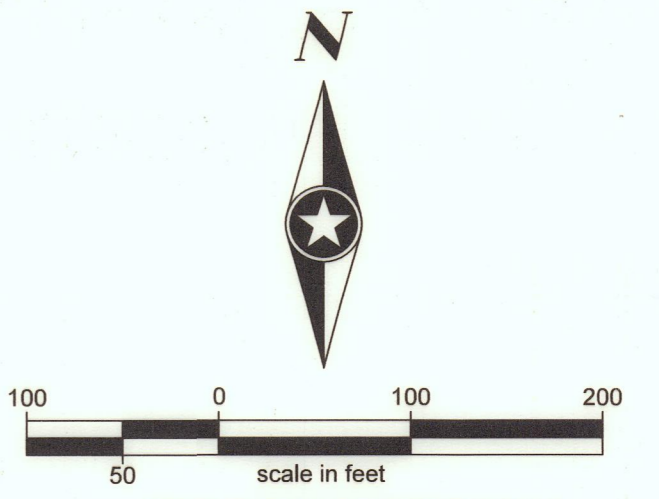


PONTOON BAY

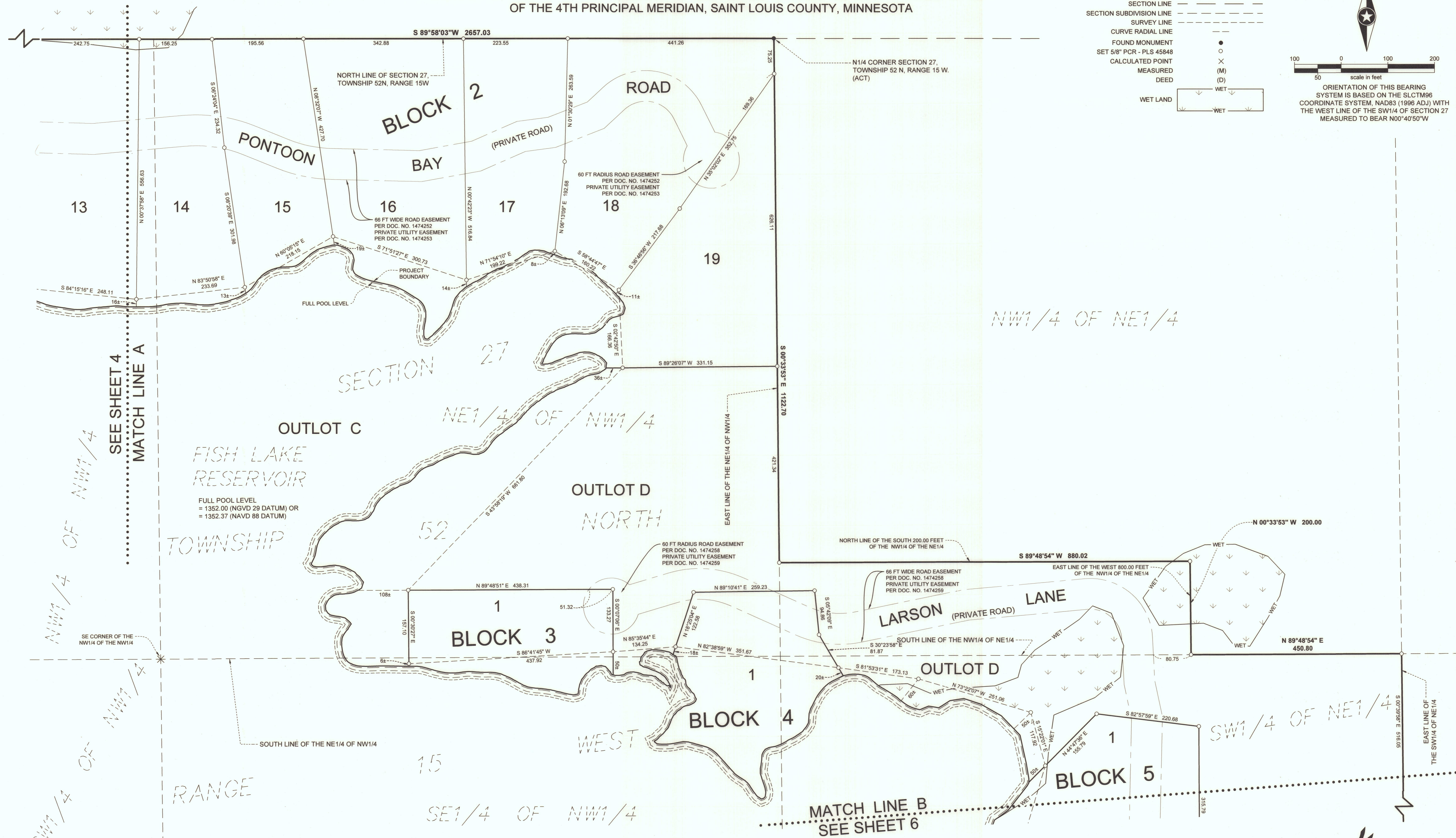
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LEGEND

- 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
- DEED
- WET LAND



ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE SLCTM86 COORDINATE SYSTEM, NAD83 (1996 ADJ) WITH THE WEST LINE OF THE SW1/4 OF SECTION 27 MEASURED TO BEAR N00°40'50"W

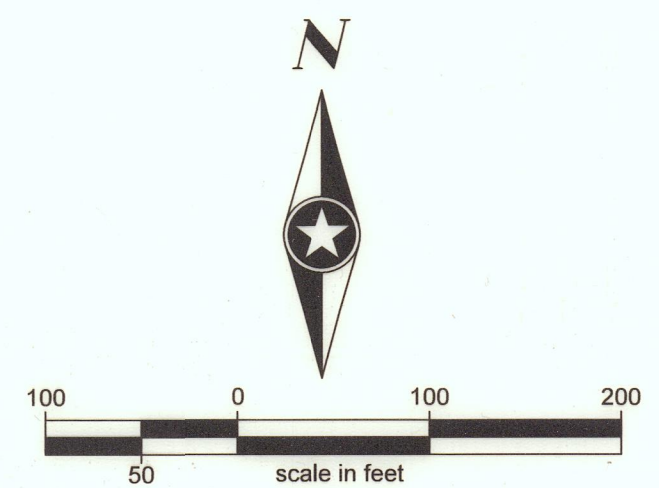


SEE SHEET 4
MATCH LINE A

MATCH LINE B
SEE SHEET 6

PONTOON BAY

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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
- WET LAND

