Tlwr 7-13-26

TOMAHAWK POINT

LOCATED IN GOV'T LOTS 1 AND 2, AND THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, SECTION 7, TOWNSHIP 52 NORTH, RANGE 14 WEST, AND THE NORTHEAST QUARTER, AND THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER, SECTION 12, 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 Gnesen and Fredenberg Townships, Saint Louis County, Minnesota, to wit:

The East 100.00 feet of the Northeast Quarter of the Northwest Quarter (NE 1/4 of NW 1/4), AND

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

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

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

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

All in Section 12, Township 52 North, Range 15 West of the Fourth Principal Meridian, Saint Louis County, Minnesota, according to the US Government survey thereof, except all minerals and mineral rights therein;

AND

The Northwest Quarter of the Southeast Quarter (NW 1/4 of SE 1/4), except all minerals and mineral rights therein, AND

Government Lot 1, AND

Government Lot 2,

All in Section 7, Township 52 North, Range 14 West of the Fourth Principal Meridian, Saint Louis County, Minnesota, according to the US Government survey thereof;

Has caused the same to be surveyed and platted as TOMAHAWK POINT.

In witness whereof, said ALLETE, Inc., a Minnesota corporation, has caused these presents to be signed by its proper officers on this 22 day of April, 2026

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 22 day of April, 2026, by Julie Padilla, Vice President, Chief Legal Officer and Corporate Secretary of ALLETE, Inc., a Minnesota corporation.

Notary Public, St. Louis County, Minnesota. — Donnalee Lawrie, Notary printed
My Commission Expires 1/31/2029

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 13TH day of April, 2026.

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 13th day of April, 2026, by Chris A. Larsen, Minnesota License Number 45848.

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

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 1st day of May, 2026

Nick C. Stewart, County Surveyor — Deputy

TOWNSHIP OF GNESEN PLANNING COMMISSION

Approved by the Planning Commission of the Township of Gnesen on this 20 day of May, 2026

Carter Williams · Kathy Burman, Commission Chair — Sara Rowe Sarah Blix, Planning Secretary

SAINT LOUIS COUNTY BOARD OF COMMISSIONERS

We do hereby certify that on the 5th day of May, 2026, the Board of Commissioners of Saint Louis County, Minnesota has approved this plat of TOMAHAWK POINT.

Chair — 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 2026 on the land hereinbefore described have been paid; there are no delinquent taxes and transfer entered this 22 day of May, 2026.

Nancy Nilsen, County Auditor — Deputy

SAINT LOUIS COUNTY REGISTRAR OF TITLES

I hereby certify that this plat of TOMAHAWK POINT was filed in this office of the Registrar of Titles for public record on this 15 day of July, 2026, at 10:57 o'clock A .M., as Document No. 1103623.

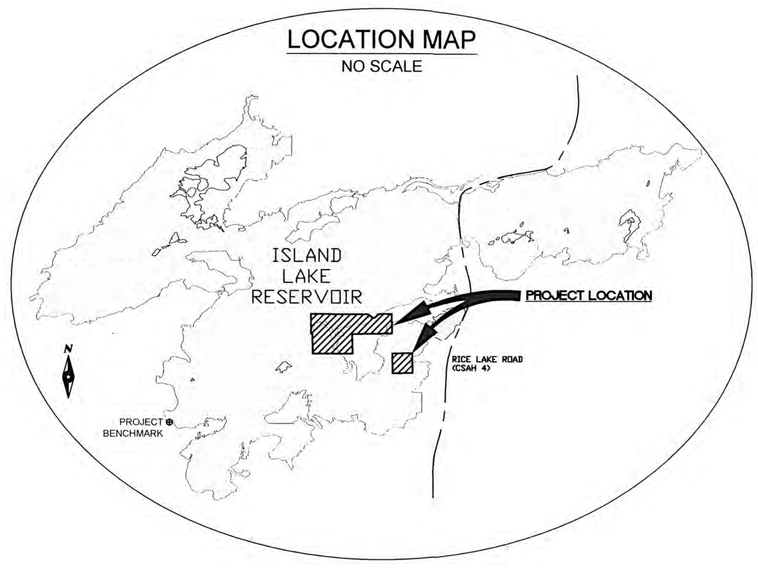
Wendy Levitt, Registrar of Titles — Deputy

SAINT LOUIS COUNTY RECORDER

I hereby certify that this plat of TOMAHAWK POINT was filed in this office of the County Recorder for public record on this 15 day of July, 2026, at 10:36 o'clock A .M., as Document No. 1936331.

Wendy Levitt, County Recorder — Deputy

VICINITY MAP
NO SCALE



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

365-0195 & 375-0195

TOMAHAWK POINT

LOCATED IN GOV'T LOTS 1 AND 2, AND THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, SECTION 7, TOWNSHIP 52 NORTH, RANGE 14 WEST, AND THE NORTHEAST QUARTER, AND THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER, SECTION 12, TOWNSHIP 52 NORTH, RANGE 15 WEST OF THE 4TH PRINCIPAL MERIDIAN, SAINT LOUIS COUNTY, MINNESOTA

LEGEND

PLAT BOUNDARY
SECTION LINE
SECTION SUBDIVISION LINE
FOUND MONUMENT
CALCULATED POINT

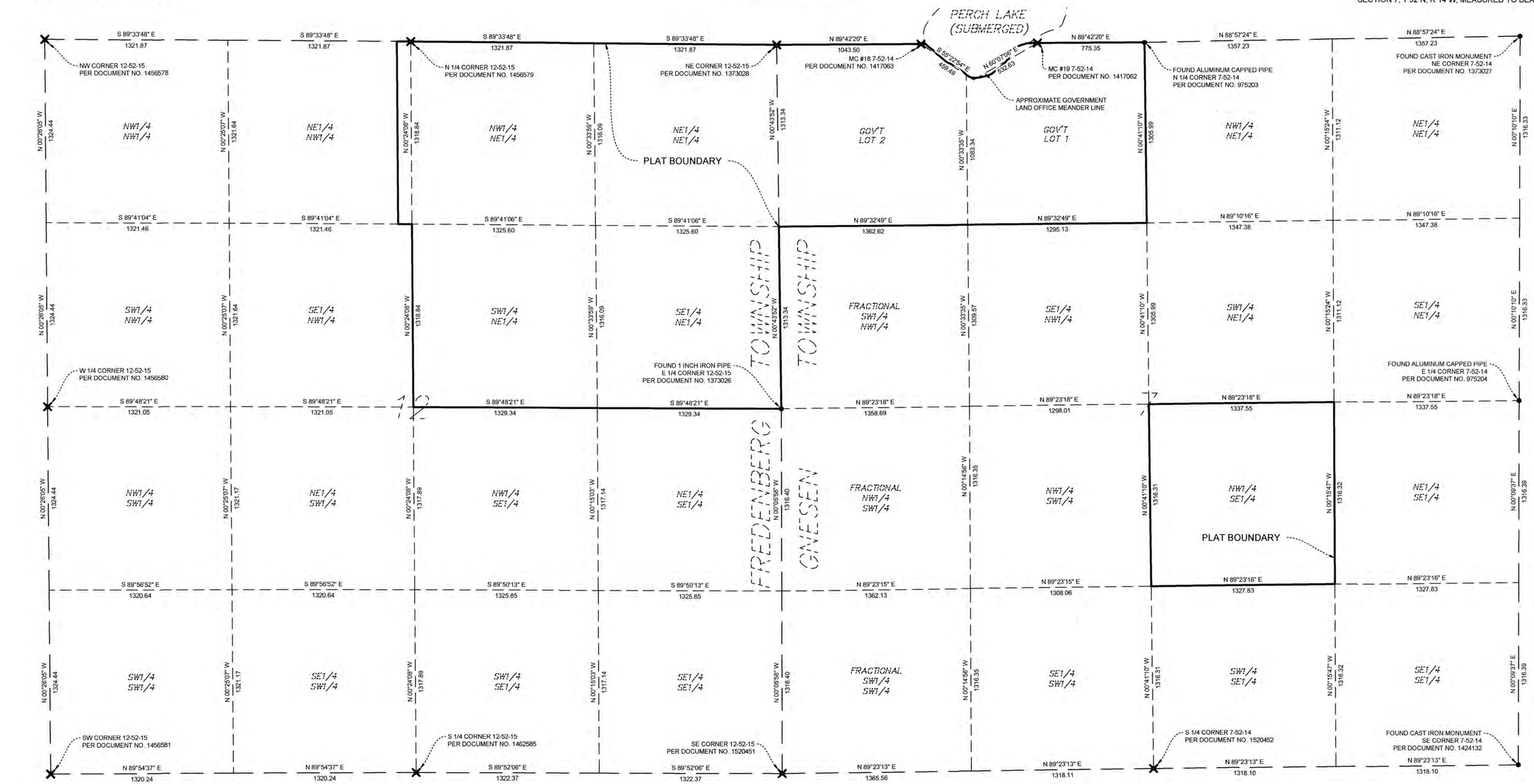
SECTION BREAKDOWN

SECTION 7, T52N, R14W
AND SECTION 12, T52N, R15W
1 INCH = 400 FEET

N

400 0 400 800
scale 200 in feet

ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE SLCTM96 COORDINATE SYSTEM, NAD83 (1996 ADJ) WITH THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 7, T 52 N, R 14 W, MEASURED TO BEAR N 88°57'24" E



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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 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.
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)

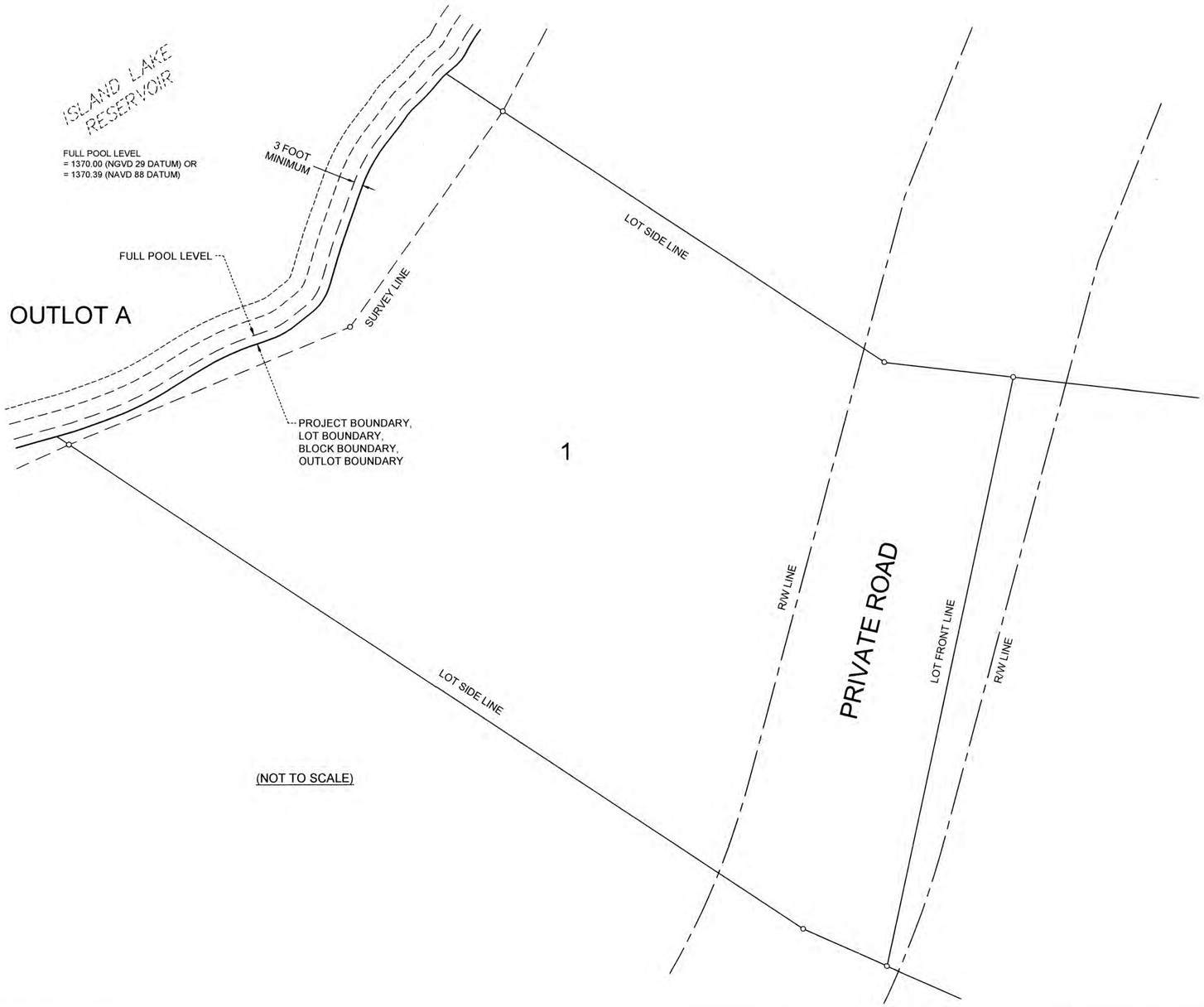
THE PROJECT BENCHMARK (ALUMINUM CAPPED MONUMENT IN SLEEVE) IS LOCATED SOUTHERLY OF ISLAND LAKE DAM, WITHIN GOVERNMENT LOT 5, SECTION 15, TOWNSHIP 52 NORTH, RANGE 15 WEST, AND IS DEPICTED ON THE LOCATION MAP.
NORTHING: 3417361.87
EASTING: 4813396.93
ELEVATION: 1377.33 (GEOID 12A)

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)

TYPICAL LOT DETAIL



(NOT TO SCALE)

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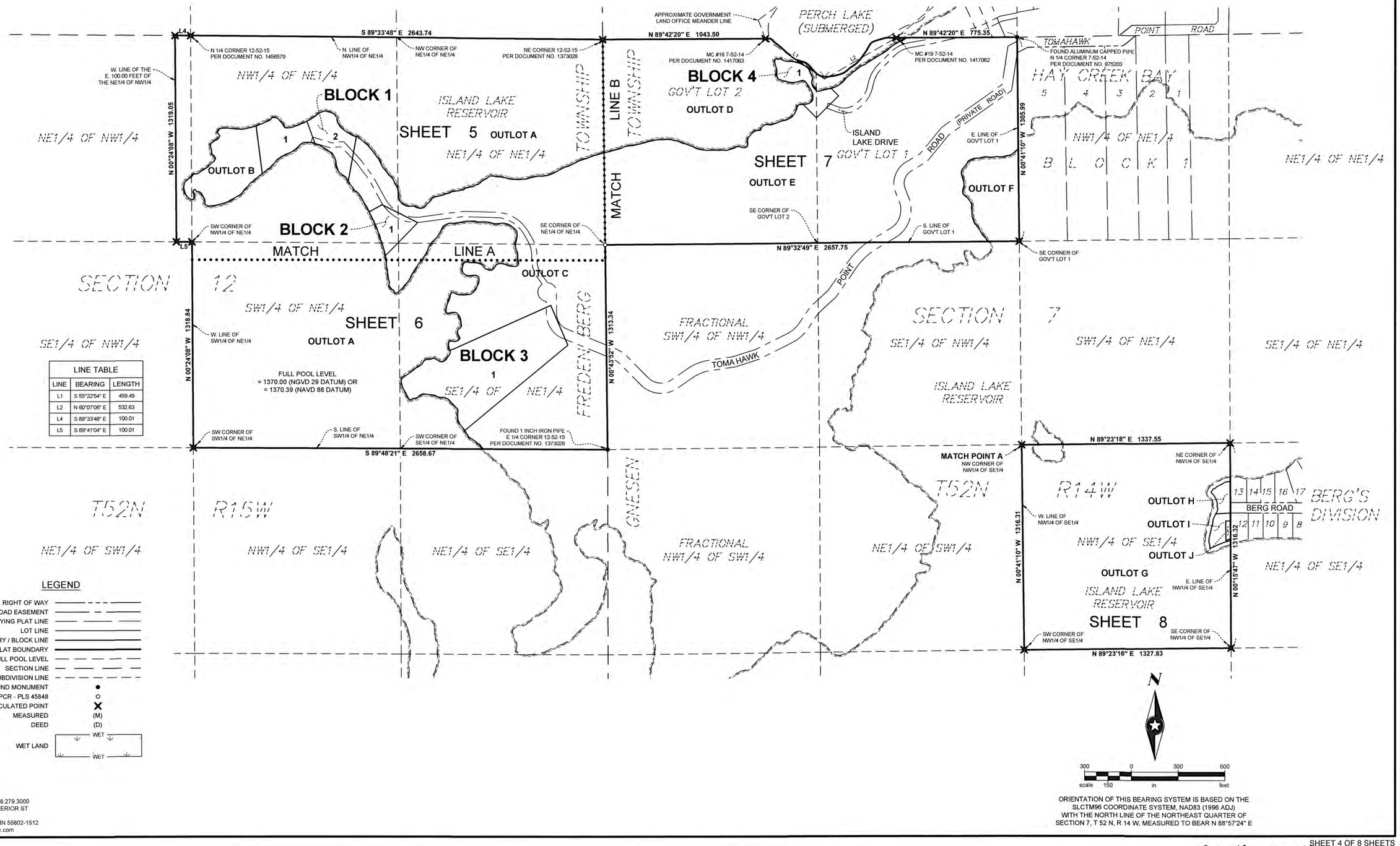

LINE TABLE		
LINE	BEARING	LENGTH
L1	S 55°22'54" E	459.49
L2	N 60°07'06" E	532.63
L4	S 89°33'48" E	100.01
L5	S 89°41'04" E	100.01

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
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- MEASURED (M)
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365-0195 & 375-0195

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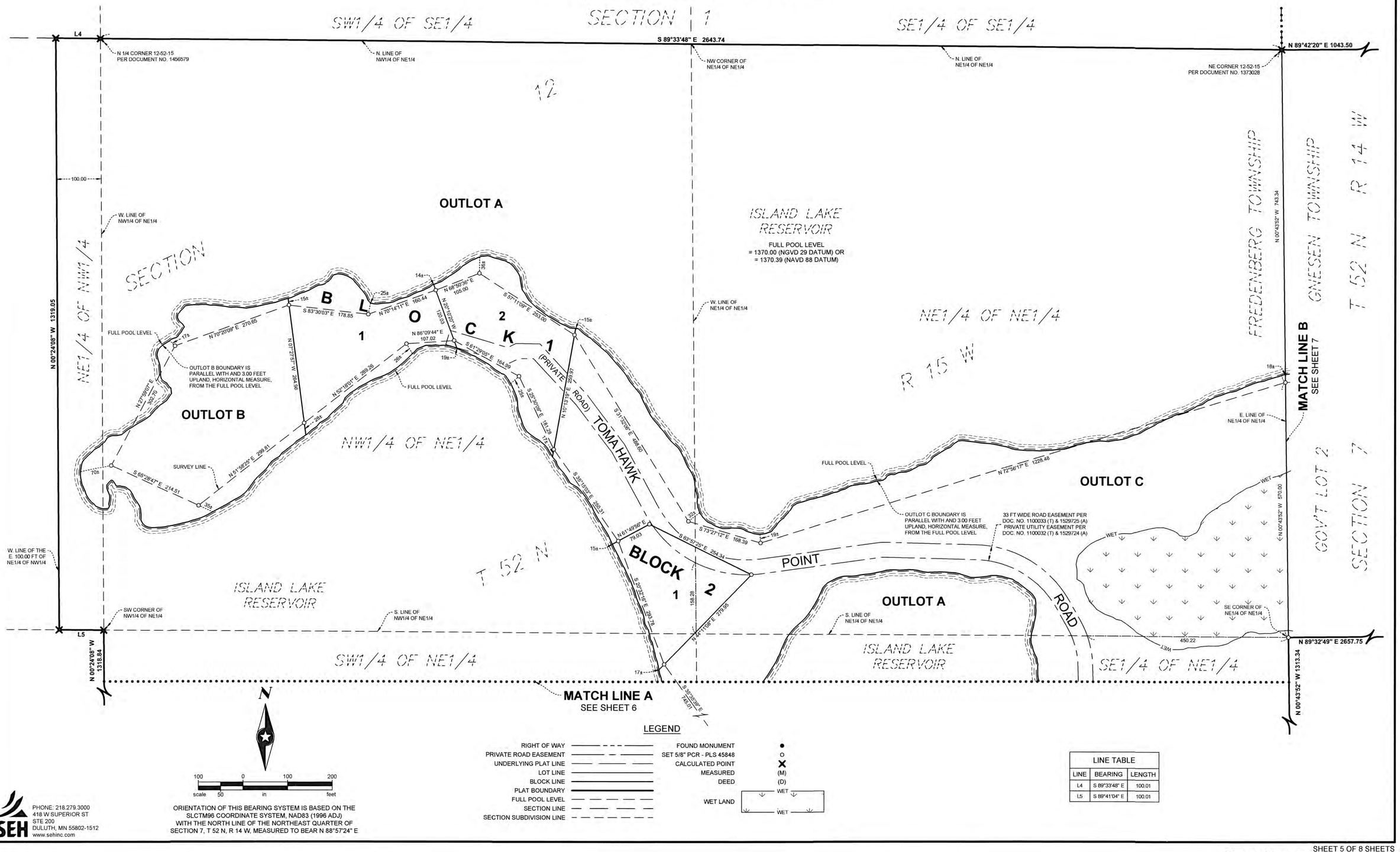

LEGEND

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

LINE TABLE		
LINE	BEARING	LENGTH
L4	S 89°33'48" E	100.01
L5	S 89°41'04" E	100.01

N

100 0 100 200
scale 50 in feet

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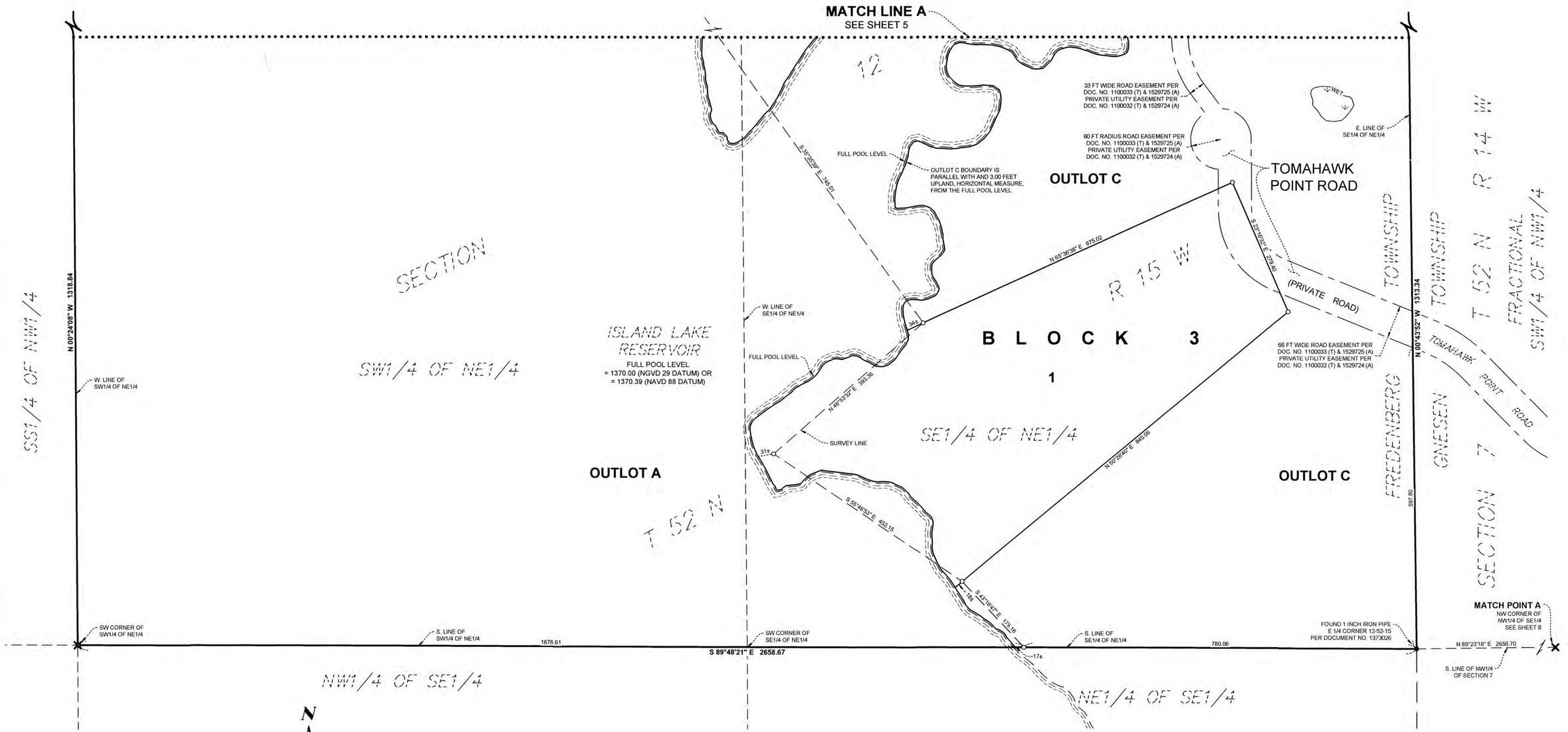

N

100 0 100 200
scale 50 in feet

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LEGEND

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

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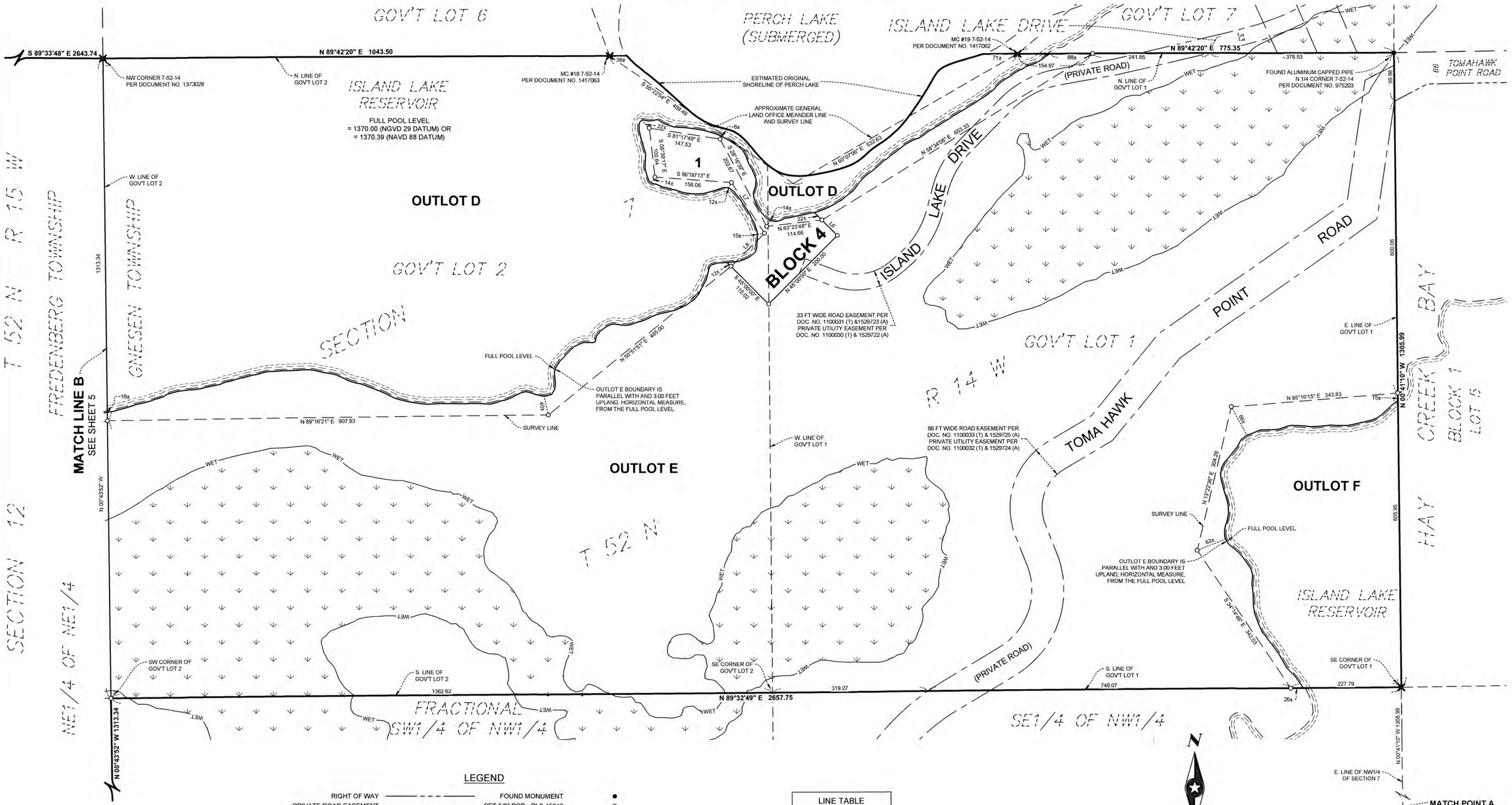

LEGEND

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

LINE TABLE		
LINE	BEARING	LENGTH
L6	N 45°00'00" W	44.97
L7	N 33°11'22" W	124.29
L8	N 45°24'52" E	96.95

N

100 0 100 200
scale 50 in feet

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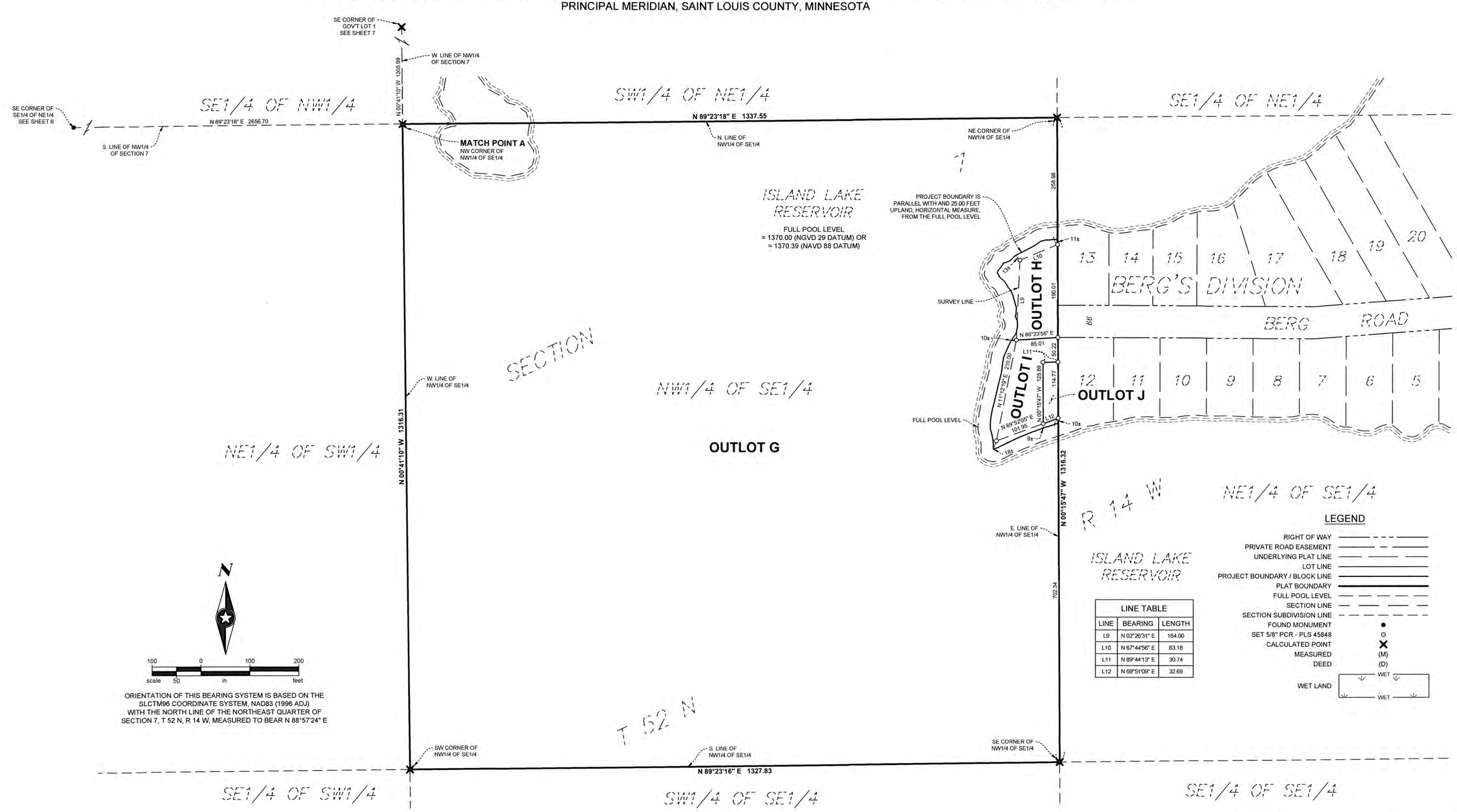

N

100 0 100 200
scale 50 in feet

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LINE TABLE		
LINE	BEARING	LENGTH
L9	N 02°26'31" E	164.00
L10	N 67°44'56" E	83.18
L11	N 89°44'13" E	30.74
L12	N 69°51'09" E	32.69

LEGEND

- RIGHT OF WAY
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- CALCULATED POINT ✕
- MEASURED (M)
- DEED (D)
- WET LAND (WET)

Surveyor's Note: Based on the language in the dedications of the easterly adjoining 1958 plat of BERG'S DIVISION and the plat of TOMAHAWK POINT, the two plats should share a common boundary with no gaps or overlaps. During the course of our work on the plat exterior boundary survey, SEH observed that the west line of BERG'S DIVISION, as depicted on the face of said plat and monumented, with assumed original plat monuments recovered in our survey, is located easterly of the east line of TOMAHAWK POINT by up to four feet. This condition can be traced to a difference in the calculated location of the South Quarter corner of Section 7, thereby producing conflicting section subdivisions for the two plats. Based on our research, field observations, analysis, and discussion with the project legal team, we assume that there exists no gap in title between BERG'S DIVISION and TOMAHAWK POINT, and therefore depict the west line of BERG'S DIVISION in common with the east line of TOMAHAWK POINT.

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