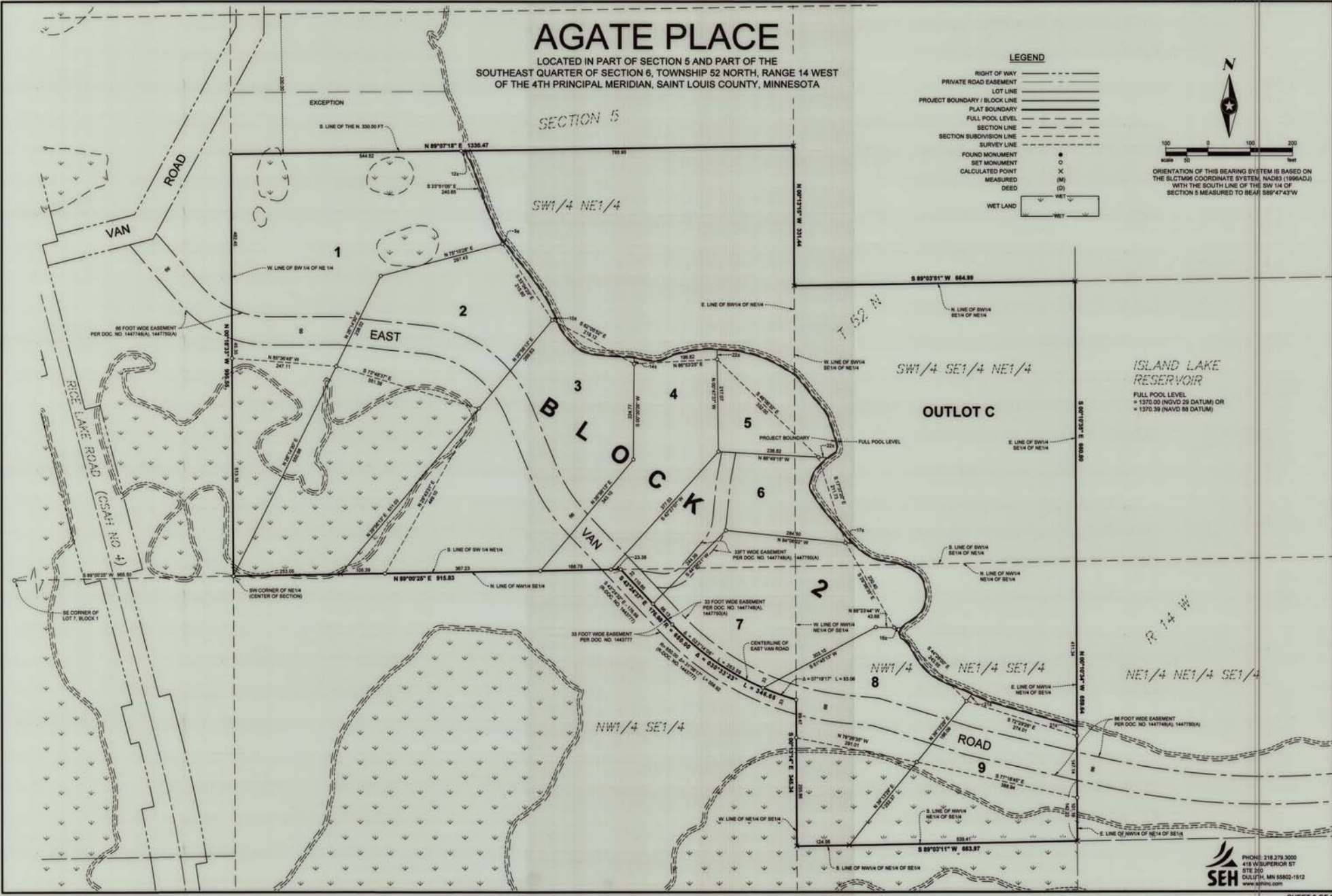
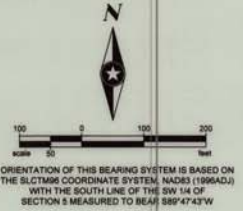


AGATE PLACE

LOCATED IN PART OF SECTION 5 AND PART OF THE
SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 52 NORTH, RANGE 14 WEST
OF THE 4TH PRINCIPAL MERIDIAN, SAINT LOUIS COUNTY, MINNESOTA

LEGEND

- RIGHT OF WAY
- PRIVATE ROAD EASEMENT
- LOT LINE
- PROJECT BOUNDARY / BLOCK LINE
- FLAT BOUNDARY
- FULL POOL LEVEL
- SECTION LINE
- SECTION SUBDIVISION LINE
- SURVEY LINE
- FOUND MONUMENT
- SET MONUMENT
- CALCULATED POINT
- MEASURED
- DEED
- WET LAND



PHONE: 218.279.3000
 418 W. SUPERIOR ST.
 STE. 350
 DULUTH, MN 55802-1512
 www.sehinc.com

AGATE PLACE

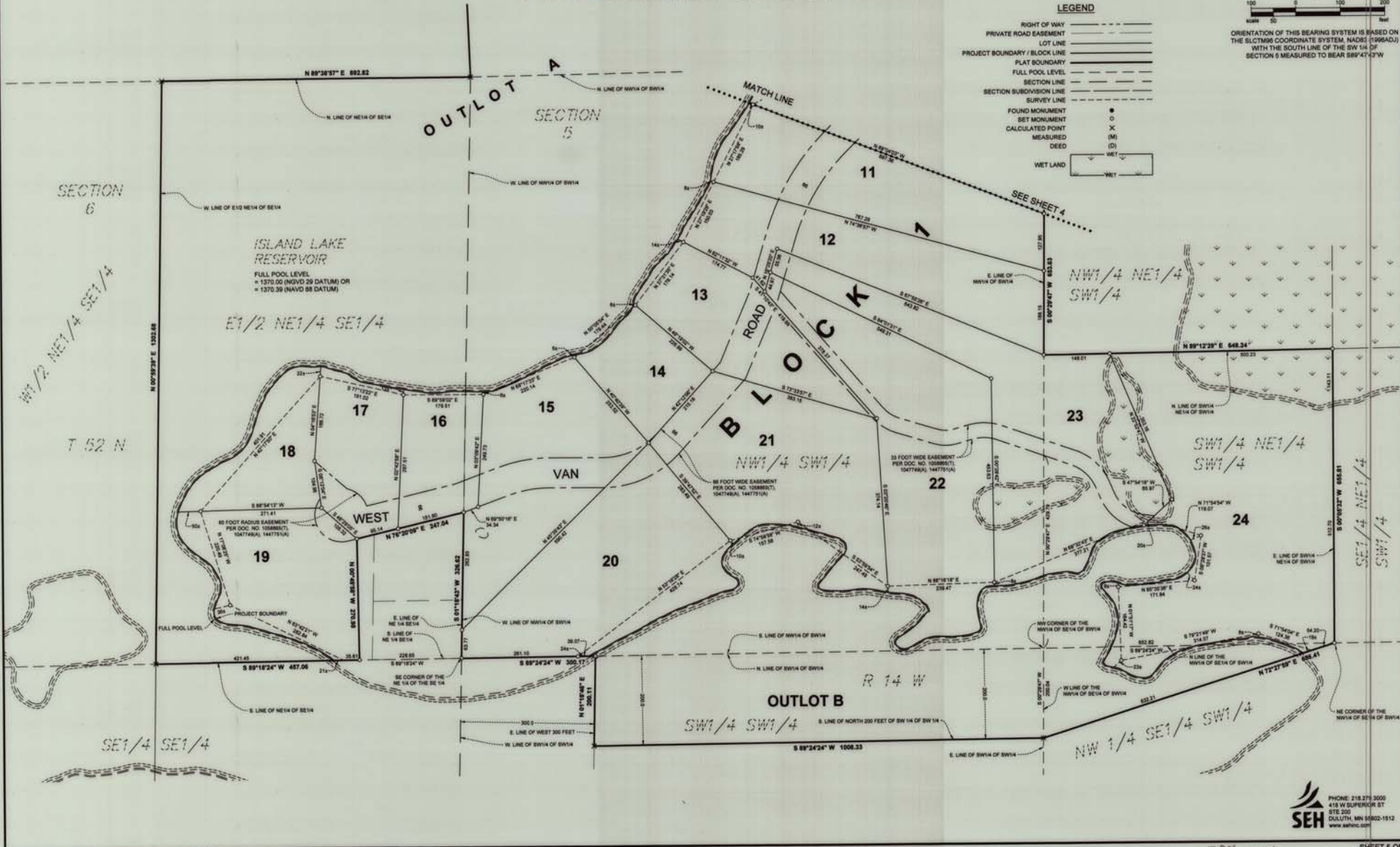
LOCATED IN PART OF SECTION 5 AND PART OF THE
SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 52 NORTH, RANGE 14 WEST
OF THE 4TH PRINCIPAL MERIDIAN, SAINT LOUIS COUNTY, MINNESOTA



ORIENTATION OF THIS BEARING SYSTEM IS BASED ON
THE ELECTRIC COORDINATE SYSTEM (ECS) (1995AD),
WITH THE SOUTH LINE OF THE SW 1/4 OF
SECTION 6 MEASURED TO BEAR S89°47'43"W

LEGEND

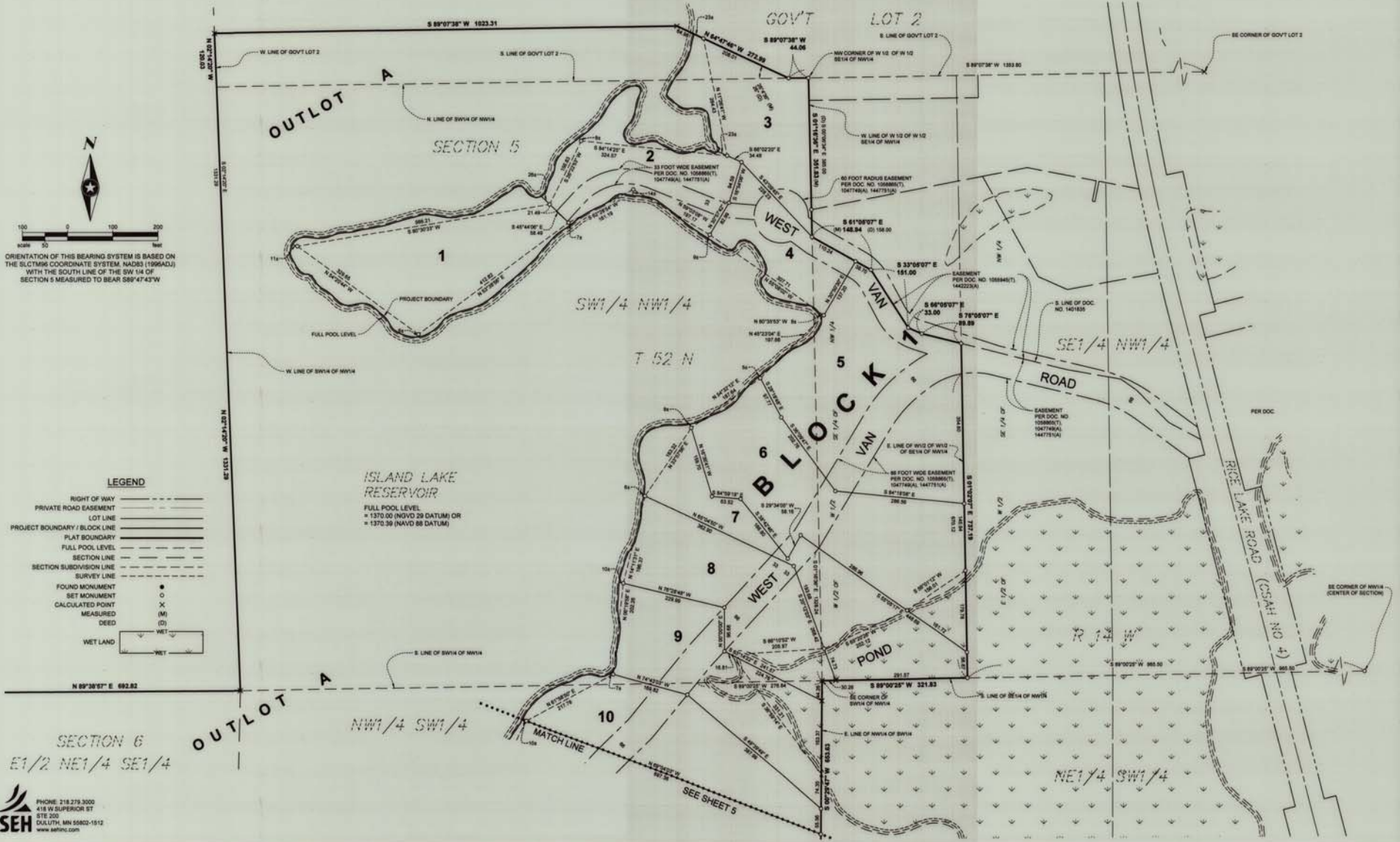
- RIGHT OF WAY
- PRIVATE ROAD EASEMENT
- LOT LINE
- PROJECT BOUNDARY / BLOCK LINE
- PLAT BOUNDARY
- FULL POOL LEVEL
- SECTION LINE
- SECTION SUBDIVISION LINE
- SURVEY LINE
- FOUND MONUMENT
- SET MONUMENT
- CALCULATED POINT
- MEASURED
- DEED
- WET LAND



395-0021

AGATE PLACE

LOCATED IN PART OF SECTION 5 AND PART OF THE
SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 52 NORTH, RANGE 14 WEST
OF THE 4TH PRINCIPAL MERIDIAN, SAINT LOUIS COUNTY, MINNESOTA



ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE SLCM96 COORDINATE SYSTEM, NAD83 (1996ADJ.) WITH THE SOUTH LINE OF THE SW 1/4 OF SECTION 5 MEASURED TO BEAR S89°47'43"W

- LEGEND**
- RIGHT OF WAY
 - PRIVATE ROAD EASEMENT
 - LOT LINE
 - PROJECT BOUNDARY / BLOCK LINE
 - PLAT BOUNDARY
 - FULL POOL LEVEL
 - SECTION LINE
 - SECTION SUBDIVISION LINE
 - SURVEY LINE
 - FOUND MONUMENT
 - SET MONUMENT
 - CALCULATED POINT
 - MEASURED
 - DEED
 - WET LAND



AGATE PLACE

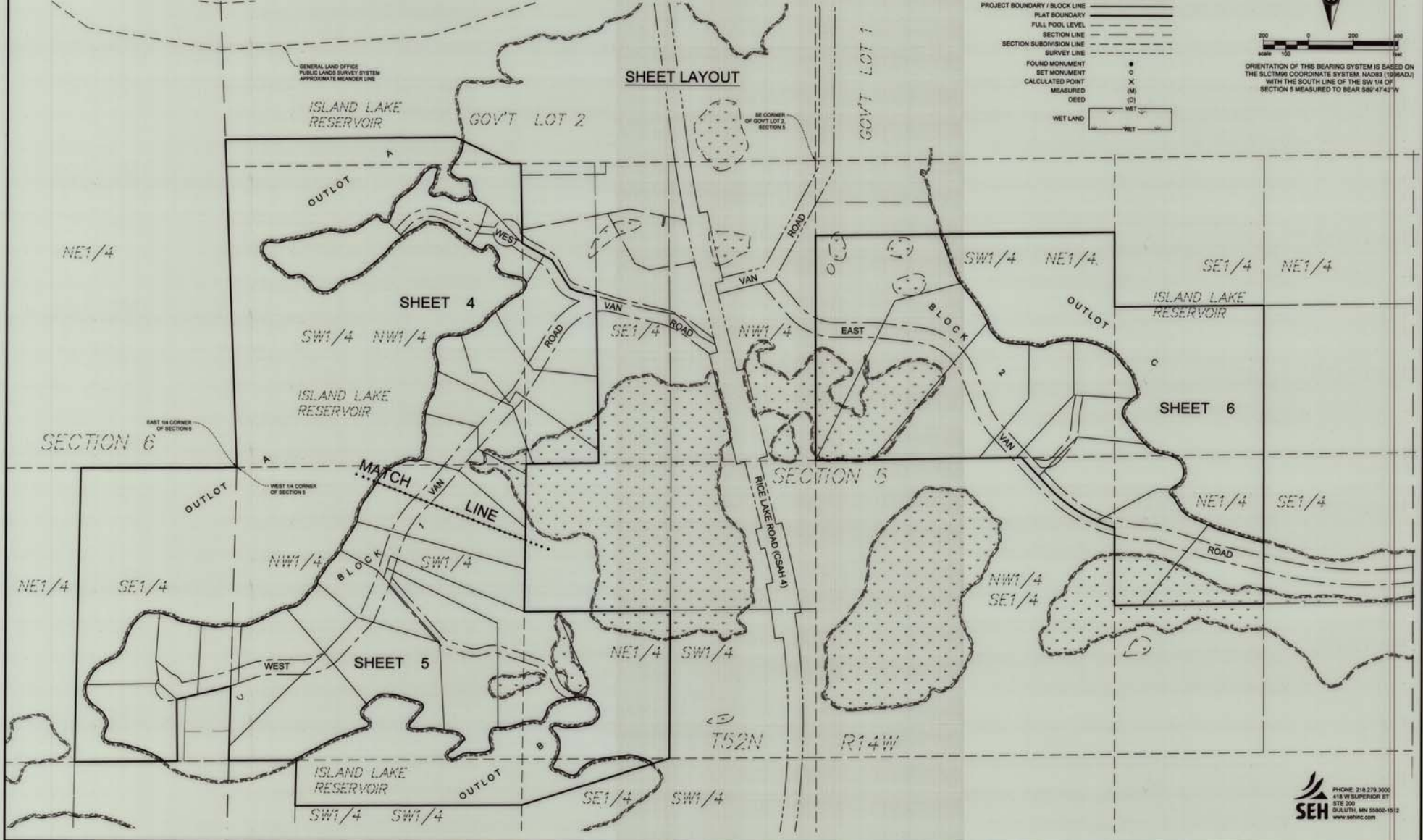
LOCATED IN PART OF SECTION 5 AND PART OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 52 NORTH, RANGE 14 WEST OF THE 4TH PRINCIPAL MERIDIAN, SAINT LOUIS COUNTY, MINNESOTA

LEGEND

- RIGHT OF WAY
- PRIVATE ROAD EASEMENT
- LOT LINE
- PROJECT BOUNDARY / BLOCK LINE
- PLAT BOUNDARY
- FULL POOL LEVEL
- SECTION LINE
- SECTION SUBDIVISION LINE
- SURVEY LINE
- FOUND MONUMENT
- SET MONUMENT
- CALCULATED POINT
- MEASURED DEED
- NET LAND

ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE SLOTTING COORDINATE SYSTEM, NAD83 (1996ADJ) WITH THE SOUTH LINE OF THE SW 1/4 OF SECTION 5 MEASURED TO BEAR S89°47'41" W

SHEET LAYOUT



SEH

PHONE: 218.279.3206
418 W SUPERIOR ST
SUITE 200
DULUTH, MN 55802-1912
www.sehinc.com

AGATE PLACE

LOCATED IN PART OF SECTION 5 AND PART OF THE
SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 52 NORTH, RANGE 14 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.

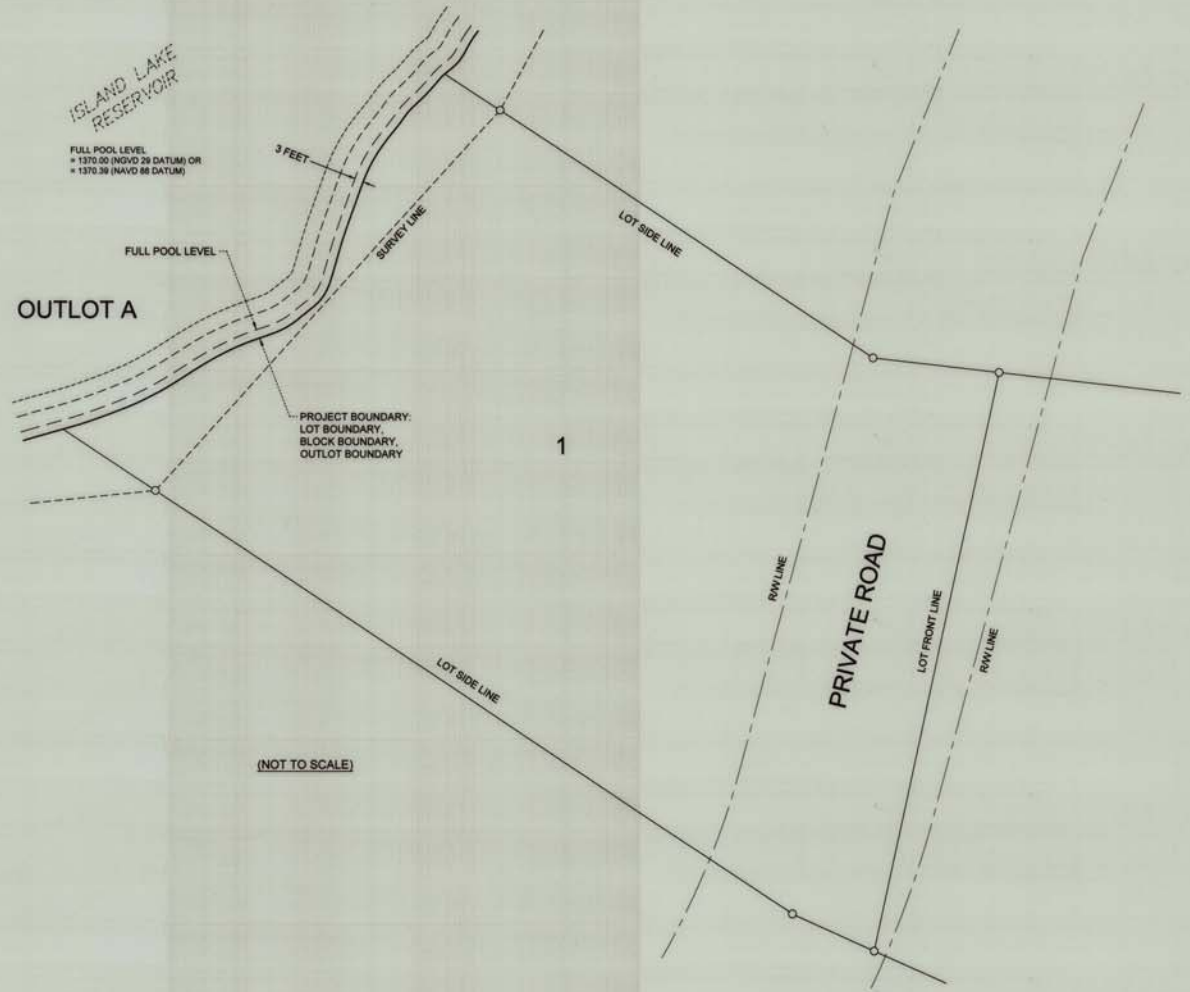
LEGEND	
RIGHT OF WAY	---
PRIVATE ROAD EASEMENT	---
LOT LINE	---
PROJECT BOUNDARY / BLOCK LINE	---
PLAT BOUNDARY	---
FULL POOL LEVEL	---
SECTION LINE	---
SECTION SUBDIVISION LINE	---
SURVEY LINE	---
FOUND MONUMENT	●
SET MONUMENT	○
CALCULATED POINT	X
MEASURED	(M)
DEED	(D)
WET LAND	

THE PROJECT BENCHMARK (ALUMINUM CAPPED MONUMENT IN SLEEVES) IS LOCATED SOUTHWESTLY OF ISLAND LAKE DAM, WITHIN GOVERNMENT LOT 5, SECTION 15, TOWNSHIP 52 NORTH, RANGE 15 WEST, AND IS DEPICTED ON THE LOCATION MAP.
NORTHING: 5417261.67
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.

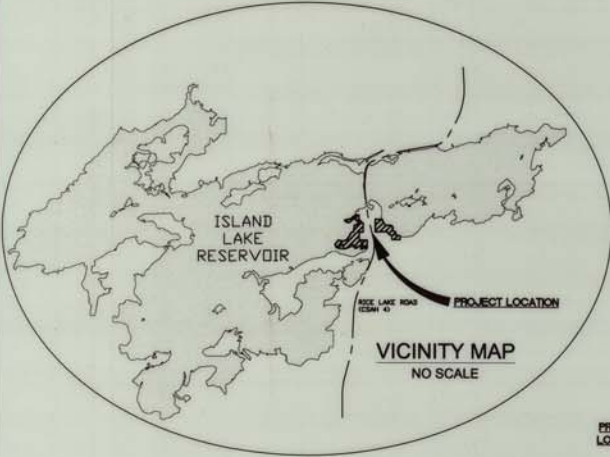
THE ORDINARY HIGH WATER LEVEL (OHWL) IS
= 1369.81 (INDVD 29 DATUM) OR
= 1370.20 (NAVD 88 DATUM)

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

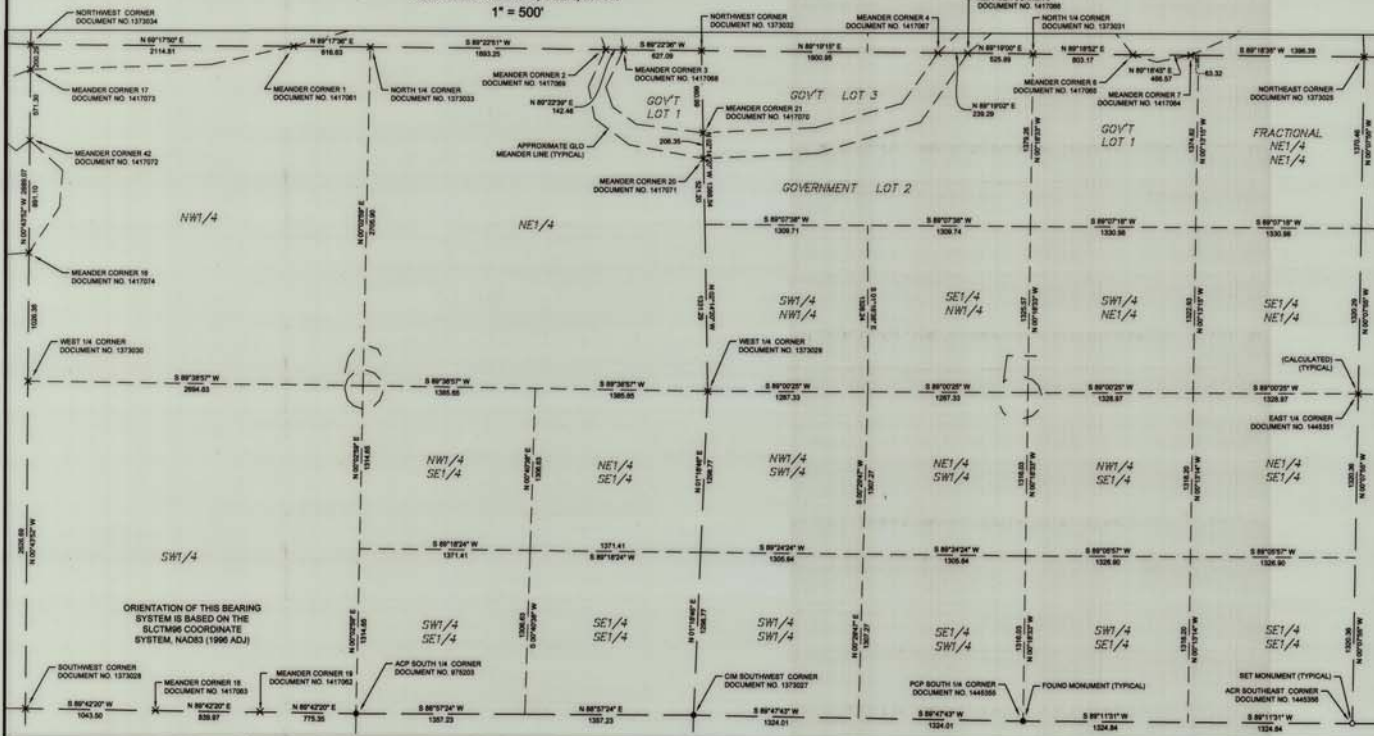


AGATE PLACE

LOCATED IN PART OF SECTION 5 AND PART OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 52 NORTH, RANGE 14 WEST OF THE 4TH PRINCIPAL MERIDIAN, SAINT LOUIS COUNTY, MINNESOTA



SECTION BREAKDOWN SECTIONS 5 AND 6, T52N, R14W 1" = 500'



KNOW ALL PERSONS BY THESE PRESENTS: That ALLETE, INC., a Minnesota corporation, being the owner of the following described property located in Green Township, Saint Louis County, Minnesota, to-wit:

The East Half of the Northeast Quarter of the Southeast Quarter (E 1/2 of NE 1/4 of SE 1/4) of Section 6, Township 52 North, Range 14 West, Fourth Principal Meridian, Saint Louis County, Minnesota, according to the US Government survey thereof.

LESS AND EXCEPT, that part of the Northeast Quarter of the Southeast Quarter (NE 1/4 of SE 1/4) of Section 6, Township 52 North, Range 14 West, according to the US Government Survey thereof, St. Louis County, Minnesota, described as: BEGINNING at the southeast corner of said Northeast Quarter of Southeast Quarter (NE 1/4 of SE 1/4); thence South 89 degrees 18 minutes 24 seconds West, along the south line of said NE 1/4 of SE 1/4, a distance of 238.65 feet; thence North 5 degrees 49 minutes 18 seconds West a distance of 276.98 feet; thence North 79 degrees 20 minutes 09 seconds East a distance of 247.24 feet to the east line of said NE 1/4 of SE 1/4; thence South 1 degree 18 minutes 45 seconds West along said east line a distance of 328.82 feet to the Point of Beginning and there terminating.

TOGETHER WITH

Northeast Quarter of Northeast Quarter of the Southeast Quarter (NW 1/4 of NE 1/4 of SE 1/4).

AND

Southeast Quarter of the Southeast Quarter of the Northeast Quarter (SW 1/4 of SE 1/4 of NE 1/4).

AND

Southeast Quarter of the Northeast Quarter (SW 1/4 of NE 1/4) EXCEPT the northerly 330 feet thereof.

AND

That part of the Northeast Quarter of the Southeast Quarter (NW 1/4 of SE 1/4) lying northeasterly of the centerline of East Van Road.

AND

That part of the West Half of the West Half of the Southeast Quarter of the Northeast Quarter (W 1/2 of SE 1/4 of NW 1/4) lying southerly of the following described line: Commencing at the northwest corner of said West Half of the West Half of the Southeast Quarter of the Northeast Quarter, a distance of 18 seconds 38 minutes East, assigned bearing, along the west line of said West Half of the West Half of the Southeast Quarter of the Northeast Quarter, a distance of 353.83 feet to an intersection with the southerly line of a parcel described in Document No. 140283 and the point of beginning of the line to be described, thence South 65 degrees 05 minutes 07 seconds East, along said southerly line, a distance of 188.94 feet to an angle point on said southerly line, thence South 33 degrees 05 minutes 07 seconds East, along said southerly line, a distance of 151.00 feet, thence South 86 degrees 05 minutes 07 seconds East, along said southerly line, a distance of 85.89 feet to the east line of said West Half of the West Half of the Southeast Quarter of the Northeast Quarter and there terminating.

AND

Certificate of Title 275711: All that part of Government Lot 2, SECTION 5, TOWNSHIP 52 NORTH, RANGE 14 WEST, described as follows: Beginning at a point on the north line of the SW 1/4 of the NW 1/4, Section 5, Township 52 North, Range 14 West, which is 1408 feet West of the northeast corner of the SE 1/4 of the NW 1/4, Section 5, Township 52 North, Range 14 West; thence running an azimuth of 296 degrees a distance 184 feet to a point on the ordinary high water mark of Island Lake; thence southeasterly along the ordinary high water mark of Island Lake a distance of 78 feet more or less to point of intersection with the north line of said SW 1/4 of the NW 1/4; thence running East along the north line of said SW 1/4 of the NW 1/4 a distance of 187 feet to the point of beginning and there terminating.

(Part of Certificate of Title 358872) That part of Government Lot 2 lying southerly of the following described line: Commencing at the southeast corner of said Government Lot 2 of Section 5; thence South 89 degrees 07 minutes 38 seconds West, assigned bearing, along the south line of said Government Lot 2, a distance of 1313.80 feet to the POINT OF BEGINNING of the line to be described; thence North 64 degrees 07 minutes 44 seconds West, 272.99 feet; thence South 89 degrees 07 minutes 38 seconds West, 1523.31 feet to the west line of said Government Lot 2 and there terminating, EXCEPT that part thereof lying above the Ordinary High Water Mark of Island Lake Reservoir;

AND

Southeast Quarter of the Northeast Quarter (SW 1/4 of NE 1/4).

AND

Northeast Quarter of the Southeast Quarter (SW 1/4 of SE 1/4).

AND

The North 200.00 feet of the Southeast Quarter of the Southeast Quarter (SW 1/4 of SE 1/4) LESS AND EXCEPT the westerly 900.00 feet thereof.

AND

Southeast Quarter of the Northeast Quarter of the Southeast Quarter (SW 1/4 of NE 1/4 of SE 1/4).

AND

That part of the Northeast Quarter of the Southeast Quarter (NW 1/4 of SE 1/4 of SW 1/4), described as follows: Commencing at the northeast corner of said Northeast Quarter of the Southeast Quarter of the Southeast Quarter (NW 1/4 of SE 1/4 of SW 1/4); thence South 03 degrees 23 minutes 47 seconds West, assigned bearing, along the west line of said Northeast Quarter of the Southeast Quarter (NW 1/4 of SE 1/4 of SW 1/4), a distance of 200.04 feet; thence North 73 degrees 27 minutes 59 seconds East, 480.43 feet to the northeast corner of said Northeast Quarter of the Southeast Quarter of the Southeast Quarter (NW 1/4 of SE 1/4 of SW 1/4); thence South 89 degrees 24 minutes 24 seconds West, along the north line of said Northeast Quarter of the Southeast Quarter of the Southeast Quarter (NW 1/4 of SE 1/4 of SW 1/4), a distance of 663.82 feet to the point of beginning and terminating thereof.

All in Section 5, Township 52 North, Range 14 West, Fourth Principal Meridian, Saint Louis County, Minnesota, according to the US Government survey thereof.

Has caused the same to be surveyed and platted as AGATE PLACE.

In witness whereof, said ALLETE, INC., a Minnesota corporation, has caused these presents to be signed by its proper officers on the 21st day of July 2022.

Signer: ALLETE, INC., a Minnesota corporation
Nicole R. Johnson
Vice President - ALLETE and
Chief Administrative Officer

This instrument was acknowledged before me on the 21st day of July 2022 A.D. by Nicole R. Johnson, Vice President and Chief Administrative Officer, ALLETE, INC., a Minnesota corporation.

Signer: ALLETE, INC., a Minnesota corporation
Nicole R. Johnson
Vice President - ALLETE and
Chief Administrative Officer

This instrument was acknowledged before me on the 21st day of July 2022 A.D. by Nicole R. Johnson, Vice President and Chief Administrative Officer, ALLETE, INC., a Minnesota corporation.

Signer: ALLETE, INC., a Minnesota corporation
Nicole R. Johnson
Vice President - ALLETE and
Chief Administrative Officer

This instrument was acknowledged before me on the 21st day of July 2022 A.D. by Nicole R. Johnson, Vice President and Chief Administrative Officer, ALLETE, INC., a Minnesota corporation.

LAND SURVEYOR

I, Chya 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 indicated 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 303.021, 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 the 21st day of July 2022

Chya A. Larsen
Chya A. Larsen, Professional Land Surveyor
Minnesota License No. 48848

STATE OF MINNESOTA
COUNTY OF SAINT LOUIS

This instrument was acknowledged before me on the 21st day of July 2022 A.D. by Chya A. Larsen, Minnesota License Number: 48848

Matthew Meyer
Matthew Meyer, Notary Public
St. Louis County, Minnesota
My Commission Expires 01-31-2025

TOWNSHIP OF GREEN PLANNING COMMISSION

Approved by the Planning Commission of the Township of Green on the 21st day of July 2022

Matthew Meyer
Matt Theobald, Commission Chair

Sarah Bliv
Sarah Bliv, Commission Secretary

SANT LOUIS COUNTY SURVEYOR

I hereby certify that in accordance with Minnesota Statutes, Section 305.021, Subd. 11, this plat has been reviewed and approved on the 21st day of July 2022.

Nick C. Stewart
Nick C. Stewart, County Surveyor

SANT LOUIS COUNTY BOARD OF COMMISSIONERS

Approved by the Board of Commissioners of Saint Louis County, Minnesota, on the 9th day of August 2022

Nick C. Stewart
Nick C. Stewart, Chairman

SANT LOUIS COUNTY AUDITOR

Pursuant to Minnesota Statutes, Section 305.021, Subd. 6, and to Minnesota Statutes, Section 272.12, taxes payable in the year 2023 on the land hereinafter described have been paid; there are no delinquent taxes and thereby entered this 7th day of August 2022

Nancy Nilan
Nancy Nilan, County Auditor

SANT LOUIS COUNTY RECORDER

I hereby certify that this plat of AGATE PLACE as filed in the office of the Recorder for public record on the 16th day of August 2022 as Document No. 2144918.

Wendy Lewis
Wendy Lewis, Recorder

SANT LOUIS COUNTY REGISTRAR OF TITLES

I hereby certify that this plat of AGATE PLACE as filed in the office of the Registrar of Titles for public record on the 16th day of August 2022 as Document No. 2144918.

Wendy Lewis
Wendy Lewis, Registrar of Titles



375-0021