

PRELIMINARY PLAT OF
HIDDEN FALLS AT ISLAND LAKE

LOCATED IN PART OF SECTION 26, 27, 33, 34 & 35, TOWNSHIP 53 NORTH, RANGE 14 WEST
OF THE 4TH PRINCIPAL MERIDIAN, ST. LOUIS COUNTY, MINNESOTA

OWNER/DEVELOPER:

Minnesota Power, a division of Allete Inc.
30 West Superior Street
Duluth, MN. 55802

SURVEYOR:

Short, Elliott, Hendrickson, Inc.
418 West Superior Street, Suite 200
Duluth, MN. 55802-1512
888.722.0547

TOTAL AREA:

416.14 Acres

CONTOUR INFORMATION

Contours, where shown, have been generated from St. Louis County lidar data.

DATE OF PREPERATION:

June 22, 2023

Surveyors Notes:

1. Wetlands were not field delineated on the subject property. Wetlands shown are an approximate location from the National Wetlands Inventory.
2. Subject land is Abstract.
3. The subject property is part of the Cloquet River Watershed.
4. Subject property lies within School District #709.
5. The subject property is in Zone A (special Flood Hazard Area, no base flood elevation determined) and Zone X (an area of minimal flood hazard) according to FEMA map panel 270737 1350 C with an effective date of February 19, 1992.
6. Proposed use of all lots is to remain Residential.

PROPERTY ZONING :

WATERFRONT RESIDENTIAL 2 (WR2)

Recreational/ General Development Lakes
Minimum area: 1 acre
Minimum width: 150 ft
Maximum lot coverage: 25%

Setback from road right of way shall be 35 ft, or the following road centerline setbacks; whichever is greater, with the exception noted for accessory structures.

Principal and Major Arterial for all buildings	110 FT
Major Collectors	85 FT
Minor Collectors and Local Roads	68 FT

Accessory structures on local roads that are privately maintained or are on public maintained roads that serve 10 principal uses or less shall have a setback of 15 feet from the right-of-way or 48 feet from the road centerline, whichever is greater.

RIPARIAN LOTS:

Principal Structure Setbacks:

Side: 20 ft, Rear: 20ft

Ordinary High Water Line setback:

Recreational Development Lakes

100 ft Structures, 75 ft

Sewage Treatment Systems

Accessory Structure Setbacks:

Side: 10 ft, Rear: 10 ft

NON-RIPARIAN LOTS:

Principal Structure Setbacks:

Side: 50 ft, Rear: 50ft

Accessory Structure Setbacks:

Side: 25 ft, Rear: 25 ft

LEGAL LAND DESCRIPTION DRAFT HIDDEN FALLS AT ISLAND LAKE

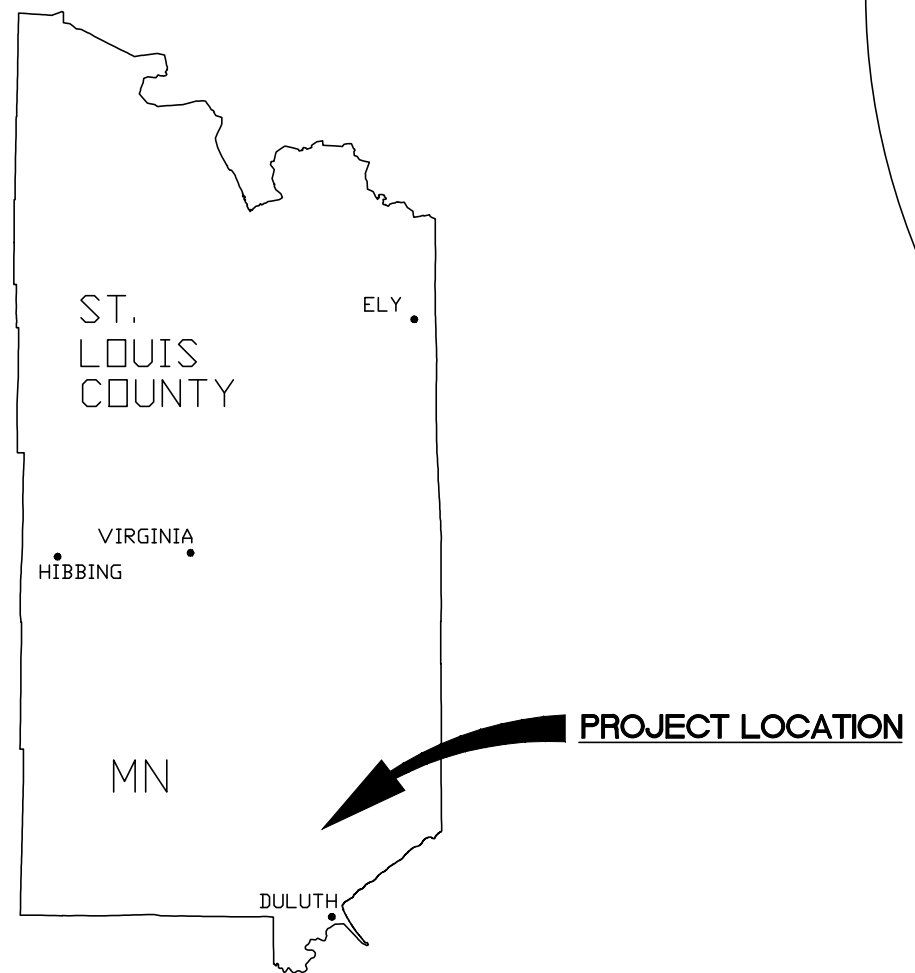
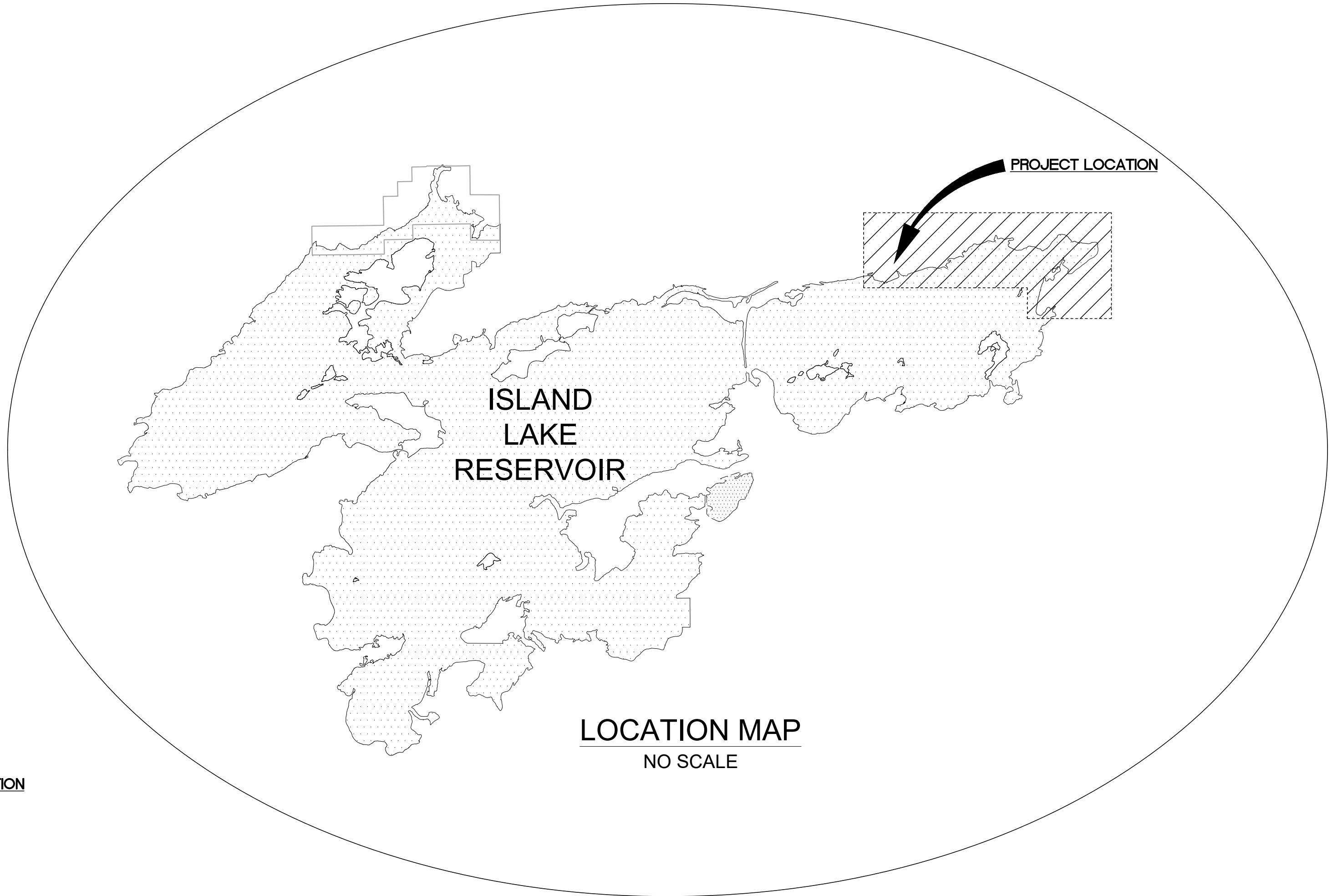
The South Half of the Southwest Quarter of Section 26; the Southeast Quarter of the Southeast Quarter, Southwest Quarter of the Southeast Quarter, and Southeast Quarter of Southwest Quarter all of Section 27; the Northeast Quarter of the Northeast Quarter of Section 33; Government Lot 5 of Section 34; the North Half of the Northwest Quarter of Section 35;

AND

Those parts of the Southwest Quarter of the Southeast Quarter of the Southwest Quarter of the Southwest Quarter all of Section 27; the Northwest Quarter of the Northeast Quarter, and the Northeast Quarter of the Northwest Quarter all of Section 33; all of Township 53 North, Range 14 West, St. Louis County, Minnesota;

AND

Those parts of Government Lots 2 and 3 of Section 33 and those parts of Government Lots 1 through 6 of Section 34; all of Township 53 North, Range 14 West, St. Louis County, Minnesota.



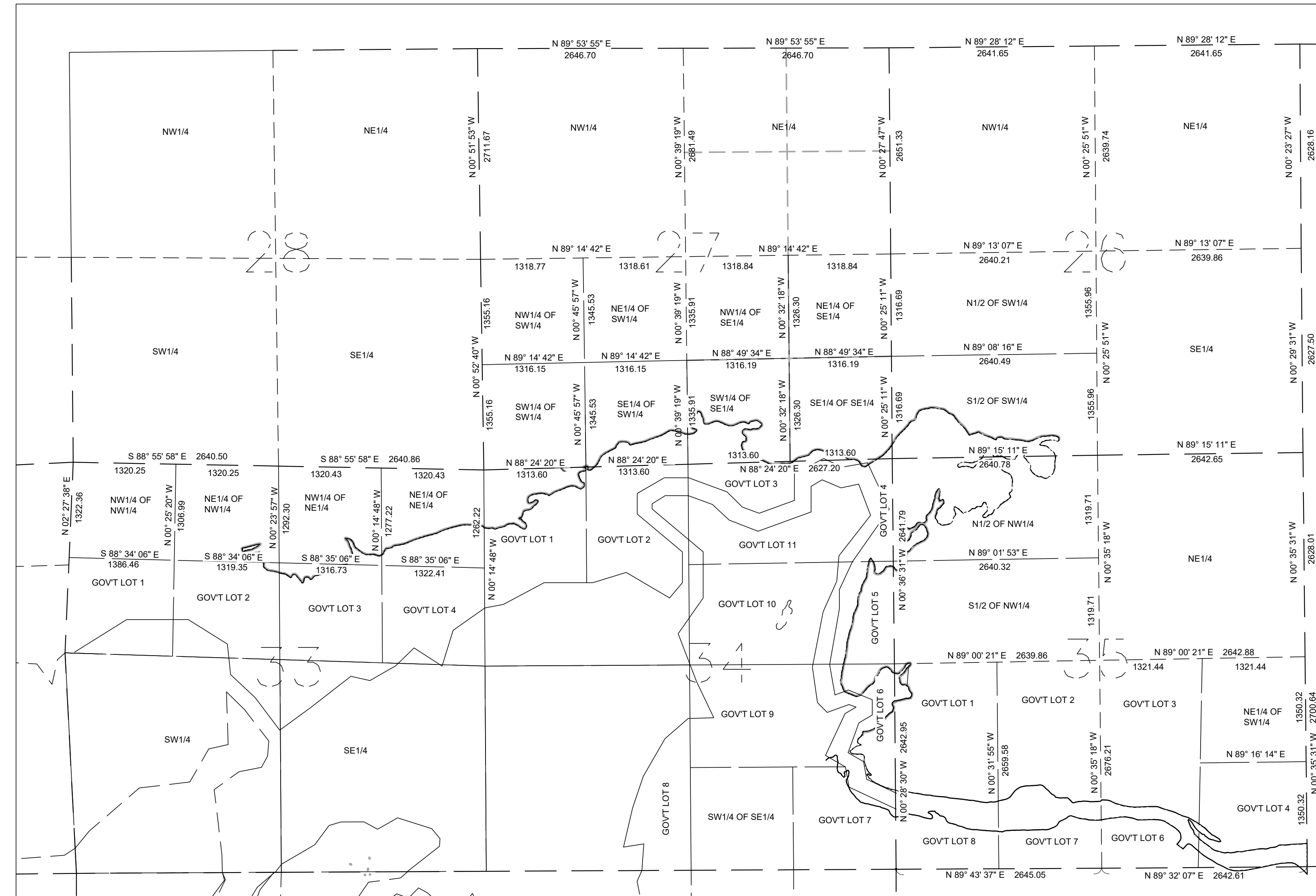
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LOT	LOT SIZE (ACRES)	ADDED AREA - SQ. FT. (ACRES)	APPARENT SET BACK ISSUE (PERMANENT STRUCTURE)	APPARENT SET BACK ISSUE (MOVEABLE STRUCTURE)
LOT 1, BLOCK 1	2.15	NONE	PRIMARY STRUCTURE DECK WITH SIDE SETBACK	
LOT 2, BLOCK 1	2.34	2,636 (0.06)	PRIMARY STRUCTURE LEAN-TO WITH SIDE SETBACK	
LOT 3, BLOCK 1	1.32	30,639 (0.47)	PRIMARY STRUCTURE WITH SIDE SETBACK	PROPANE TANK WITH SIDE SETBACK
LOT 4, BLOCK 1	1.11	NONE	PRIMARY STRUCTURE WITH SIDE SETBACK, GARAGE WITH FRONT SETBACK, BOAT HOUSE WITH SIDE SETBACK	RV CAR PORT WITH FRONT SETBACK
LOT 5, BLOCK 1	1.62	4,568 (0.10)		
LOT 6, BLOCK 1	0.70	4,568 (0.10)	SHED WITH SIDE SETBACK	WOOD SHED WITH SIDE SETBACK
LOT 7, BLOCK 1	0.83	NONE	ACCESSORY STRUCTURE WITH FRONT SETBACK	
LOT 8, BLOCK 1	1.31	2,306 (0.05)	PRIMARY AND ACCESSORY STRUCTURE WITH FRONT SETBACK	
LOT 9, BLOCK 2	1.70	34,419 (0.50)		
LOT 2, BLOCK 2	3.09	63,642 (1.46)	ACCESSORY STRUCTURE 5.13' TO SIDE SETBACK	
LOT 3, BLOCK 2	3.41	79,777 (1.83)		
LOT 4, BLOCK 2	3.08	61,776 (1.45)	ACCESSORY STRUCTURE WITH SIDE SETBACK, PRIMARY STRUCTURE 6.8' TO SIDE SETBACK	
LOT 5, BLOCK 2	3.72	96,094 (2.21)		
LOT 6, BLOCK 2	2.86	45,397 (0.89)	SECONDARY STRUCTURE 1.86 FEET FROM SIDE SETBACK	
LOT 7, BLOCK 2	2.46	30,647 (0.70)		
LOT 8, BLOCK 2	2.08	36,734 (0.84)	SECONDARY STRUCTURE 1.37 TO SIDE SETBACK	
LOT 9, BLOCK 2	2.09	50,921 (1.17)		
LOT 10, BLOCK 2	1.88	34,300 (0.79)		
LOT 11, BLOCK 2	1.12	5,214 (0.12)		
LOT 1, BLOCK 3	6.55	245,865 (5.65)		
LOT 2, BLOCK 3	11.09	451,049 (10.35)		
LOT 3, BLOCK 3	3.72	69,496 (1.60)	PRIMARY STRUCTURE 2.51 FROM SIDE SETBACK	
LOT 4, BLOCK 3	4.53	94,344 (2.17)	PRIMARY STRUCTURE 6.63 FROM SIDE SETBACK	PROPANE TANK WITH SIDE SETBACK
LOT 5, BLOCK 3	3.59	37,721 (0.87)		
LOT 6, BLOCK 3	5.61	134,833 (3.10)		
LOT 7, BLOCK 3	3.87	50,609 (1.16)	ACCESSORY STRUCTURE WITH SIDE SETBACK	
LOT 8, BLOCK 3	3.83	29,930 (0.69)		
LOT 9, BLOCK 3	13.04	272,977 (6.27)		
LOT 10, BLOCK 3	2.64	NONE		
LOT 11, BLOCK 3	5.44	155,094 (3.59)		
LOT 12, BLOCK 3	6.3	187,645 (4.31)	ACCESSORY STRUCTURE WITH FRONT AND SIDE SETBACK	
LOT 13, BLOCK 3	5.16	55,680 (1.28)		
LOT 14, BLOCK 3	4.45	24,922 (0.57)		
LOT 15, BLOCK 3	14	416,166 (9.55)		
LOT 16, BLOCK 3	7.21	163,569 (3.76)		
LOT 17, BLOCK 3	5.8	123,969 (2.84)		
LOT 18, BLOCK 3	4.79	85,012 (1.95)		
LOT 19, BLOCK 3	4.7	52,362 (1.21)		
LOT 20, BLOCK 3	4.12	128,831 (2.96)		
LOT 21, BLOCK 3	4.62	137,250 (3.15)	PRIMARY STRUCTURE 3.06 FROM SIDE SETBACK	WOOD SHED WITH SIDE SETBACK
LOT 22, BLOCK 3	4.86	48,277 (1.11)		
LOT 23, BLOCK 3	5.2	61,517 (1.41)		
LOT 24, BLOCK 3	8.02	81,190 (1.86)		
LOT 1, BLOCK 4	4.62	130,281 (2.99)	PRIMARY STRUCTURE WITH FRONT SETBACK	
LOT 2, BLOCK 4	1.99	60,529 (1.39)		
LOT 3, BLOCK 4	1.96	14,108 (0.32)	PRIMARY STRUCTURE WITH FRONT SETBACK	
LOT 4, BLOCK 4	1.66	4,588 (0.11)	ACCESSORY STRUCTURE WITH SIDE SETBACK	
LOT 1, BLOCK 5	0.44	NONE		
LOT 2, BLOCK 5	1.37	23,630 (0.54)		
LOT 3, BLOCK 5	1	877 (0.02)	2 SHEDS ON PROPERTY LINE	
LOT 4, BLOCK 5	2.17	52,703 (1.21)	ACCESSORY STRUCTURES APPEAR TO BE OVER PROPERTY LINE, CAR PORT WITH FRONT SETBACK	
LOT 5, BLOCK 5	1.19	14,503 (0.33)	ACCESSORY STRUCTURE WITH FRONT SETBACK	
LOT 6, BLOCK 5	1.83	24,031 (0.55)	PRIMARY AND ACCESSORY STRUCTURE WITH FRONT SETBACK	
LOT 7, BLOCK 5	1.3	0	PRIMARY AND ACCESSORY STRUCTURES WITH FRONT SETBACK, SHED APPEARS TO BE OVER PROPERTY LINE	
LOT 8, BLOCK 5	1.67	19,584 (0.45)	PRIMARY AND ACCESSORY STRUCTURE WITH FRONT SETBACK, ACCESSORY STRUCTURE 2.82 FT FROM SIDE SETBACK	
LOT 9, BLOCK 5	1.02	NONE	ACCESSORY STRUCTURE 5.57 FT FROM SIDE SETBACK	
LOT 10, BLOCK 5	0.62	NONE	ACCESSORY STRUCTURE WITH FRONT SETBACK	
LOT 11, BLOCK 5	0.72	NONE		SHED APPEARS TO BE OVER PROPERTY LINE
LOT 12, BLOCK 5	1.54	NONE	ACCESSORY STRUCTURE WITH FRONT AND SIDE SETBACK	
LOT 13, BLOCK 5	1.01	NONE	PRIMARY STRUCTURE WITH FRONT SETBACK, SHED WITH SIDE SETBACK	PROPANE TANK WITH SIDE SETBACK
LOT 14, BLOCK 5	1.02	5,770 (0.13)	ACCESSORY STRUCTURE OVER FRONT/EASEMENT SETBACK	
LOT 15, BLOCK 5	1.03	22,852 (0.52)		
LOT 1, BLOCK 6	1.21	NONE		
LOT 2, BLOCK 6	1.42	NONE	ACCESSORY STRUCTURE WITH FRONT SETBACK	

SECTION BREAKDOWN

SECTION 26, 27, 33, 34, & 35,
T53N, R14W
1" = 1000'



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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.
 - 2.3. Waterline - The intersection of the contiguous reservoir water surface and the upland.
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 or within Outlot B, 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 EASEMENT	---
LOT LINE	---
BLOCK LINE	---
PLAT BOUNDARY	---
SECTION LINE	---
SECTION SUBDIVISION LINE	---
FOUND MONUMENT	●
SET MONUMENT	○
WETLAND	<div style="border: 1px solid black; padding: 2px; display: inline-block;"> WET WET </div>

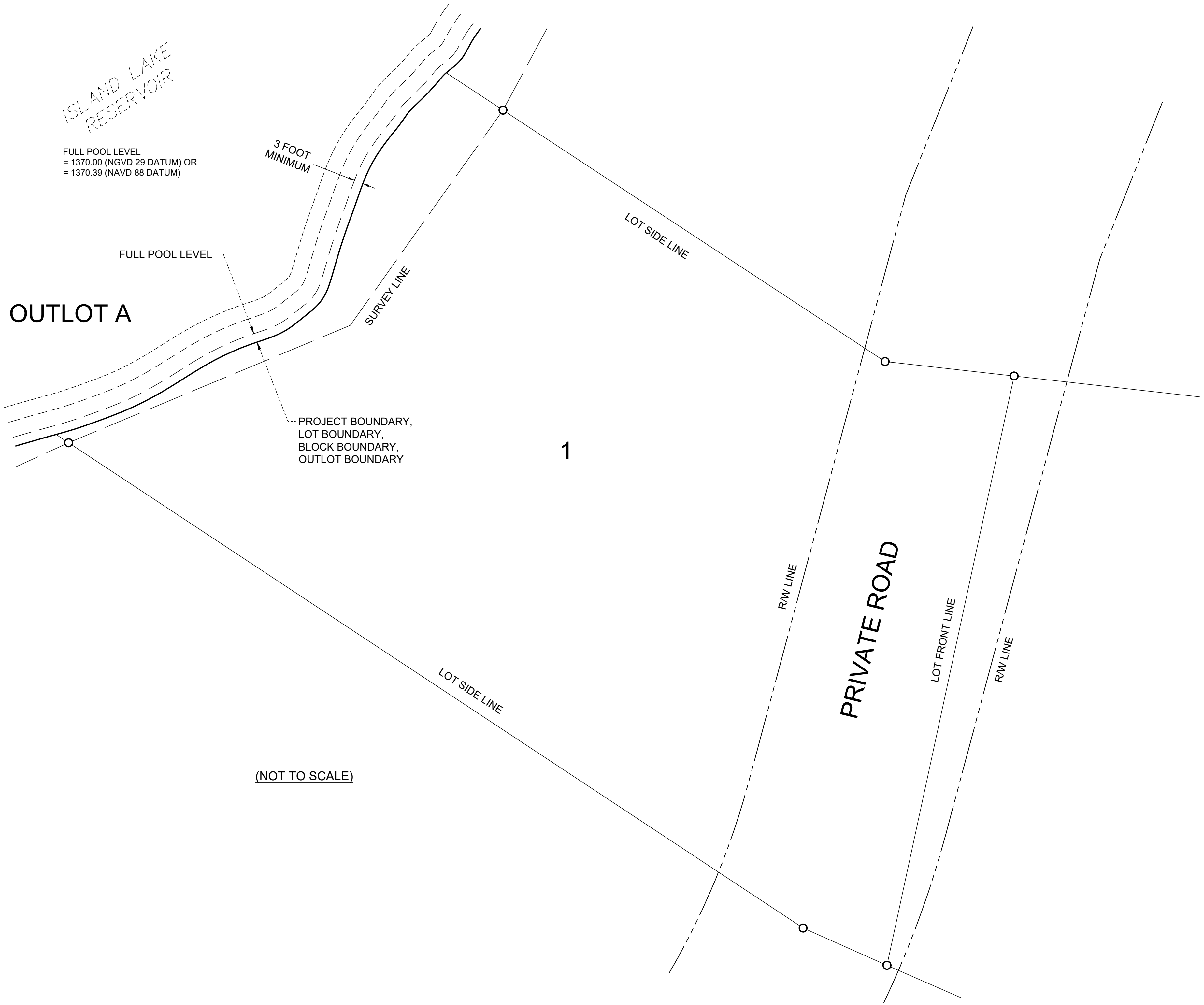
THE PROJECT BENCHMARK (ALUMINUM CAPPED MONUMENT IN SLEEVE) IS LOCATED SOUTHERLY OF ISLAND LAKE DAM, WITHIN GOVERNMENT LOT 5, SECTION 15, TOWNSHIP 52 NORTH, RANGE 15 WEST, AND IS DEPICTED ON THE LOCATION MAP.

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)

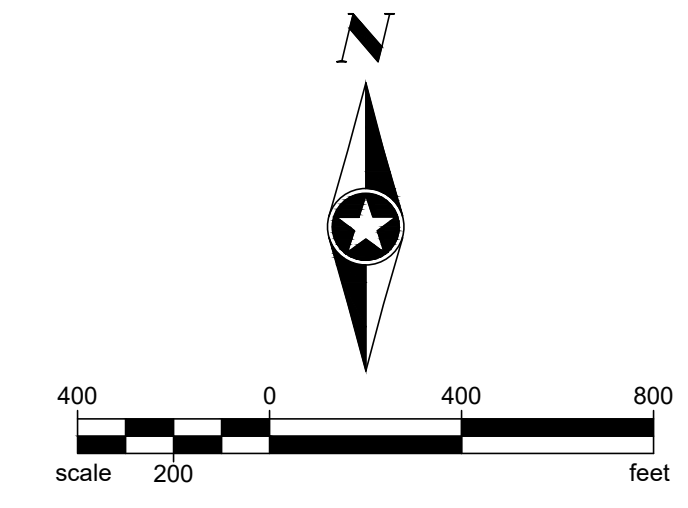


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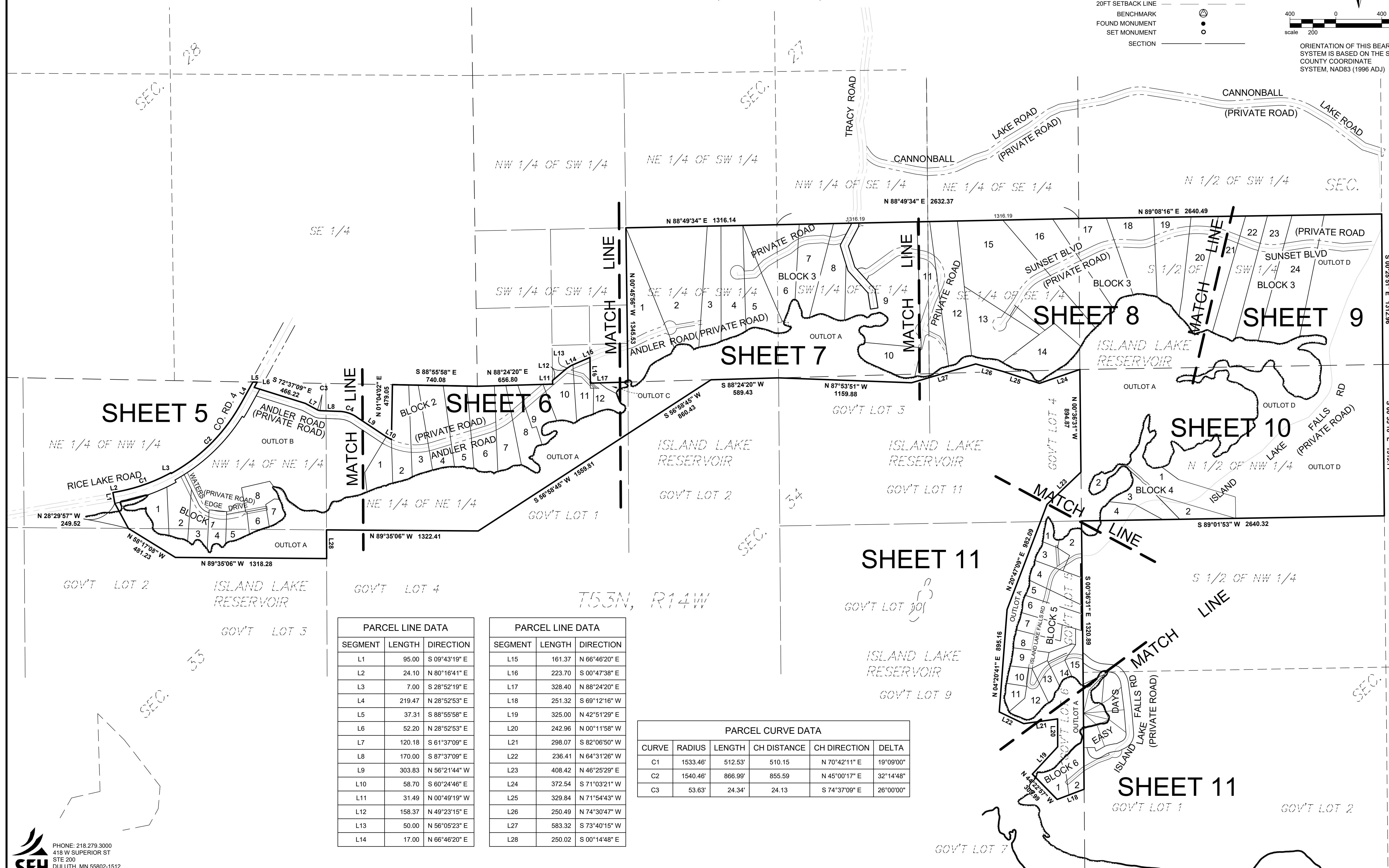
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- 10FT SETBACK LINE
- 20FT SETBACK LINE
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ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE ST. LOUIS COUNTY COORDINATE SYSTEM, NAD83 (1996 ADJ)

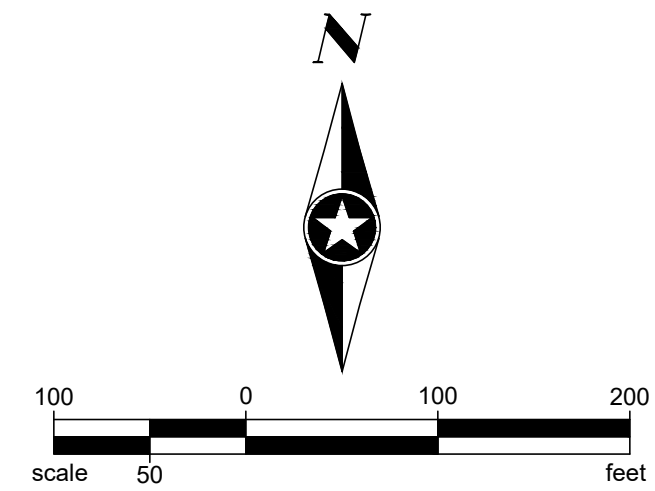


PARCEL LINE DATA		
SEGMENT	LENGTH	DIRECTION
L1	95.00	S 09°43'19" E
L2	24.10	N 80°16'41" E
L3	7.00	S 28°52'19" E
L4	219.47	N 28°52'53" E
L5	37.31	S 88°55'58" E
L6	52.20	N 28°52'53" E
L7	120.18	S 61°37'09" E
L8	170.00	S 87°37'09" E
L9	303.83	N 56°21'44" W
L10	58.70	S 60°24'46" E
L11	31.49	N 00°49'19" W
L12	158.37	N 49°23'15" E
L13	50.00	N 56°05'23" E
L14	17.00	N 66°46'20" E

PARCEL LINE DATA		
SEGMENT	LENGTH	DIRECTION
L15	161.37	N 66°46'20" E
L16	223.70	S 00°47'38" E
L17	328.40	N 88°24'20" E
L18	251.32	S 69°12'16" W
L19	325.00	N 42°51'29" E
L20	242.96	N 00°11'58" W
L21	298.07	S 82°06'50" W
L22	236.41	N 64°31'26" W
L23	408.42	N 46°25'29" E
L24	372.54	S 71°03'21" W
L25	329.84	N 71°54'43" W
L26	250.49	N 74°30'47" W
L27	583.32	S 73°40'15" W
L28	250.02	S 00°14'48" E

PARCEL CURVE DATA					
CURVE	RADIUS	LENGTH	CH DISTANCE	CH DIRECTION	DELTA
C1	1533.46'	512.53'	510.15	N 70°42'11" E	19°09'00"
C2	1540.46'	866.99'	855.59	N 45°00'17" E	32°14'48"
C3	53.63'	24.34'	24.13	S 74°37'09" E	26°00'00"

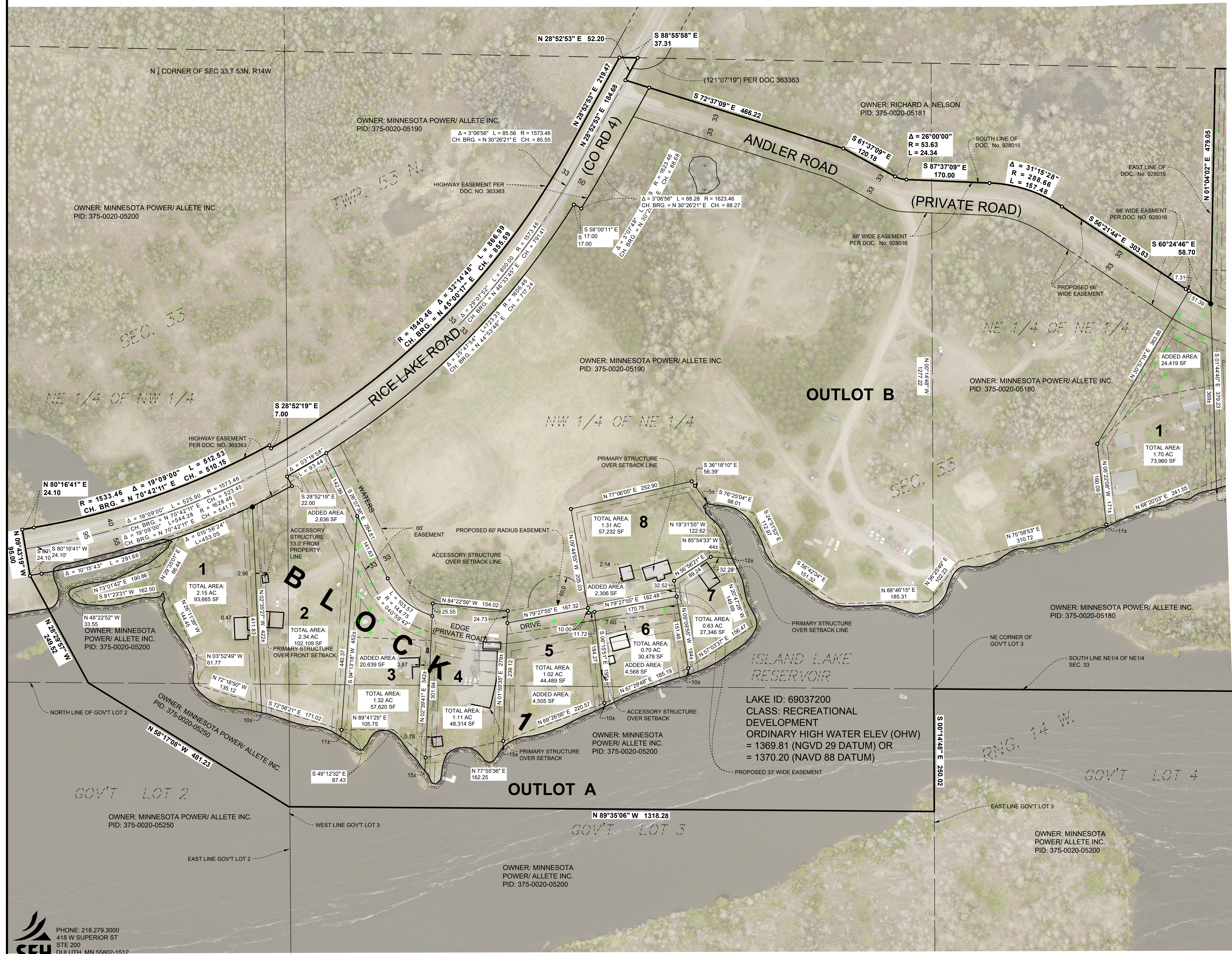
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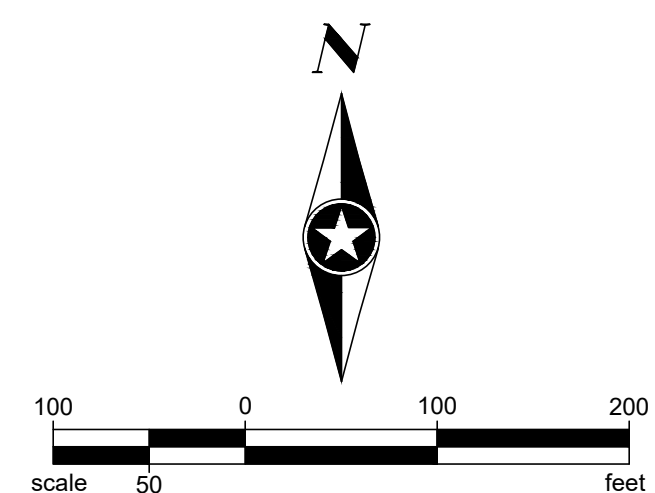
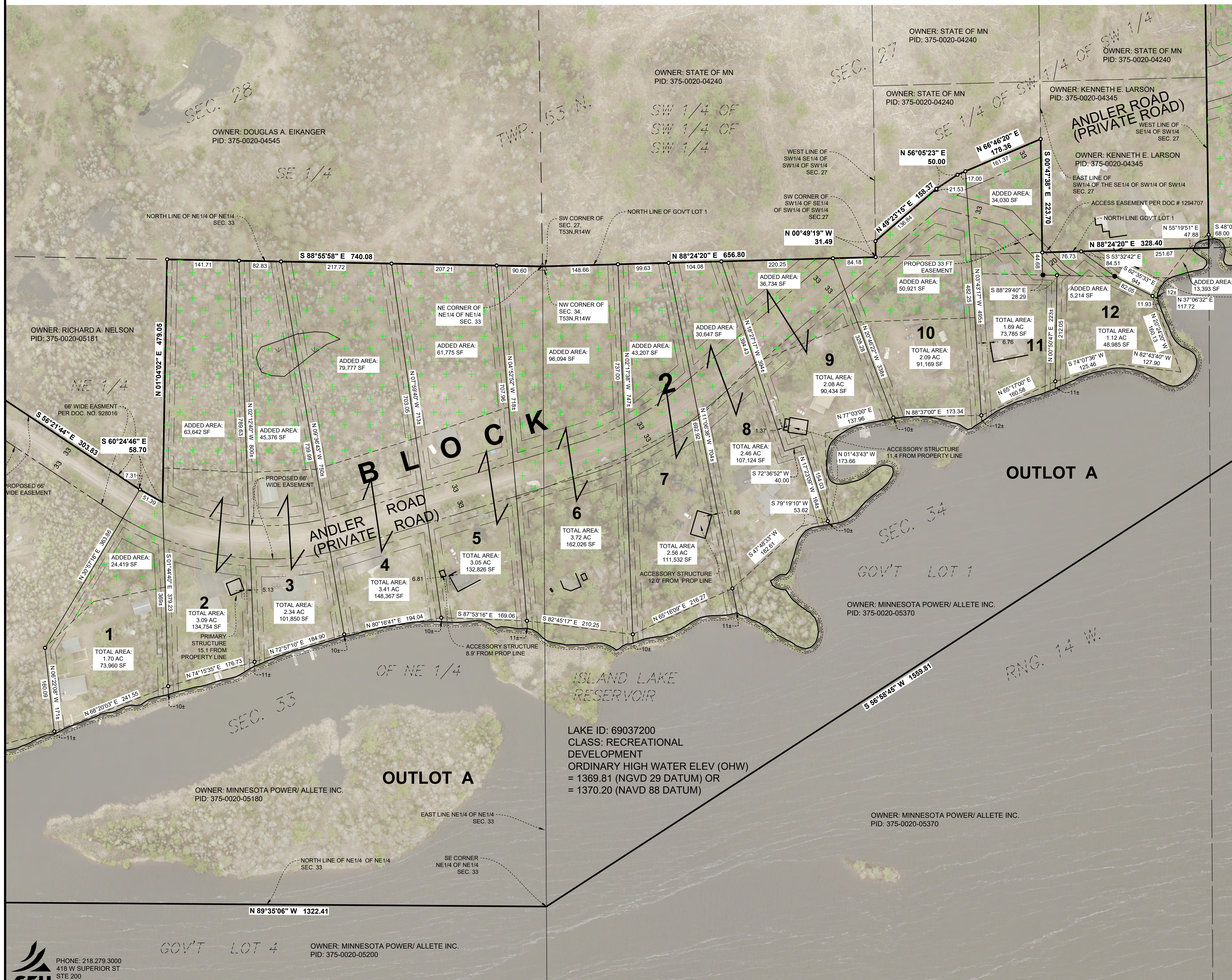
ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE ST. LOUIS COUNTY COORDINATE SYSTEM, NAD83 (1996 ADJ)

LEGEND

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- DRAINAGE AND UTILITY EASEMENT
- LOT LINE
- BLOCK LINE
- PLAT BOUNDARY
- 10FT SETBACK LINE
- 20FT SETBACK LINE
- BENCHMARK
- FOUND MONUMENT
- SET MONUMENT
- SECTION
- AREA ADDED TO EXISTING LEASE AREA
- WETLAND



PRELIMINARY PLAT OF HIDDEN FALLS AT ISLAND LAKE



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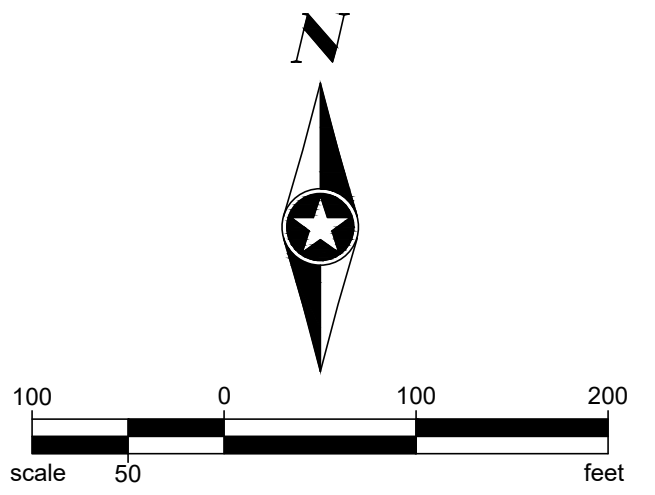
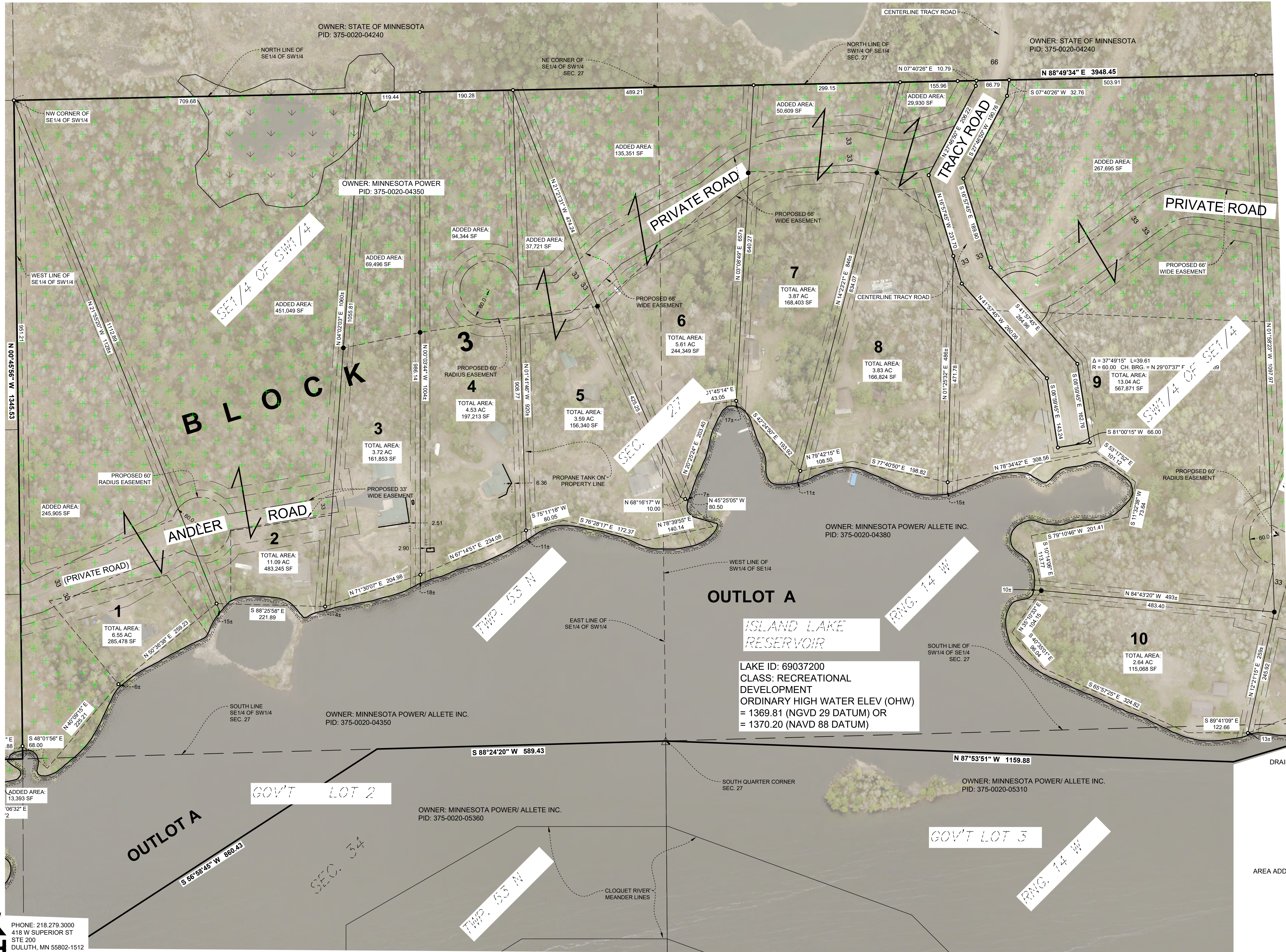
OUTLOT C

OUTLOT A

OUTLOT A

LAKE ID: 69037200
 CLASS: RECREATIONAL DEVELOPMENT
 ORDINARY HIGH WATER ELEV (OHW)
 = 1369.81 (NGVD 29 DATUM) OR
 = 1370.20 (NAVD 88 DATUM)

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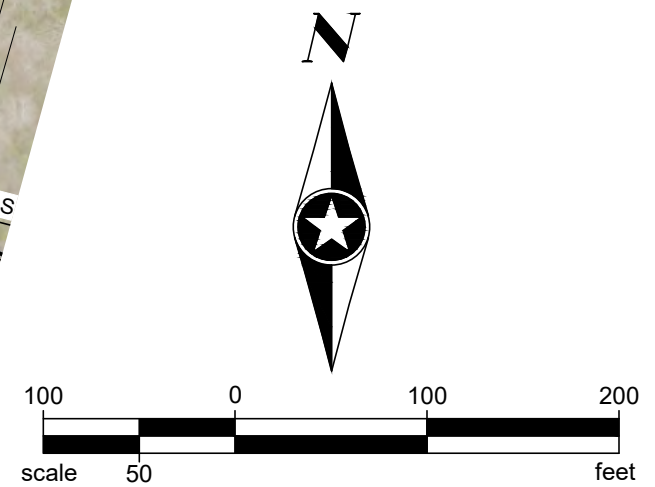
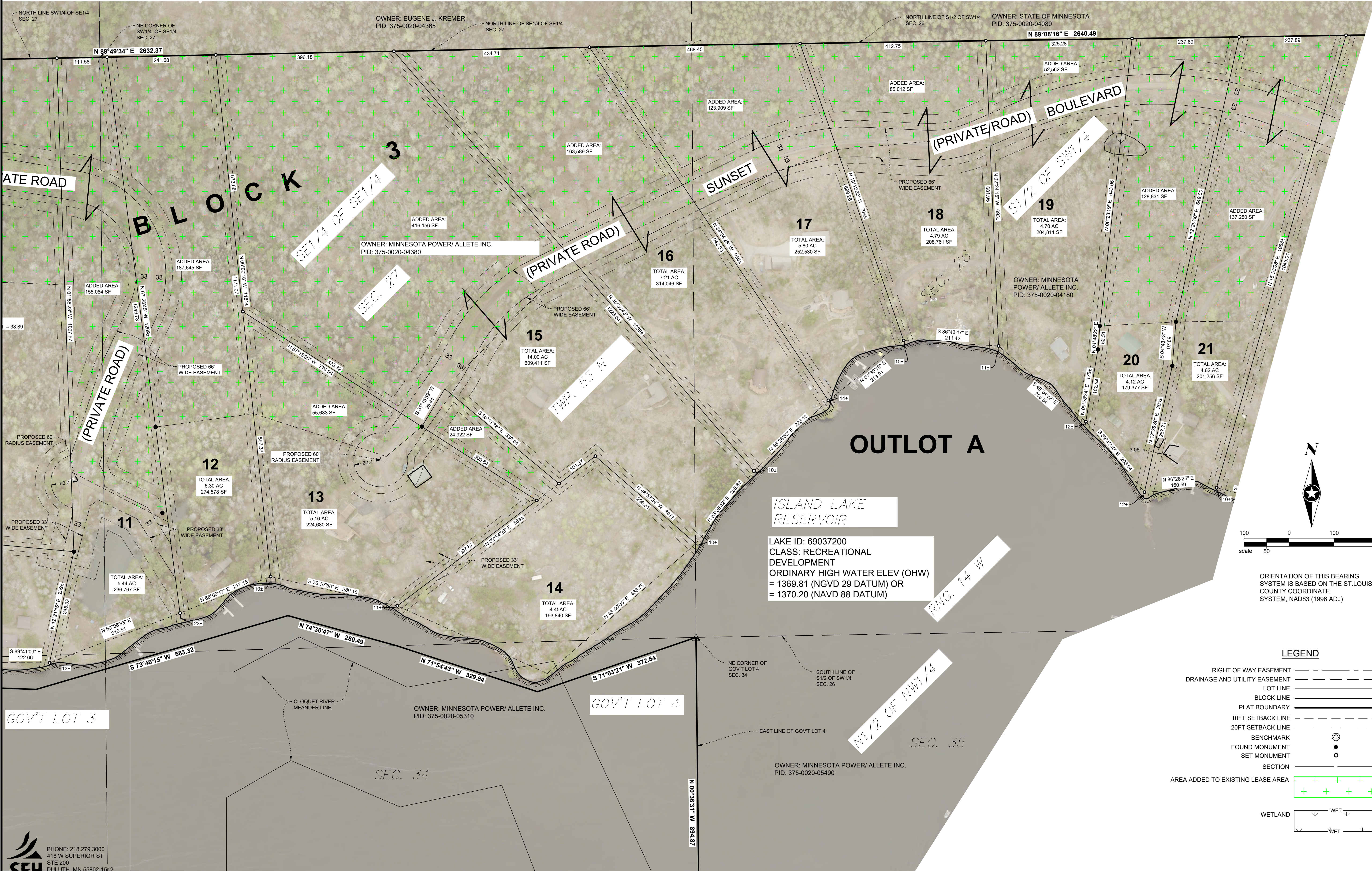


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BLOCK LINE	---
PLAT BOUNDARY	---
10FT SETBACK LINE	---
20FT SETBACK LINE	---
BENCHMARK	⊙
FOUND MONUMENT	●
SET MONUMENT	○
SECTION	---
AREA ADDED TO EXISTING LEASE AREA	++++
WETLAND	WET

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

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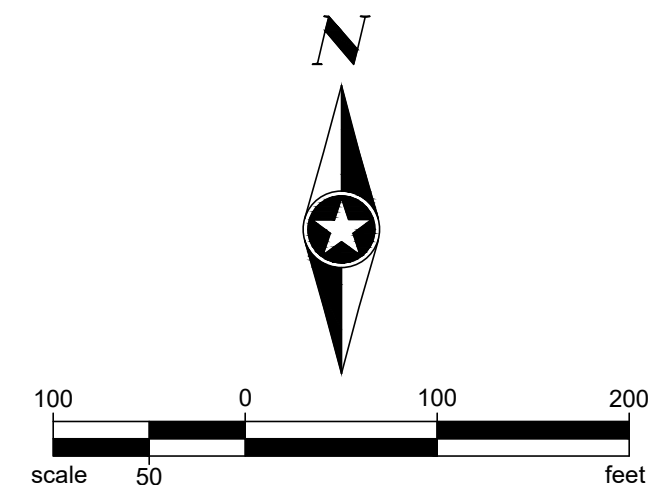


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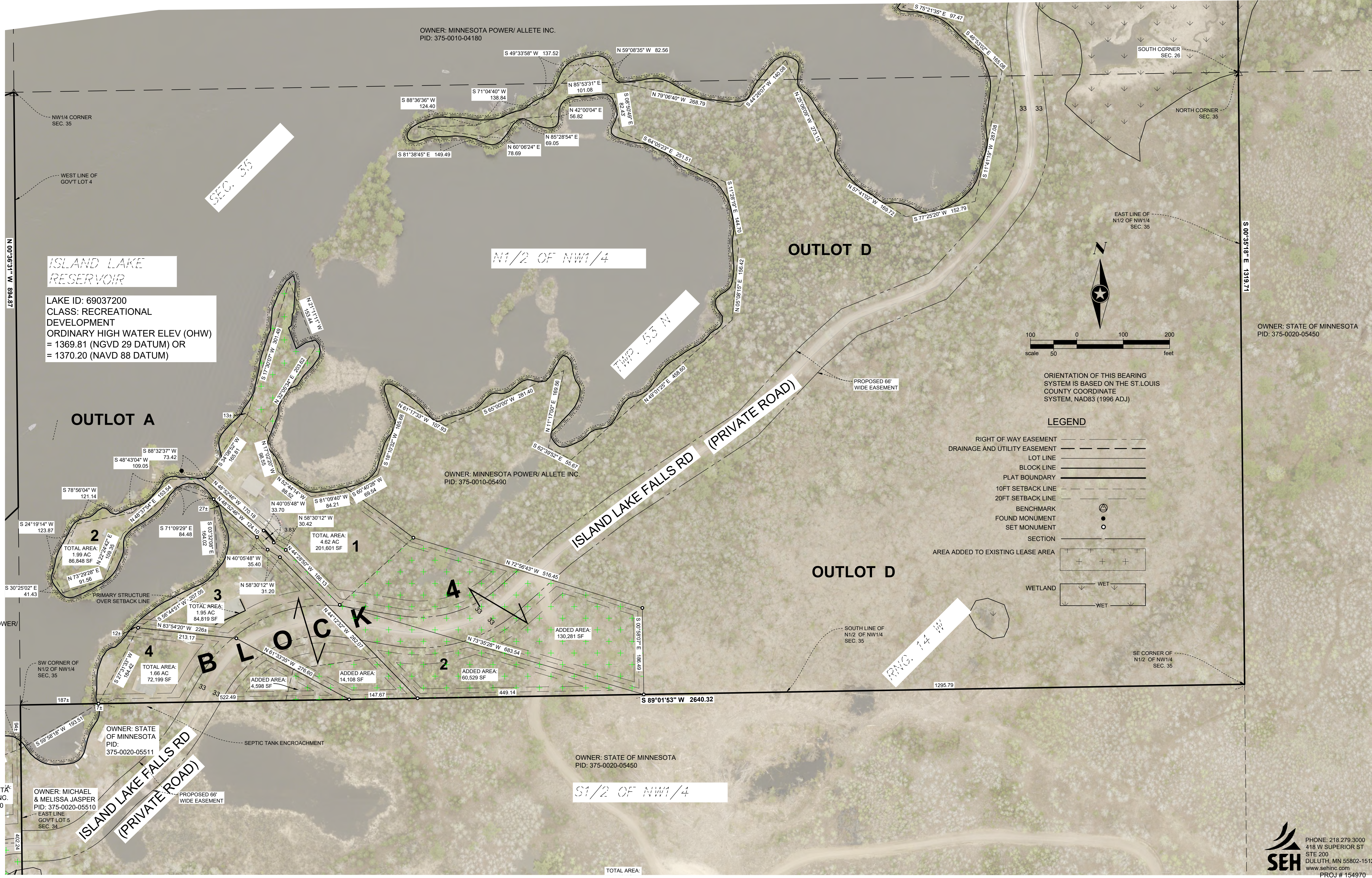
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SET MONUMENT	○
SECTION	---
AREA ADDED TO EXISTING LEASE AREA	+ + +
WETLAND	WET

ISLAND LAKE RESERVOIR
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 ORDINARY HIGH WATER ELEV (OHW)
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**ISLAND LAKE
RESERVOIR**

LAKE ID: 69037200
 CLASS: RECREATIONAL
 DEVELOPMENT
 ORDINARY HIGH WATER ELEV (OHW)
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 = 1370.20 (NAVD 88 DATUM)

OUTLOT A

OUTLOT D

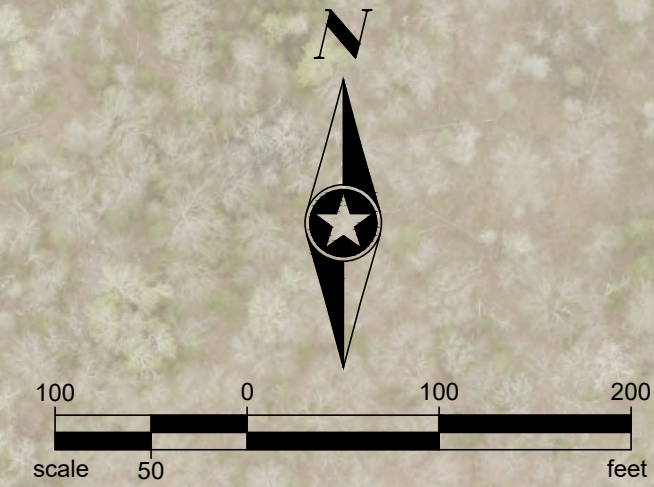
OUTLOT D

**B
L
O
C
K
K**

**ISLAND LAKE FALLS RD
(PRIVATE ROAD)**

**ISLAND LAKE FALLS RD
(PRIVATE ROAD)**

S1/2 OF NW1/4



LEGEND

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OWNER: MINNESOTA POWER/ ALLETE INC.
 PID: 375-0010-05310

OWNER: MINNESOTA POWER/ ALLETE INC.
 PID: 375-0010-04180

OWNER: MINNESOTA POWER/ ALLETE INC.
 PID: 375-0010-05490

OWNER: STATE OF MINNESOTA
 PID: 375-0020-05450

OWNER: MINNESOTA POWER/ ALLETE INC.
 PID: 375-0010-05350

OWNER: MICHAEL & MELISSA JASPER
 PID: 375-0020-05510

OWNER: STATE OF MINNESOTA
 PID: 375-0020-05511

OWNER: STATE OF MINNESOTA
 PID: 375-0020-05450

