

# BLAIS ESTATES

LOCATED IN PARTS OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 55 NORTH, RANGE 15 WEST, AND PARTS OF THE EAST HALF OF SECTION 2, TOWNSHIP 55 NORTH, RANGE 15 WEST, AND PARTS OF THE SOUTHEAST QUARTER OF SECTION 35, 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 located in Saint Louis County, Minnesota, to wit:

Government Lot 4, AND

That part of the West 200 feet of Government Lot 3 lying north of the easterly extension of the south line of said Government Lot 4, AND

That part of Government Lot 5 lying northerly of the following described line:

Commencing at the northeast corner of said Government Lot 5; thence North 89 degrees 44 minutes 34 seconds West, assigned bearing, along the north line of said Government Lot 5, a distance of 367.58 feet to the POINT OF BEGINNING, and the beginning of a non-tangential curve, concave to the southeast, having a radius of 47.00 feet, a central angle of 13 degrees 29 minutes 26 seconds, a chord bearing of South 29 degrees 09 minutes 42 seconds West, and a chord length of 11.04 feet; thence southwesterly along said curve a distance of 11.07 feet; thence South 22 degrees 24 minutes 59 seconds West, along the tangent of the last described curve, a distance of 46.96 feet; thence southwesterly along a tangential curve concave to the northwest, having a radius of 183.00 feet, and a central angle of 36 degrees 45 minutes 56 seconds, a distance of 117.43 feet; thence South 59 degrees 10 minutes 55 seconds West, along the tangent of the last described curve, a distance of 24.00 feet; thence southwesterly and westerly along a tangential curve concave to the north, having a radius of 208.00 feet, and a central angle of 29 degrees 29 minutes 46 seconds, a distance of 107.08 feet; thence South 88 degrees 40 minutes 41 seconds West, along the tangent of the last described curve, a distance of 196.70 feet; thence northwesterly along a tangential curve concave to the northeast, having a radius of 433.00 feet, and a central angle of 23 degrees 20 minutes 45 seconds, a distance of 176.43 feet; thence North 67 degrees 58 minutes 34 seconds West, along the tangent of the last described curve, a distance of 57.97 feet; thence westerly along a tangential curve concave to the south, having a radius of 152.00 feet, and a central angle of 50 degrees 11 minutes 56 seconds, a distance of 133.17 feet; thence South 61 degrees 49 minutes 30 seconds West, along the tangent of the last described curve, a distance of 152.19 feet; thence southwesterly along a tangential curve concave to the northwest, having a radius of 633.00 feet, and a central angle of 05 degrees 28 minutes 53 seconds, a distance of 60.56 feet to the west line of said Government Lot 5 and there terminating;

All in Section 1, Township 55 North, Range 15 West of the Fourth Principal Meridian, Saint Louis County, Minnesota, according to the US Government survey thereof;

AND

Government Lot 1, AND

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

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

The North 465 feet of Government Lot 6, AND

That part of Government Lot 5 lying northerly of the following described line:

Commencing at the northwest corner of said Government Lot 5; thence North 88 degrees 30 minutes 12 seconds East, assigned bearing, along the north line of said Government Lot 5, a distance of 1338.89 feet to the northeast corner of said Government Lot 5 and the POINT OF BEGINNING; thence South 42 degrees 15 minutes 08 seconds West a distance of 643.71 feet to the south line of the North 465 feet of said Government Lot 5; thence South 88 degrees 30 minutes 12 seconds West a distance of 920.44 feet to the west line of said Government Lot 5 and there terminating;

All in Section 2, Township 55 North, Range 15 West of the Fourth Principal Meridian, Saint Louis County, Minnesota, according to the US Government survey thereof;

AND

The Southeast Quarter of the Southeast Quarter (SE 1/4 of SE 1/4), Section 35, Township 56 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 in all of the above described lands.

Has caused the same to be surveyed and platted as BLAIS ESTATES 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 19 day of November, 2024.

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 19 day of November, 2024 A.D. by Julie Padilla, Vice President, Chief Legal Officer and Corporate Secretary of ALLETE, Inc., a Minnesota corporation.

Chris A. Larsen  
Notary Public  
St. Louis County, Minnesota  
My Commission Expires January 31, 2027.

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 505.01, 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 18<sup>th</sup> day of November, 2024.

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 18<sup>th</sup> day of November, 2024 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 21<sup>st</sup> day of November, 2024.

Nick C. Stewart  
County Surveyor Deputy

SAINT LOUIS COUNTY BOARD OF COMMISSIONERS

We do hereby certify that on the 3<sup>rd</sup> day of December, 2024, the Board of Commissioners of Saint Louis County, Minnesota has approved this plat of BLAIS ESTATES.

Paul Pen  
Chair Attest

SAINT LOUIS COUNTY AUDITOR

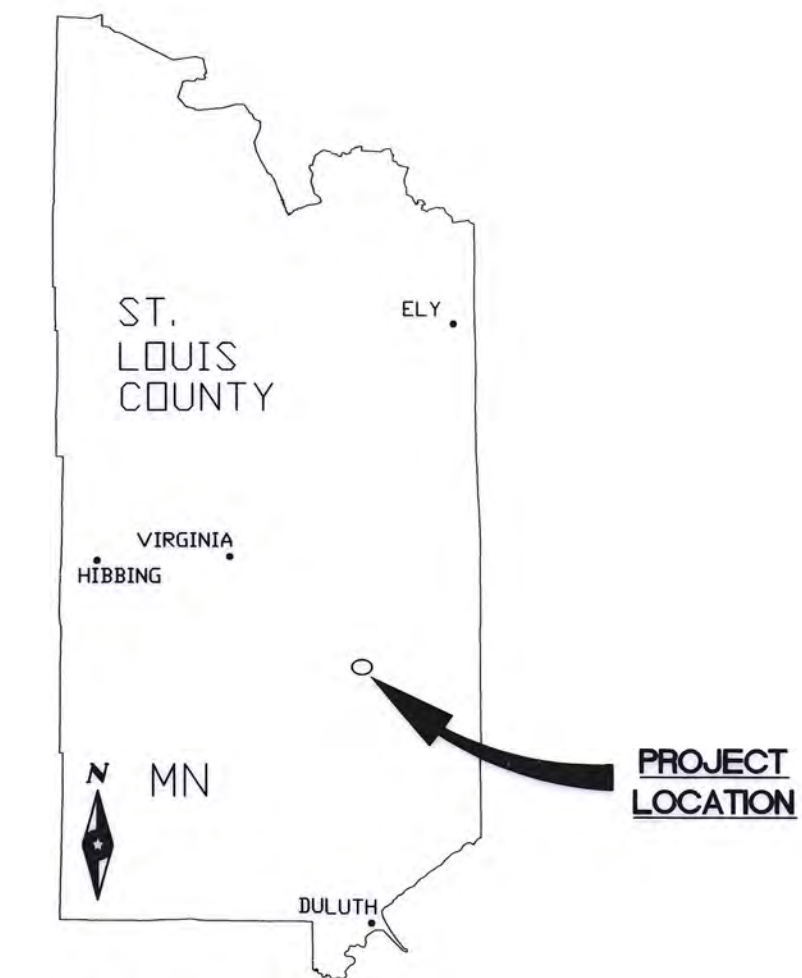
Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, and to Minnesota Statutes, Section 272.12, taxes payable in the year 2024 on the land hereinbefore described have been paid; there are no delinquent taxes and transfer entered this 9<sup>th</sup> day of December, 2024.

Nancy Nilsen  
County Auditor Deputy

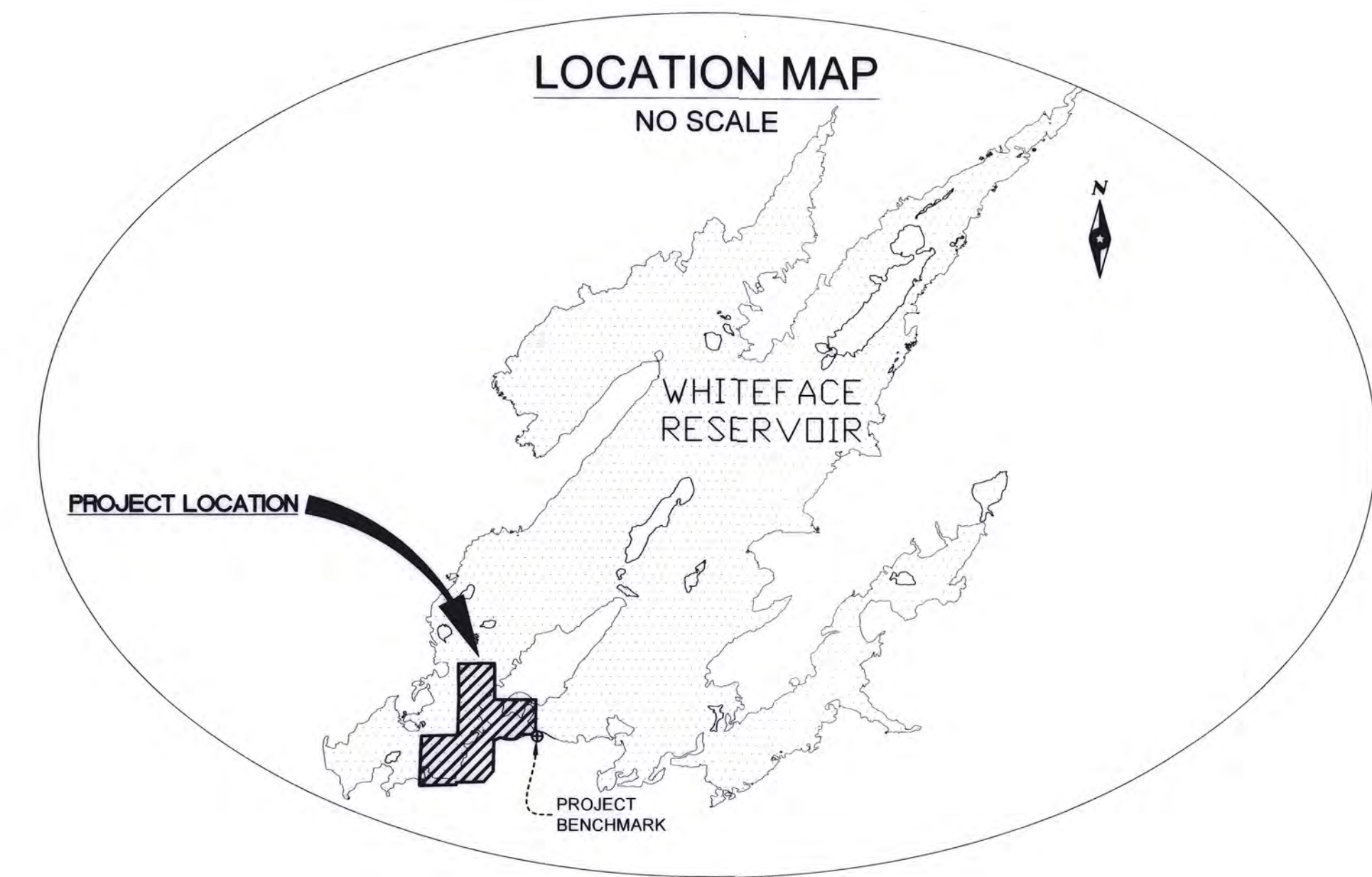
SAINT LOUIS COUNTY RECORDER

I hereby certify that this plat of BLAIS ESTATES was filed in this office of the Recorder for public record on this 9<sup>th</sup> day of December, 2024, at 1:52 o'clock P. M., as Document No. 1500770.

Wendy Levitt  
County Recorder Deputy



VICINITY MAP  
NO SCALE



LOCATION MAP  
NO SCALE

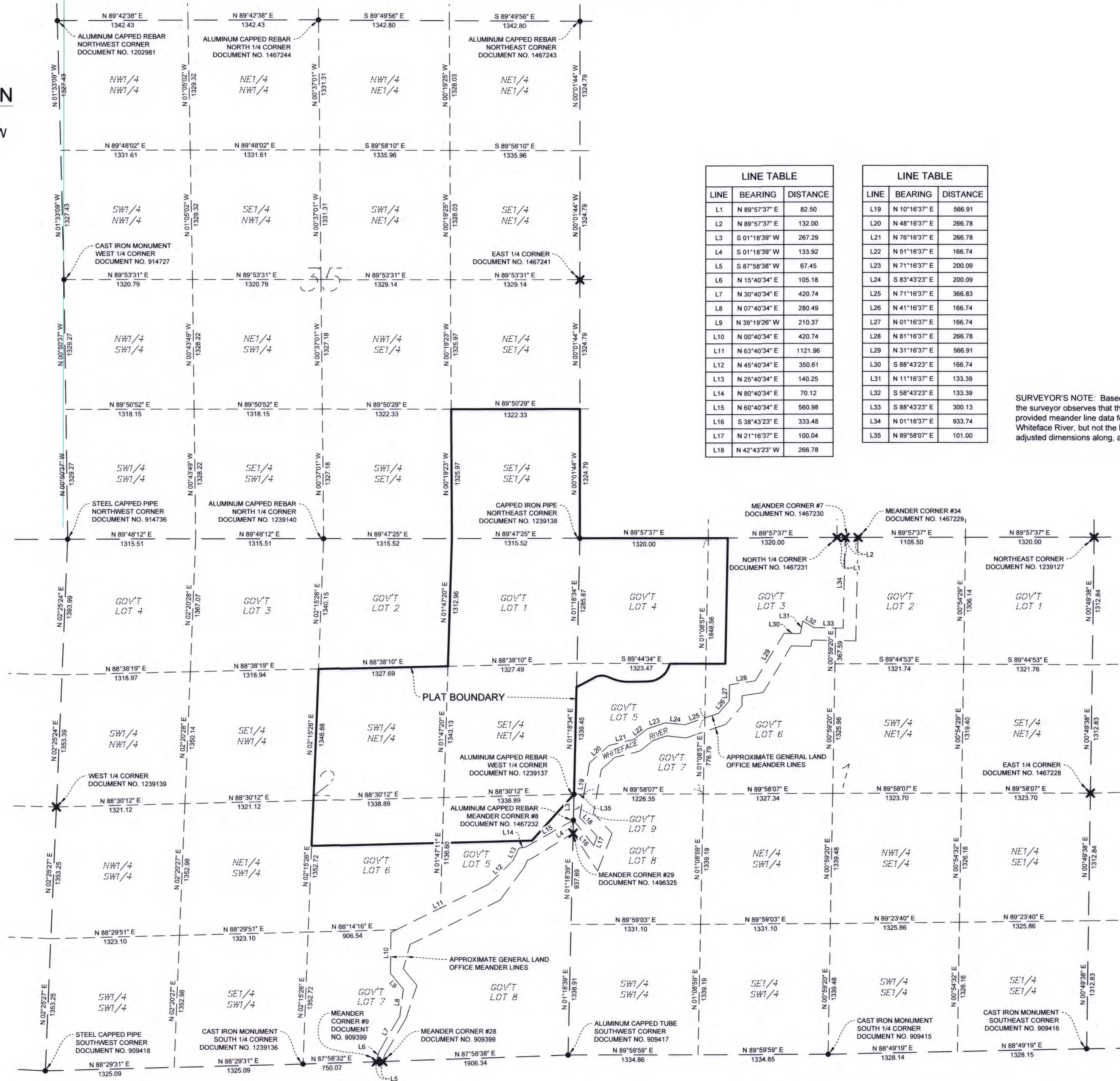


# BLAIS ESTATES

LOCATED IN PARTS OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 55 NORTH, RANGE 15 WEST, AND PARTS OF THE EAST HALF OF SECTION 2, TOWNSHIP 55 NORTH, RANGE 15 WEST, AND PARTS OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 56 NORTH, RANGE 15 WEST OF THE 4TH PRINCIPAL MERIDIAN, SAINT LOUIS COUNTY, MINNESOTA

## SECTION BREAKDOWN

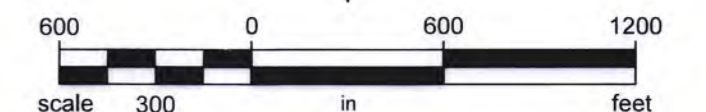
SECTION 35, T56N, R15W AND  
SECTIONS 1 AND 2, T 55 N, R 15 W  
1" = 600'



LINE	BEARING	DISTANCE
L1	N 89°57'37" E	82.50
L2	N 89°57'37" E	132.00
L3	S 01°18'39" W	267.29
L4	S 01°18'39" W	133.92
L5	S 87°58'38" W	67.45
L6	N 15°40'34" E	105.18
L7	N 30°40'34" E	420.74
L8	N 07°40'34" E	280.49
L9	N 39°19'26" W	210.37
L10	N 00°40'34" E	420.74
L11	N 63°40'34" E	1121.96
L12	N 45°40'34" E	350.61
L13	N 25°40'34" E	140.25
L14	N 80°40'34" E	70.12
L15	N 60°40'34" E	560.98
L16	S 38°43'23" E	333.48
L17	N 21°16'37" E	100.04
L18	N 42°43'23" W	266.78

LINE	BEARING	DISTANCE
L19	N 10°16'37" E	566.91
L20	N 48°16'37" E	266.78
L21	N 76°16'37" E	266.78
L22	N 51°16'37" E	166.74
L23	N 71°16'37" E	200.09
L24	S 83°43'23" E	200.09
L25	N 71°16'37" E	366.63
L26	N 41°16'37" E	166.74
L27	N 01°16'37" E	166.74
L28	N 81°16'37" E	266.78
L29	N 31°16'37" E	566.91
L30	S 88°43'23" E	166.74
L31	N 11°16'37" E	133.39
L32	S 58°43'23" E	133.39
L33	S 88°43'23" E	300.13
L34	N 01°16'37" E	933.74
L35	N 89°58'07" E	101.00

SURVEYOR'S NOTE: Based upon available records, the surveyor observes that the General Land Office provided meander line data for the right bank of the Whiteface River, but not the left. Therefore, we indicate adjusted dimensions along, and to, the right bank only.



ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE SLCTM96 COORDINATE SYSTEM, NAD83 (1996 ADJ.) WITH THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 1, T 55 N, R 15 W, MEASURED TO BEAR S 88°49'19" W



# BLAIS ESTATES

LOCATED IN PARTS OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 55 NORTH, RANGE 15 WEST, AND PARTS OF THE EAST HALF OF SECTION 2, TOWNSHIP 55 NORTH, RANGE 15 WEST, AND PARTS OF THE SOUTHEAST QUARTER OF SECTION 35, 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

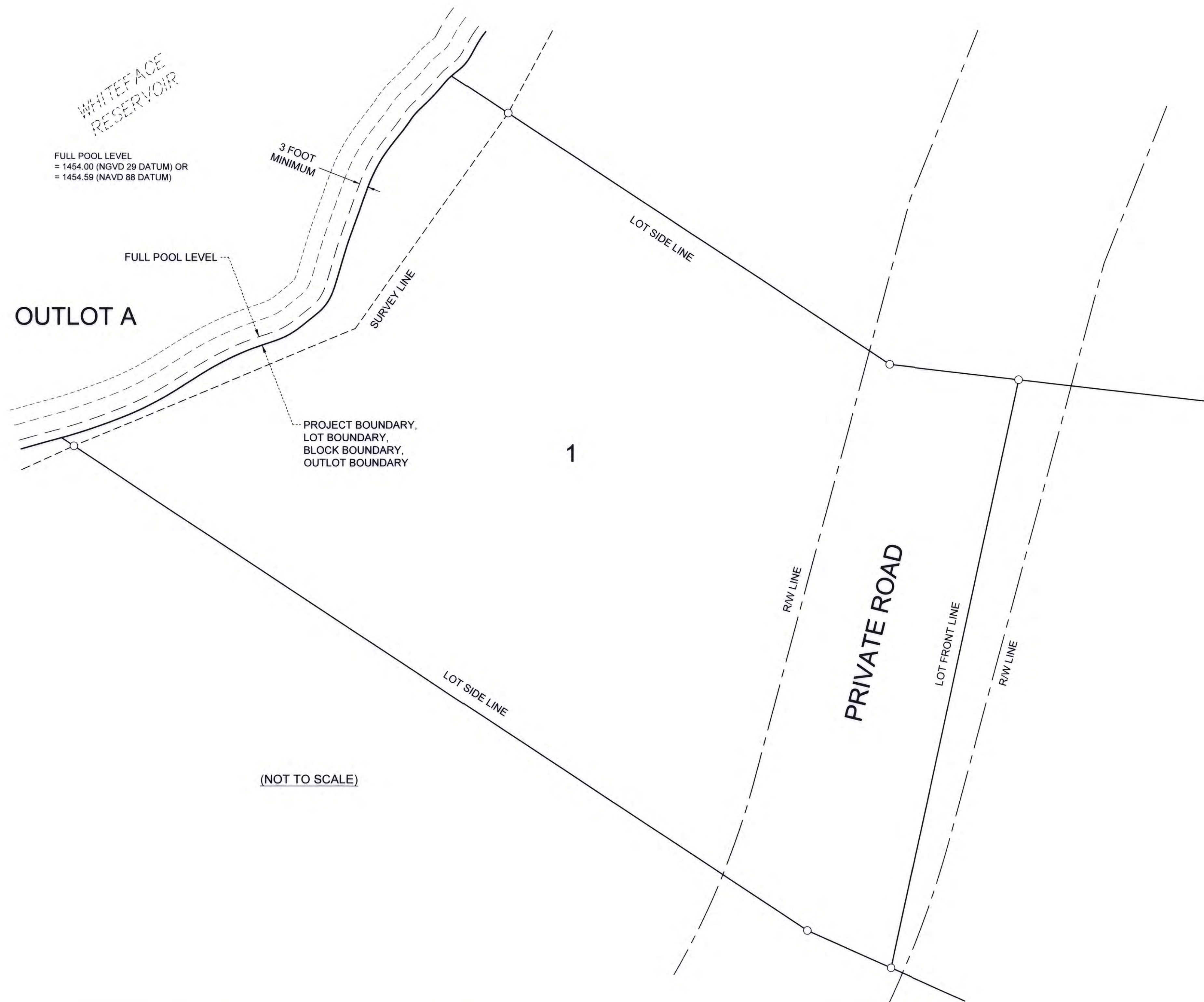
RIGHT OF WAY	---
PRIVATE ROAD EASEMENT	---
UNDERLYING PLAT LINE	---
LOT LINE	---
PROJECT BOUNDARY / BLOCK LINE	---
PLAT BOUNDARY	---
FULL POOL LEVEL	---
SECTION LINE	---
SECTION SUBDIVISION LINE	---
FOUND MONUMENT	●
SET 5/8" PCR - PLS 45848	○
CALCULATED POINT	×
MEASURED	(M)
DEED	(D)
WET LAND	WET

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)

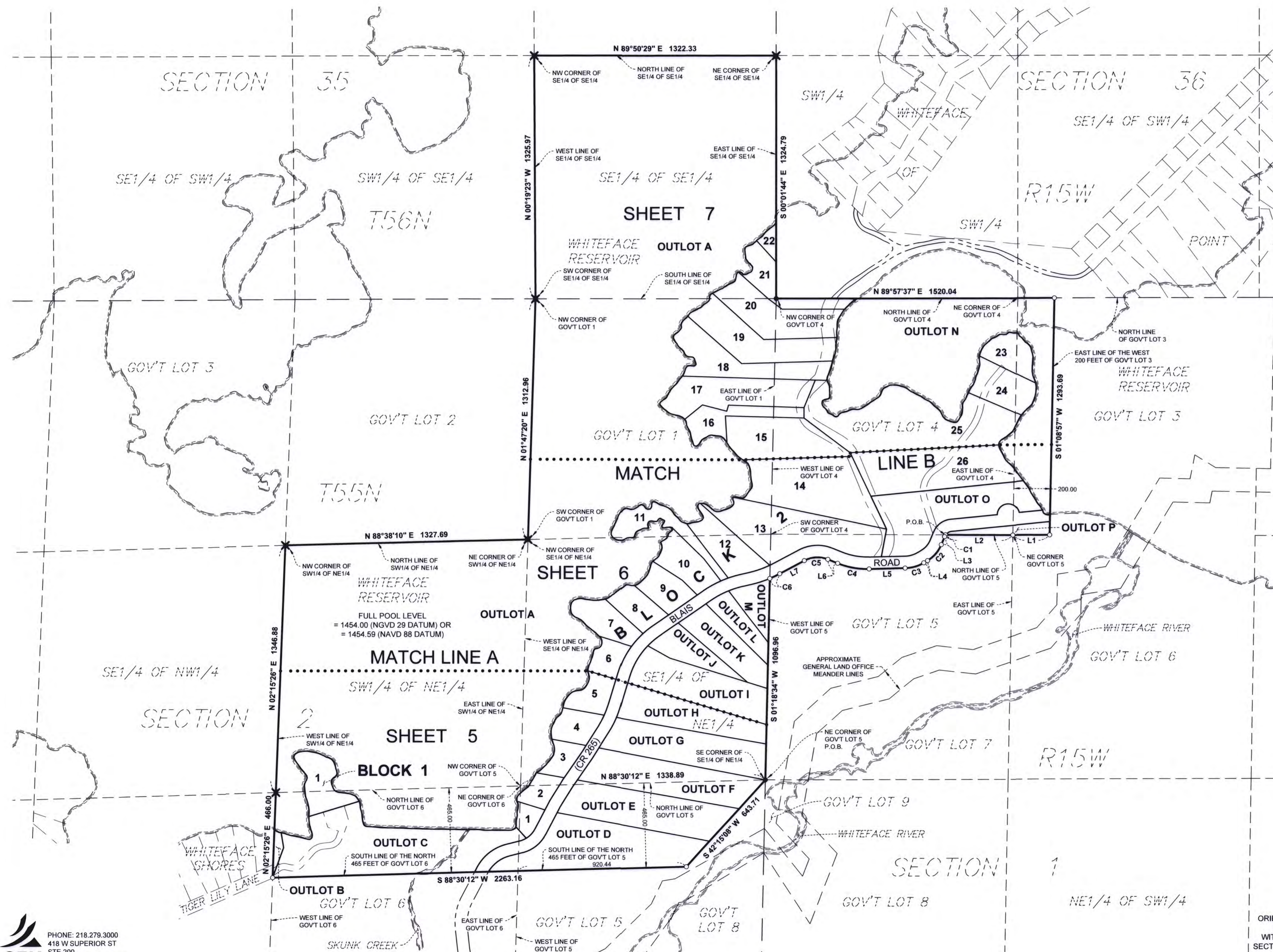
THE HIGHEST RECORDED SURFACE ELEVATION IS 1454.7 (NGVD 29) DATE UNKNOWN (SOURCE: MINNESOTA POWER)





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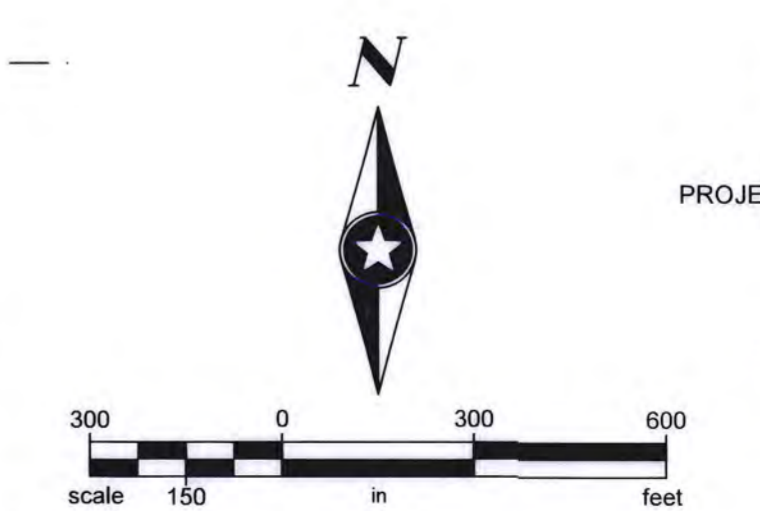


WHITEFACE RESERVOIR  
 FULL POOL LEVEL  
 = 1454.00 (NGVD 29 DATUM) OR  
 = 1454.59 (NAVD 88 DATUM)

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 89°44'34" W	200.03
L2	N 89°44'34" W	367.58
L3	S 22°24'59" W	46.96
L4	S 59°10'55" W	24.00
L5	S 88°40'41" W	196.70
L6	N 67°58'34" W	57.97
L7	S 61°49'30" W	152.19

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CH DIRECTION	CH LENGTH
C1	47.00	013°29'26"	11.07	S 29°09'42" W	11.04
C2	183.00	036°45'56"	117.43	S 40°47'57" W	115.42
C3	208.00	029°29'46"	107.08	S 73°55'48" W	105.90
C4	433.00	023°20'45"	176.43	N 79°38'57" W	175.21
C5	152.00	050°11'56"	133.17	S 86°56'28" W	128.95
C6	633.00	005°28'53"	60.56	S 64°33'57" W	60.54

- 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
  - DEED



ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE  
 SLCTM96 COORDINATE SYSTEM, NAD83 (1996 ADJ)  
 WITH THE SOUTH LINE OF THE SOUTHEAST QUARTER OF  
 SECTION 1, T 55 N, R 15 W, MEASURED TO BEAR S 88°49'19" W

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

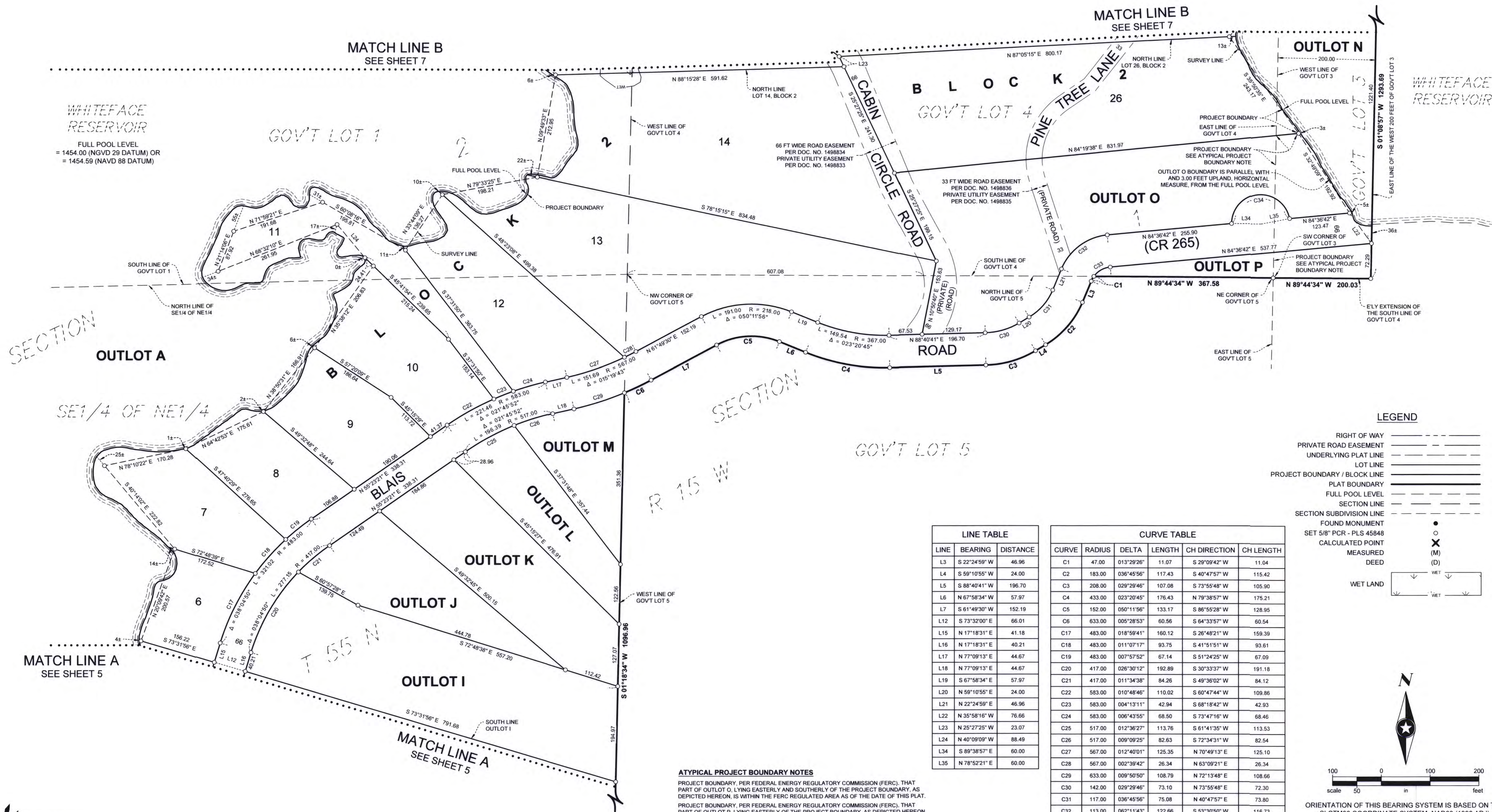






# BLAIS ESTATES

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WHITEFACE RESERVOIR  
 FULL POOL LEVEL  
 = 1454.00 (NGVD 29 DATUM) OR  
 = 1454.59 (NAVD 88 DATUM)

SECTION  
 SE1/4 OF NE1/4

SECTION  
 R 15 W

T 55 N

**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
- DEED
- WET LAND

**LINE TABLE**

LINE	BEARING	DISTANCE
L3	S 22°24'59" W	46.96
L4	S 59°10'55" W	24.00
L5	S 88°40'41" W	196.70
L6	N 67°58'34" W	57.97
L7	S 61°49'30" W	152.19
L12	S 73°32'00" E	66.01
L15	N 17°18'31" E	41.18
L16	N 17°18'31" E	40.21
L17	N 77°09'13" E	44.67
L18	N 77°09'13" E	44.67
L19	S 67°58'34" E	57.97
L20	N 59°10'55" E	24.00
L21	N 22°24'59" E	46.96
L22	N 35°58'16" W	76.66
L23	N 25°27'25" W	23.07
L24	N 40°09'09" W	88.49
L34	S 89°38'57" E	60.00
L35	N 78°52'21" E	60.00

**CURVE TABLE**

CURVE	RADIUS	DELTA	LENGTH	CH DIRECTION	CH LENGTH
C1	47.00	013°29'26"	11.07	S 29°09'42" W	11.04
C2	183.00	036°45'56"	117.43	S 40°47'57" W	115.42
C3	208.00	029°29'46"	107.08	S 73°55'48" W	105.90
C4	433.00	023°20'45"	176.43	N 79°38'57" W	175.21
C5	152.00	050°11'56"	133.17	S 86°55'28" W	128.95
C6	633.00	005°28'53"	60.56	S 64°33'57" W	60.54
C17	483.00	018°59'41"	160.12	S 26°48'21" W	159.39
C18	483.00	011°07'17"	93.75	S 41°51'51" W	93.61
C19	483.00	007°57'52"	67.14	S 51°24'25" W	67.09
C20	417.00	026°30'12"	192.89	S 30°33'37" W	191.18
C21	417.00	011°34'38"	84.26	S 49°36'02" W	84.12
C22	583.00	010°48'46"	110.02	S 60°47'44" W	109.86
C23	583.00	004°13'11"	42.94	S 68°18'42" W	42.93
C24	583.00	006°43'55"	68.50	S 73°47'16" W	68.46
C25	517.00	012°36'27"	113.76	S 61°41'35" W	113.53
C26	517.00	009°09'25"	82.63	S 72°34'31" W	82.54
C27	567.00	012°40'01"	125.35	N 70°49'13" E	125.10
C28	567.00	002°39'42"	26.34	N 63°09'21" E	26.34
C29	633.00	009°50'50"	108.79	N 72°13'48" E	108.66
C30	142.00	029°29'46"	73.10	N 73°55'48" E	72.30
C31	117.00	036°45'56"	75.08	N 40°47'57" E	73.80
C32	113.00	062°11'43"	122.66	S 53°30'50" W	116.73
C33	47.00	048°42'17"	39.95	S 60°15'34" W	38.76
C34	60.00	168°31'18"	176.48	S 84°36'42" W	119.40

**ATYPICAL PROJECT BOUNDARY NOTES**  
 PROJECT BOUNDARY, PER FEDERAL ENERGY REGULATORY COMMISSION (FERC), THAT PART OF OUTLOT O, LYING EASTERLY AND SOUTHERLY OF THE PROJECT BOUNDARY, AS DEPICTED HEREON, IS WITHIN THE FERC REGULATED AREA AS OF THE DATE OF THIS PLAT.  
 PROJECT BOUNDARY, PER FEDERAL ENERGY REGULATORY COMMISSION (FERC), THAT PART OF OUTLOT P, LYING EASTERLY OF THE PROJECT BOUNDARY, AS DEPICTED HEREON, IS WITHIN THE FERC REGULATED AREA AS OF THE DATE OF THIS PLAT.  
 THE PROJECT BOUNDARY IS COINCIDENT WITH THE EAST LINE OF GOV'T LOT 4 AND THE SOUTHERLY LINE OF LOT 26, BLOCK 2 WHERE INDICATED

Scale: 0 50 100 200 feet  
 N  
 ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE SLCTM96 COORDINATE SYSTEM, NAD83 (1996 ADJ.) WITH THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 1, T 55 N, R 15 W, MEASURED TO BEAR S 88°49'19" W

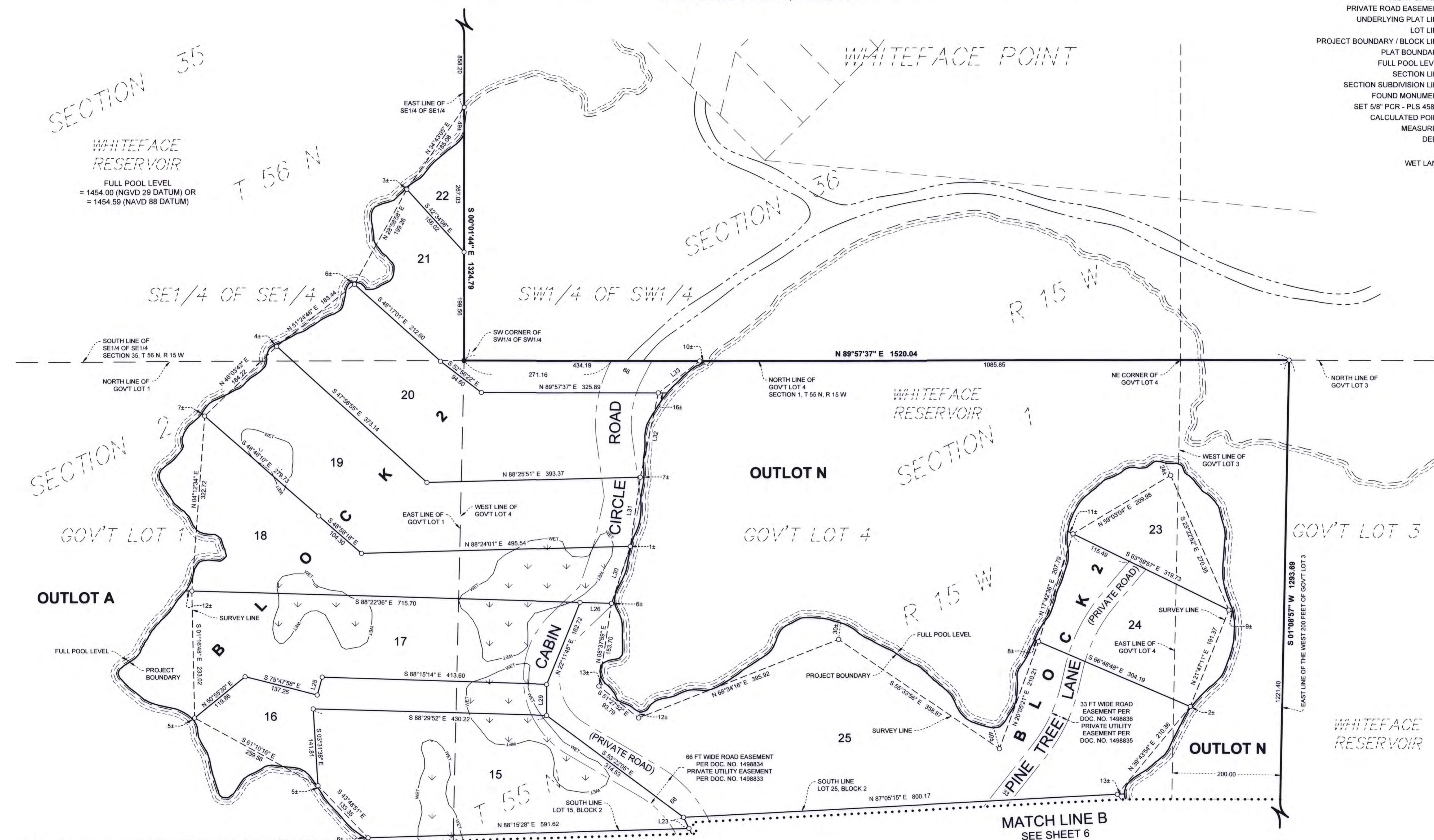


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### LEGEND

- 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 DEED
- WET LAND



WHITEFACE RESERVOIR  
 FULL POOL LEVEL  
 = 1454.00 (NGVD 29 DATUM) OR  
 = 1454.59 (NAVD 88 DATUM)

SECTION 2  
 GOV'T LOT 1

OUTLOT A

OUTLOT N

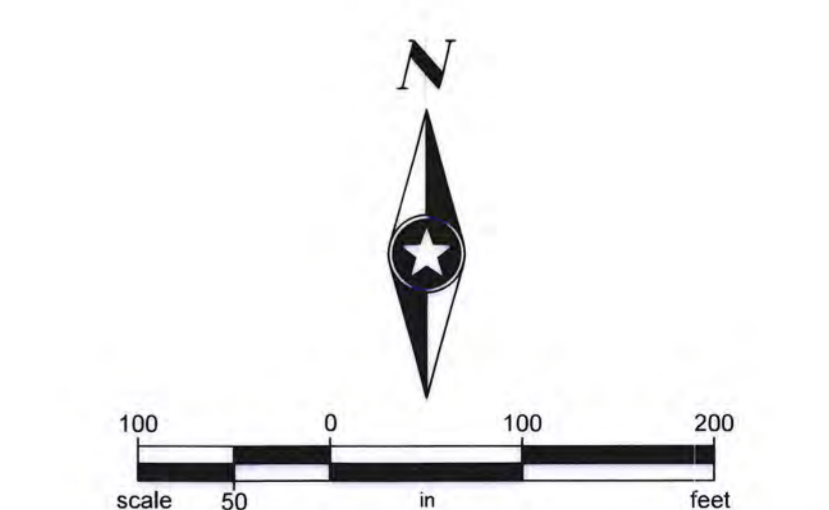
GOV'T LOT 4

GOV'T LOT 3

MATCH LINE B  
 SEE SHEET 6

MATCH LINE B  
 SEE SHEET 6

LINE	BEARING	DISTANCE
L23	N 25°27'25" W	23.07
L25	N 15°43'45" E	34.02
L26	S 88°22'36" E	57.98
L29	S 00°00'00" E	56.92
L30	S 18°20'10" W	110.38
L31	S 08°15'53" W	129.01
L32	S 12°03'15" W	158.81
L33	S 52°34'17" W	96.10



ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE SLCTM96 COORDINATE SYSTEM, NAD83 (1996 ADJ) WITH THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 1, T 55 N, R 15 W, MEASURED TO BEAR S 88°48'19" W



PHONE: 218.279.3000  
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