

CAREY COVE

LOCATED IN PARTS OF SECTION 31, AND PARTS OF THE SOUTHWEST QUARTER OF SECTION 32, ALL IN TOWNSHIP 53 NORTH, RANGE 14 WEST OF THE 4TH PRINCIPAL MERIDIAN, ST. 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 Township, Saint Louis County, Minnesota, to wit:

The fractional Southwest Quarter of the Northwest Quarter (SW 1/4 of NW 1/4), and the fractional Northwest Quarter of the Southwest Quarter (NW 1/4 of SW 1/4), and the Southeast Quarter of the Northwest Quarter (SE 1/4 of NW 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), and that part of the N1/2 of the NE 1/4, south of the southerly right-of-way of County Road 295, also known as Boulder Dam Road, all in Section 31, Township 53 North, Range 14 West of the Fourth Principal Meridian, Saint Louis County, Minnesota, according to the US Government survey thereof.

The North 800.00 feet of the Northwest Quarter of the Southwest Quarter (NW 1/4 of SW 1/4), EXCEPT the North 150.00 feet of the East 235.00 feet thereof, together with the North 800.00 feet of Government Lot 4 lying west of Rice Lake Road and lying south of the south line of the North 150.00 feet thereof, all in Section 32, Township 53 North, Range 14 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 plated as CAREY COVE 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 21st day of June, 2023.

Signed: ALLETE, INC.
Margaret A. Thickers
Margaret A. Thickers
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 21st day of June, 2023 A.D. by Margaret A. Thickers, Vice President, Chief Legal Officer and Corporate Secretary of ALLETE, Inc., a Minnesota corporation.

Brooks S. Cooper
Brooks S. Cooper, Notary Public
St. Louis County, Minnesota
My Commission Expires 1-31-24

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 all well paths, as defined in Minnesota Statutes, Section 505.021, as of the date of this certificate are shown and labeled on this plat, and that all well paths are shown and labeled on this plat.

Dated this 27th day of JUNE, 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 5th day of June, 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

TOWNSHIP OF GNESEN PLANNING COMMISSION

Approved by the Planning Commission of the Township of Gnesen on this 21st day of June, 2023
Paul Williams
Paul Williams, Vice Chair

Matt Thibodeaux
Matt Thibodeaux, Chair
Sarah Blac Hanson
Sarah Blac Hanson, Commission Secretary

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 5th day of JUNE, 2023

Nick C. Stewart
County Surveyor
Nick C. Stewart
Deputy

SAINT LOUIS COUNTY BOARD OF COMMISSIONERS

Approved by the Board of Commissioners of Saint Louis County, Minnesota, on this 27th day of June, 2023
Paul Williams
Chairperson
Paul Elger
Attest

SAINT LOUIS COUNTY AUDITOR

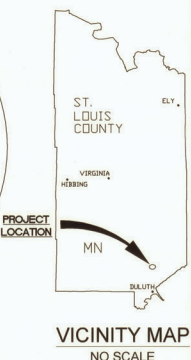
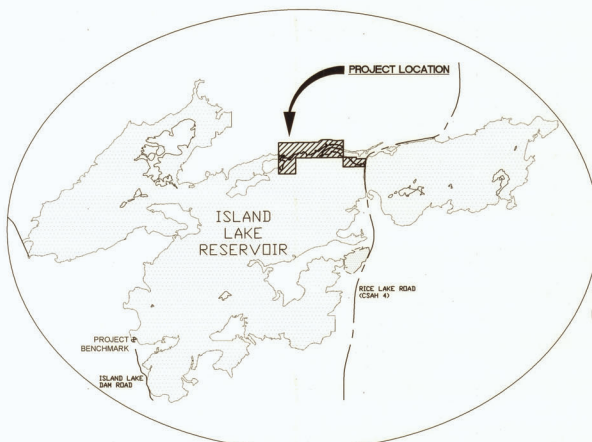
Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, and to Minnesota Statutes, Section 272.12, taxes payable in the year 2023 on the land hereinbefore described have been paid; there are no delinquent taxes and transfer entered this 27th day of June, 2023.

Nancy Nilson
Nancy Nilson
County Auditor
Deputy

SAINT LOUIS COUNTY RECORDER

I hereby certify that this plat of CAREY COVE as filed in this office of the Recorder for public record on this 27th day of JUNE, 2023, at 2:00 o'clock P. M., as Document No. 0468767.

Wendy Levitt
Wendy Levitt
County Recorder
Deputy



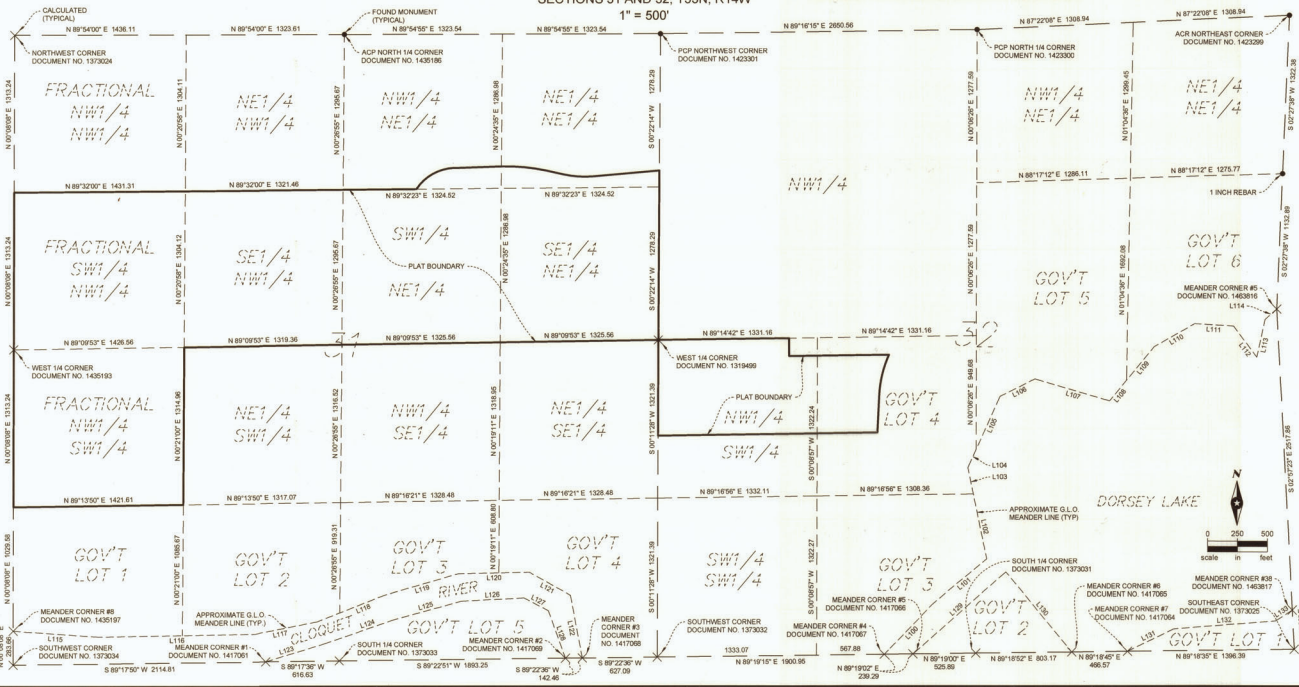
VICINITY MAP
NO SCALE

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L100	N 44°24'41" E	576.89	L117	N 78°51'31" E	525.83
L101	S 82°52'41" E	595.65	L118	N 82°51'31" E	595.55
L102	N 11°35'19" W	657.33	L119	N 73°51'31" E	692.28
L103	N 11°35'19" W	224.89	L120	N 82°51'31" E	591.59
L104	S 24°24'41" E	194.47	L121	S 11°01'47" E	384.37
L105	N 24°24'41" E	483.38	L122	S 11°01'47" E	525.83
L106	S 82°52'41" E	325.52	L123	N 73°03'08" E	525.52
L107	S 73°39'19" E	651.85	L124	N 71°03'08" E	592.33
L108	N 38°24'41" E	303.45	L125	N 73°03'08" E	592.33
L109	N 38°24'41" E	383.52	L126	N 87°03'08" E	525.52
L110	N 67°24'41" E	391.11	L127	S 62°46'52" E	230.35
L111	S 38°39'19" E	325.52	L128	S 73°56'52" E	471.52
L112	S 38°39'19" E	325.52	L129	N 48°02'56" E	1028.14
L113	N 12°24'41" E	325.52	L130	S 38°39'19" E	895.16
L114	S 48°24'41" E	332.37	L131	N 44°43'08" E	425.35
L115	S 80°01'47" E	716.44	L132	N 87°33'08" E	895.52
L116	N 88°58'19" E	134.57	L133	N 87°33'08" E	146.72

SURVEYOR'S NOTE:
1) The original General Land Office survey encountered a lake where the East Quarter Corner of Section 32 would have been set. I find no clear indication that this quarter corner was set or calculated during the original survey. I base the subdivision of Section 32 upon retracement of the east-west quarter line thereof, as depicted and monumented in the recorded plats of PINE NEEDLE ACRES and PETERSON'S ISLAND LAKE FOREST ESTATES.

ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE SCLTN98 COORDINATE SYSTEM, NAD83 (1996 AD) WITH THE WEST LINE OF SECTION 31 MEASURED TO BEAR N00°08'08" E.

SECTION BREAKDOWN
SECTIONS 31 AND 32, T53N, R14W
1" = 500'



CAREY COVE

LOCATED IN PARTS OF SECTION 31, AND PARTS OF THE SOUTHWEST QUARTER OF SECTION 32, ALL IN TOWNSHIP 53 NORTH, RANGE 14 WEST OF THE 4TH PRINCIPAL MERIDIAN, ST. LOUIS COUNTY, MINNESOTA

TYPICAL LOT DETAIL

(NOT TO SCALE)

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

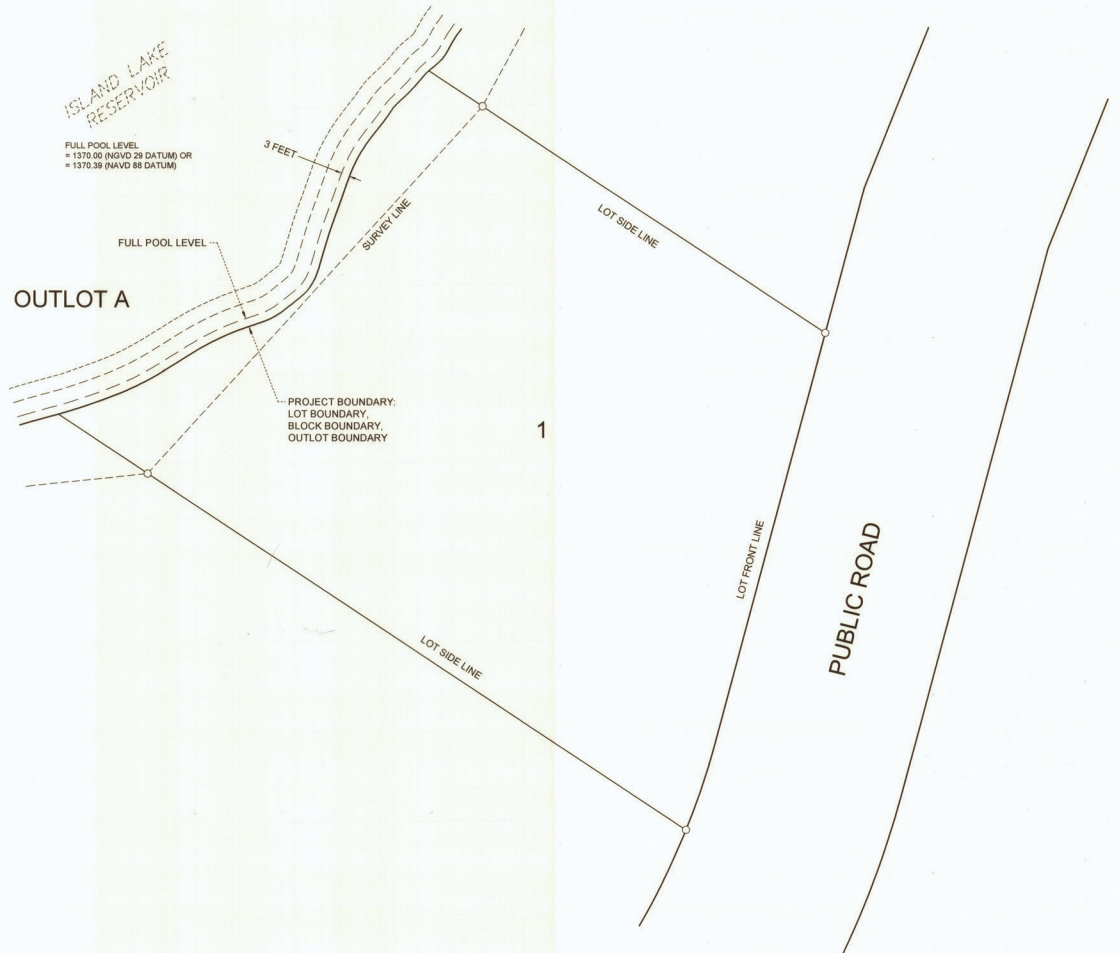
RIGHT OF WAY	---
PRIVATE ROAD EASEMENT	---
UNDERLYING PLAT LINE	---
LOT LINE	---
PROJECT BOUNDARY / BLOCK LINE	---
PLAT BOUNDARY	---
FULL POOL LEVEL	---
SECTION LINE	---
SECTION SUBDIVISION LINE	---
FOUND MONUMENT	●
SET 5/8" PCR - PLS 45848	○
CALCULATED POINT	×
MEASURED	(M)
DEED	(D)
WET LAND	WET

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: 4813366.83
 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)

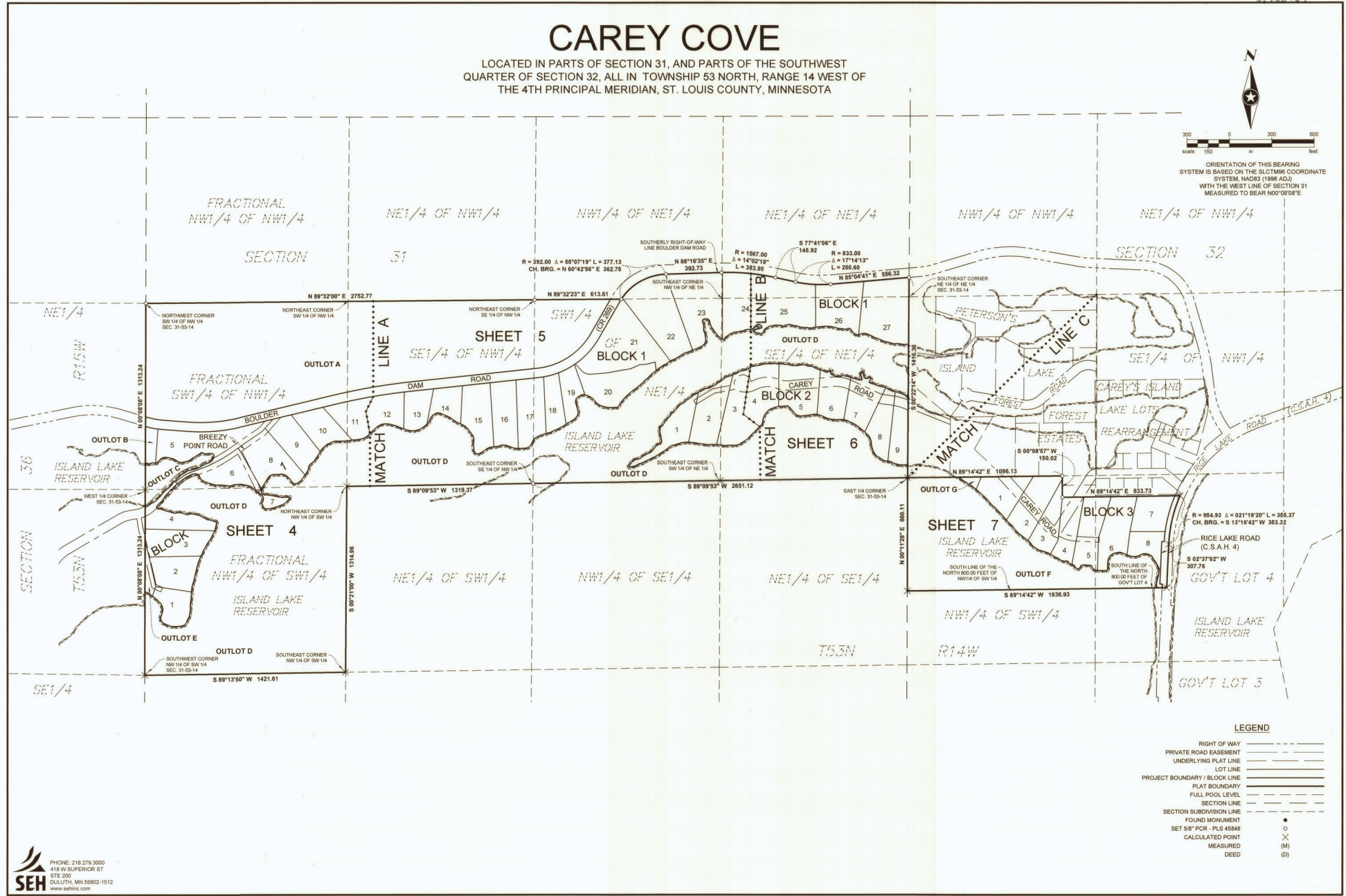


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ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE SLOTTING COORDINATE SYSTEM, NAD83 (1996 ADJ.) WITH THE WEST LINE OF SECTION 31 MEASURED TO BEAR N00°00'00"E



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


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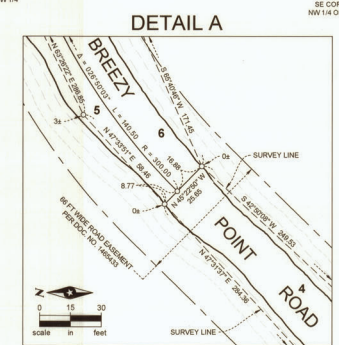
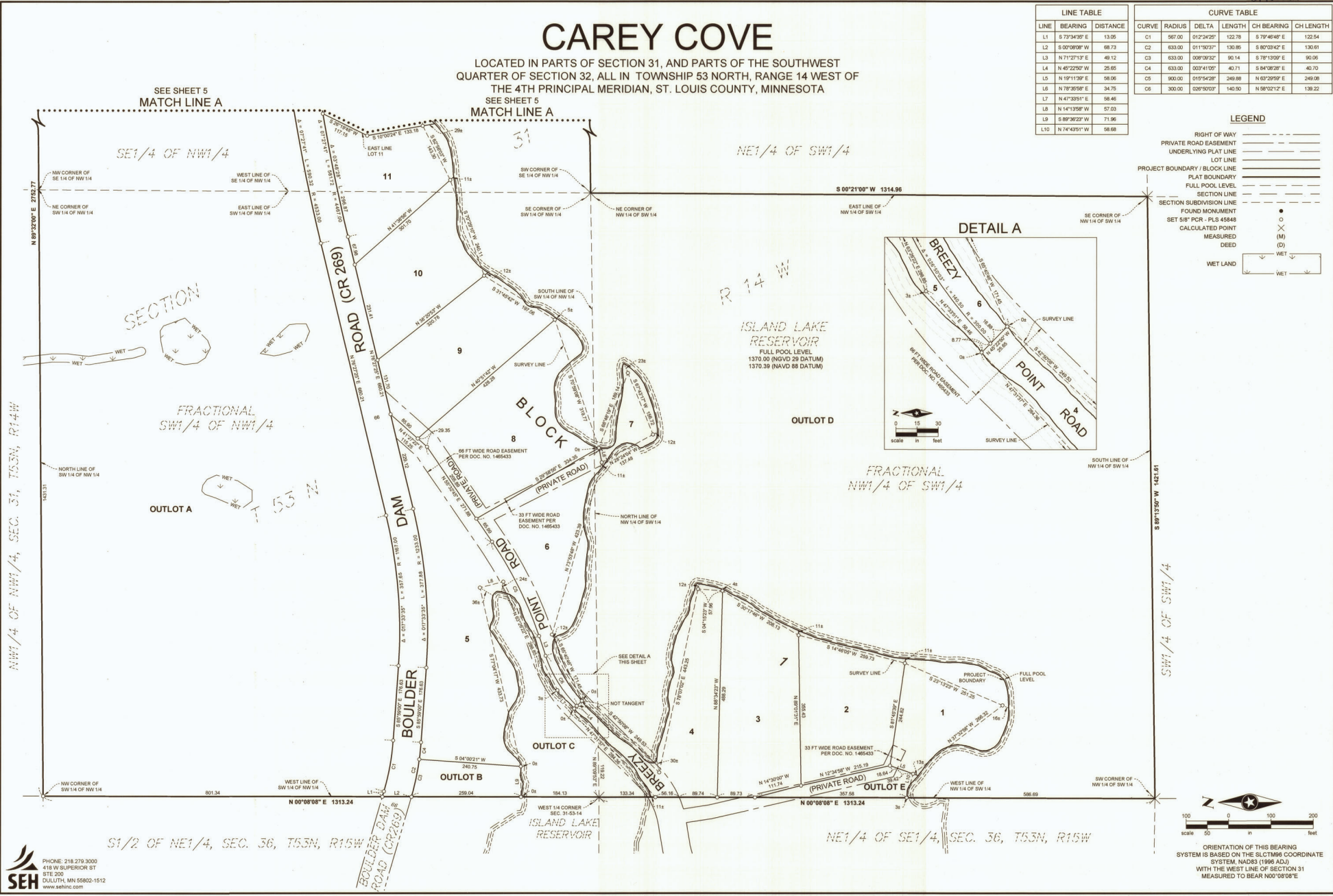
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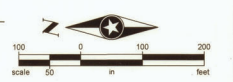
LINE TABLE			CURVE TABLE					
LINE	BEARING	DISTANCE	CURVE	RADIUS	DELTA	LENGTH	CH BEARING	CH LENGTH
L1	S 73°34'55" E	13.05	C1	567.00	012°24'25"	132.78	S 72°46'48" E	122.54
L2	S 00°08'08" W	68.73	C2	633.00	011°50'37"	130.85	S 80°03'42" E	130.61
L3	N 71°12'13" E	49.12	C3	633.00	008°09'32"	90.14	S 78°13'09" E	90.06
L4	N 45°22'50" W	25.65	C4	633.00	003°41'00"	40.71	S 84°08'28" E	40.70
L5	N 19°11'39" E	58.06	C5	900.00	019°54'28"	249.88	N 63°29'59" E	249.09
L6	N 78°35'58" E	34.75	C6	300.00	028°50'03"	140.50	N 58°02'12" E	139.22
L7	N 47°33'51" E	58.46						
L8	N 41°19'58" W	57.00						
L9	S 89°28'23" W	71.96						
L10	N 74°43'51" W	58.68						

LEGEND

- RIGHT OF WAY
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- LOT LINE
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- FULL POOL LEVEL
- SECTION LINE
- SECTION SUBDIVISION LINE
- FOUND MONUMENT
- SET 5/8" P.C.R. - PLS 45848
- CALCULATED POINT
- MEASURED
- DEED
- WET LAND



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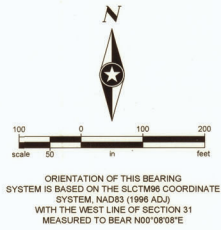
ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE SLC11996 COORDINATE SYSTEM, NAD83 (1986 ADJ.) WITH THE WEST LINE OF SECTION 31 MEASURED TO BEAR N00°00'08\"

CAREY COVE

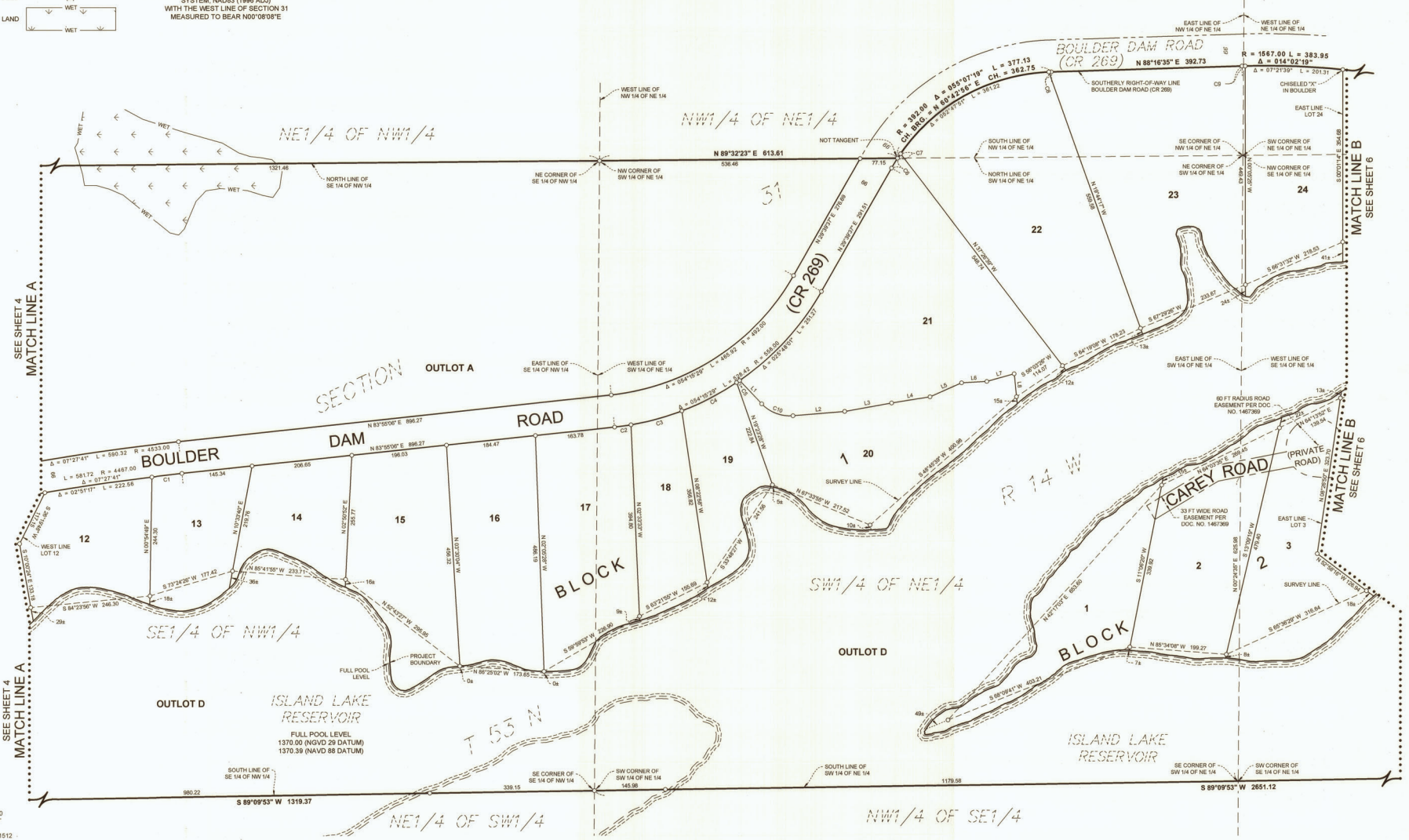
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LEGEND

- RIGHT OF WAY
- PRIVATE ROAD EASEMENT
- UNDERLYING PLAT LINE
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- CALCULATED POINT
- MEASURED
- DEED
- WET
- WET LAND



LINE TABLE			CURVE TABLE					
LINE	BEARING	DISTANCE	CURVE	RADIUS	DELTA	LENGTH	CH BEARING	CH LENGTH
L1	S 43°44'42\"/>							

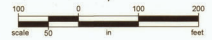


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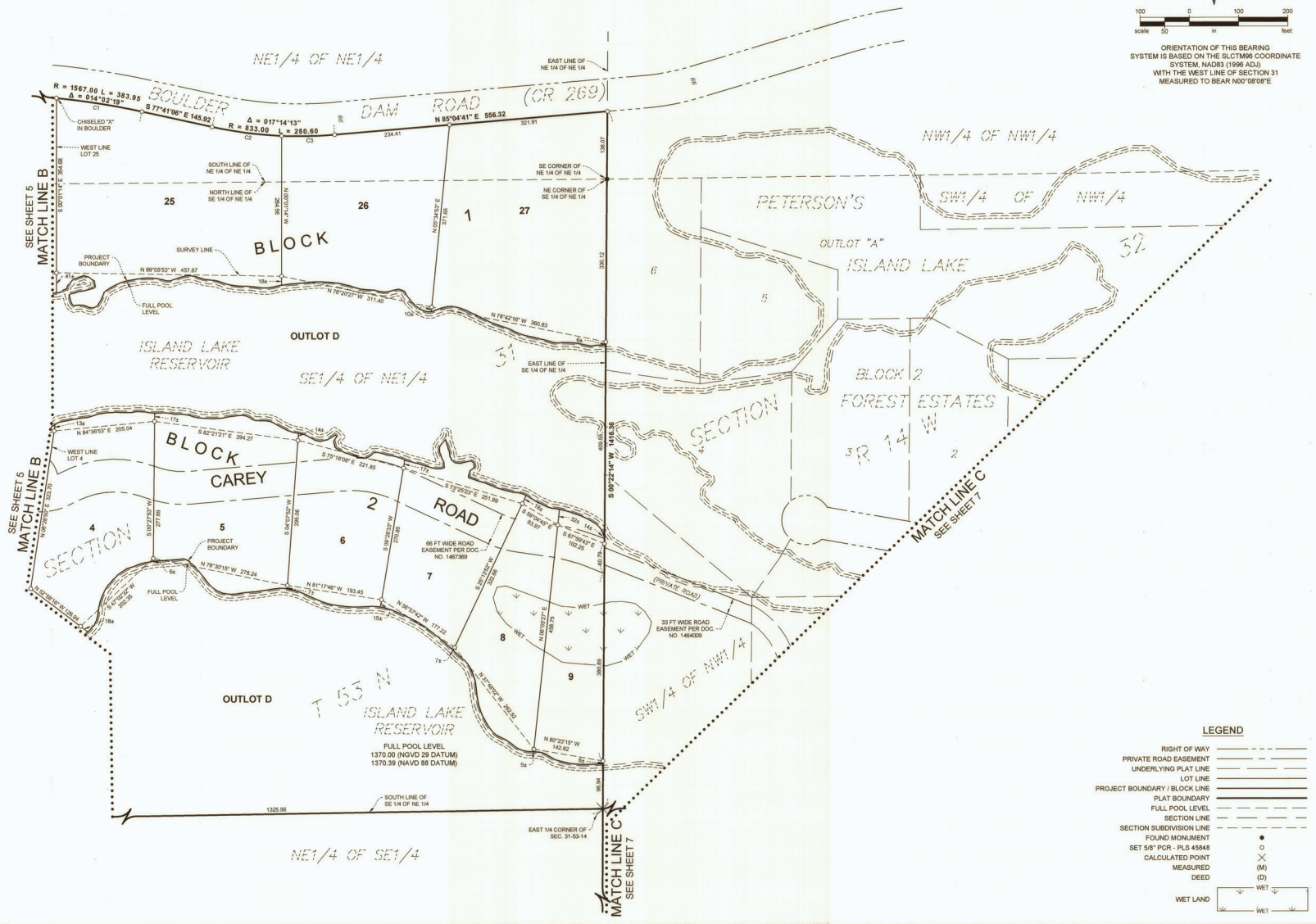
CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CH BEARING	CH LENGTH
C1	1567.00	00°28'22"	176.12	S 80°54'17" E	176.03
C2	833.00	00°49'26"	142.83	S 82°38'46" E	142.65
C3	833.00	00°24'47"	107.77	N 88°47'04" E	107.70

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ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE SCLTMM COORDINATE SYSTEM, NAD83 (1996 ADJ.) WITH THE WEST LINE OF SECTION 31 MEASURED TO BEAR N00°08'08"E



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LEGEND

RIGHT OF WAY	---
PRIVATE ROAD EASEMENT	---
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FULL POOL LEVEL	---
SECTION LINE	---
SECTION SUBDIVISION LINE	---
FOUND MONUMENT	●
SET 5/8" PCR - PLS 45548	○
CALCULATED POINT	×
MEASURED	(M)
DEED	(D)
WET LAND	WET

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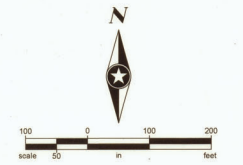
OFFICIAL PLAT

CAREY COVE

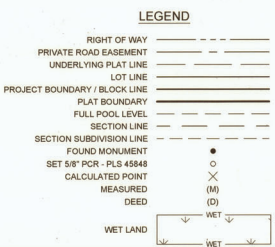
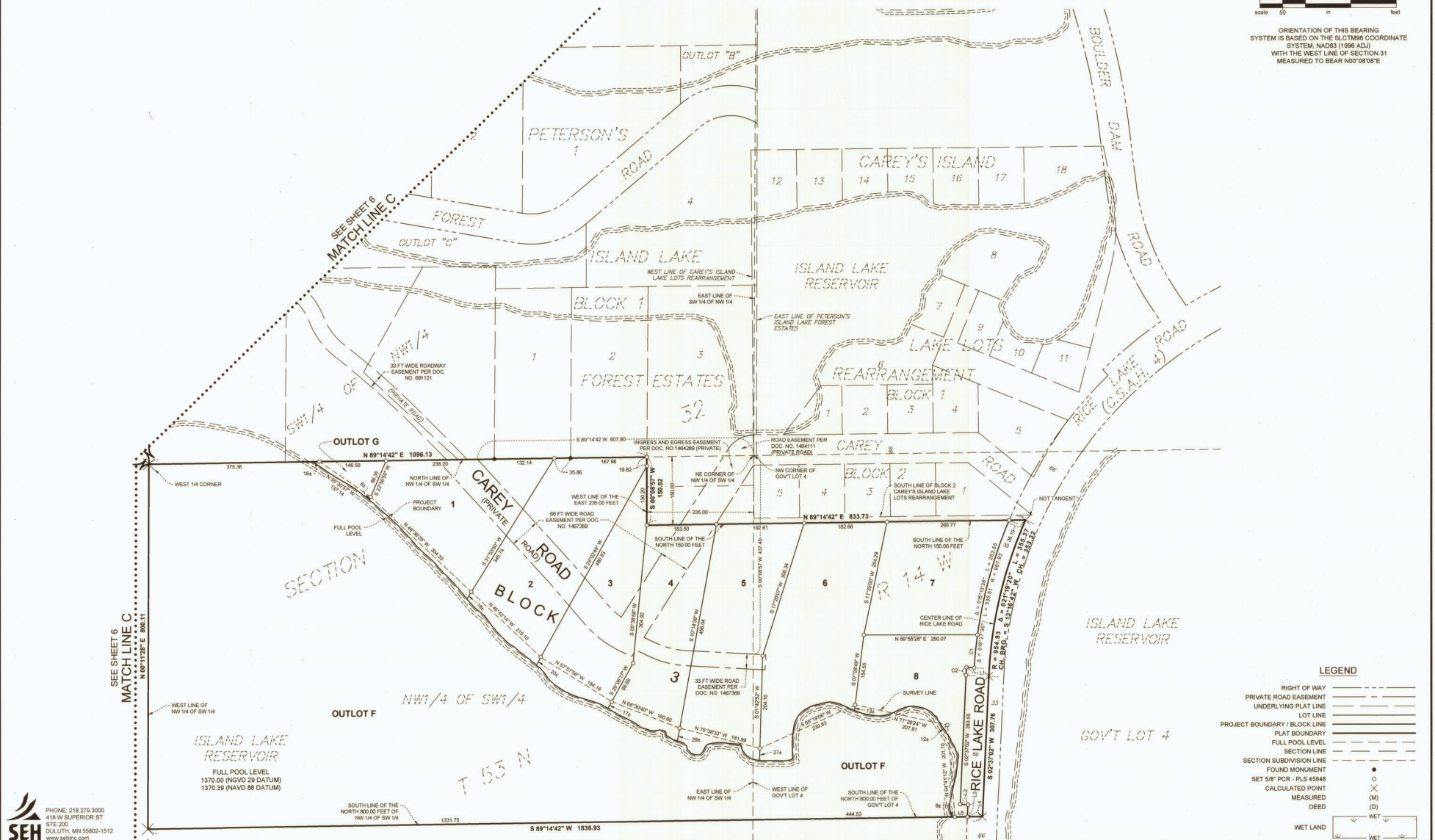
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THE 4TH PRINCIPAL MERIDIAN, ST. LOUIS COUNTY, MINNESOTA

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 86°23'49" W	17.00
L2	S 87°22'59" E	17.00
L3	S 02°37'02" W	26.15
L4	S 89°14'42" W	33.06
L5	S 89°14'42" W	27.99

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CH BEARING	CH LENGTH
C1	987.93	004°13'54"	72.96	S 05°43'12" W	72.95
C2	1004.93	000°59'13"	17.31	S 03°06'39" W	17.31



ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE SCLTMR6 COORDINATE SYSTEM, NAD83 (1996 ADJ) WITH THE WEST LINE OF SECTION 31 MEASURED TO BEAR N00°08'00"E



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