COLVIN COVE

LOCATED IN PARTS OF SECTIONS 2 AND 3, TOWNSHIP 55 NORTH, RANGE 15 WEST, AND SECTIONS 35 AND 36 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:

All that part of Government Lot 1, EXCEPT that part lying west of County State Aid Highway 4, also known as Vermilion Trail, as currently located and traveled, AND FURTHER EXCEPT the north 950 feet of said Government Lot 1; AND

The North Half of the Southeast Quarter of the Northeast Quarter (N 1/2 of SE 1/4 of NE 1/4),

All in Section 3, Township 55 North, Range 15 West of the Fourth Principal Meridian, Saint Louis County, Minnesota, according to the US Government survey thereof;

AND

The North 325.00 feet of the West Half of Government Lot 2, 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 Southwest Quarter of the Southeast Quarter (SW 1/4 of SE 1/4), AND

The Northwest Quarter of the Southeast Quarter (NW 1/4 of SE 1/4), AND

The Northeast Quarter of the Southeast Quarter (NE1/4 of SE 1/4), AND

The Southeast Quarter of the Southeast Quarter of the Southwest Quarter (SE 1/4 of SE 1/4 of SW 1/4), AND

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

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

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

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

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

All in Section 35, Township 56 North, Range 15 West of the Fourth Principal Meridian, Saint Louis County, Minnesota, according to the US Government survey thereof;

AND

The Southwest Quarter of the Southwest Quarter of the Southwest Quarter of the Northwest Quarter (SW 1/4 of SW 1/4 of SW 1/4 of NW 1/4), Section 36, 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 COLVIN 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 11th day of March, 2025.

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 11th day of March, 2025, A.D. by Julie Padilla, Vice President, Chief Legal Officer and Corporate Secretary of ALLETE, Inc., a Minnesota corporation.

Rebecca J. Moothart, Notary Public
St. Louis County, Minnesota
My Commission Expires Jan. 31, 2026

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 10TH day of MARCH, 2025.

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 10th day of March, 2025 A.D. by Chris A. Larsen, Minnesota License Number 45848.

Michele Hayes, Notary Public
Saint Louis County, Minnesota
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 12TH day of MARCH, 2025

Nick C. Stewart
County Surveyor

Deputy

SAINT LOUIS COUNTY BOARD OF COMMISSIONERS

We do hereby certify that on the 28th day of March, 2025, the Board of Commissioners of Saint Louis County, Minnesota has approved this plat of COLVIN COVE.

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 2025 on the land hereinbefore described have been paid; there are no delinquent taxes and transfer entered this 31 day of March, 2025.

Nancy Nilsen
County Auditor

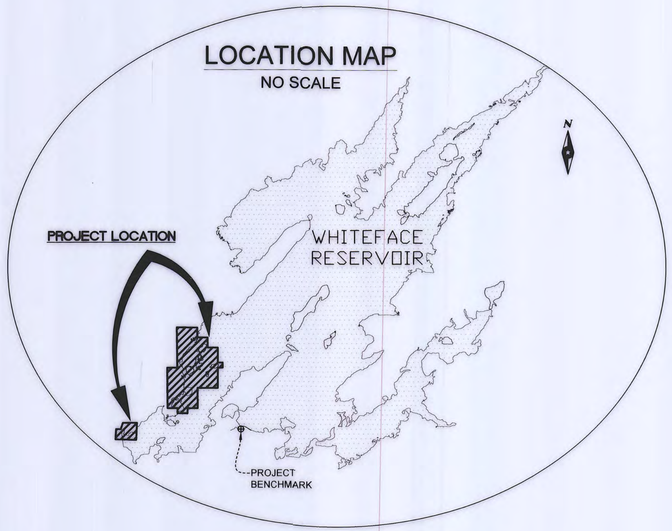
Deputy

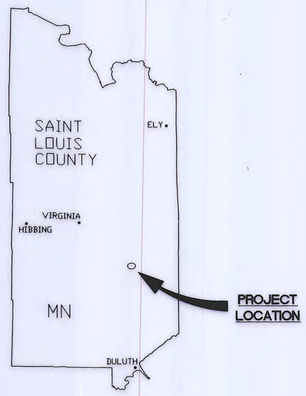
SAINT LOUIS COUNTY RECORDER

I hereby certify that this plat of COLVIN COVE was filed in this office of the County Recorder for public record on this 1st day of April, 2025, at 3:21 o'clock P .M., as Document No. 1507556.

Wendy Levitt
County Recorder

Deputy





VICINITY MAP
NO SCALE

SEH
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STE 200
DULUTH, MN 55802-1512
www.sehinc.com

COLVIN COVE

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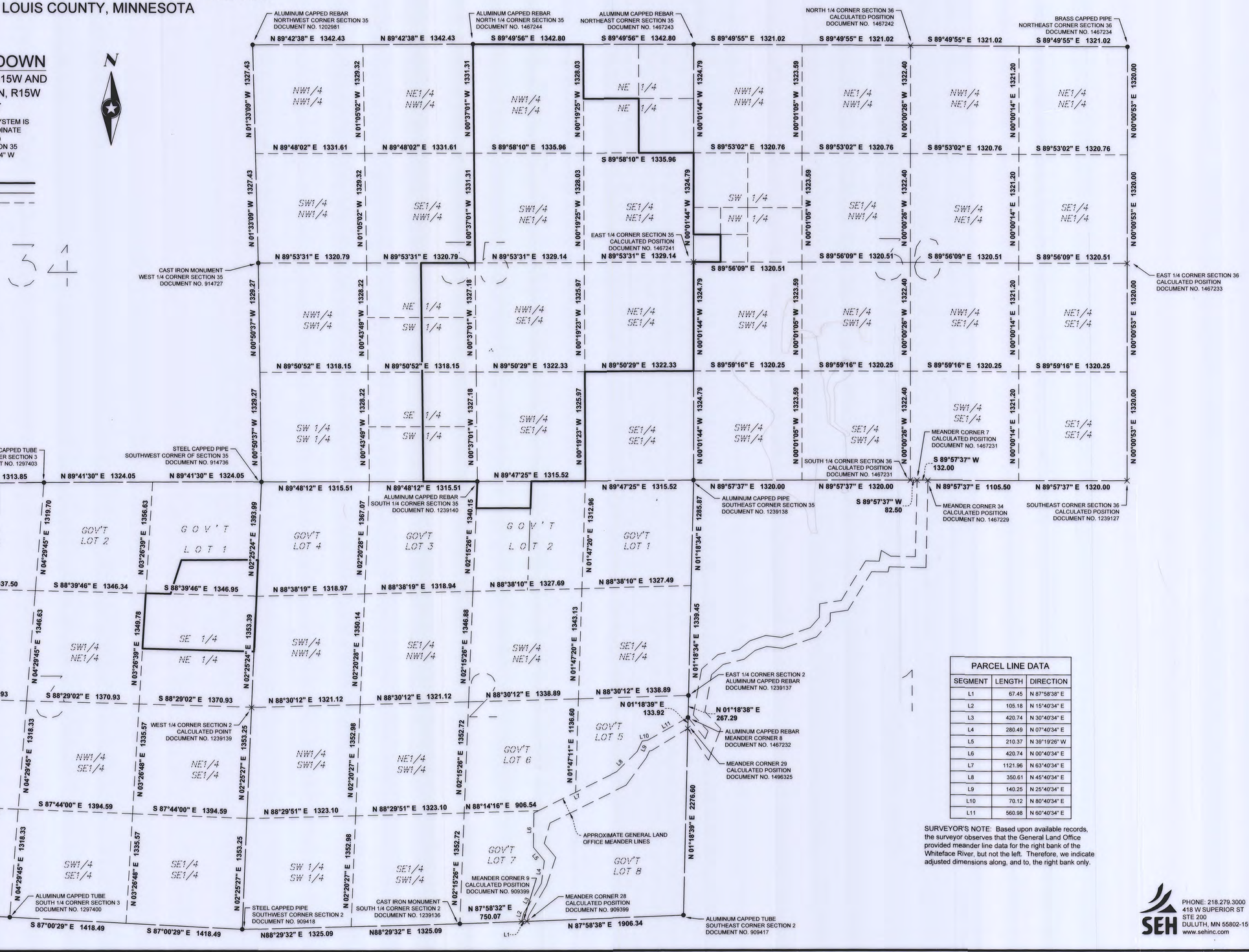
SECTION BREAKDOWN

SECTIONS 2 AND 3, T55N, R15W AND
SECTIONS 35 AND 36, T56N, R15W
1 INCH = 600 FEET

ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE SLCTM96 COORDINATE SYSTEM, NAD83 (1996 ADJ) WITH THE EAST LINE OF SECTION 35 MEASURED TO BEAR N 00°01'44" W

LEGEND

- PLAT BOUNDARY
- SECTION LINE
- SECTION SUBDIVISION LINE
- FOUND MONUMENT
- SET 5/8" PCR - PLS 45848
- CALCULATED POINT



PARCEL LINE DATA		
SEGMENT	LENGTH	DIRECTION
L1	67.45	N 87°58'38" E
L2	105.18	N 15°40'34" E
L3	420.74	N 30°40'34" E
L4	280.49	N 07°40'34" E
L5	210.37	N 39°19'26" W
L6	420.74	N 00°40'34" E
L7	1121.96	N 63°40'34" E
L8	350.61	N 45°40'34" E
L9	140.25	N 25°40'34" E
L10	70.12	N 80°40'34" E
L11	560.98	N 60°40'34" E

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.

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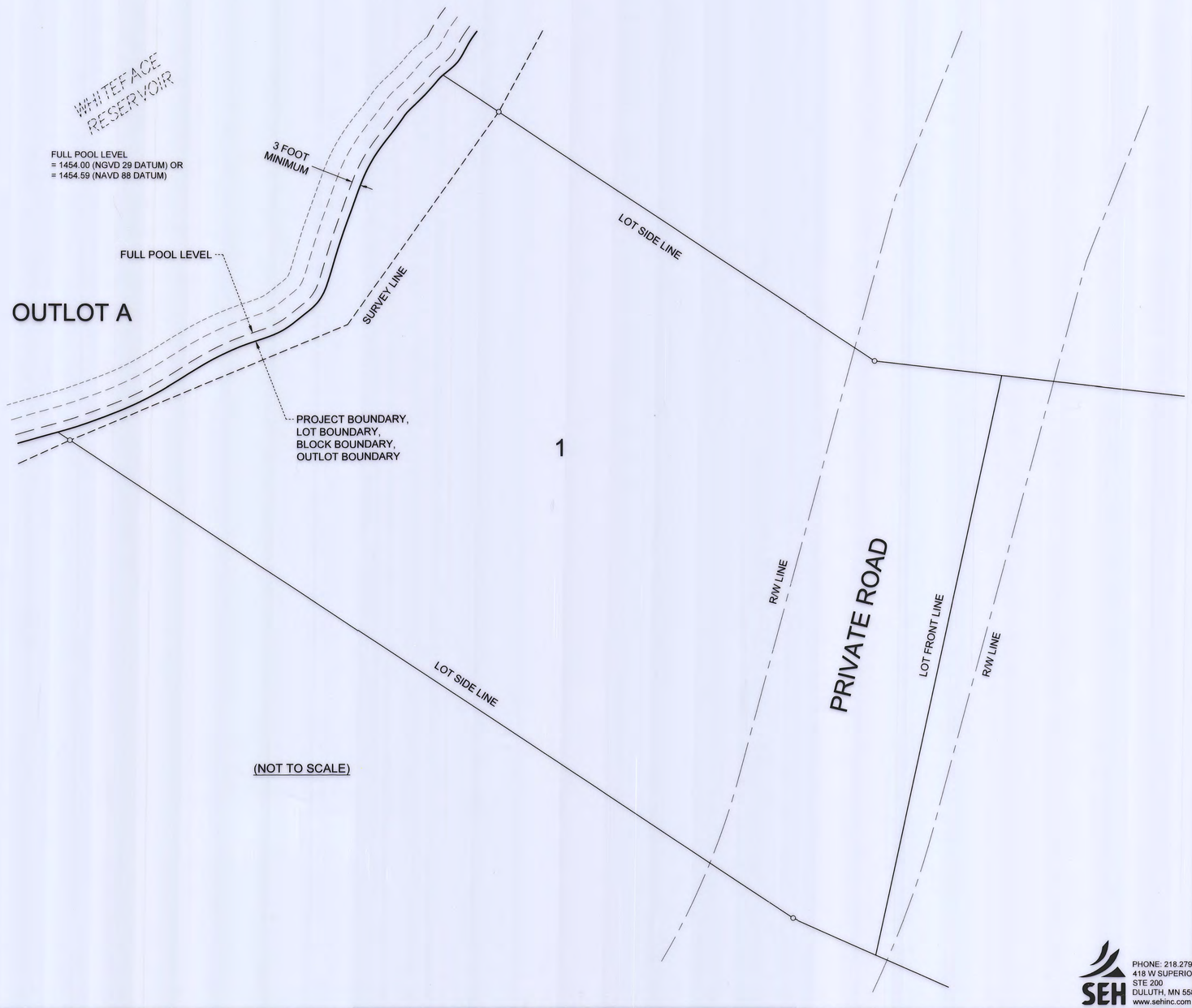
TYPICAL LOT DETAIL



(NOT TO SCALE)

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

- LOT LINE
- BLOCK LINE
- PLAT BOUNDARY
- RIGHT OF WAY
- PRIVATE ROAD EASEMENT
- FULL POOL LEVEL
- SECTION LINE
- SECTION SUBDIVISION LINE
- FOUND MONUMENT
- SET 5/8" PCR - PLS 45848
- CALCULATED POINT
- WET LAND (WET / 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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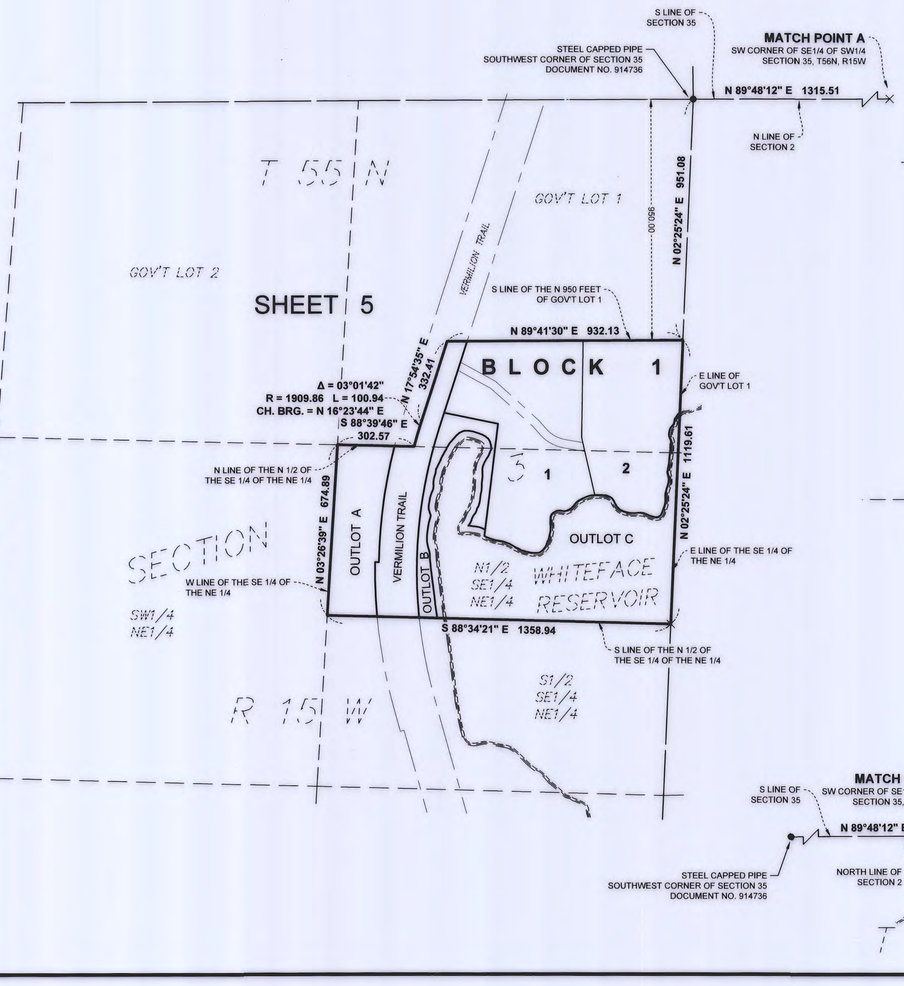
N

300 0 300 600
scale 150 in feet

ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE SLCTM96 COORDINATE SYSTEM, NAD83 (1996 ADJ) WITH THE EAST LINE OF SECTION 35 MEASURED TO BEAR N 00°01'44" W

LEGEND

- LOT LINE
- BLOCK LINE
- PLAT BOUNDARY
- RIGHT OF WAY
- PRIVATE ROAD EASEMENT
- FULL POOL LEVEL
- SECTION LINE
- SECTION SUBDIVISION LINE
- FOUND MONUMENT
- SET 5/8" PCR - PLS 45848
- CALCULATED POINT
- WET LAND



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LEGEND

- LOT LINE
- BLOCK LINE
- PLAT BOUNDARY
- RIGHT OF WAY
- PRIVATE ROAD EASEMENT
- FULL POOL LEVEL
- SECTION LINE
- SECTION SUBDIVISION LINE
- FOUND MONUMENT
- SET 5/8" PCR - PLS 45848
- CALCULATED POINT
- WET LAND

SURVEYOR'S NOTE: Utility easement recorded in the Office of the County Recorder, Saint Louis County, Minnesota, as Document Number 520800, affect Lots 1 and 2, Block 1. The exact locations of the easement areas have not been determined by this survey, and are therefore not depicted upon the plat.

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N

100 0 100 200
scale 50 feet

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LEGEND

- LOT LINE
- BLOCK LINE
- PLAT BOUNDARY
- RIGHT OF WAY
- PRIVATE ROAD EASEMENT
- FULL POOL LEVEL
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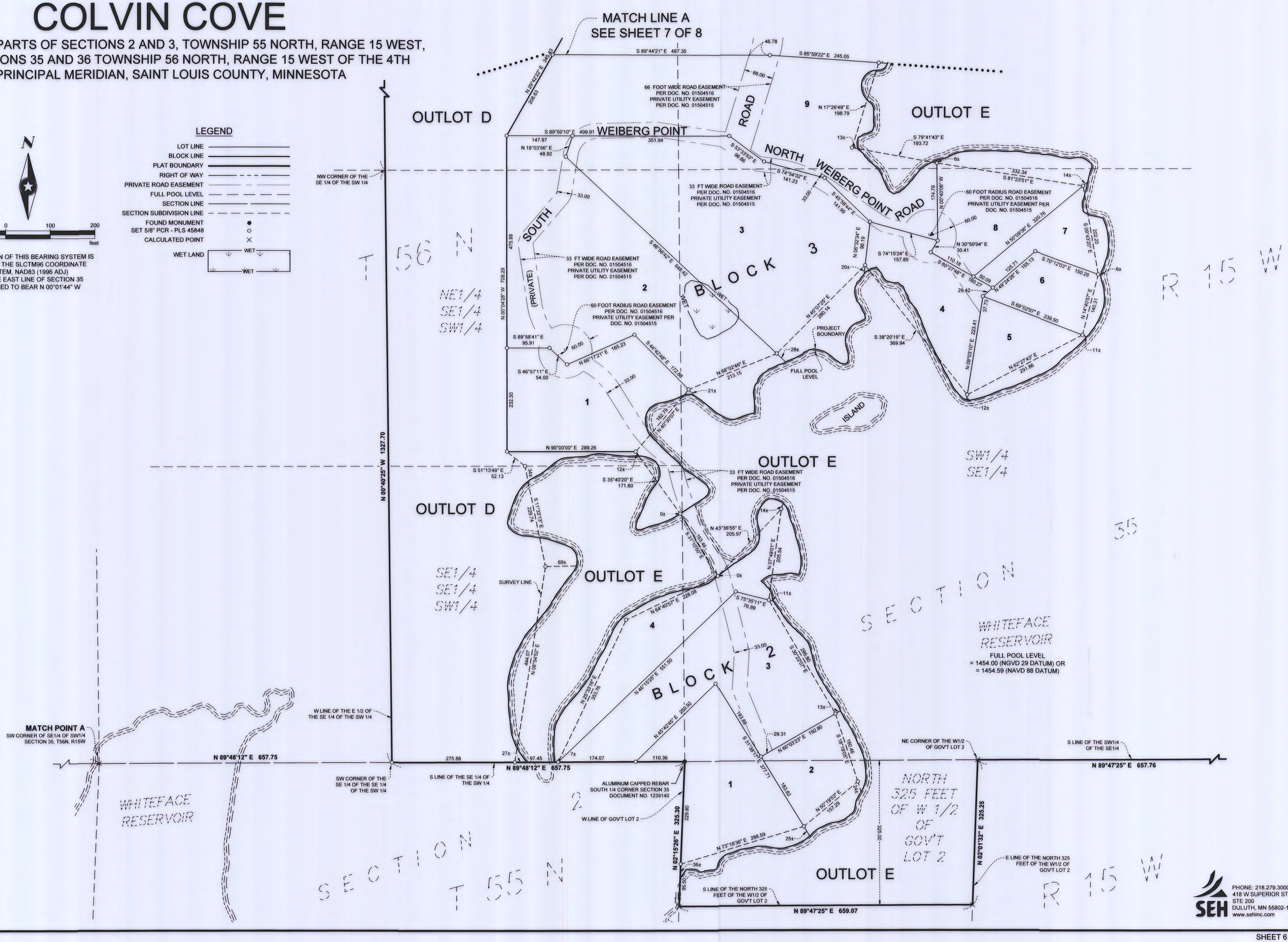

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MATCH LINE B SEE SHEET 8 OF 8

66 FOOT WIDE ROAD EASEMENT PER DOC. NO. 01505855

ESKELI ROAD

LAKESHORE DRIVE (CR 634)

Lakeshore Drive (CR 634), originally known as Old Vermillion Trail, was initially adopted by the State of Minnesota as State Road No. 4. By Commissioner's Order No. 229, it was revoked and redesignated Vermillion Road, a Saint Louis County Road, on February 27, 1918.

S 71°25'34" E 361.96

N 00°37'01" W 1331.31

245.57

138.23

106.72

385.23

N 07°49'27" E 285.10

S 71°29'03" E 325.20

32±

Δ = 05°06'14" L = 136.56 R = 1533.00
CH. BRG. = S 37°51'13" E CH. = 136.51

N 35°15'15" E 280.83

S 35°18'06" E 106.02

Δ = 01°53'58" L = 48.63 R = 1467.00
CH. BRG. = S 36°15'05" E CH. = 48.63

S 35°18'06" E 159.88

S 35°18'06" E 386.11

8±

S 85°15'04" W 91.79

2±

11±

Δ = 0180°00'00" L = 188.50 R = 60.00
CH. BRG. = S 01°56'05" E CH. = 120.00
(NON-TANGENTIAL)

60.00

64.70

10 FT WIDE UTILITY EASEMENT PER DOC. NO. 1460310

E LINE OF THE SE1/4 OF THE NW1/4

N 89°53'31" E 660.39

N LINE OF THE NE1/4 OF THE NE1/4 OF THE SW1/4

85.56

E LINE OF THE NE1/4 OF THE NE1/4 OF THE SW1/4

260.48

66.00

OUTLOT D

POINT ROAD

LAKESHORE DRIVE (PUBLIC)

SE1/4 NW1/4

T 56 N

SW1/4 NE1/4

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

SECTION 35

18±

S 66°32'39" E 208.93

N 89°53'31" E 1191.96

S LINE OF THE SW1/4 OF THE NE1/4

N 61°29'00" E 353.91

22±

33.00

33.00

DRIVE (PRIVATE ROAD)

BLOCK 4

1

2

S 40°33'48" E 188.37

N 40°31'06" E 320.95

12±

229.95

N 40°07'06" E

S 39°08'57" E 230.81

33 FT WIDE ROAD EASEMENT PER DOC. NO. 01504516 PRIVATE UTILITY EASEMENT PER DOC. NO. 01504515

N 64°14'34" E 17.70

93.01

N 37°18'58" E 111.55

N 39°25'56" E 405.71

22±

S 48°44'47" E 207.58

15±

N 89°53'31" E 299.26

OUTLOT D

NE1/4 NE1/4 SW1/4

WEIBERG

SURVEY LINE

S 19°17'09" E 68.19

66 FOOT WIDE ROAD EASEMENT PER DOC. NO. 01504516 PRIVATE UTILITY EASEMENT PER DOC. NO. 01504515

10 FT WIDE UTILITY EASEMENT PER DOC. NO. 1460310

N 00°37'01" W 673.16

S LINE OF THE NE1/4 OF THE NE1/4 OF THE SW1/4

PROJECT BOUNDARY

FULL POOL LEVEL

NW1/4 SE1/4

SOUTH

BLOCK 3

11

OUTLOT E

E LINE OF THE SE1/4 OF THE NE1/4 OF THE SW1/4

478.01

23±

211.64

N 85°20'49" E 689.65

N 06°51'48" E 195.53

SE1/4 NE1/4 SW1/4

10

198.89

N 29°42'22" E 345.83

46.78

19±

S 89°44'21" E 487.35

S 85°59'22" E 245.05

MATCH LINE A SEE SHEET 6 OF 8

VIEWPORT A SHEET 7

SHEET 7 VIEWPORT B

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

ISLAND

E LINE OF THE SE1/4 OF THE NE1/4

N 00°01'44" W 993.59

S 89°55'22" E 330.14

S 45°44'07" E 145.52

SECTION 35

SE1/4 NE1/4

FULL POOL LEVEL

12±

S 88°02'37" E 292.87

PROJECT BOUNDARY

N 56°30'34" E 311.00

3±

BLOCK 7

1

315.20

N 46°15'34" E

8±

N 00°06'29" W 33.37

N 89°53'31" E 1191.96

S 80°11'17" E 328.90

3±

S LINE OF THE SE1/4 OF THE NE1/4

SW1/4 SW1/4 SW1/4 NW1/4

N 00°01'35" W 331.12

E LINE OF THE SW1/4 OF THE SW1/4 OF THE NW1/4

S 89°56'09" E 330.13

EAST 1/4 CORNER SECTION 35 CALCULATED POSITION DOCUMENT NO. 1467241

R 15 W

NE1/4 SE1/4

E LINE OF THE NE1/4 OF THE SE1/4

N 00°01'44" W 1324.79

ISLAND

SECTION 2

T 56 N

N

100 0 100 200
scale 50 feet

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LEGEND

- LOT LINE
- BLOCK LINE
- PLAT BOUNDARY
- RIGHT OF WAY
- PRIVATE ROAD EASEMENT
- FULL POOL LEVEL
- SECTION LINE
- SECTION SUBDIVISION LINE
- UTILITY EASEMENT
- FOUND MONUMENT
- SET 5/8" PCR - PLS 45848
- CALCULATED POINT
- WET LAND (WET / WET)

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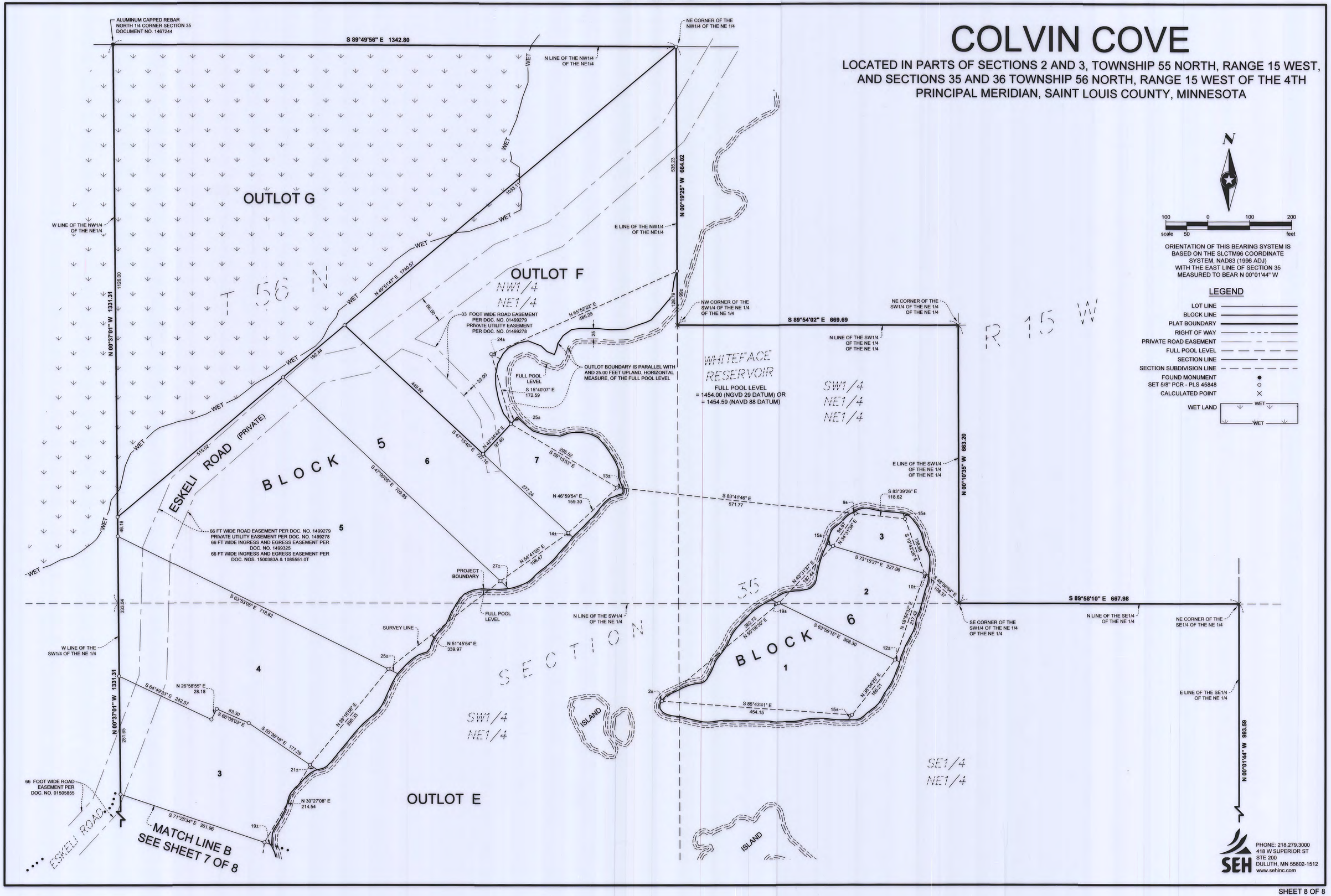

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