

OTTER COVE

LOCATED IN PARTS OF SECTIONS 25, 26, AND 27,
ALL IN TOWNSHIP 53 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:

The East Half of the Southwest Quarter of the Southeast Quarter (E 1/2 of SW 1/4 of SE 1/4), AND

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

All in Section 27, Township 53 North, Range 15 West, Fourth Principal Meridian, Saint Louis County, Minnesota, according to the US Government survey thereof,

AND

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

The North Half of the Southeast Quarter of the Southwest Quarter (N 1/2 of SE 1/4 of SW 1/4), AND

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

That part of the North Half of the Northeast Quarter (N 1/2 of NE 1/4) lying south of the following described line: Commencing at the Southwest Corner of said North Half of the Northeast Quarter; thence North 88 degrees 47 minutes 02 seconds East, assigned bearing, along the south line of said North Half of the Northeast Quarter, a distance of 652.58 feet to the POINT OF BEGINNING; thence North 52 degrees 58 minutes 53 seconds East, a distance of 51.61 feet; thence South 89 degrees 53 minutes 16 seconds East, a distance of 1302.32 feet to the south line of said North Half of the Northeast Quarter and said line there terminating;

All in Section 26, Township 53 North, Range 15 West, Fourth Principal Meridian, Saint Louis County, Minnesota, according to the US Government survey thereof,

AND

The Northwest Quarter of the Southwest Quarter (NW 1/4 of SW 1/4), AND

The North 750 feet of the Southwest Quarter of the Southwest Quarter (SW 1/4 of SW 1/4),

All in Section 25, Township 53 North, Range 15 West, 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 OTTER 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 27th day of March, 2024.

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 27th day of March, 2024, A.D. by Margaret A. Thickers, Vice President, Chief Legal Officer and Corporate Secretary of ALLETE, INC., a Minnesota corporation.

Brooke S. Cooper
Brooke S. Cooper, Notary Public
St. Louis County, Minnesota
My Commission Expires 1-31-28

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 505.021, 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 this 27th day of March, 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 27th day of March, 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 27th day of March, 2024.

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 9th day of April, 2024.

Paul Clayton
Chairperson Attest

SAINT LOUIS COUNTY AUDITOR

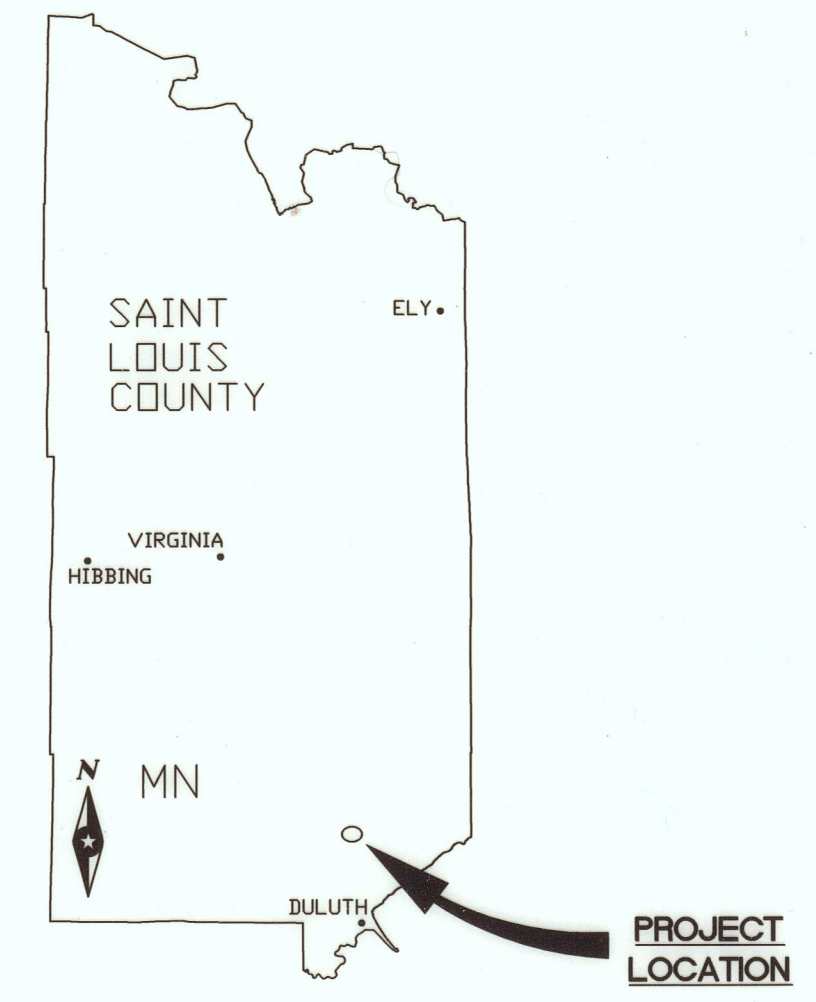
Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, and to Minnesota Statutes, Section 272.12, taxes payable in the year 2024 on the land hereinbefore described have been paid; there are no delinquent taxes and transfer entered this 9th day of April, 2024.

Nancy Nilsen
County Auditor
Nancy Nilsen
Deputy

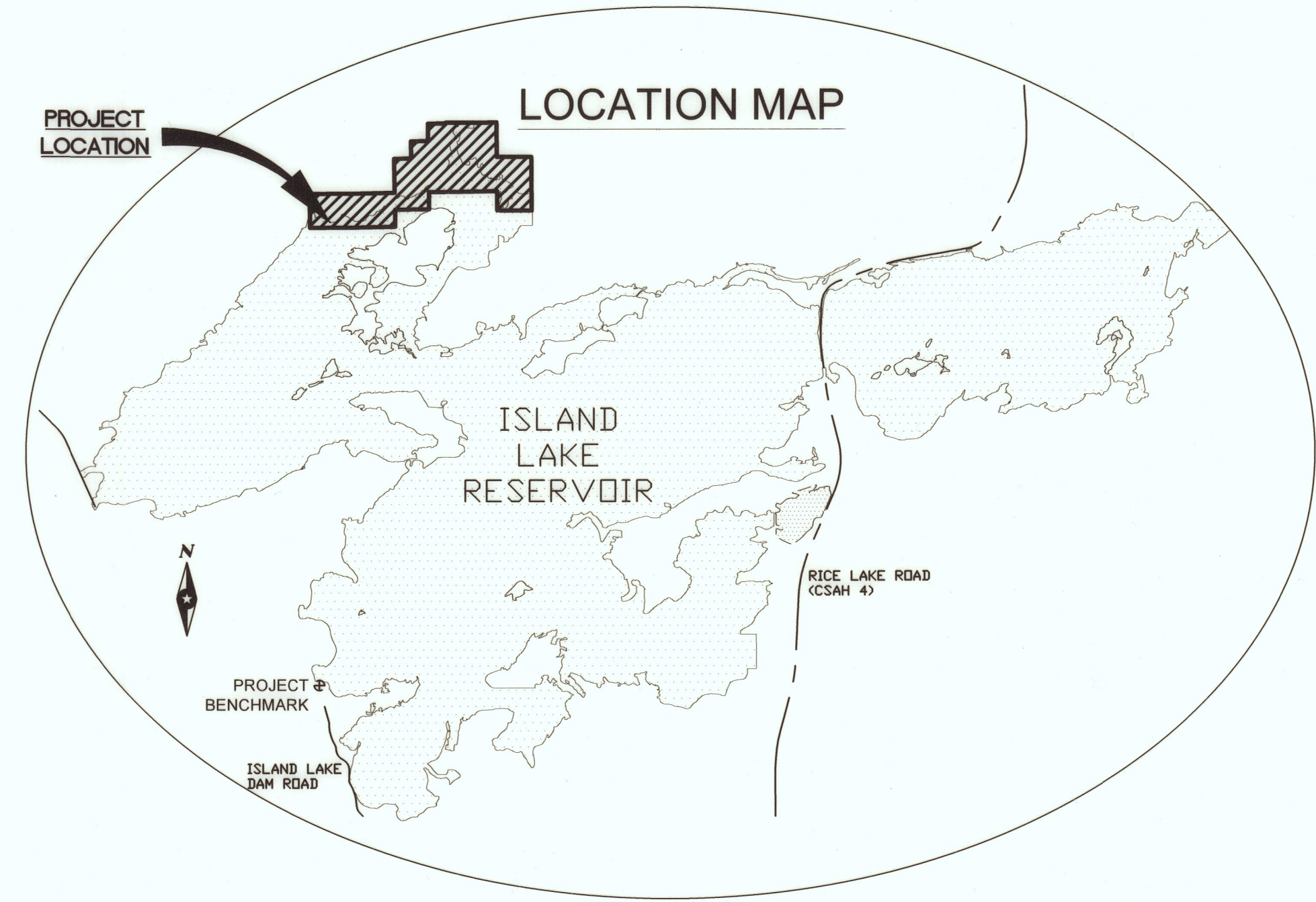
SAINT LOUIS COUNTY RECORDER

I hereby certify that this plat of OTTER COVE was filed in this office of the County Recorder for public record on this 10th day of April, 2024, at 9:46 clock A.M., as Document No. 1485844.

Wendy Levitt
County Recorder
Wendy Levitt
Deputy

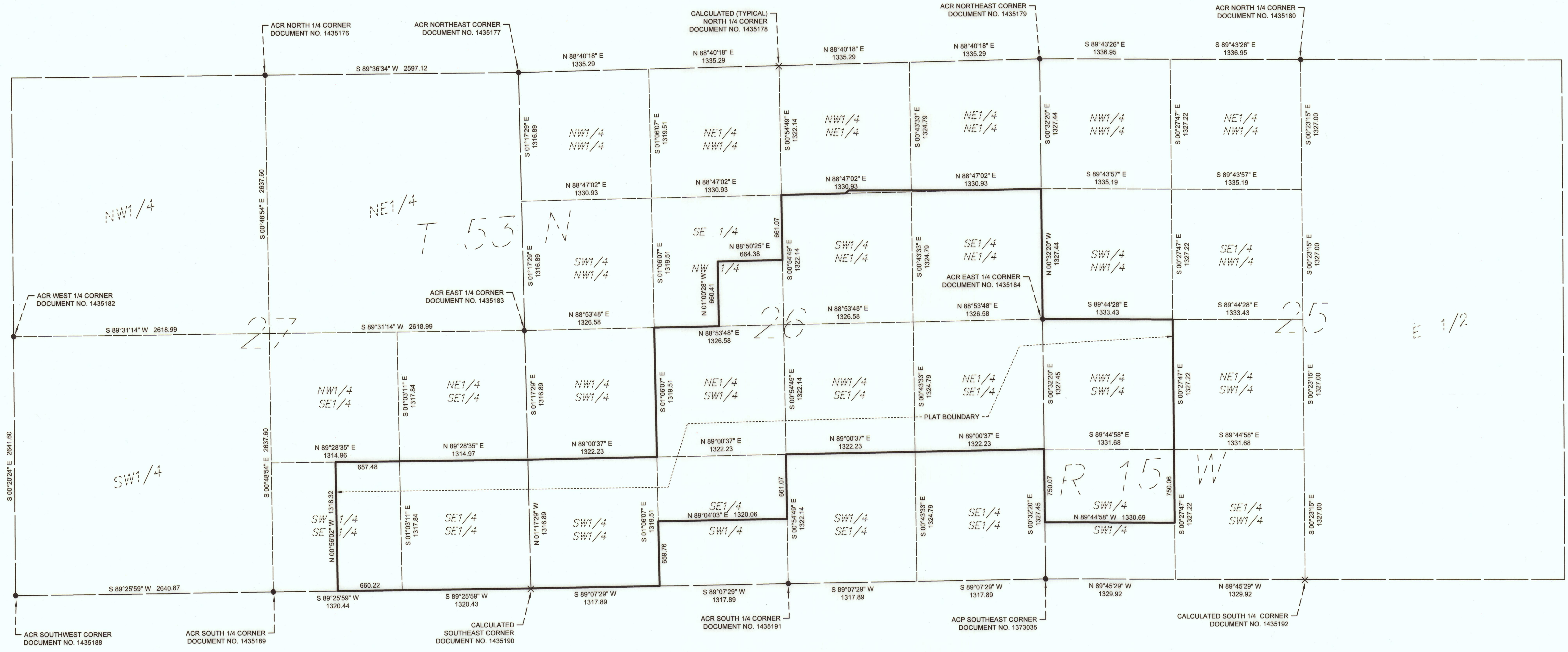


VICINITY MAP
NO SCALE



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LOCATED IN PARTS OF SECTIONS 25, 26, AND 27,
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PRINCIPAL MERIDIAN, SAINT LOUIS COUNTY, MINNESOTA



SECTION BREAKDOWN
 SECTIONS 25, 26, AND 27, T53N, R15W
 1 INCH = 600 FEET
 ORIENTATION OF THIS BEARING SYSTEM IS
 BASED ON THE SLCTM96 COORDINATE
 SYSTEM, NAD83 (1996 ADJ)
 WITH THE SOUTH LINE OF SECTION 27
 MEASURED TO BEAR S 89°25'59" W



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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

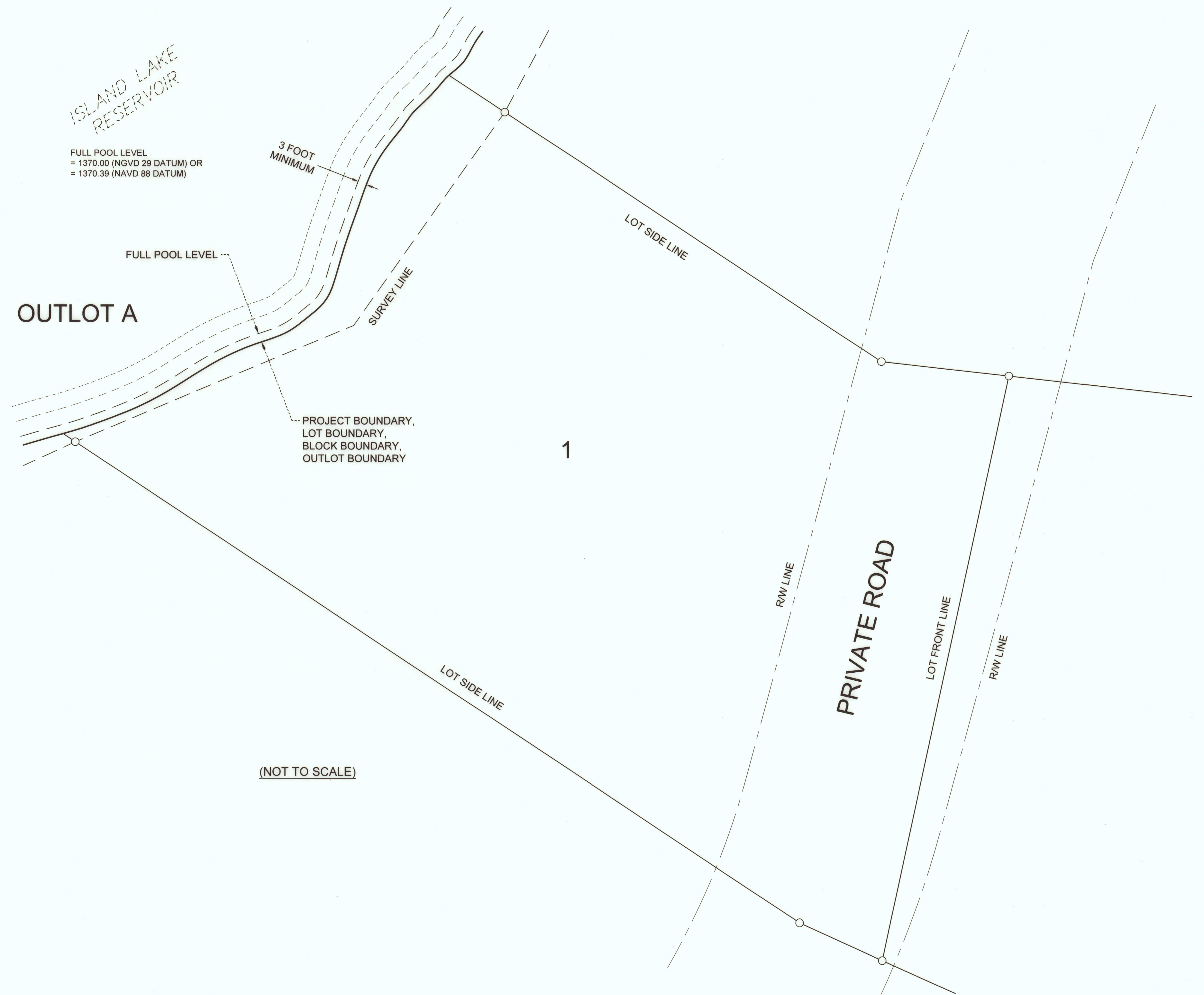
LOT LINE	—————
BLOCK LINE	=====
PLAT BOUNDARY	—————
RIGHT OF WAY	- - - - -
PRIVATE ROAD EASEMENT	—————
FULL POOL LEVEL	- - - - -
SECTION LINE	—————
SECTION SUBDIVISION LINE	- - - - -
FOUND MONUMENT	●
CHISELED "X"	×
SET 5/8" PCR - PLS 45848	○
CALCULATED POINT	×
MEASURED	(M)
DEED	(D)
WET LAND	WET

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: 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)

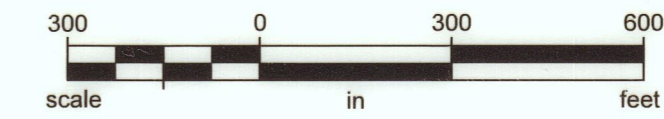


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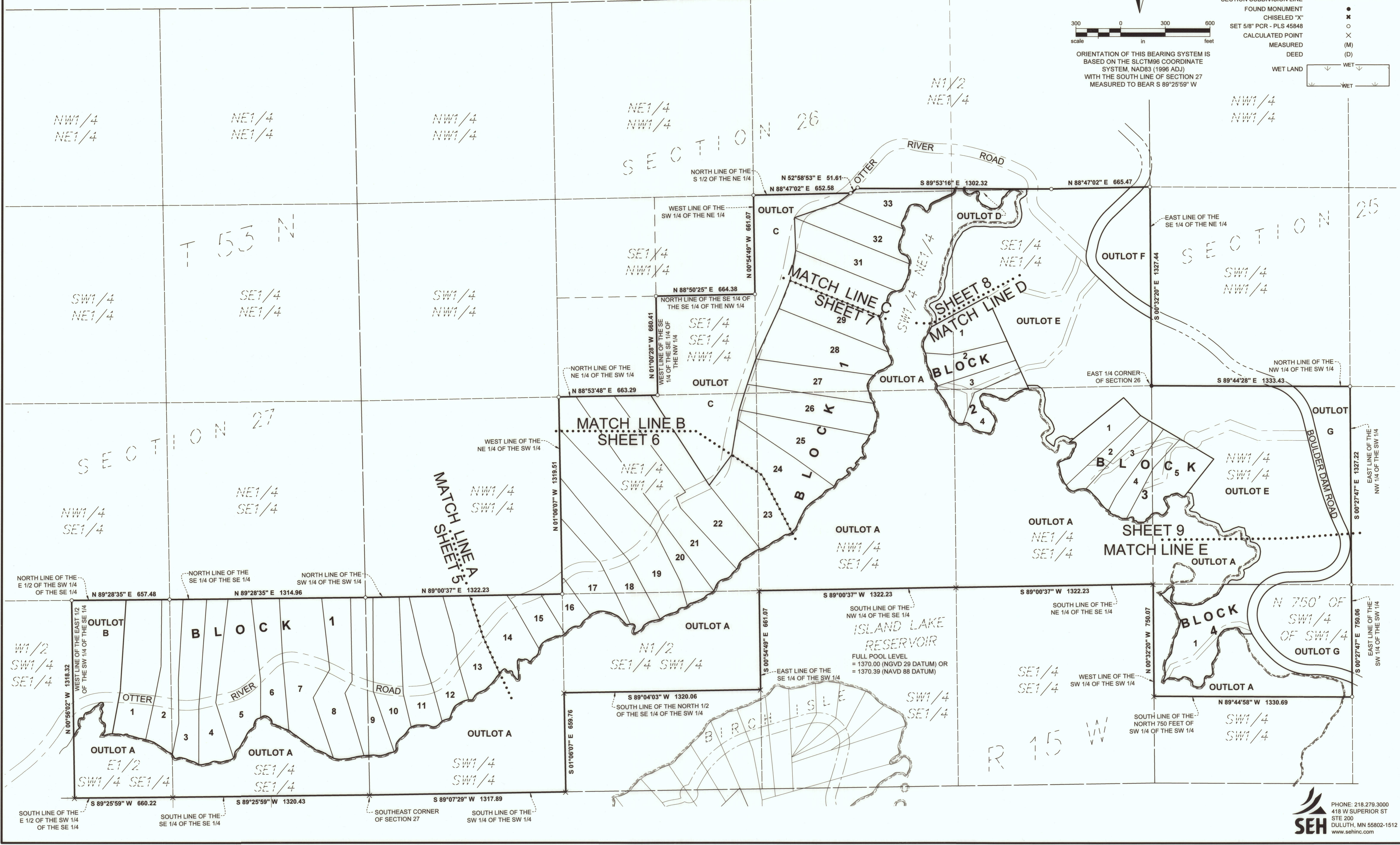
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PRINCIPAL MERIDIAN, SAINT LOUIS COUNTY, MINNESOTA

LEGEND

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



ORIENTATION OF THIS BEARING SYSTEM IS
BASED ON THE SLCTM96 COORDINATE
SYSTEM, NAD83 (1996 ADJ)
WITH THE SOUTH LINE OF SECTION 27
MEASURED TO BEAR S 89°25'59" W



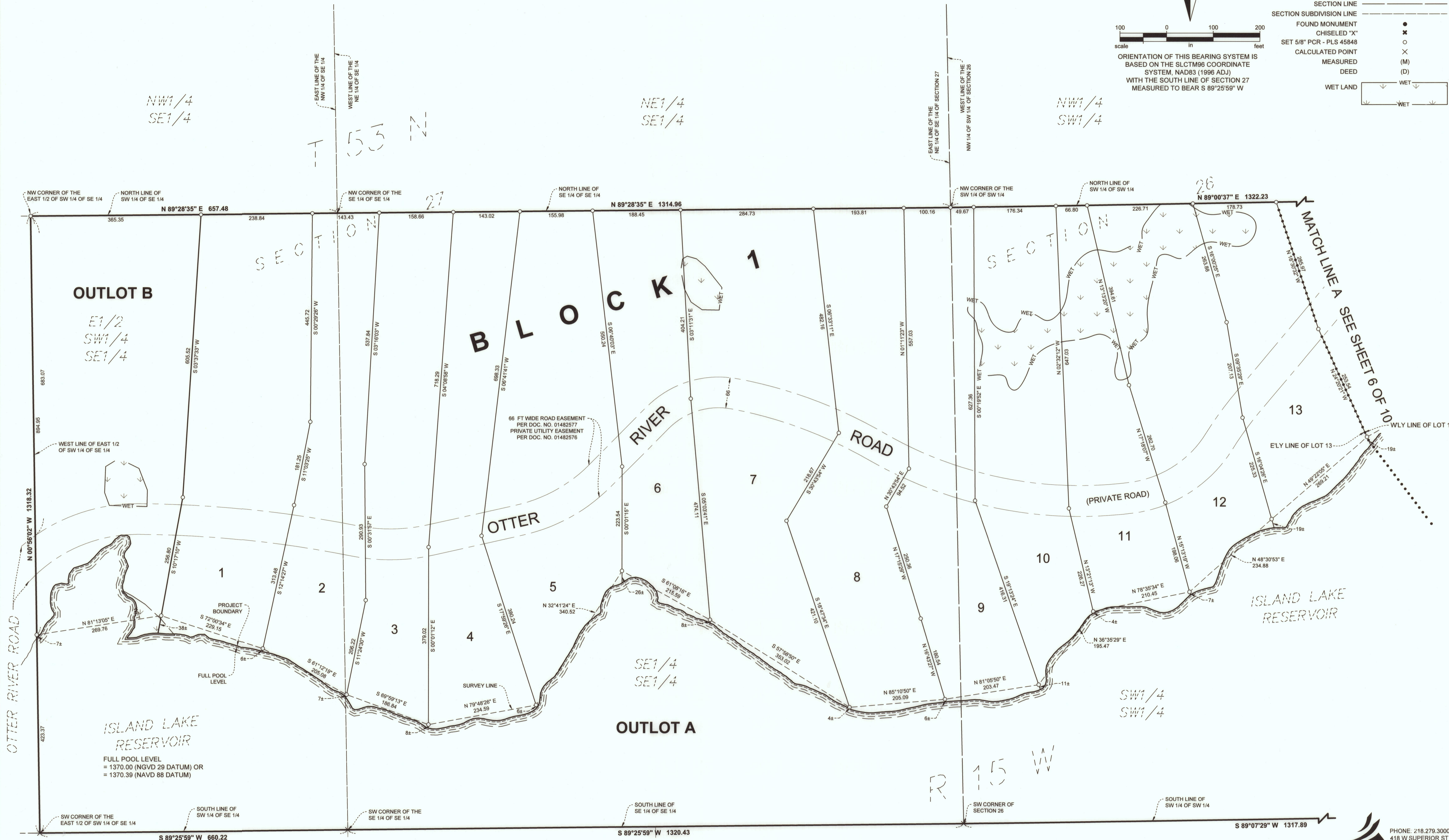
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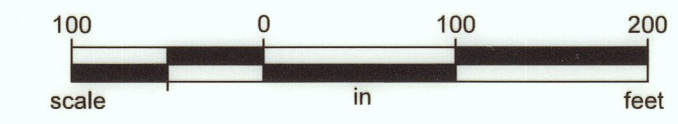
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PHONE: 218.278.3000
418 W SUPERIOR ST
STE 200
DULUTH, MN 55802-1512
www.sehinc.com

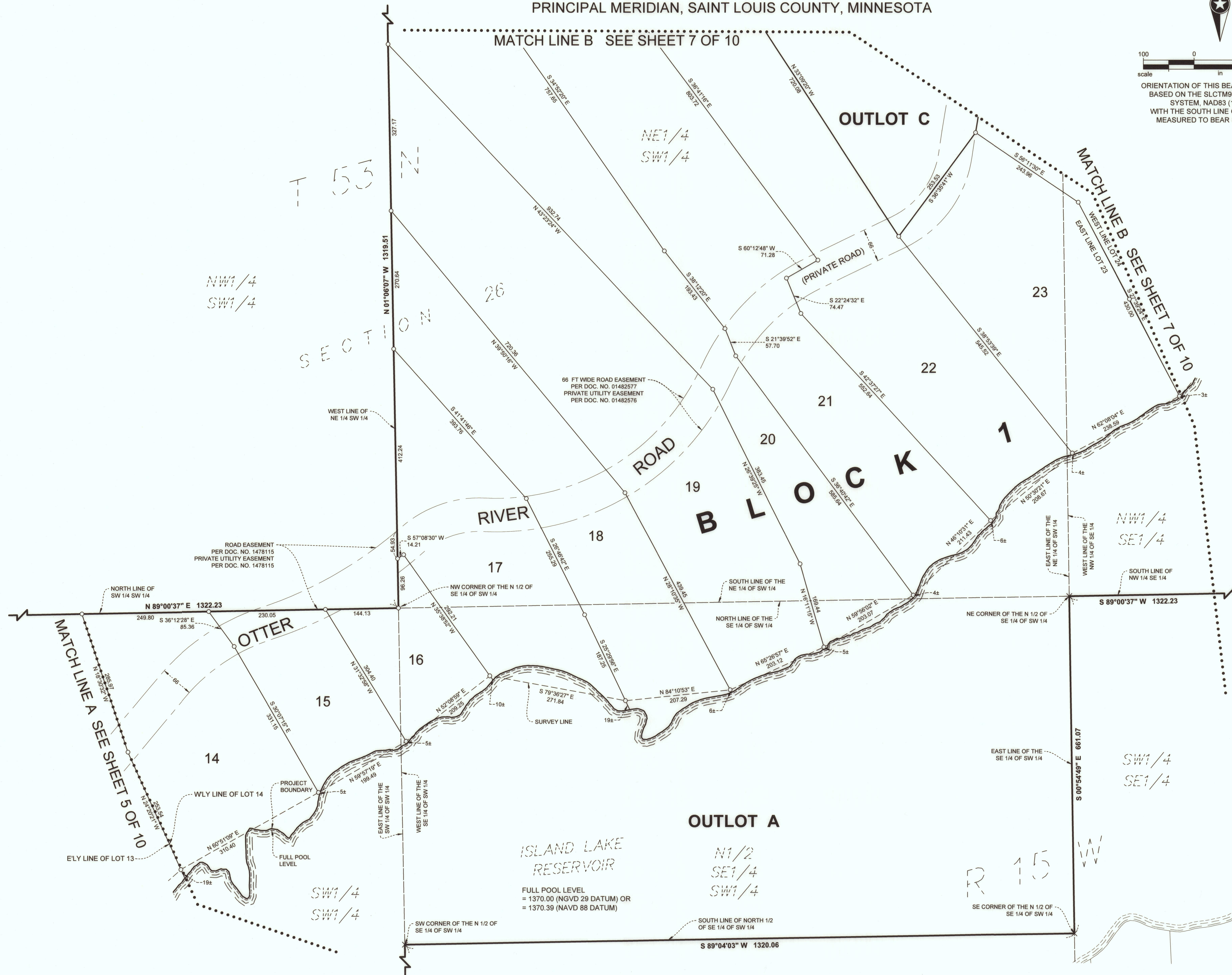
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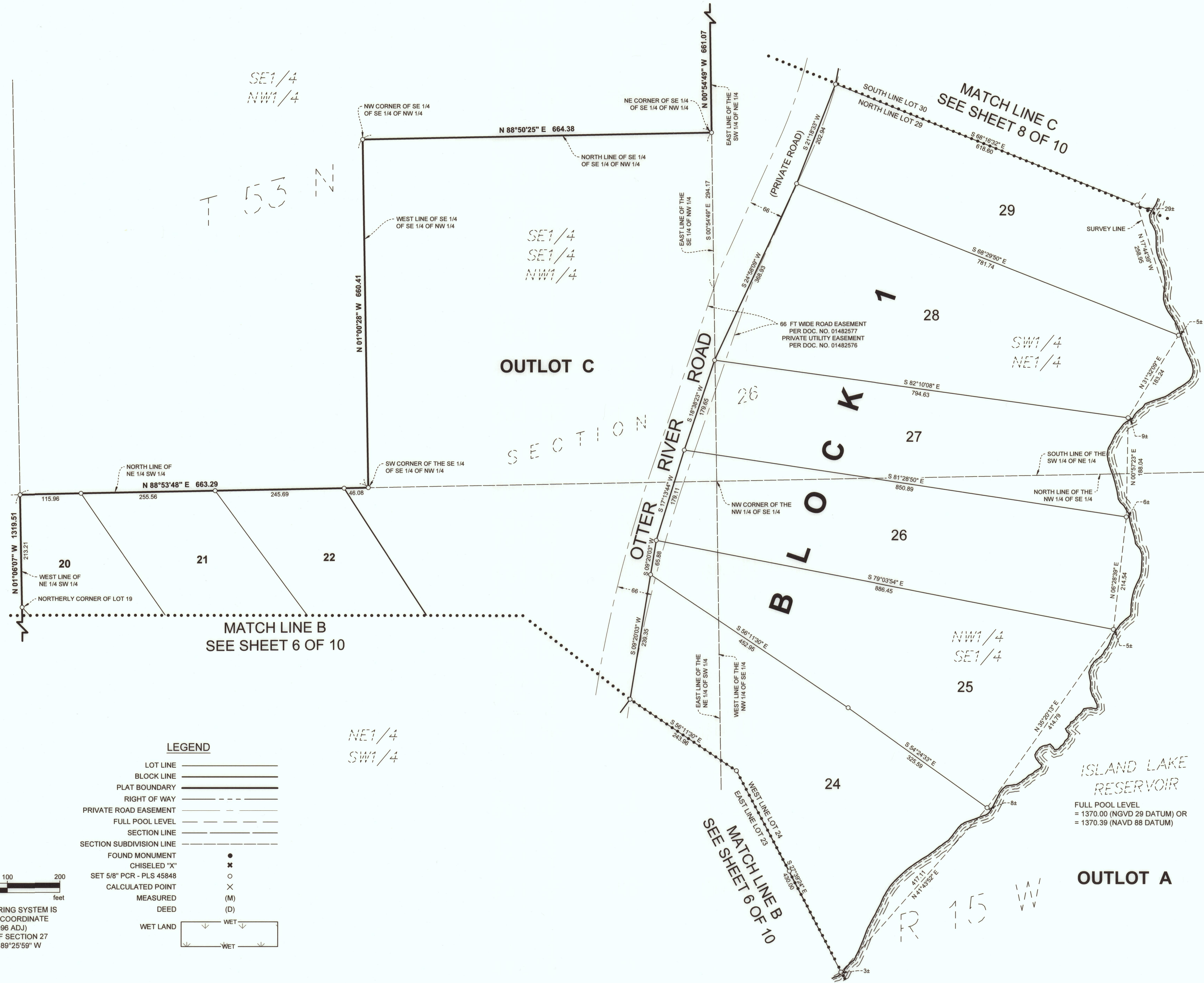
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SECTION LINE	-----
SECTION SUBDIVISION LINE	-----
FOUND MONUMENT	•
CHISELED "X"	✕
SET 5/8" PCR - PLS 45848	○
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scale
100 0 100 200
in feet

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ISLAND LAKE
RESERVOIR

FULL POOL LEVEL
= 1370.00 (NGVD 29 DATUM) OR
= 1370.39 (NAVD 88 DATUM)

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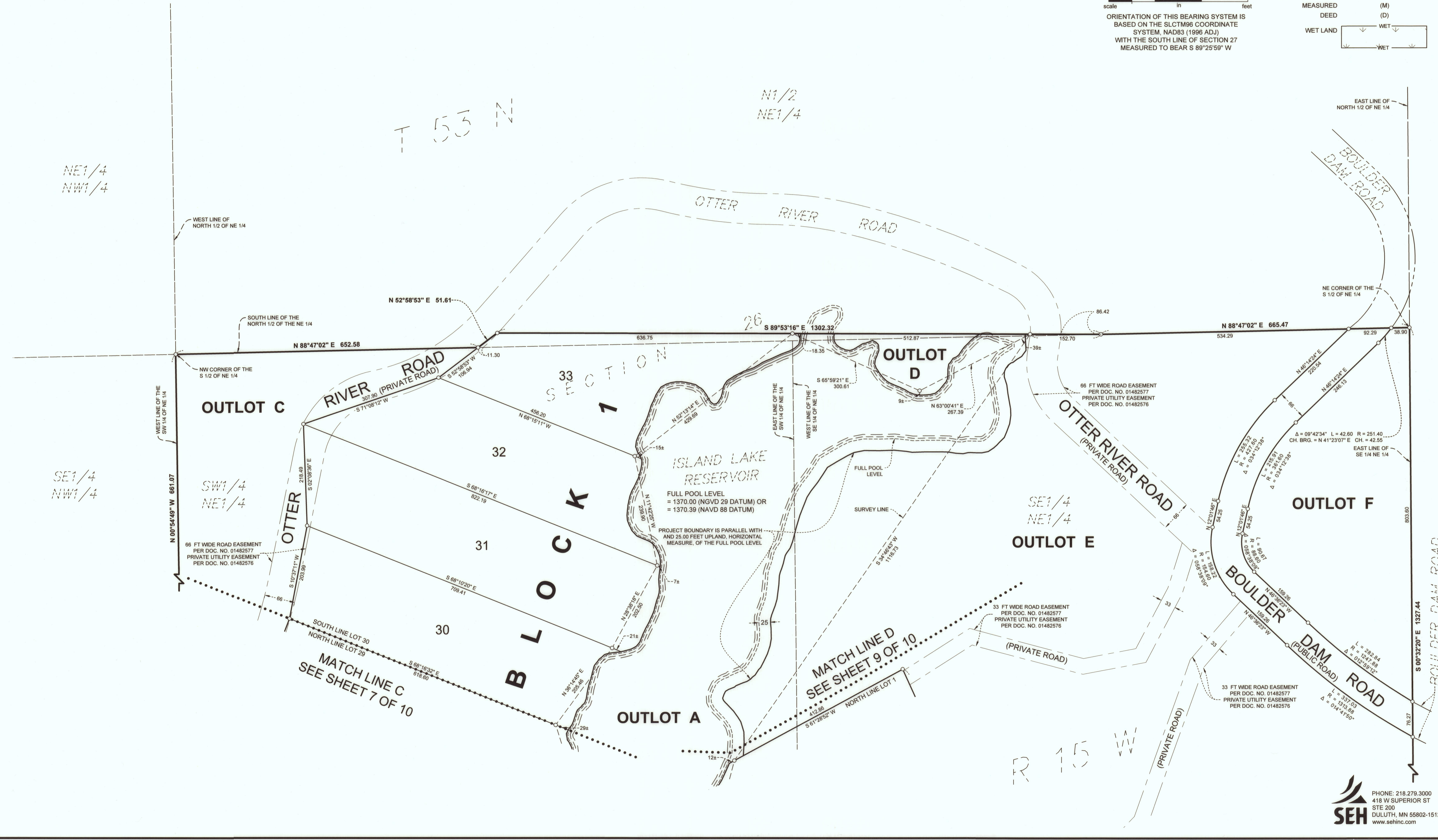
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T 53 N

N1/2
NE1/4

NE1/4
NW1/4

SE1/4
NW1/4



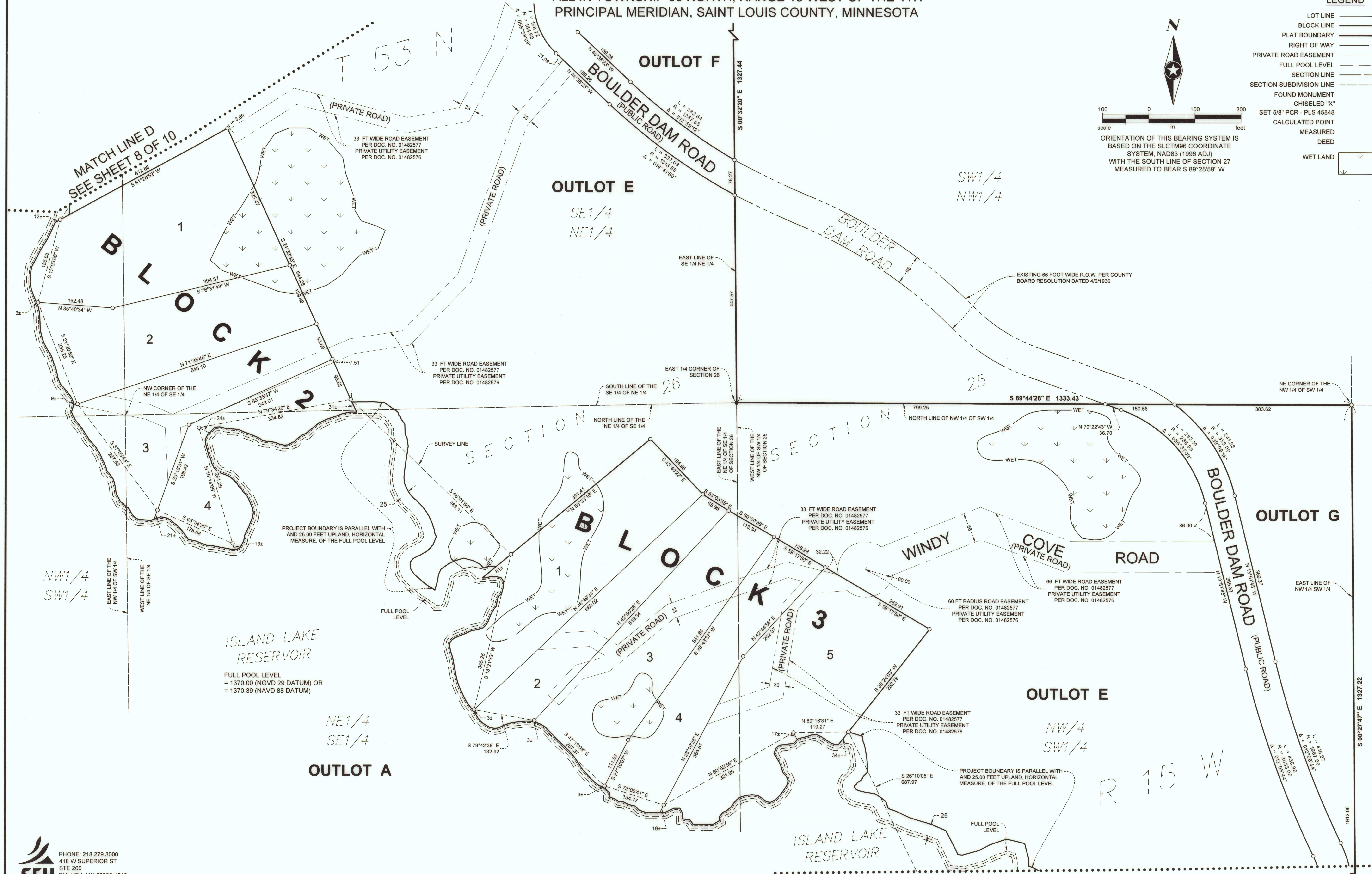
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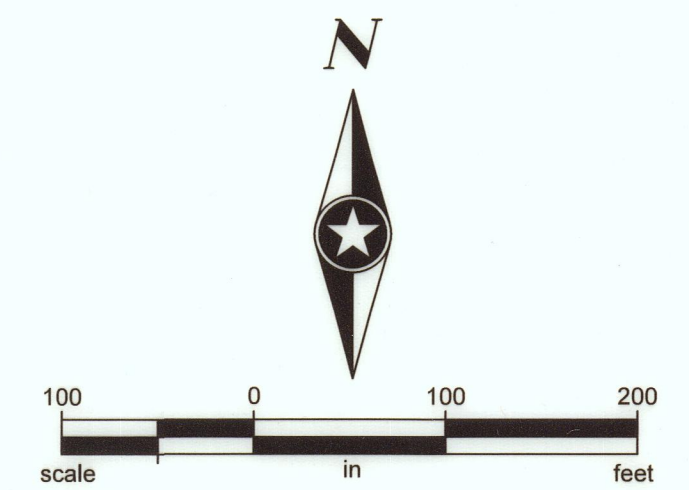
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