Northeast Quarter of the Southeast Quarter (NE ¼ of SE ¼) of Section 6, Township 52 North, Range 14 West, Fourth Principal Meridian, Saint Louis County, Minnesota, according to the US Government survey thereof; EXCEPT all that part of the easterly 200 feet of the said NE ¼ of SE ¼ described as follows: BEGINNING at the southeast corner of Section 6; thence North on an

assumed bearing of North 0 degrees 00 minutes 00 seconds East a distance of 1615.21 feet; thence South 76 degrees 20

to the east line of said Section 6; thence south along said east line to the southeast corner of said NE ¼ of SE ¼;

That part of the Northwest Quarter of the Southeast Quarter (NW ¼ of SE ¼) lying northerly of East Van Road, and

Northwest Quarter of Northeast Quarter of the Southeast Quarter (NW 14 of NE ¼ of SE ¼), and

Southwest Quarter of the Northeast Quarter (SW ¼ of NE ¼) EXCEPT the northerly 330 feet thereof, and

Southeast Quarter of the Northeast Quarter (SE ¼ of NE ¼), and

Southwest Quarter of the Northwest Quarter (SW ¼ of NW ¼), and

Northwest Quarter of the Southwest Quarter (NW ¼ of SW ¼), and

US Government survey thereof.

minutes 24 seconds West a distance of 205.82 feet; thence South 0 degrees 00 minutes 00 seconds East to the north line of

the Southeast Quarter of the Southeast Quarter (SE ¼ of SE ¼); thence East along the said north line of the SE ¼ of SE ¼ to the

east line of said Section 6, EXCEPT the southerly 88.5 feet thereof; AND FURTHER EXCEPTING FROM THE SAID NE ¼ of SE ¼ that part thereof described as follows: BEGINNING at the southeast corner of said NE ¼ of SE ¼; thence West along the south line

of said NE ¼ of SE ¼ a distance of 200 feet to a point; thence North on a line parallel to the east line of said Section 6 a distance of 88.5 feet to a point; thence East on a line parallel to the south line of said NE ¼ of SE ¼ a distance of 200 feet, more or less,

That part of the West Half of the West Half of the Southeast Quarter of the Northwest Quarter (W ½ of W ½ of SE ¼ of NW ¼)

lying southerly of the following described line: Commencing at the northwest corner of said SE ¼ of NW ¼; thence South 00 degrees 06 minutes 34 seconds East along the west line of said SE ¼ of NW ¼ a distance of 330.00 feet; thence North 78

degrees 54 minutes 47 seconds East a distance of 392.81 feet; thence South 29 degrees 08 minutes 37 seconds East a distance

thence South 00 degrees 06 minutes 34 seconds East along said west line a distance of 55.00 feet to the POINT OF BEGINNING;

seconds East a distance of 151.00 feet; thence South 66 degrees 06 minutes 34 seconds East a distance of 33.00 feet; thence

South 76 degrees 06 minutes 34 seconds East a distance of 332.00 feet; thence South 80 degrees 06 minutes 34 seconds East a

degrees 06 minutes 34 seconds East a distance of 100.00 feet; thence South 62 degrees 06 minutes 34 seconds East a distance

That part of Government Lot 2 described as follows: BEGINNING at a point on the north line of the Southwest Quarter of the

Northwest Quarter (SW ¼ of NW ¼) of Section 5 which is 1408 feet west of the northeast corner of the Southeast Quarter of

a point on the ordinary high water mark of Island Lake; thence running southeasterly along the ordinary high water mark a

distance of 78 feet, more or less, to the point of intersection with the north line of said SW ¼ of NW ¼; thence running East

North Half of the Northeast Quarter of the Southwest Quarter of the Southwest Quarter (N ½ of NE ¼ of SW ¼ of SW ¼), and

All in Section 5, Township 52 North, Range 14 West, Fourth Principal Meridian, Saint Louis County, Minnesota, according to the

along the north line of said SW ¼ of NW ¼ a distance of 167 feet to the Point of Beginning and there terminating; and

the Northwest Quarter (SE ¼ of NW ¼) of said Section 5; thence running at an azimuth of 296 degrees a distance of 184 feet to

of 254.00 feet; thence South 66 degrees 22 minutes 08 seconds East a distance of 66.93 feet; thence North 66 degrees 22 minutes 08 seconds West a distance of 66.93 feet; thence North 29 degrees 08 minutes 37 seconds West a distance of 254.00 feet; thence South 78 degrees 54 minutes 47 seconds West a distance of 392.81 feet to the west line of said SE ¼ of NW ¼;

thence South 61 degrees 06 minutes 34 seconds East a distance of 158.00 feet; thence South 33 degrees 06 minutes 34

distance of 120.00 feet; thence South 55 degrees 06 minutes 34 seconds East a distance of 43.00 feet; thence South 45

of 83.8 feet to the westerly right-of-way line of the Rice Lake Road (CSAH No. 4) and there terminating, and

Southwest Quarter of the Northeast Quarter of the Southwest Quarter (SW ¼ of NE ¼ of SW ¼),

PRELIMINARY PLAT OF

## UNNAMED PLAT 7

LOCATED IN PART OF SECTION 5, TOWNSHIP 52 NORTH, RANGE 14 WEST AND PART OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 52 NORTH, RANGE 14 WEST OF THE 4TH PRINCIPAL MERIDIAN, ST. LOUIS COUNTY, MINNESOTA

1. Wetlands were not field delineated on the subject property. Wetlands shown are

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.

an approximate location from the National Wetlands Inventory

3. The subject property is part of the Cloquet River Watershed.

4. Subject property lies within School District #709.

6. Proposed use of all lots is to remain Residential.

Surveyors Notes:

2. Subject land is Abstract.

### SECTION BREAKDOWN

SECTION 5, T52N, R14W 1" = 500'

#### 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:** 95.79 Acres

**CONTOUR INFORMATION** Contours, where shown, have been generated from St. Louis County lidar

DATE OF PREPERATION: January 11, 2021

PROPERTY ZONING

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

WATERFRONT RESIDENTIAL 2 (WR2)

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 85 FT Major Collectors 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 100 ft Structures, 75 ft

> Accessory Structure Setbacks: Side: 10 ft, Rear: 10 ft

Sewage Treatment Systems

**NON-RIPARIAN LOTS:** Principal Structure Setbacks: Side: 50 ft, Rear: 50ft

Accessory Structure Setbacks: Side: 25 ft, Rear: 25 ft

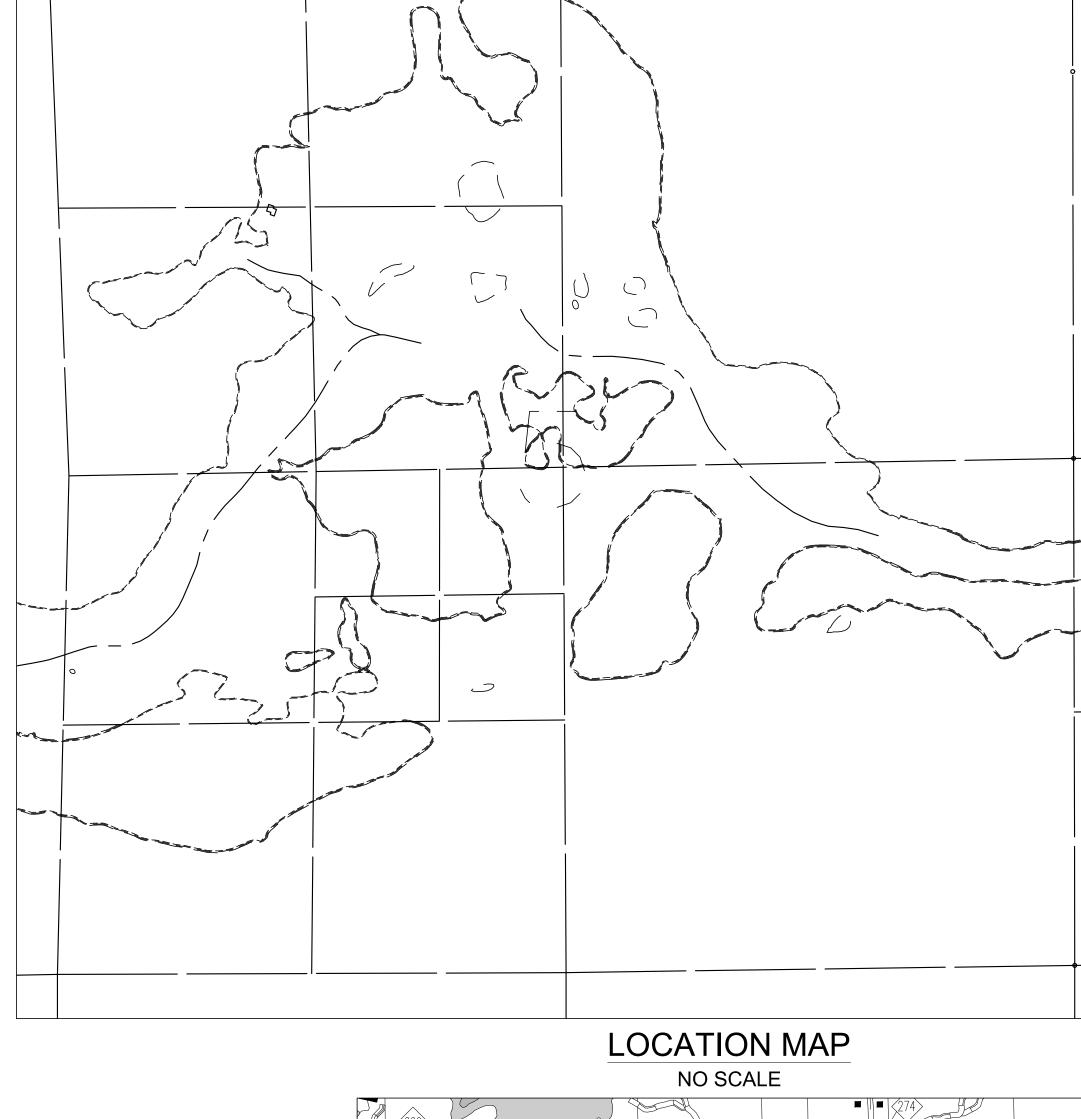
> ST. LOUIS COUNTY

**VICINITY MAP** 

NO SCALE

PROJECT LOCATION

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	2.51			
LOT 2, BLOCK 1	1.69		3 STRUCTURES WITH ROAD SETBACK	
LOT 3, BLOCK 1	1.73		CABIN WITH SIDE SETBACK	OUTHOUSE WITH SIDE LINE
LOT 4, BLOCK 1	0.99	2,114 SF (0.05)		
LOT 5, BLOCK 1	3.70			
LOT 6, BLOCK 1	3.15	75,132 SF (1.72)		
LOT 7, BLOCK 1	2.27	62,340 SF (1.43)		OUTHOUSE WITH SIDE SETBACK
LOT 8, BLOCK 1	2.11	18,330 SF (0.42)	PRIMARY STRUCTURE EAVE WITH SIDE SETBACK	
LOT 9, BLOCK 1	2.20	59,985 SF (1.38)		
LOT 10, BLOCK 1	2.07	59,629 SF (1.37)	PRIMARY STRUCTURE EAVE WITH SIDE SETBACK	
LOT 11, BLOCK 1	2.73	82,553 SF (1.90)		
LOT 12, BLOCK 1	2.82	92,030 SF (2.11)		
LOT 13, BLOCK 1	1.97			
LOT 14, BLOCK 1	1.06		ACCESSORY STRUCTURE WITH ROAD SETBACK	
LOT 15, BLOCK 1	2.95	7,105 SF (0.16)	PRIMARY STRUCTURE WITH SIDE SETBACK	
LOT 16, BLOCK 1	1.17	14,558 SF (0.33)		
LOT 17, BLOCK 1	1.46	19,214 SF (0.44)		
LOT 18, BLOCK 1	1.20		ACCESSORY STRUCTURE WITH SIDE SIDE & ROAD SETBACK	TARP STORAGE, SHED WITH SIDE LINE AND SETBACK
LOT 19, BLOCK 1	2.42	33,110 SF (0.76)		
LOT 20, BLOCK 1	3.56	22,720 SF (0.52)		
LOT 21, BLOCK 1	3.53			
LOT 22, BLOCK 1	4.21	59,712 SF (1.37)	PRIMARY STRUCTURE WITH SIDE SETBACK	
LOT 23, BLOCK 1	4.57	48,084 SF (1.10)		
LOT 24, BLOCK 1	6.55	168,610 SF (3.87)		
LOT 1, BLOCK 2	6.90	149,333 SF (3.43)		
LOT 2, BLOCK 2	6.20	199,231 SF (4.57)		
LOT 3, BLOCK 2	5.05	220,146 SF (3.51)		
LOT 4, BLOCK 2	2.18	47,317 SF (1.09)		
LOT 5, BLOCK 2	1.26		ACCESSORY STRUCTURE EAVE WITH SIDE SETBACK	
LOT 6, BLOCK 2	2.00	2,448 SF (0.06)		
LOT 7, BLOCK 2	3.41	9,458 SF (0.22)		
LOT 8, BLOCK 2	3.04	77,456 SF (1.78)		
LOT 9, BLOCK 2	2.93			





PROJ # 154970 SHEET 1 OF 5

PRELIMINARY PLAT OF UNNAMED PLAT 7 LEGEND RIGHT OF WAY EASEMENT — — — DRAINAGE AND UTILITY EASEMENT ----BLOCK LINE -PLAT BOUNDARY 10FT SETBACK LINE 20FT SETBACK LINE FOUND MONUMENT SET MONUMENT ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE ST.LOUIS COUNTY COORDINATE SYSTEM, NAD83 (1996 ADJ) ISLAND LAKE RESERVOIR ISLAND LAKE SHEET 3 RESERVOIR VAN SHORELINE 2,431 FT +/-SHEET 5 MATCH SHORELINE 6,818 FT +/-SHEET ISLAND LAKE RESERVOIR

PRELIMINARY PLAT OF UNNAMED PLAT 7 LEGEND RIGHT OF WAY EASEMENT — — — DRAINAGE AND UTILITY EASEMENT — — OWNER: MATHEW MINER PID: 375-0010-00778 ISLAND LAKE **BLOCK LINE** PLAT BOUNDARY RESERVOIR 10FT SETBACK LINE 20FT SETBACK LINE S 89°43'14" W 149.95 FOUND MONUMENT ACCESSORY STRUCTURE EAVE SET MONUMENT ORIENTATION OF THIS BEARING IS 6.4' FROM **PRIMARY** SYSTEM IS BASED ON THE ST.LOUIS PRIMARY -STRUCTURE EAVE IS 9.6' FR. 89 PROPOSED 33' STRUCTURE EAVE COUNTY COORDINATE WIDE EASEMENT IS 12.1' FROM AREA ADDED TO EXISTING LEASE AREA SYSTEM, NAD83 (1996 ADJ) SIDE PROPERTY LINE OWNER: CAMBUMA PROPERTIES, LLC PID: 375-0010-00801 PROPOSED 33 WIDE EASEMENT TOTAL AREA: TOTAL AREA: 1.73 AC 75,433 SF 1.69 AC-73,751 SF ACCESSORY S 64°12'58" E STRUCTURE EAVE IS 11.8' FROM PROPOSED 33' WIDE EASEMENT PROPOSED 60' RADIUS EASEMENT OWNER; DOUGLAS STEVEN SWANSTROM. PID: 375-0010-00784 ADDED AREA: 2,114 SF S 61°07'56" E PROPOSED 33' -WIDE EASEMENT N 40°31'43" W 73.89 TOTAL AREA: 2.51 AC 109,492 SF S 33°07'56" E TOTAL AREA: 0.99 AC— 43,127 SF OWNER: ADAM P. RIESLAND PID: 375-0010-00802 S 66°07'56" E **33.00** S 76°07'56" E 98.23 WEST TOTAL AREA: 3.70 AC 161,132 SF PROPOSED 66FT --WIDE EASEMENT - PROPOSED 66FT WIDE EASEMENT OWNER: MINNESOTA POWER/ ALLETE INC ROAD LAKE ID: 69037200 TOTAL AREA: 3.15 AC 136,998 SF CLASS: RECREATIONAL DEVELOPMENT PROPOSED 66FT TOTAL AREA: 2.27 AC 98,789 SF WIDE EASEMENT ORDINARY HIGH WATER ELEV (OHW) (CSAH NO 4) S 84°19'08" E = 1369.81 (NGVD 29 DATUM) OR = 1370.20 (NAVD 88 DATUM) SIDE PROPERTY LINE STRUCTURE EAVE IS 19.2' FROM SIDE PROPERTY LINE ADDED AREA: 75,132 SF OWNER: MINNESOTA POWER/ ALLETE INC. PID: 375-0010-00780 ADDED AREA: 62,340 SF TOTAL AREA: 2.20 AC 95,661 SF /-S 87°42'27" W + 185.01 ADDED AREA: S 89°00'24" W 317.43 PRIMARY -STRUCTURE EAVE IS 4.5' FROM SIDE 2.07 AC 90,281 SF PROPERTY LINE PRIMARY -STRUCTURE EAVE IS 24.5' FROM SIDE PROPERTY ADDED AREA: 59,629 SF OWNER: MINNESOTA POWER/ ALLETE INC. PID: 375-0010-00810 TOTAL AREA: 2.73 AC 118,962 SF ACCESSORY STRUCTURE EAVE IS 16.3' FROM SIDE PROPOSED 66FT WIDE EASEMENT ADDED AREA: 82,553 SF

#### PRELIMINARY PLAT OF

# UNNAMED PLAT 7

