

LEGAL DESCRIPTION:

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 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, 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;

AND

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

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

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

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

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 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 00 degrees 06 minutes 34 seconds East along said west line a distance of 55.00 feet to the POINT OF BEGINNING; thence South 61 degrees 06 minutes 34 seconds East a distance of 158.00 feet; thence South 33 degrees 06 minutes 34 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 distance of 120.00 feet; thence South 55 degrees 06 minutes 34 seconds East a distance of 43.00 feet; thence South 45 degrees 06 minutes 34 seconds East a distance of 100.00 feet; thence South 62 degrees 06 minutes 34 seconds East a distance of 83.8 feet to the westerly right-of-way line of the Rice Lake Road (CSAH No. 4) and there terminating, and

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 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 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 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

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

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

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

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

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

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

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 data.

DATE OF PREPERATION:

January 11, 2021

Surveyors Notes:

- Wetlands were not field delineated on the subject property. Wetlands shown are an approximate location from the National Wetlands Inventory.
- Subject land is Abstract.
- The subject property is part of the Cloquet River Watershed.
- Subject property lies within School District #709.
- 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.
- Proposed use of all lots is to remain Residential.

PROPERTY ZONING :  
WATERFRONT RESIDENTIAL 2 (WR2)

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

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  
Major Collectors 85 FT  
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

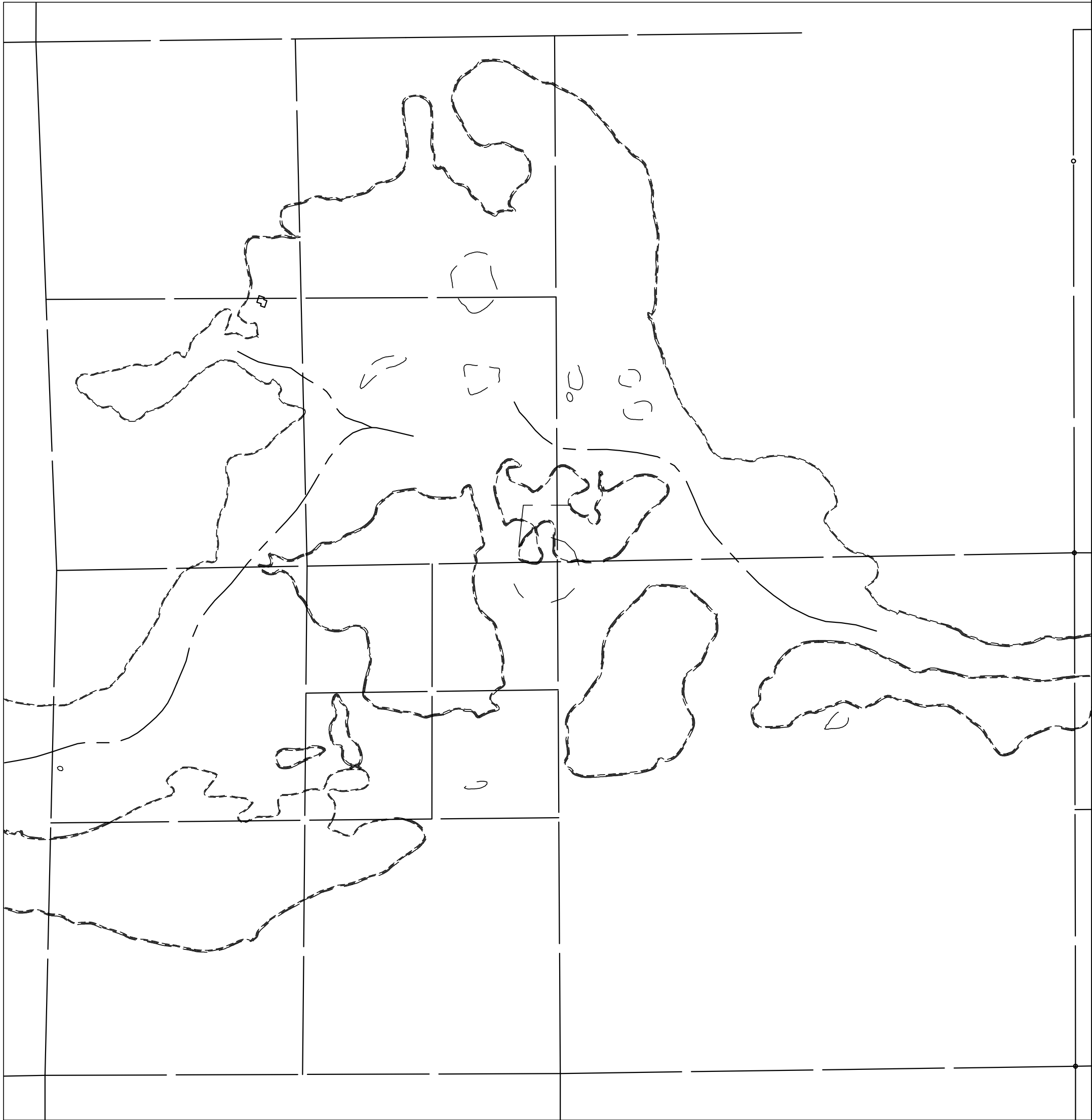
Ordinary High Water Line setback:  
Recreational Development Lakes  
100 ft Structures, 75 ft  
Sewage Treatment Systems

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

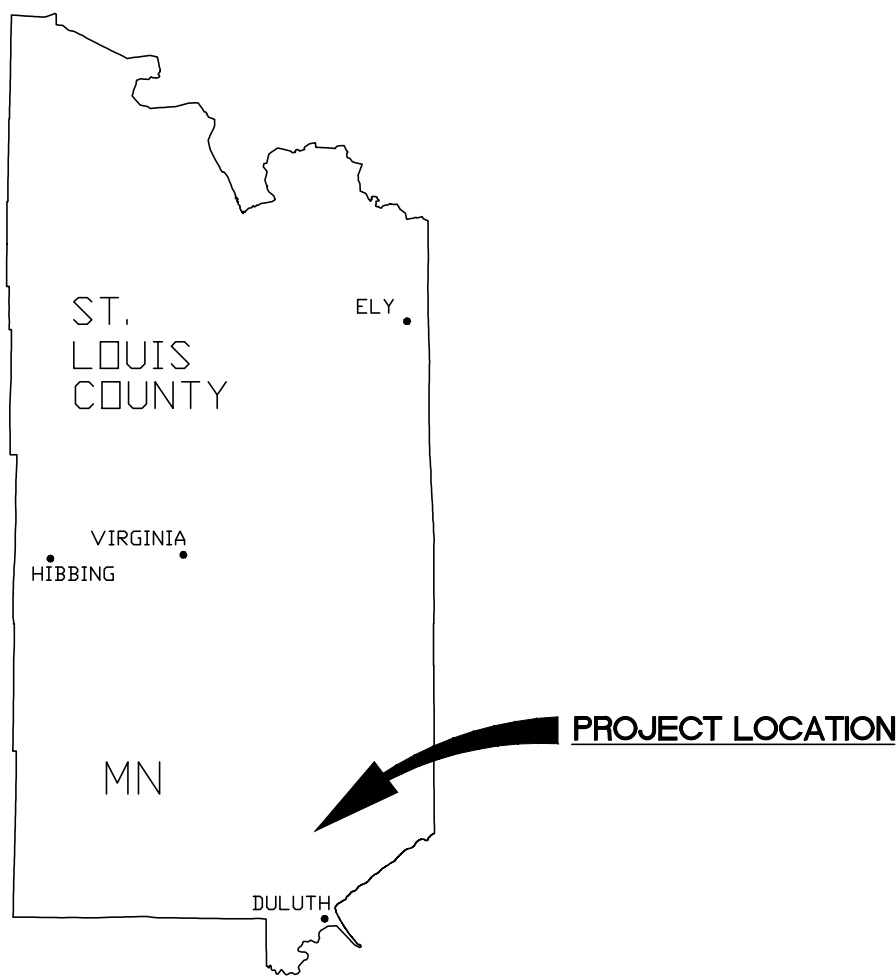
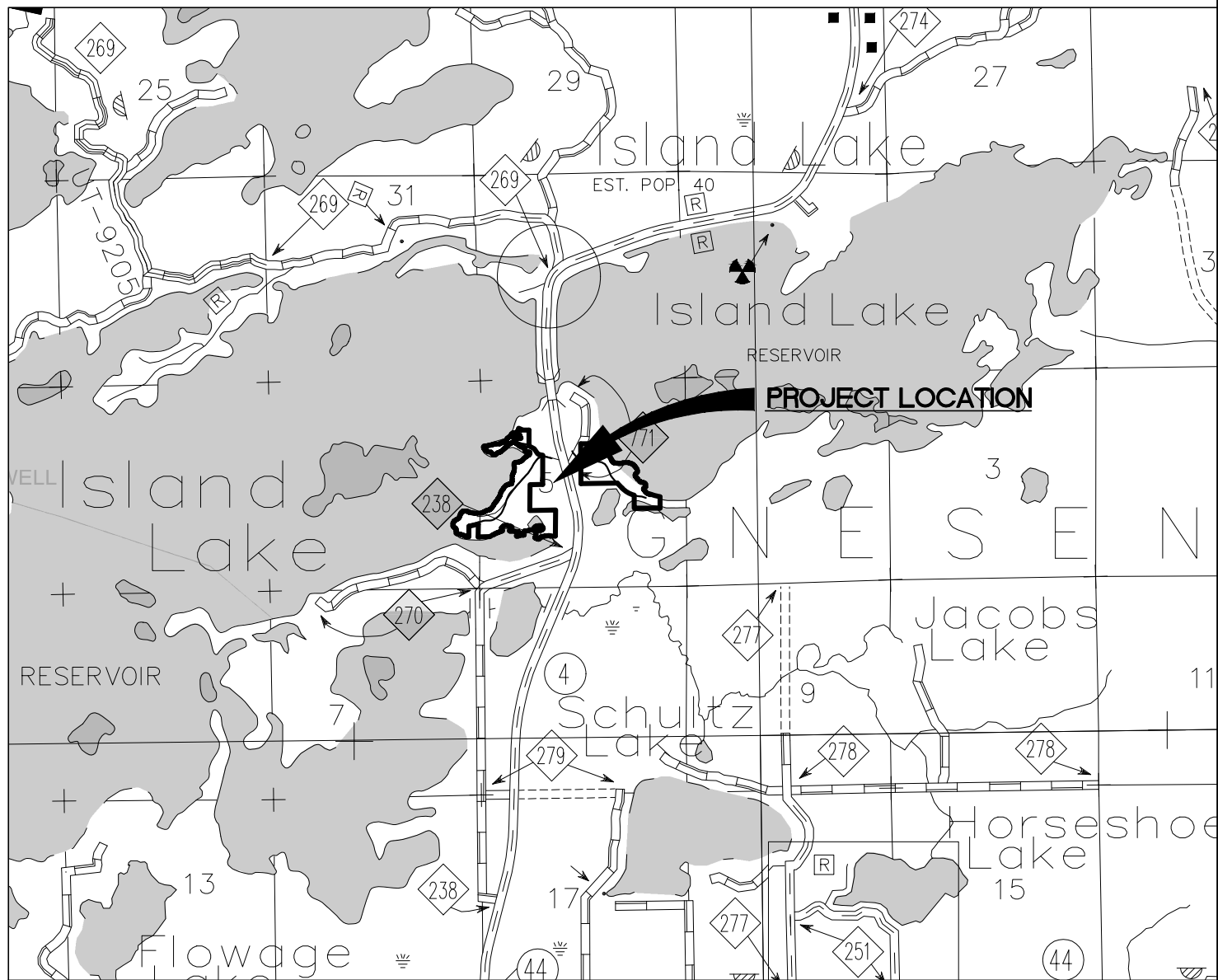
NON-RIPARIAN LOTS:

Principal Structure Setbacks:  
Side: 50 ft, Rear: 50ft

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



LOCATION MAP  
NO SCALE



VICINITY MAP  
NO SCALE

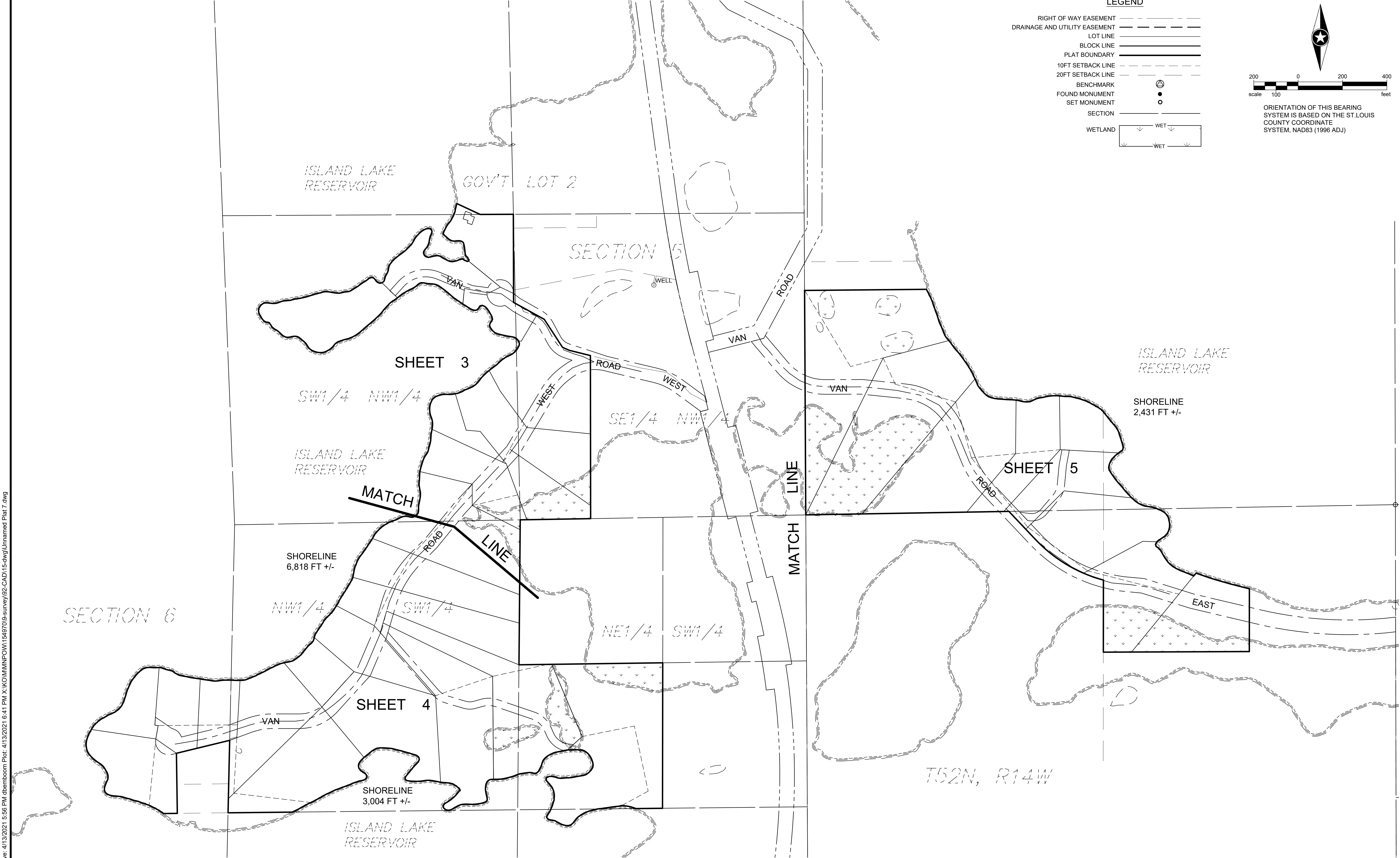
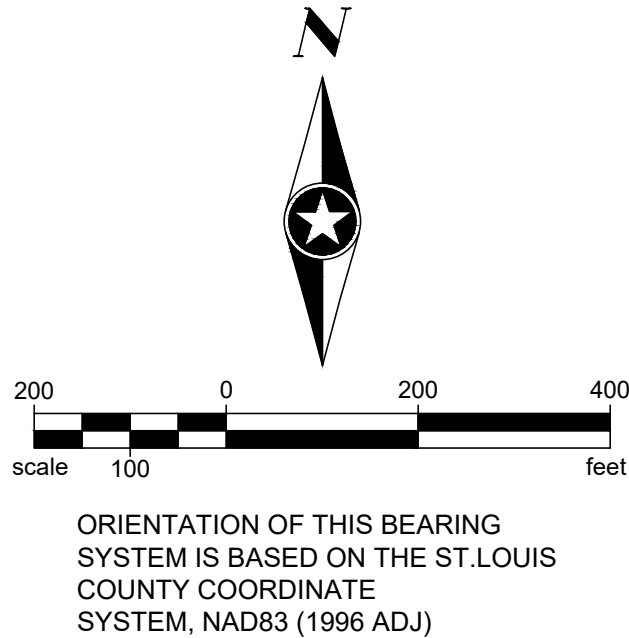
| LOT             | LOT SIZE (ACRES) | ADDED AREA -SQ. FT. (ACRES) | APPARENT SET BACK ISSUE (PERMANENT STRUCTURE)     | APPARENT SET BACK ISSUE (MOVEABLE STRUCTURE)  |
|-----------------|------------------|-----------------------------|---|---|
| LOT 1, BLOCK 1  | 2.51             |                             |   |   |
| 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)            |   |   |
| 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             |                             |   |   |

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PRELIMINARY PLAT OF  
**UNNAMED PLAT 7**

**LEGEND**

- RIGHT OF WAY EASEMENT
- DRAINAGE AND UTILITY EASEMENT
- LOT LINE
- BLOCK LINE
- PLAT BOUNDARY
- 10FT SETBACK LINE
- 20FT SETBACK LINE
- BENCHMARK
- FOUND MONUMENT
- SET MONUMENT
- SECTION
- WETLAND

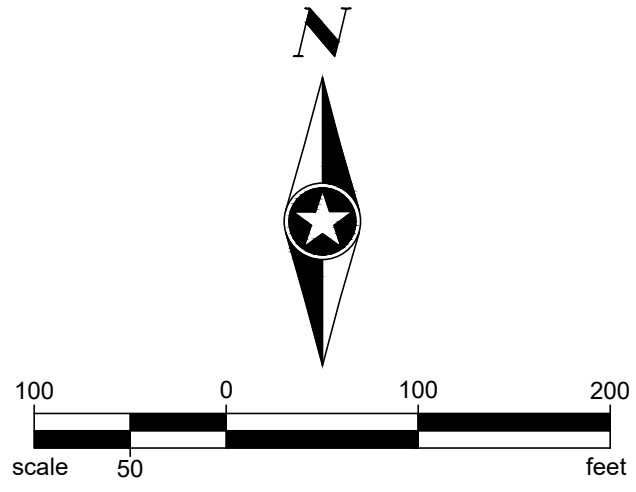


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PRELIMINARY PLAT OF  
UNNAMED PLAT 7

LEGEND

- RIGHT OF WAY EASEMENT  
DRAINAGE AND UTILITY EASEMENT  
LOT LINE  
BLOCK LINE  
PLAT BOUNDARY  
10FT SETBACK LINE  
20FT SETBACK LINE  
BENCHMARK  
FOUND MONUMENT  
SET MONUMENT  
SECTION  
AREA ADDED TO EXISTING LEASE AREA  
WETLAND



ORIENTATION OF THIS BEARING  
SYSTEM IS BASED ON THE ST. LOUIS  
COUNTY COORDINATE  
SYSTEM, NAD83 (1996 ADJ)

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ISLAND LAKE  
RESERVOIR

LAKE ID: 69037200  
CLASS: RECREATIONAL  
DEVELOPMENT  
ORDINARY HIGH WATER ELEV (OHW)  
= 1369.81 (NGVD 29 DATUM) OR  
= 1370.20 (NAVD 88 DATUM)

ISLAND LAKE  
RESERVOIR

TOTAL AREA:  
1.69 AC  
73,751 SF

PRIMARY  
STRUCTURE EAVE  
IS 9.6' FROM  
PROPOSED 33'  
WIDE EASEMENT

ACCESSORY  
STRUCTURE EAVE  
IS 11.8' FROM  
PROPOSED 33'  
WIDE EASEMENT

TOTAL AREA:  
2.51 AC  
109,492 SF

PROPOSED 33'  
WIDE EASEMENT

OWNER: MATHEW MINER  
PID: 375-0010-00778

TOTAL AREA:  
1.70 AC  
74,135 SF

PRIMARY  
STRUCTURE EAVE  
IS 12.1' FROM  
SIDE PROPERTY  
LINE

OWNER: CAMBUMA PROPERTIES, LLC  
PID: 375-0010-00801

ADDED AREA:  
686 SF

PROPOSED 60'  
RADIUS EASEMENT

OWNER: ADAM P. RIESLAND  
PID: 375-0010-00802

TOTAL AREA:  
0.94 AC  
40,965 SF

PROPOSED 33'  
WIDE EASEMENT

OWNER: DOUGLAS STEVEN SWANSTROM.  
PID: 375-0010-00784

VAN

ROAD

WEST

OWNER: MINNESOTA POWER/ ALLETE INC.  
PID: 375-0010-00780

OWNER: MINNESOTA POWER/ ALLETE INC.  
PID: 375-0010-00780

PROPOSED 66FT  
WIDE EASEMENT

RICE LAKE ROAD (CSAH NO 4)

BLOCK

VAN

VAN

VAN

VAN

MATCH LINE

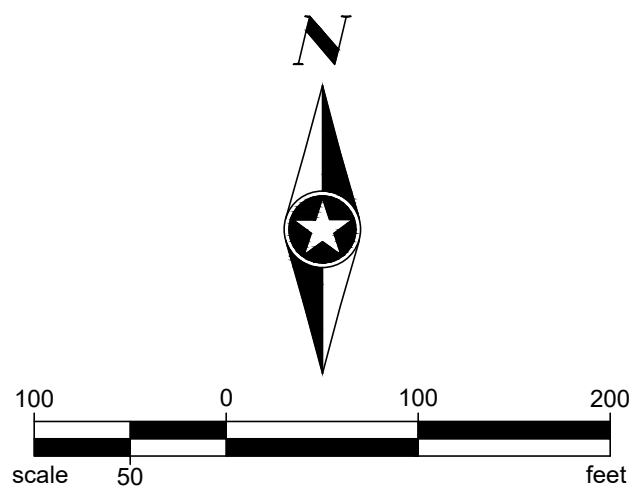
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OWNER: MINNESOTA POWER/ ALLETE INC.  
PID: 375-0010-00810

MATCH



PRELIMINARY PLAT OF  
UNNAMED PLAT 7



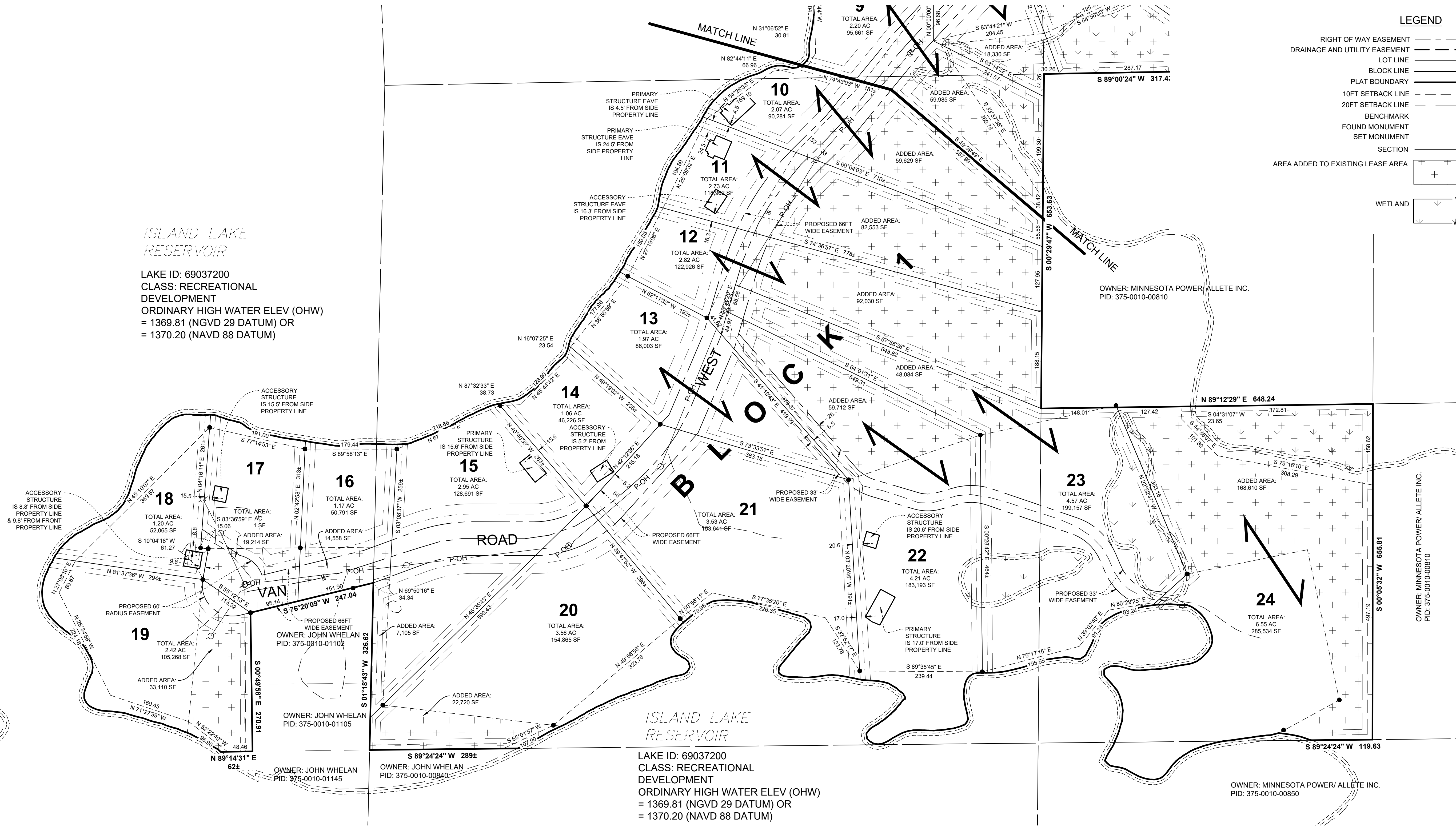
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SYSTEM, NAD83 (1996 ADJ.)

LEGEND

- RIGHT OF WAY EASEMENT
- DRAINAGE AND UTILITY EASEMENT
- LOT LINE
- BLOCK LINE
- PLAT BOUNDARY
- 10FT SETBACK LINE
- 20FT SETBACK LINE
- BENCHMARK
- FOUND MONUMENT
- SET MONUMENT
- SECTION
- AREA ADDED TO EXISTING LEASE AREA
- WETLAND

ISLAND LAKE  
RESERVOIR

LAKE ID: 69037200  
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DEVELOPMENT  
ORDINARY HIGH WATER ELEV (OHW)  
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PID: 375-0010-00850

OWNER: MINNESOTA POWER/ ALLETE INC.  
PID: 375-0010-00810

PRELIMINARY PLAT OF  
UNNAMED PLAT 7

