

PRELIMINARY PLAT OF

UNNAMED PLAT 8

LOCATED IN PART OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 52 NORTH, RANGE 14 WEST
AND PART OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 52 NORTH, RANGE 14 WEST
OF THE 4TH PRINCIPAL MERIDIAN, ST. LOUIS COUNTY, MINNESOTA

LEGAL DESCRIPTION:

Government Lot 2, and
Southwest Quarter of the Northeast Quarter (SW ¼ of NE ¼), and
Southeast Quarter of the Northeast Quarter (SE ¼ of NE ¼) EXCEPT the North Half of the Northeast Quarter (N ½ of NE ¼) thereof,
All in Section 4, Township 52 North, Range 14 West, Fourth Principal Meridian, Saint Louis County, Minnesota, according to the US
Government survey thereof;
AND
Southwest Quarter of the Northwest Quarter (SW ¼ of NW ¼), and
Southeast Quarter of the Northwest Quarter (SE ¼ of NW ¼), and
The East 1320 feet of Government Lot 1,
All in Section 3, Township 52 North, Range 14 West, Fourth Principal Meridian, Saint Louis County, Minnesota, according to the US
Government survey thereof.
AND:
That part of Government Lot 3 described as follows: _____

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:

129.9 ACRES

PREPARATION DATE:

January 11th, 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

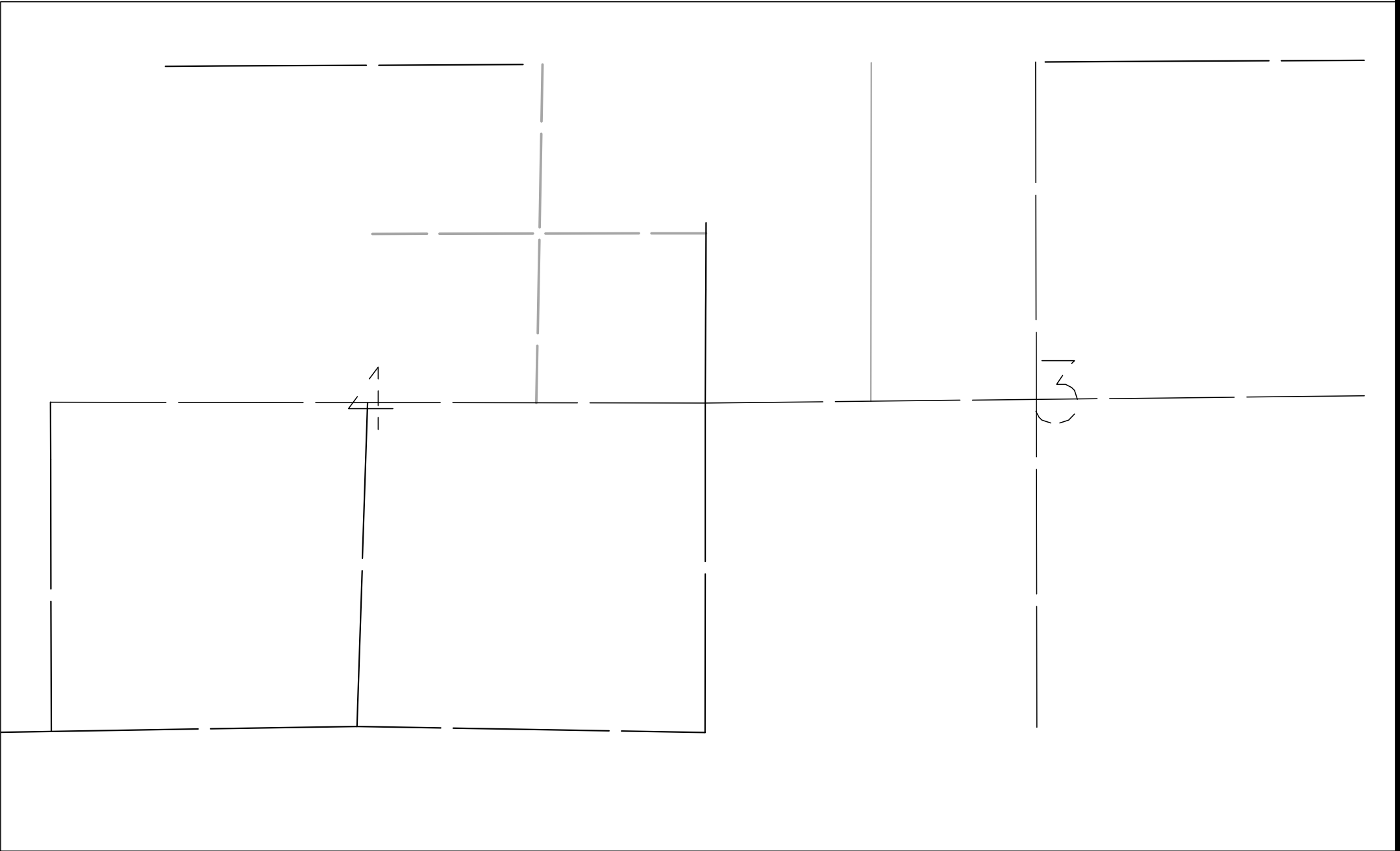
CONTOUR INFORMATION

Contour lines, if shown, have been
generated from St. Louis County lidar
data.

SECTION BREAKDOWN

SECTIONS 3 AND 4, T52N, R14W

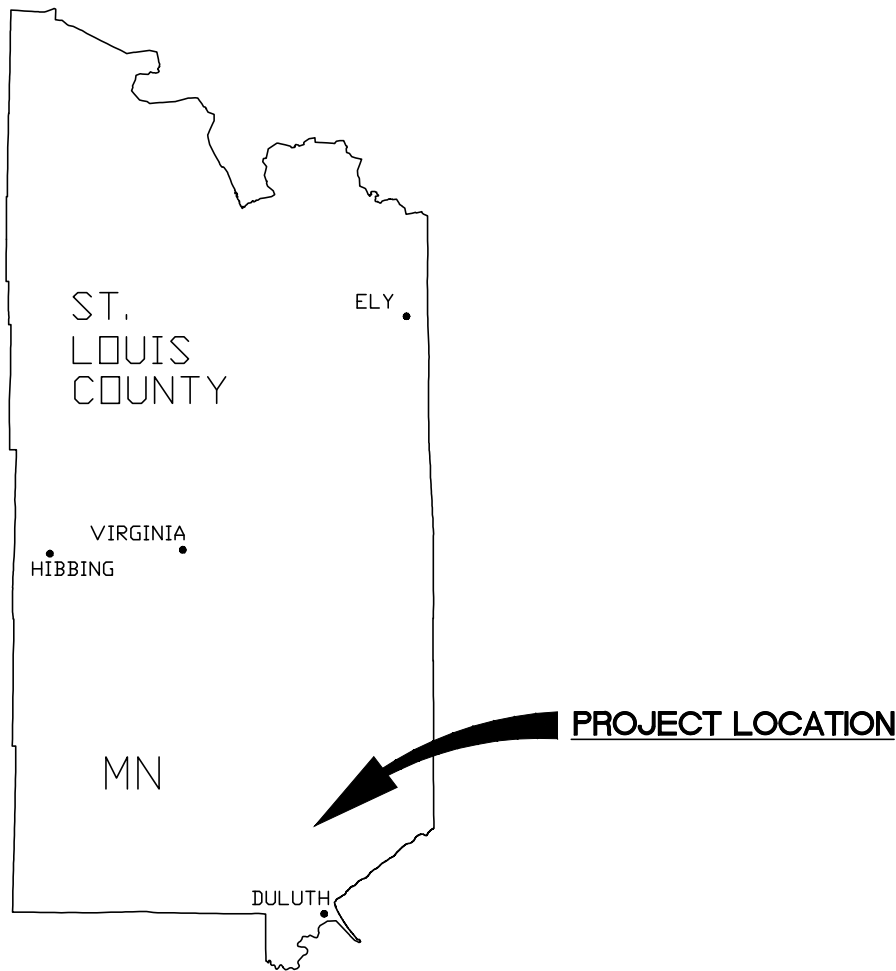
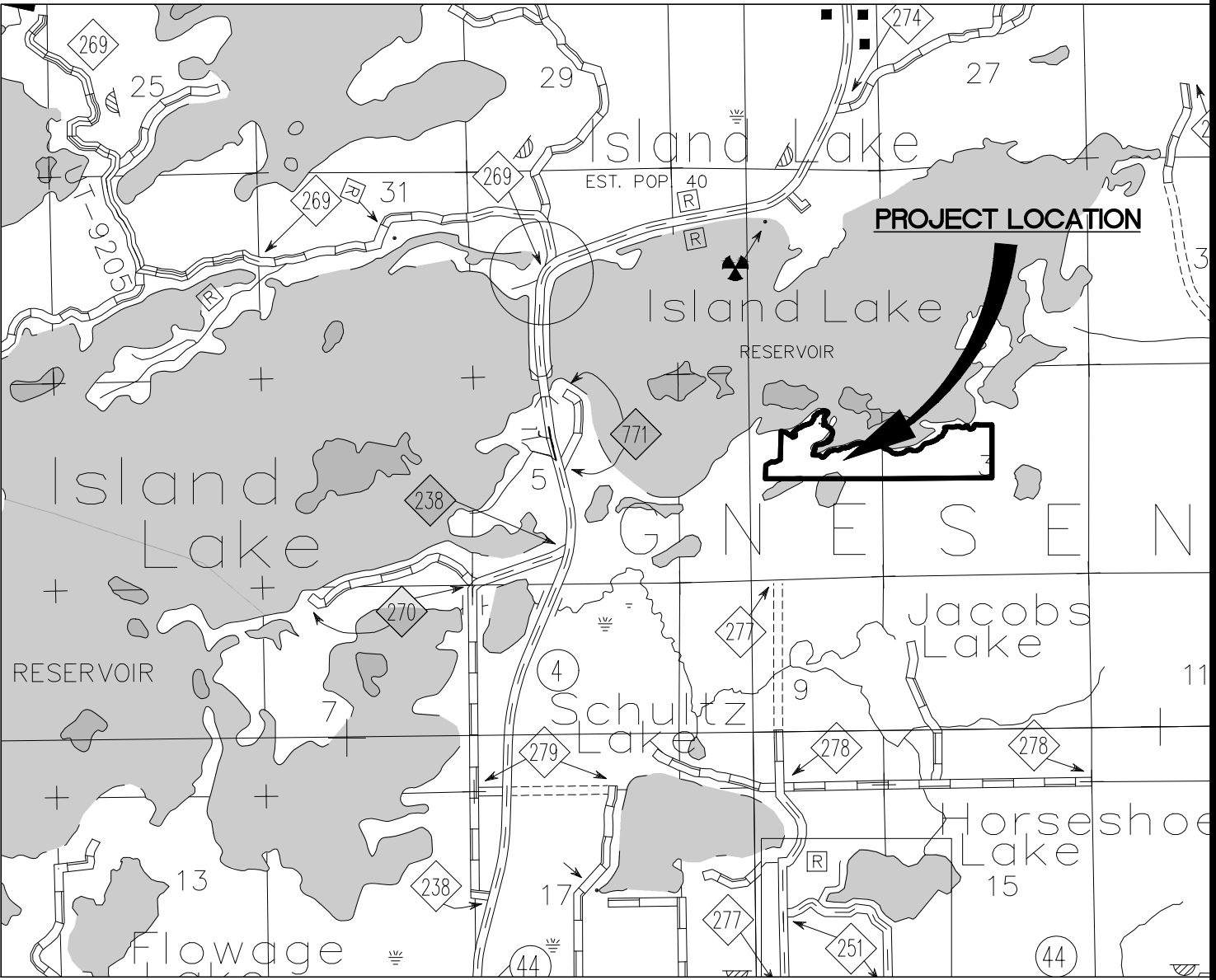
1" = 1000'



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	10.87	310,676 (7.13)		
LOT 2, BLOCK 1	3.61	25,042 SF (0.57)		
LOT 3, BLOCK 1	1.80	7,077 SF (0.16)		
LOT 4, BLOCK 1	1.00	9,633 SF (0.22)		
LOT 5, BLOCK 1	1.06	9,691 SF (0.22)		
LOT 6, BLOCK 1	0.64		ACCESSORY STRUCTURE EAVE WITH SIDE SETBACK	
LOT 7, BLOCK 1	1.44			WOODSHED WITH SIDE LINE
LOT 8, BLOCK 1	1.49	13,905 SF (0.32)		
LOT 9, BLOCK 1	1.24	3,676 SF (0.08)		SHED WITH SIDE SETBACK
LOT 10, BLOCK 1	1.68	12,438 (0.29)	ACCESSORY STRUCTURE EAVE WITH EASEMENT SETBACK	
LOT 11, BLOCK 1	7.13	190,535 SF (4.37)	ACCESSORY STRUCTURE EAVE WITH SIDE SETBACK	
LOT 12, BLOCK 1	5.64	108,436 SF (2.49)		
LOT 13, BLOCK 1	4.38	52,616 SF (1.21)		
LOT 14, BLOCK 1	4.37	60,074 SF (1.38)	ACCESSORY STRUCTURE EAVE WITH SIDE SETBACK	
LOT 15, BLOCK 1	8.03	167,603 SF (3.85)		
LOT 16, BLOCK 1	8.09	281,161 SF (6.45)		
LOT 17, BLOCK 1	8.98	104,307 SF (2.39)		
LOT 18, BLOCK 1	2.95	16,749 SF (0.38)		
LOT 19, BLOCK 1	4.89	62,483 SF (1.43)	ACCESSORY STRUCTURE EAVE WITH SIDE SETBACK	
LOT 20, BLOCK 1	2.82	38,401 SF (0.88)	ACCESSORY STRUCTURE EAVE WITH SIDE SETBACK	
LOT 21, BLOCK 1	1.99	10,551 SF (0.24)		OUTHOUSE AND TWO SHEDS WITH SIDE SETBACK
LOT 22, BLOCK 1	2.94	38,858 SF (0.89)		
LOT 23, BLOCK 1	2.66	61,092 SF (1.40)		
LOT 24, BLOCK 1	2.94	65,662 SF (1.51)	ACCESSORY STRUCTURE EAVE WITH SIDE SETBACK	
LOT 25, BLOCK 1	1.24	5,010 SF (0.12)	ACCESSORY STRUCTURE EAVE WITH SIDE SETBACK	
LOT 26, BLOCK 1	2.22	48,967 SF (1.12)		
LOT 27, BLOCK 1	2.32	47,285 SF (1.09)	ACCESSORY STRUCTURE EAVE WITH SIDE SETBACK	
LOT 28, BLOCK 1	7.40	200,678 SF (4.61)		
OUTLOT A	24.08			

LOCATION MAP

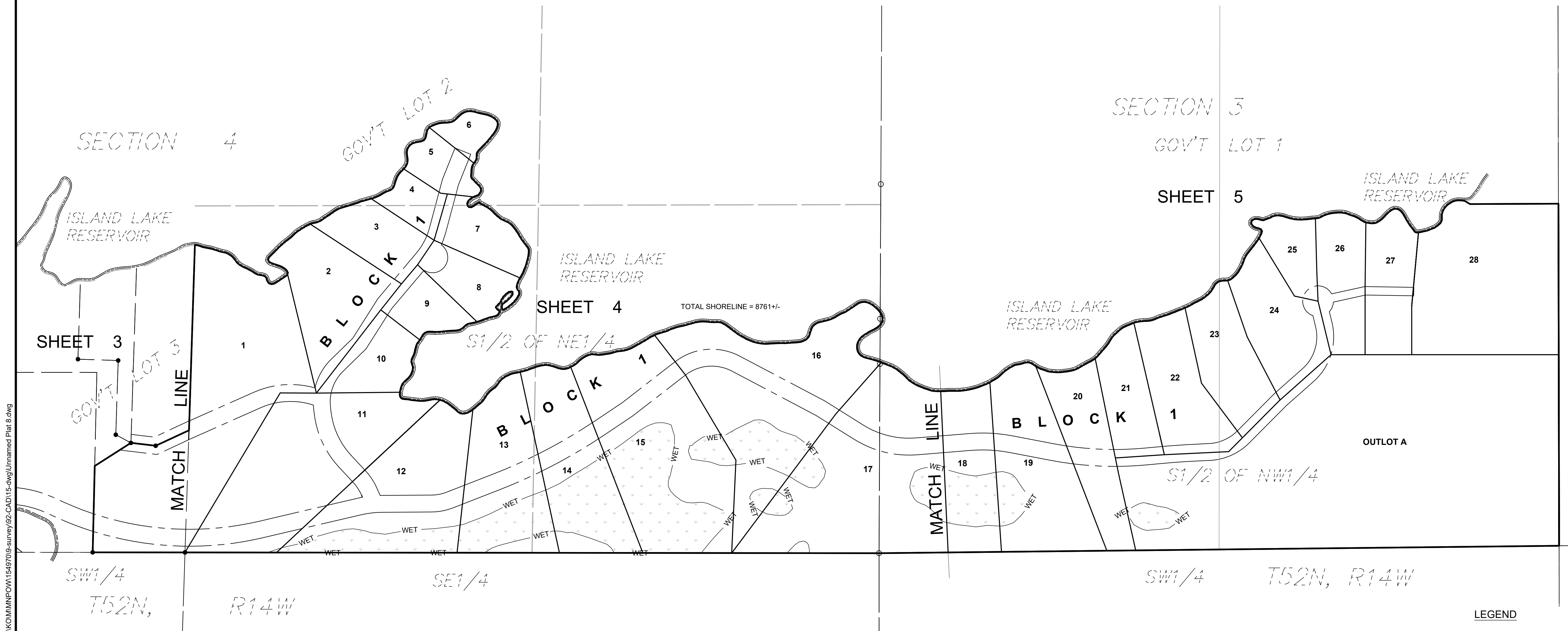
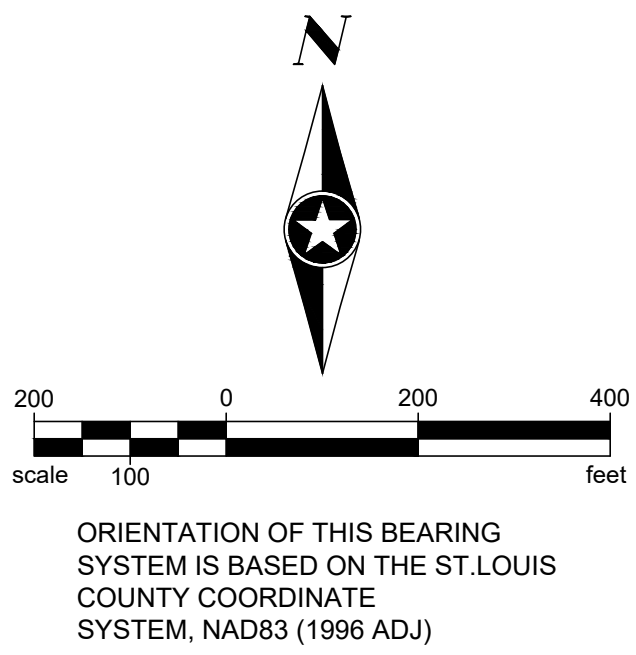
NO SCALE



VICINITY MAP

NO SCALE

PRELIMINARY PLAT OF
UNNAMED PLAT 8



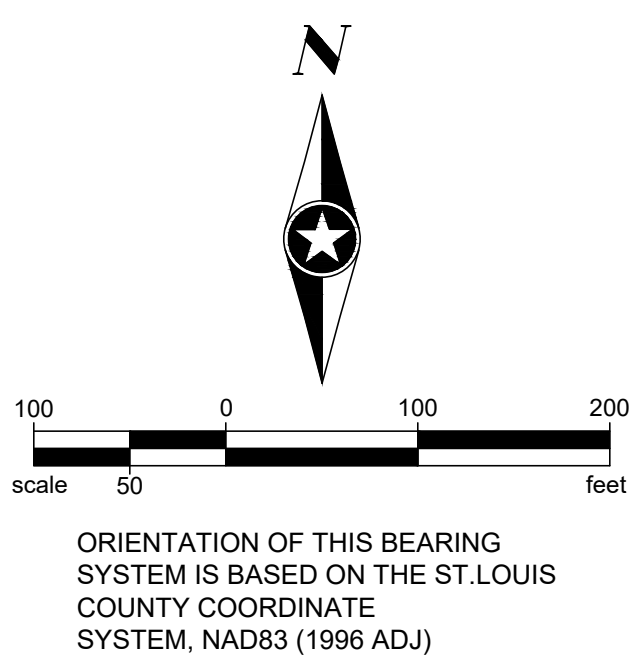
LEGEND	
RIGHT OF WAY EASEMENT	---
DRAINAGE AND UTILITY EASEMENT	---
LOT LINE	---
BLOCK LINE	---
PLAT BOUNDARY	---
ACCESSORY SETBACK LINE	---
PRIMARY SETBACK LINE	---
BENCHMARK	⊙
FOUND MONUMENT	●
SET MONUMENT	○
SECTION	---
AREA ADDED TO EXISTING LEASE AREA	+++++
WETLAND	WET

Save: 1/28/2021 8:58 AM dbamboom Plot: 2/2/2021 1:59 PM X:\KOMMNPOM\154970\survey92\CAD\15-dwg\Unnamed Plat 8.dwg

PRELIMINARY PLAT OF
UNNAMED PLAT 8

LEGEND

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



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

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

GOV'T LOT 4,
SEC. 4,
T52N, R14W

GOV'T LOT 3, SEC. 4, T52N, R14W

SE1/4 SEC. 4, T52N, R14W

NE1/4 SW1/4
SEC. 4,
T52N, R14W

NW1/4 SW1/4
SEC. 4,
T52N, R14W

Save: 1/28/2021 8:58 AM dbeambom Plot: 2/2/2021 1:59 PM X:\KOW\MMNP\OW154970\9-survey\92-CAD\15-dwg\Unnamed Plat 8.dwg

PRELIMINARY PLAT OF
UNNAMED PLAT 8

ISLAND LAKE
RESERVOIR

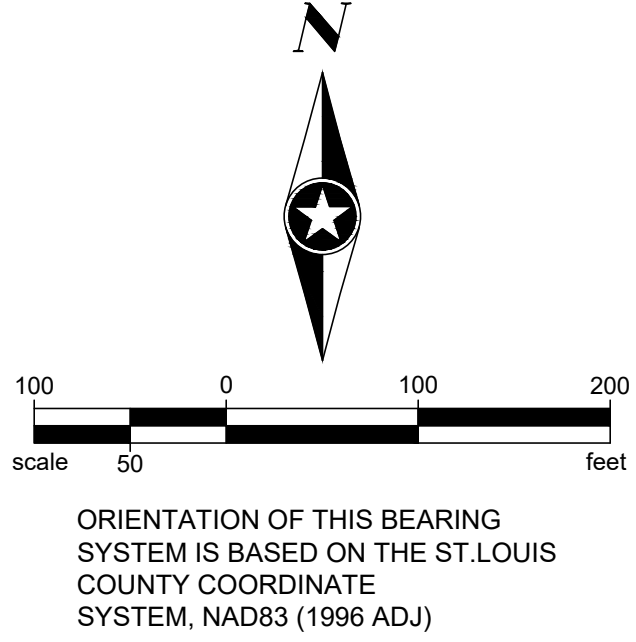
GOV'T LOT 2
SEC. 4, T52N, R14W

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)

LEGEND

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



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)

OWNER: MINNESOTA POWER/ ALLETE INC.
PID: 375-0010-00500

S1/2 OF NE1/4
SEC. 4, T52N, R14W

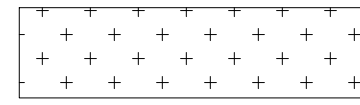
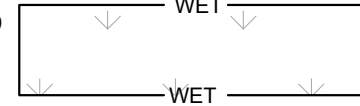
S1/2 OF NW1/4
SEC. 3,
T52N, R14W

SE1/4 SEC. 4, T52N, R14W

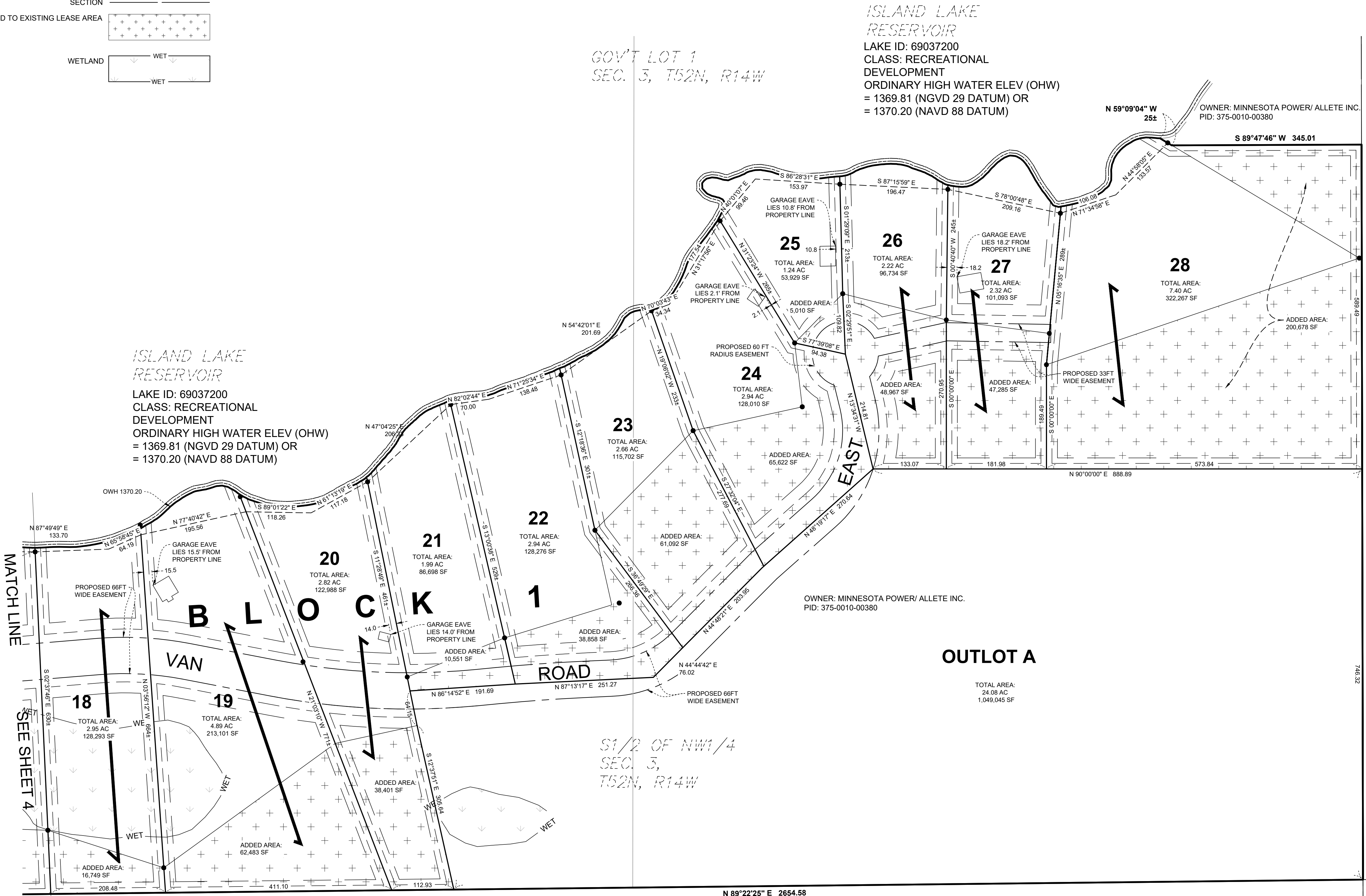
OWNER: STATE OF MINNESOTA C278 L35
(TAX FORFEITED PROPERTY)
PID: 375-0010-00590

PRELIMINARY PLAT OF
UNNAMED PLAT 8

LEGEND

RIGHT OF WAY EASEMENT ————
DRAINAGE AND UTILITY EASEMENT ————
LOT LINE ————
BLOCK LINE ————
PLAT BOUNDARY ————
ACCESSORY SETBACK LINE ————
PRIMARY SETBACK LINE ————
BENCHMARK 
FOUND MONUMENT 
SET MONUMENT 
SECTION ————
AREA ADDED TO EXISTING LEASE AREA 
WETLAND 


100 0 100 200
scale 50 feet
ORIENTATION OF THIS BEARING
SYSTEM IS BASED ON THE ST. LOUIS
COUNTY COORDINATE
SYSTEM, NAD83 (1996 ADJ)



Save: 1/28/2021 8:58 AM dbamboom Plot: 2/2/2021 1:59 PM X:\KOMMNPOM\154970\Survey\92-CAD\15-dwg\Unnamed Plat 8.dwg

NET 1/4, SEC. 3, T52N, R14W