

# WEST ISLAND SHORES

LOCATED IN PORTIONS OF THE WEST HALF AND NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 52 NORTH, RANGE 15 WEST, AND PORTIONS OF THE SOUTHEAST QUARTER OF SECTION 27, AND PORTIONS OF THE SOUTHEAST QUARTER OF SECTION 33, AND PORTIONS OF SECTION 34, 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 Northwest Quarter of the Southwest Quarter (NW 1/4 of SW 1/4), AND

The Fractional Northwest Quarter (NW 1/4), AND

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

All in Section 4, Township 52 North, Range 15 West, Fourth Principal Meridian, Saint Louis County, Minnesota, according to the US Government survey thereof;

AND

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

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

The Northeast Quarter of Southeast Quarter (NE 1/4 of SE 1/4),

All in Section 33, 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 Southwest Quarter of the Northwest Quarter (SW 1/4 of NW 1/4), AND

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

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

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

All in Section 34, 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 of the Southeast Quarter (SW 1/4 of SW 1/4 of SE 1/4), Section 27, 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 WEST ISLAND SHORES 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 12<sup>th</sup> day of June, 2024.

Signed: ALLETE, INC.

*Bethany M. Owen*  
Bethany M. Owen  
Chair, President and CEO of ALLETE, INC.,  
a Minnesota corporation

STATE OF MINNESOTA  
COUNTY OF SAINT LOUIS

This Instrument was acknowledged before me on this 12<sup>th</sup> day of June, 2024 A.D. by Bethany M. Owen, Chair, President and CEO of ALLETE, INC., a Minnesota corporation.

*Ami M. Hennaker*  
Ami M. Hennaker, Notary Public  
St. Louis County, Minnesota  
My Commission Expires January 31, 2028

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 10<sup>th</sup> day of June, 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 10<sup>th</sup> day of June, 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 10<sup>th</sup> day of June, 2024.

Nick C. Stewart  
County Surveyor Deputy  
*Nick C. Stewart*

SAINT LOUIS COUNTY BOARD OF COMMISSIONERS

We do hereby certify that on the 25<sup>th</sup> day of June, 2024, the Board of Commissioners of Saint Louis County, Minnesota has approved this plat of WEST ISLAND SHORES.

*[Signature]*  
Chairperson

*[Signature]*  
Attest

SAINT LOUIS COUNTY AUDITOR

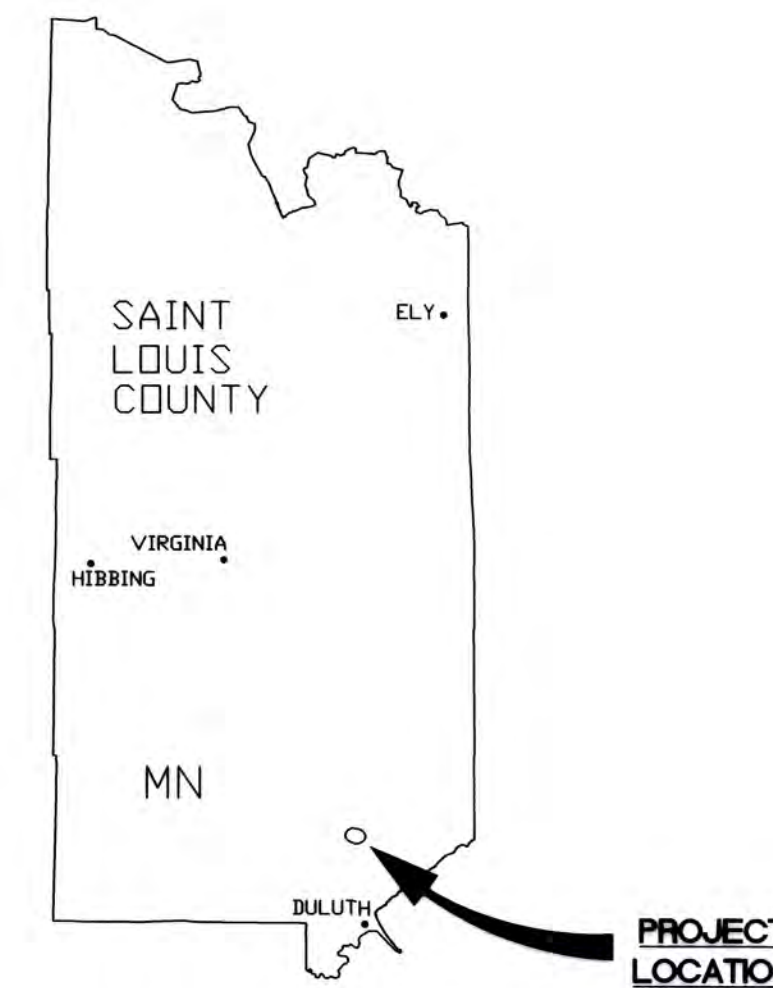
Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, and to Minnesota Statutes, Section 272.12, taxes payable in the year 2024 on the land hereinbefore described have been paid; there are no delinquent taxes and transfer entered this 25<sup>th</sup> day of June, 2024.

Nancy Nilsen  
County Auditor Deputy  
*Nancy Nilsen*

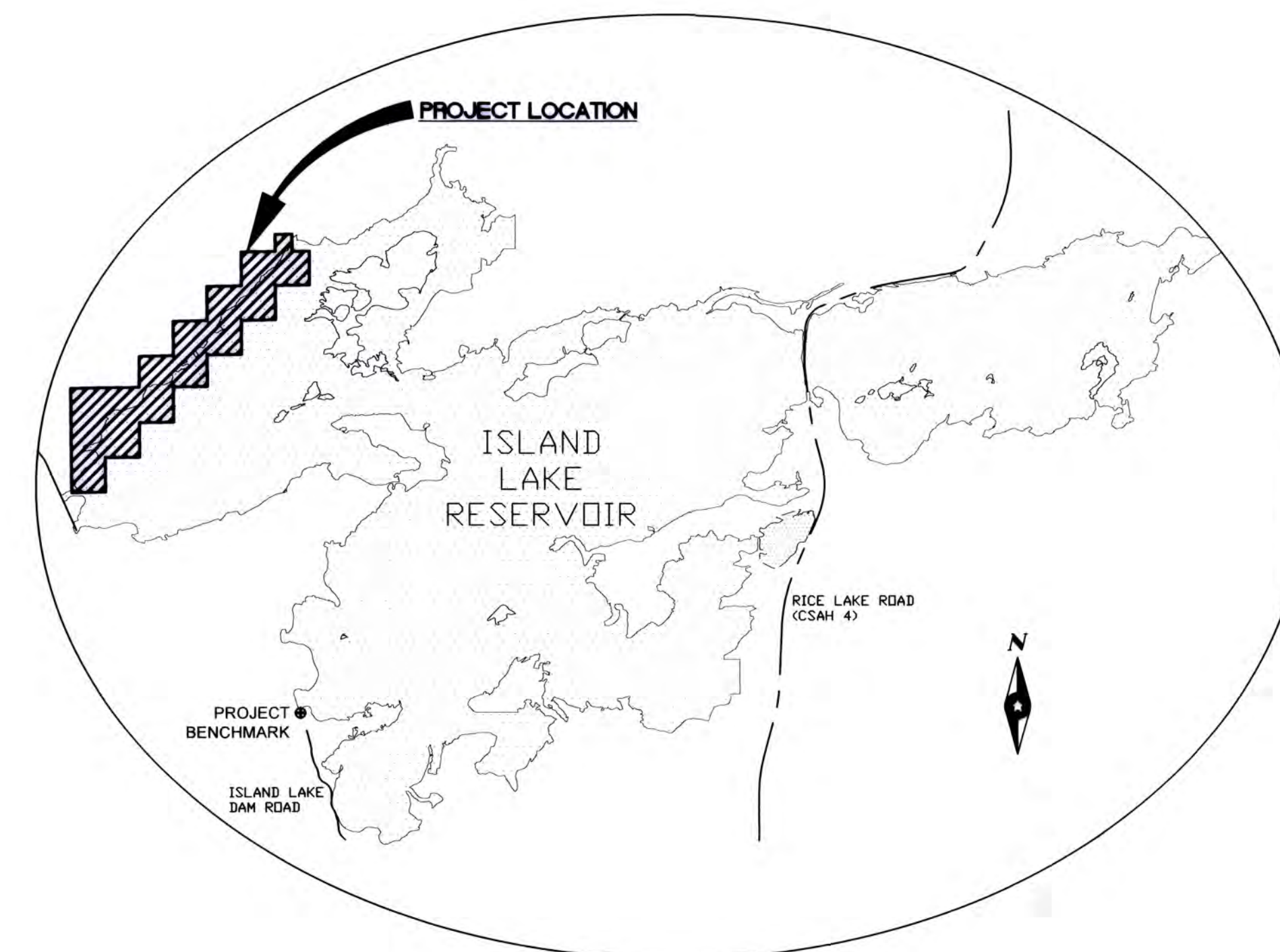
SAINT LOUIS COUNTY RECORDER

I hereby certify that this plat of WEST ISLAND SHORES as filed in this office of the Recorder for public record on this 25<sup>th</sup> day of June, 2024, at 2 o'clock P.M., as Document No. 01490337.

Wendy Levitt  
County Recorder Deputy  
*Marie Bouget*



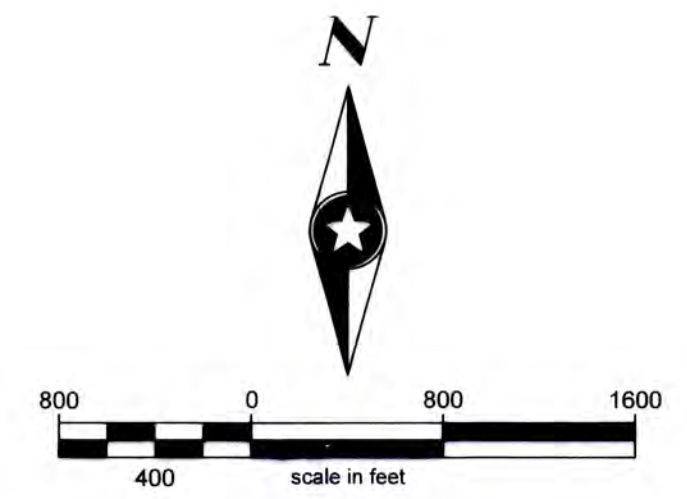
VICINITY MAP  
NO SCALE





# WEST ISLAND SHORES

LOCATED IN PORTIONS OF THE WEST HALF AND NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 52 NORTH, RANGE 15 WEST, AND PORTIONS OF THE SOUTHEAST QUARTER OF SECTION 27, AND PORTIONS OF THE SOUTHEAST QUARTER OF SECTION 33, AND PORTIONS OF SECTION 34, ALL IN TOWNSHIP 53 NORTH, RANGE 15 WEST OF THE 4TH PRINCIPAL MERIDIAN, SAINT LOUIS COUNTY, MINNESOTA

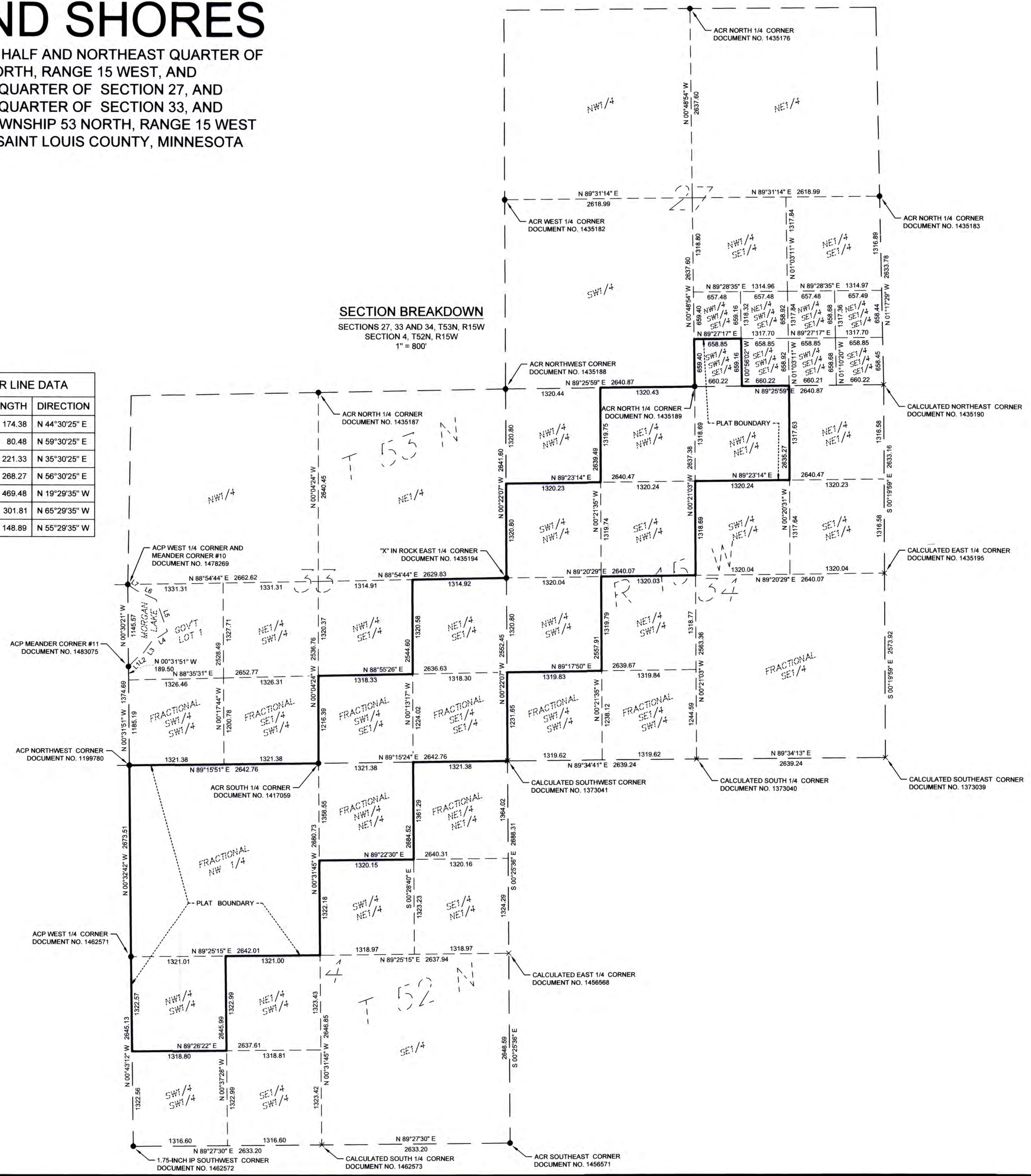


ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE SLCTM96 COORDINATE SYSTEM, NAD83 (1996 ADJ) WITH THE SOUTH LINE OF SECTION 27 MEASURED TO BEAR S 89°25'59" W

## SECTION BREAKDOWN

SECTIONS 27, 33 AND 34, T52N, R15W  
SECTION 4, T52N, R15W  
1" = 800'

MEANDER LINE DATA		
SEGMENT	LENGTH	DIRECTION
L1	174.38	N 44°30'25" E
L2	80.48	N 59°30'25" E
L3	221.33	N 35°30'25" E
L4	268.27	N 56°30'25" E
L5	469.48	N 19°29'35" W
L6	301.81	N 65°29'35" W
L7	148.89	N 55°29'35" 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

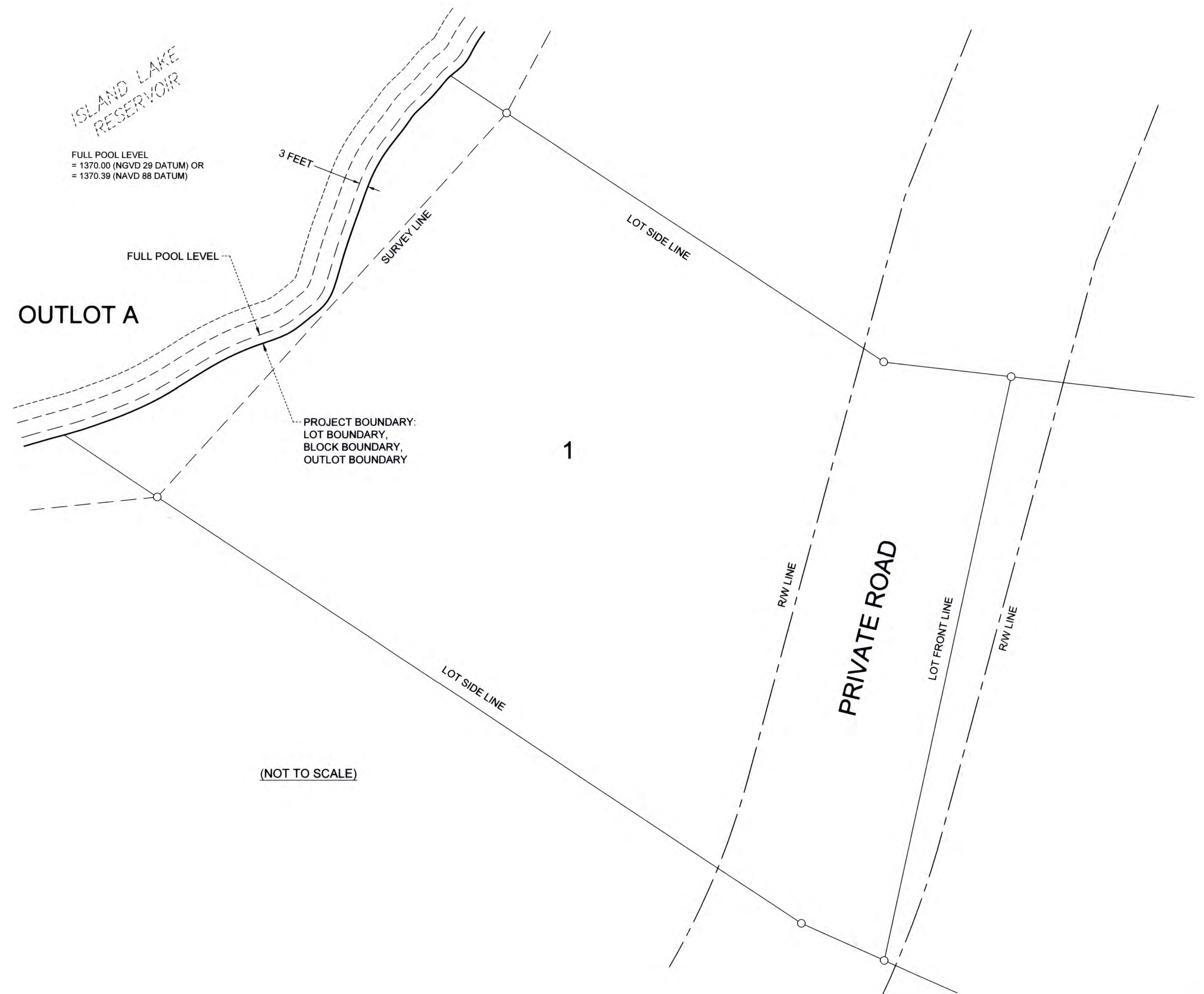
RIGHT OF WAY	---
PRIVATE ROAD EASEMENT	---
LOT LINE	---
PROJECT BOUNDARY / BLOCK LINE	---
PLAT BOUNDARY	---
FULL POOL LEVEL	---
SECTION LINE	---
SECTION SUBDIVISION LINE	---
SURVEY LINE	---
FOUND MONUMENT	●
SET MONUMENT	○
CALCULATED POINT	×
MEASURED	(M)
DEED	(D)
WET LAND	WET

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)

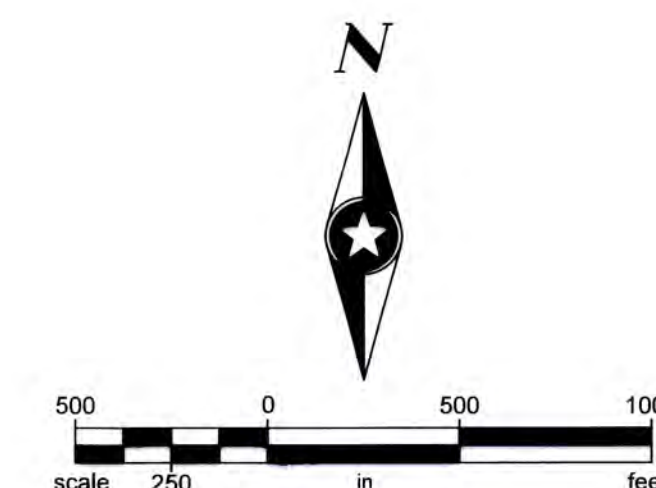


(NOT TO SCALE)



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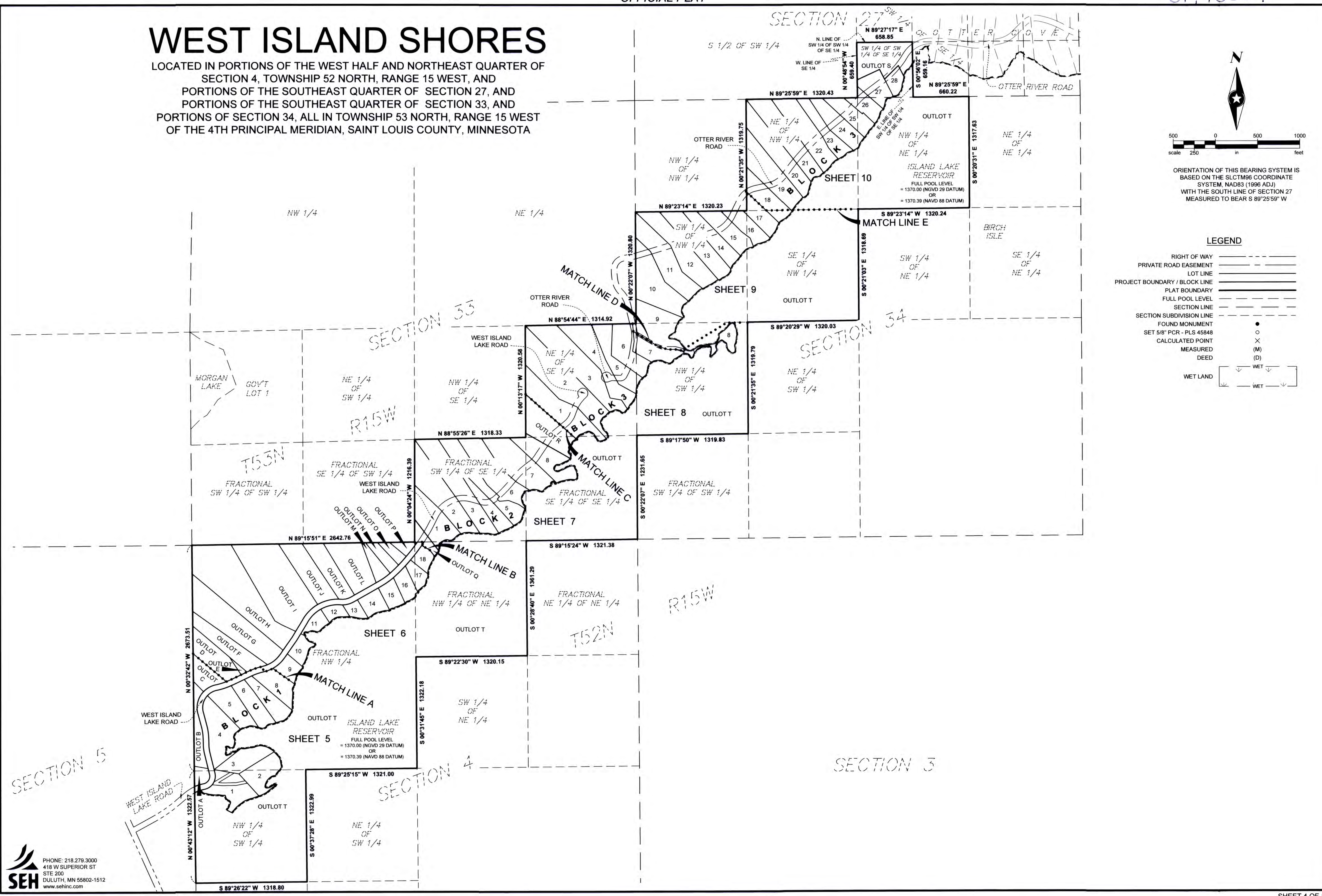
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ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE SLCTM96 COORDINATE SYSTEM, NAD83 (1996 ADJ) WITH THE SOUTH LINE OF SECTION 27 MEASURED TO BEAR S 89°25'59" W

### LEGEND

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



PHONE: 218.279.3000  
 418 W SUPERIOR ST  
 STE 200  
 DULUTH, MN 55802-1512  
 www.sehinc.com



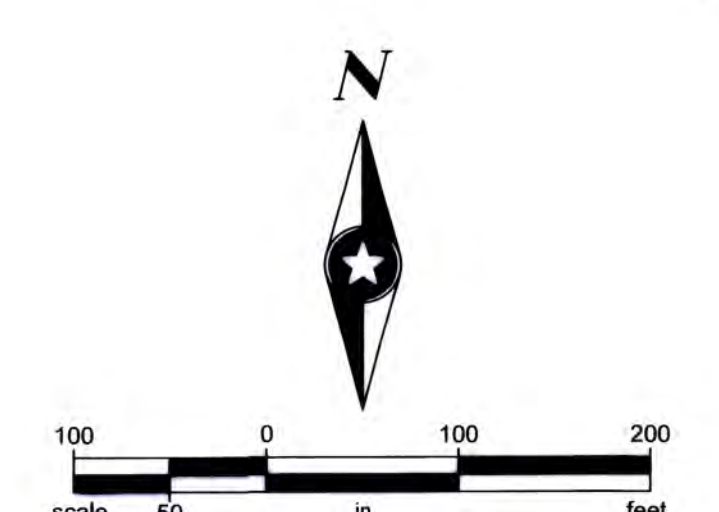
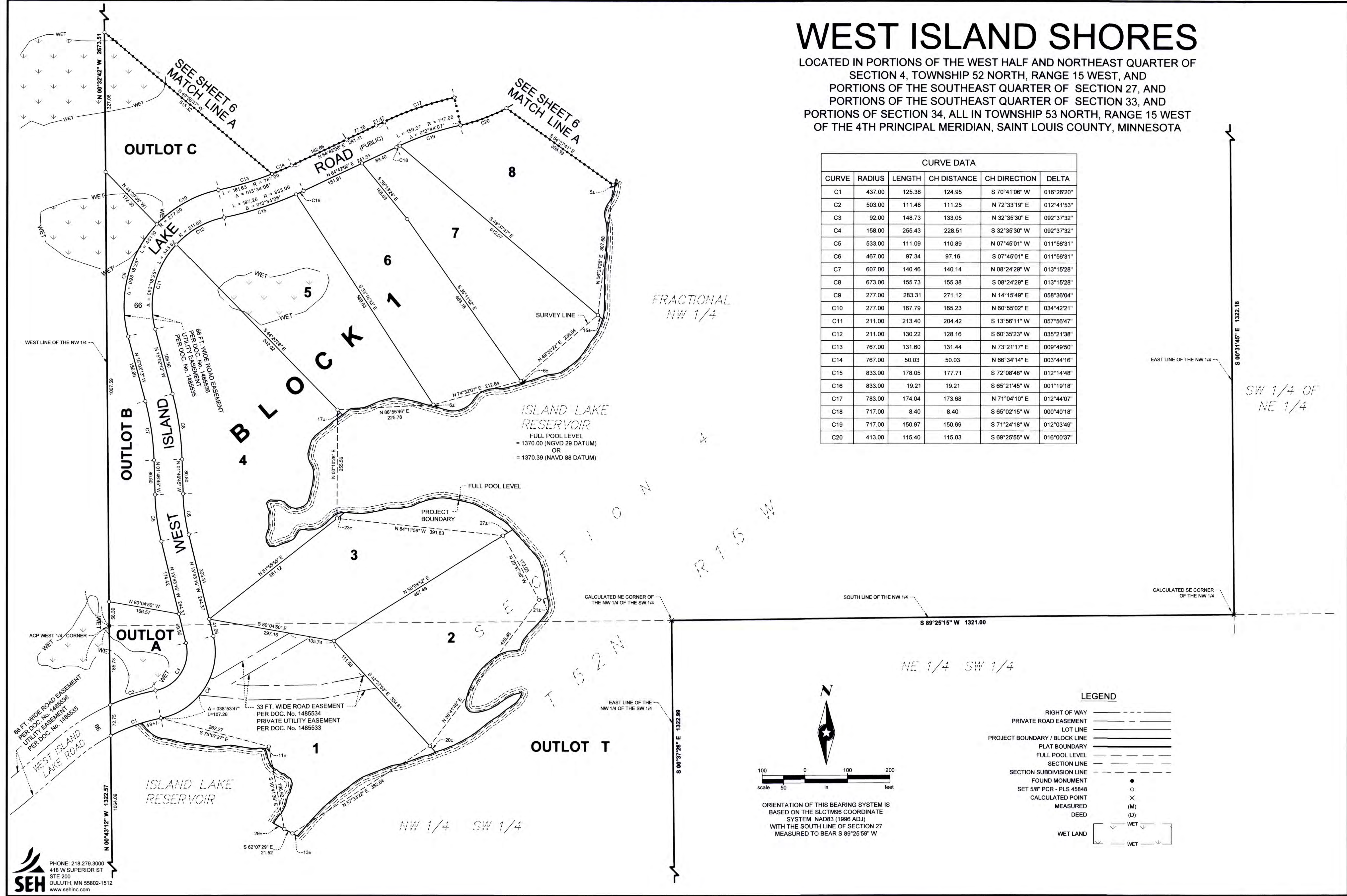
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CURVE DATA					
CURVE	RADIUS	LENGTH	CH DISTANCE	CH DIRECTION	DELTA
C1	437.00	125.38	124.95	S 70°41'06" W	016°26'20"
C2	503.00	111.48	111.25	N 72°33'19" E	012°41'53"
C3	92.00	148.73	133.05	N 32°35'30" E	092°37'32"
C4	158.00	255.43	228.51	S 32°35'30" W	092°37'32"
C5	533.00	111.09	110.89	N 07°45'01" W	011°56'31"
C6	467.00	97.34	97.16	S 07°45'01" E	011°56'31"
C7	607.00	140.46	140.14	N 08°24'29" W	013°15'28"
C8	673.00	155.73	155.38	S 08°24'29" E	013°15'28"
C9	277.00	283.31	271.12	N 14°15'49" E	058°36'04"
C10	277.00	167.79	165.23	N 60°55'02" E	034°42'21"
C11	211.00	213.40	204.42	S 13°56'11" W	057°56'47"
C12	211.00	130.22	128.16	S 60°35'23" W	035°21'38"
C13	767.00	131.60	131.44	N 73°21'17" E	009°49'50"
C14	767.00	50.03	50.03	N 66°34'14" E	003°44'16"
C15	833.00	178.05	177.71	S 72°08'48" W	012°14'48"
C16	833.00	19.21	19.21	S 65°21'45" W	001°19'18"
C17	783.00	174.04	173.68	N 71°04'10" E	012°44'07"
C18	717.00	8.40	8.40	S 65°02'15" W	000°40'18"
C19	717.00	150.97	150.69	S 71°24'18" W	012°03'49"
C20	413.00	115.40	115.03	S 69°25'55" W	016°00'37"

FRACTIONAL NW 1/4

SW 1/4 OF NE 1/4



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**LEGEND**

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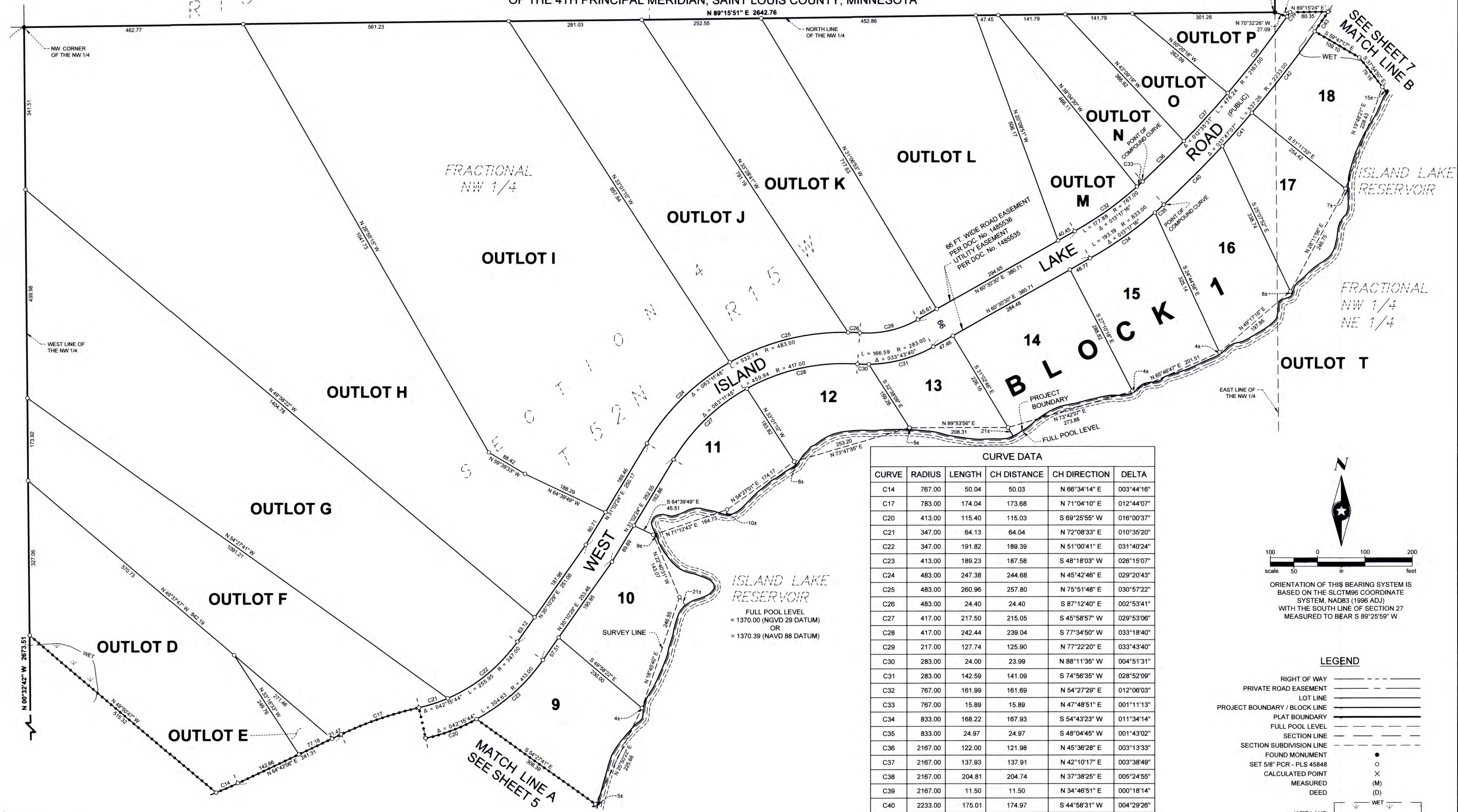


SECTION 35  
T 53 N  
R 15 W

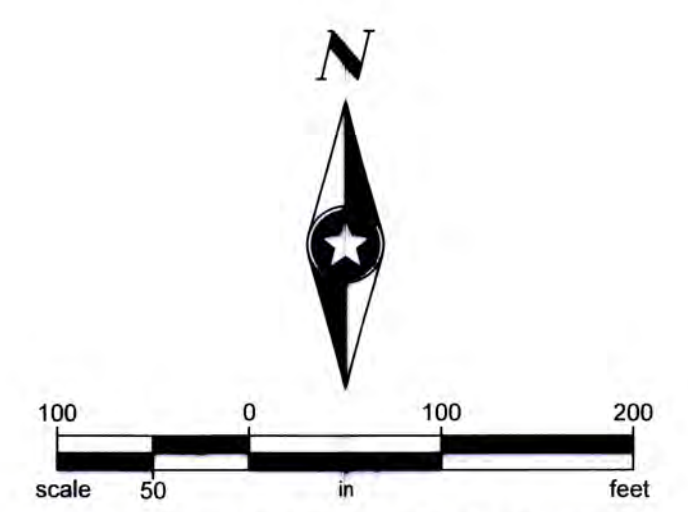
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FRACTIONAL SW 1/4 SE 1/4



CURVE DATA					
CURVE	RADIUS	LENGTH	CH DISTANCE	CH DIRECTION	DELTA
C14	767.00	50.04	50.03	N 66°34'14" E	003°44'16"
C17	783.00	174.04	173.68	N 71°04'10" E	012°44'07"
C20	413.00	115.40	115.03	S 69°25'55" W	016°00'37"
C21	347.00	64.13	64.04	N 72°08'33" E	010°35'20"
C22	347.00	191.82	189.39	N 51°00'41" E	031°40'24"
C23	413.00	189.23	187.58	S 48°18'03" W	026°15'07"
C24	483.00	247.38	244.68	N 45°42'46" E	029°20'43"
C25	483.00	260.96	257.80	N 75°51'48" E	030°57'22"
C26	483.00	24.40	24.40	S 87°12'40" E	002°53'41"
C27	417.00	217.50	215.05	S 45°58'57" W	029°53'06"
C28	417.00	242.44	239.04	S 77°34'50" W	033°18'40"
C29	217.00	127.74	125.90	N 77°22'20" E	033°43'40"
C30	283.00	24.00	23.99	N 88°11'35" W	004°51'31"
C31	283.00	142.59	141.09	S 74°56'35" W	028°52'09"
C32	767.00	161.99	161.69	N 54°27'29" E	012°06'03"
C33	767.00	15.89	15.89	N 47°48'51" E	001°11'13"
C34	833.00	168.22	167.93	S 54°43'23" W	011°34'14"
C35	833.00	24.97	24.97	S 48°04'45" W	001°43'02"
C36	2167.00	122.00	121.98	N 45°36'28" E	003°13'33"
C37	2167.00	137.93	137.91	N 42°10'17" E	003°38'49"
C38	2167.00	204.81	204.74	N 37°38'25" E	005°24'55"
C39	2167.00	11.50	11.50	N 34°46'51" E	000°18'14"
C40	2233.00	175.01	174.97	S 44°58'31" W	004°29'26"
C41	2233.00	93.82	93.82	S 41°31'35" W	002°24'27"
C42	2233.00	218.00	217.91	N 37°31'33" E	005°35'36"
C43	2233.00	50.43	50.43	N 34°04'56" E	001°17'38"



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

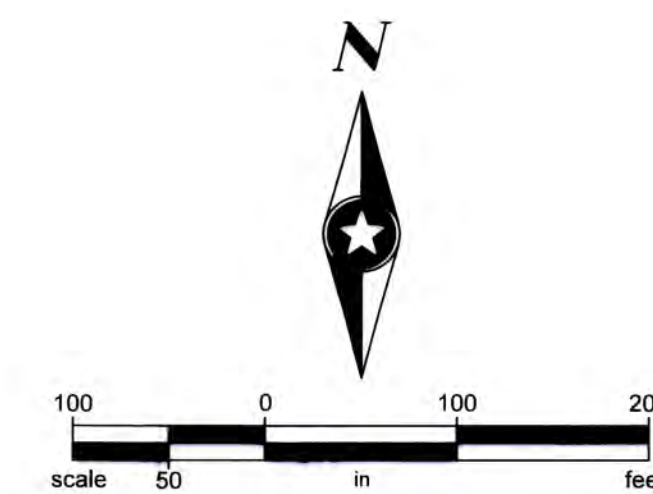
**LEGEND**

- RIGHT OF WAY
- PRIVATE ROAD EASEMENT
- LOT LINE
- PROJECT BOUNDARY / BLOCK LINE
- PLAT BOUNDARY
- FULL POOL LEVEL
- SECTION LINE
- SECTION SUBDIVISION LINE
- FOUND MONUMENT
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- CALCULATED POINT
- MEASURED
- DEED
- WET LAND

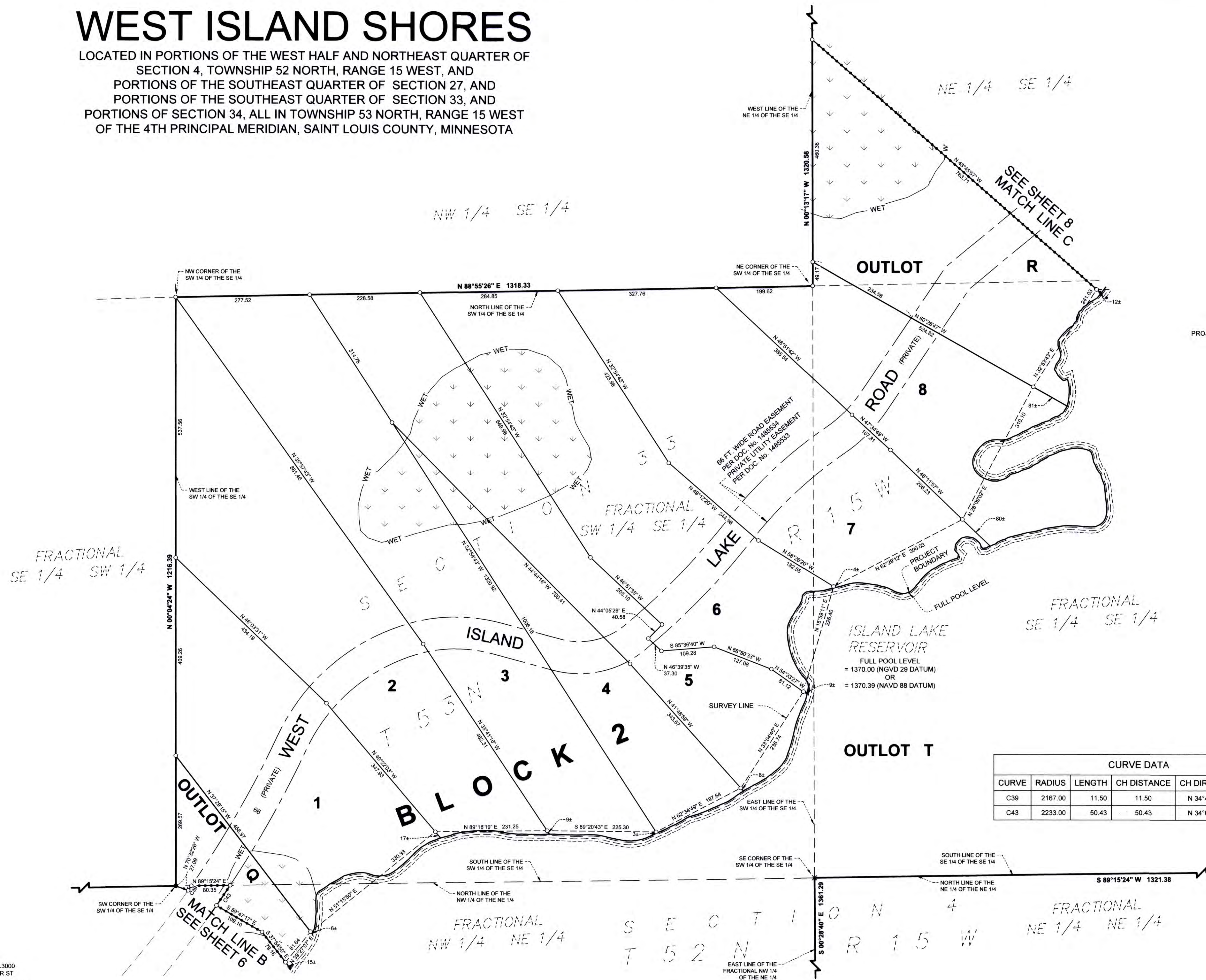


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CURVE DATA					
CURVE	RADIUS	LENGTH	CH DISTANCE	CH DIRECTION	DELTA
C39	2167.00	11.50	11.50	N 34°46'51" E	000°18'14"
C43	2233.00	50.43	50.43	N 34°04'56" E	001°17'38"

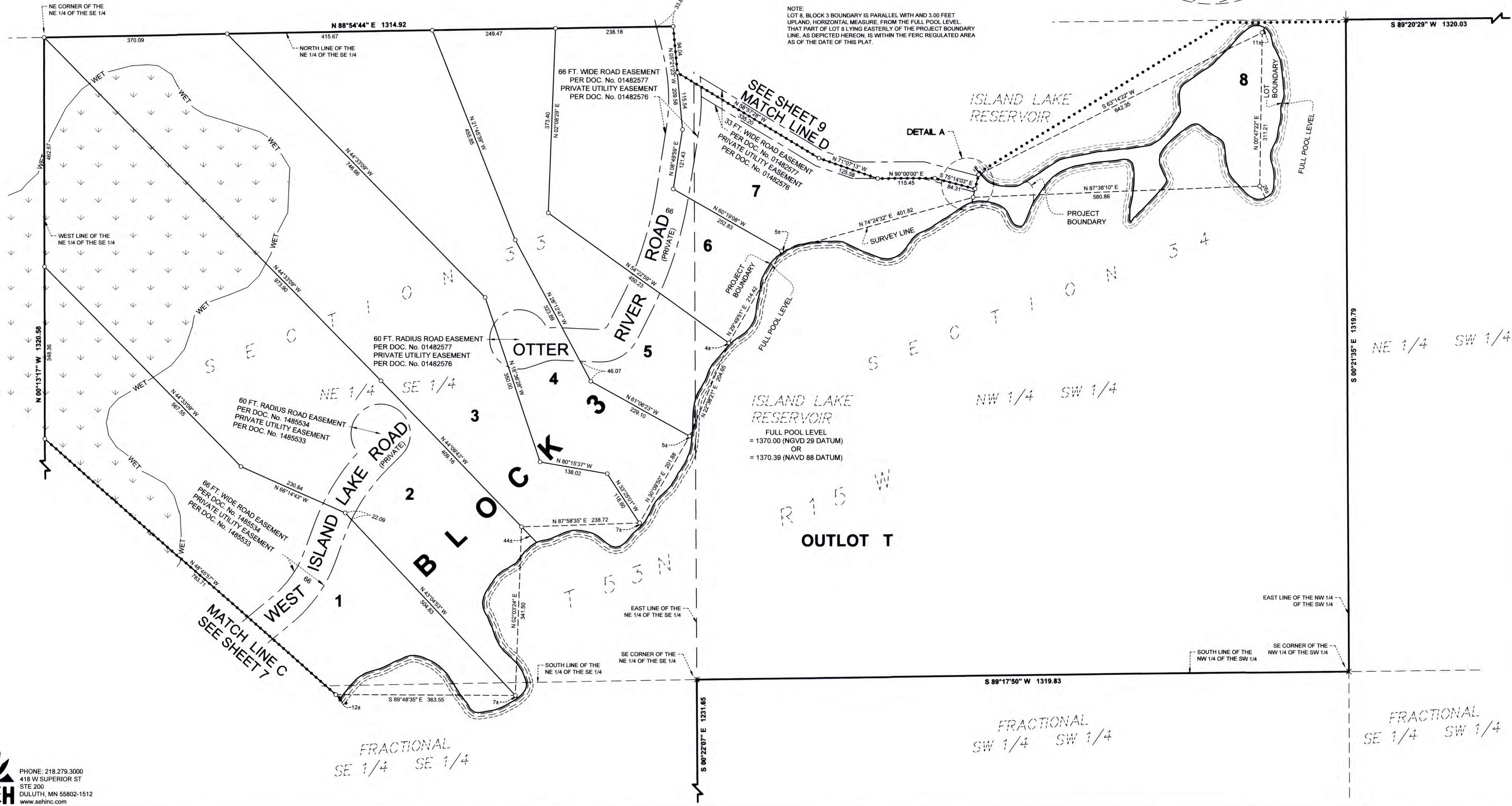
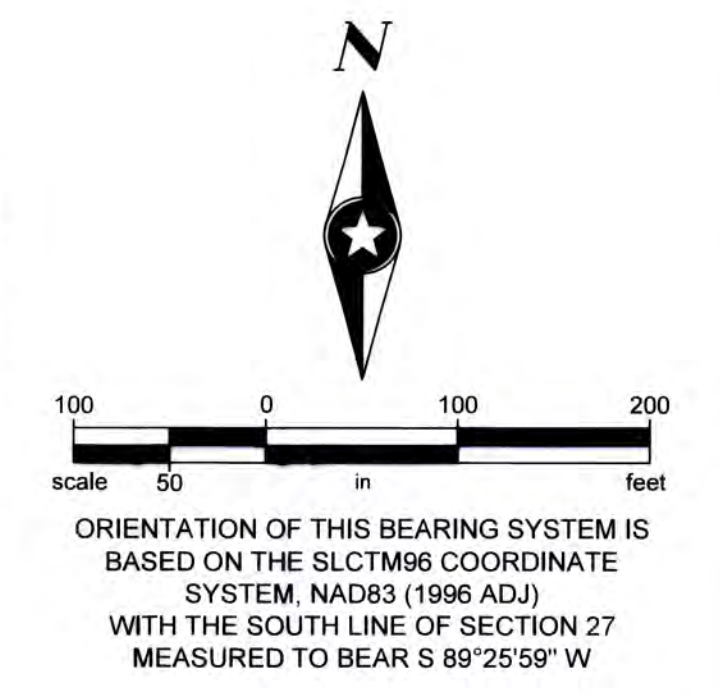
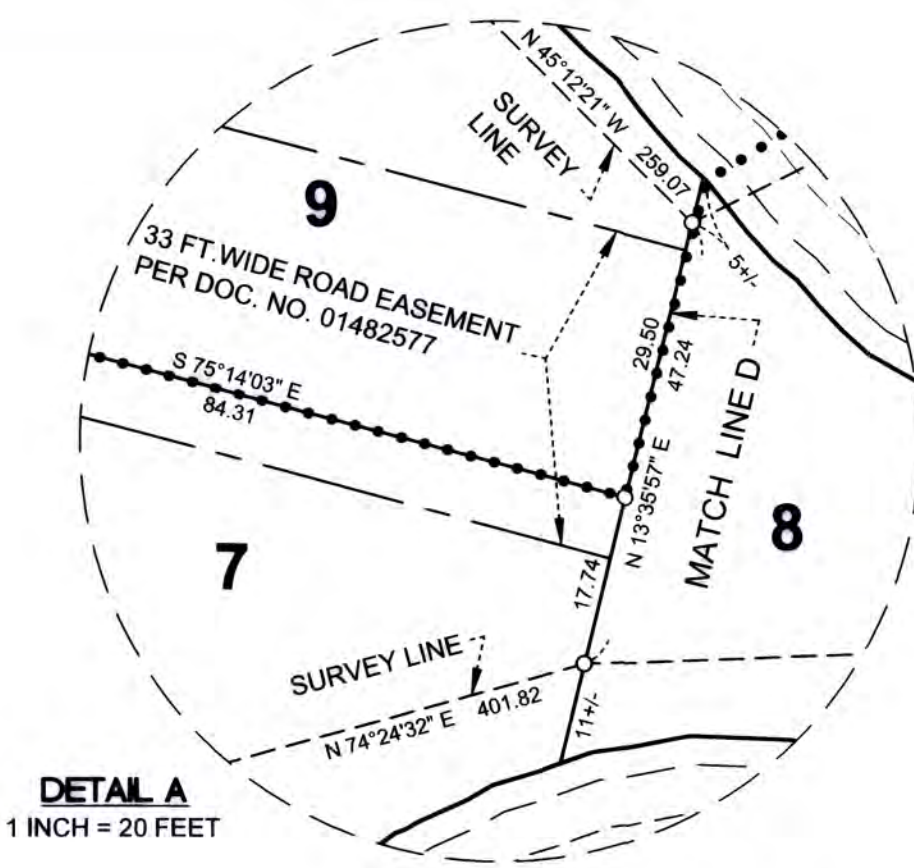


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### LEGEND

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

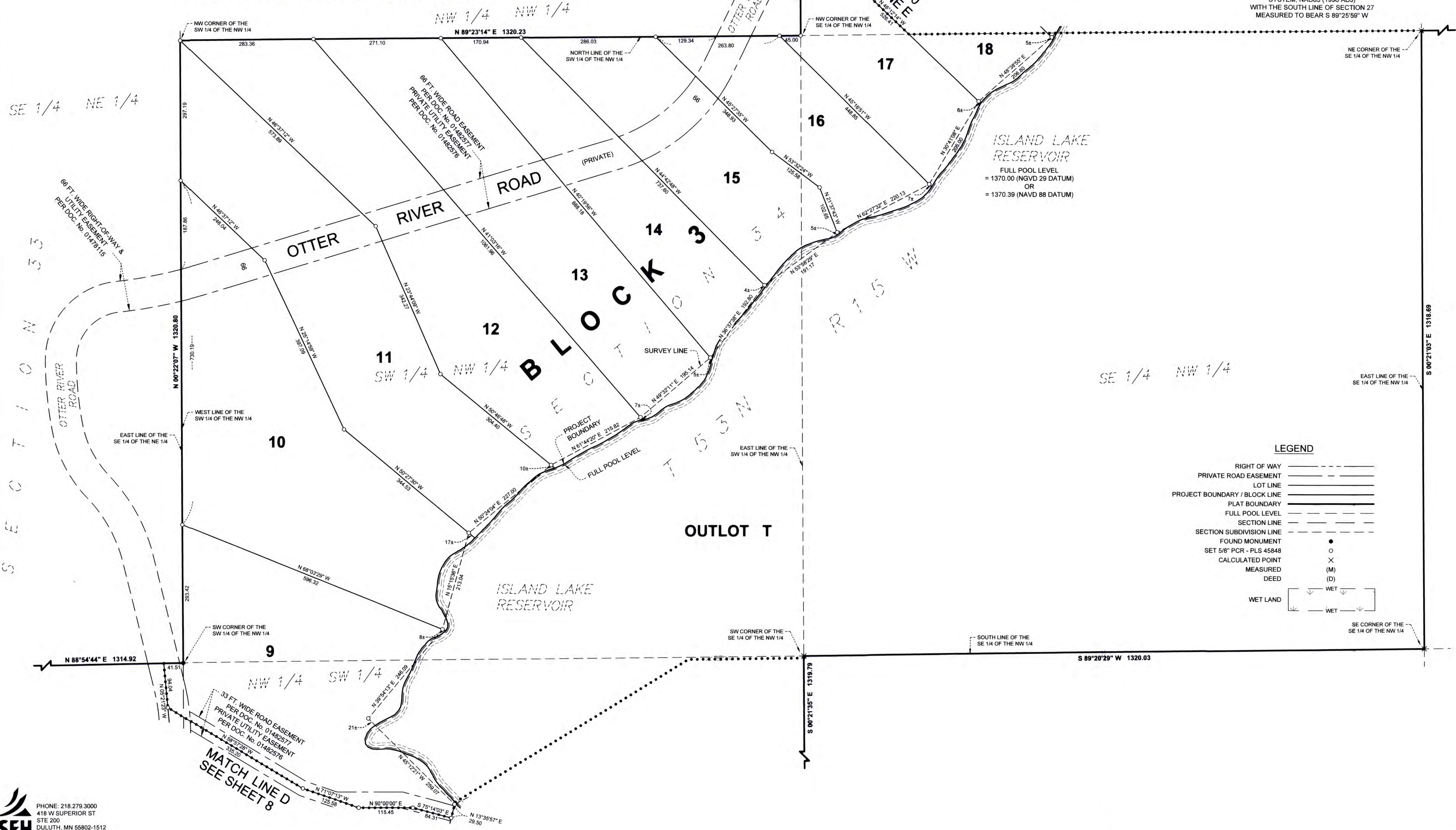
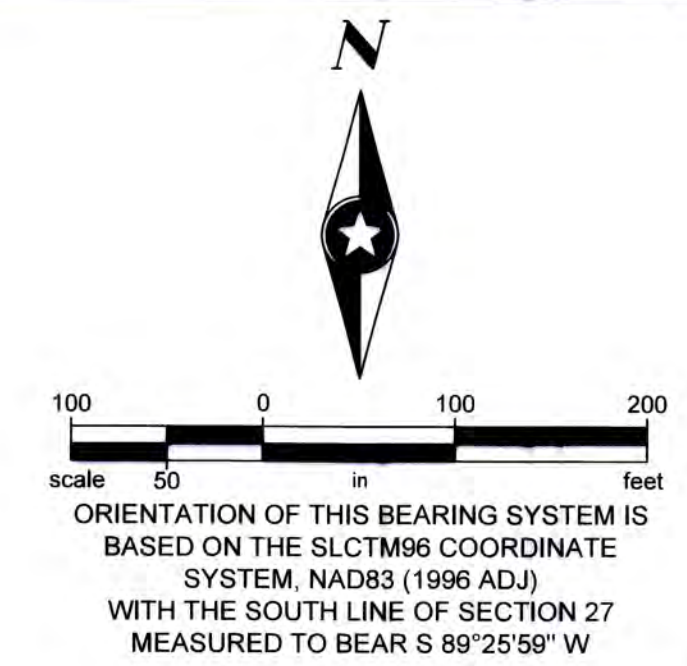


NOTE:  
LOT 8, BLOCK 3 BOUNDARY IS PARALLEL WITH AND 3.00 FEET UPLAND, HORIZONTAL MEASURE, FROM THE FULL POOL LEVEL THAT PART OF LOT 8 LYING EASTERLY OF THE PROJECT BOUNDARY LINE, AS DEPICTED HEREON, IS WITHIN THE FERC REGULATED AREA AS OF THE DATE OF THIS PLAT.



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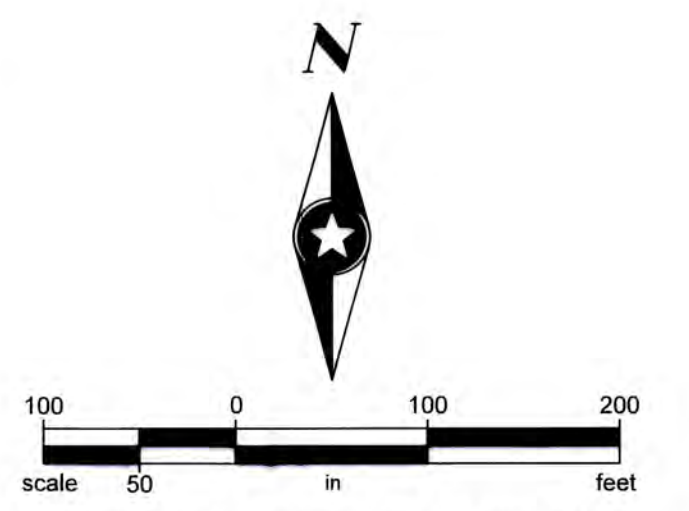
**LEGEND**

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

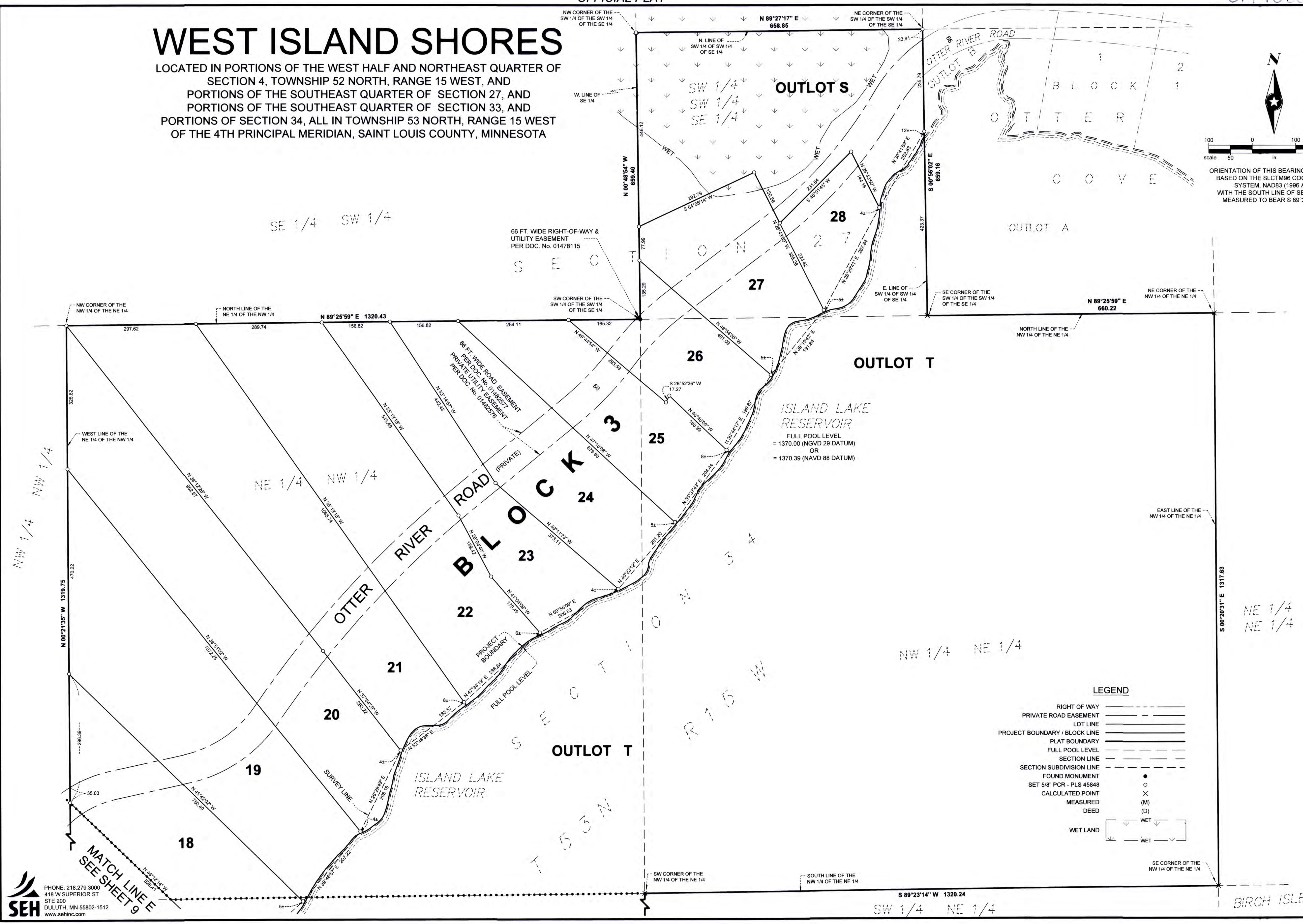


# WEST ISLAND SHORES

LOCATED IN PORTIONS OF THE WEST HALF AND NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 52 NORTH, RANGE 15 WEST, AND PORTIONS OF THE SOUTHEAST QUARTER OF SECTION 27, AND PORTIONS OF THE SOUTHEAST QUARTER OF SECTION 33, AND PORTIONS OF SECTION 34, ALL IN TOWNSHIP 53 NORTH, RANGE 15 WEST OF THE 4TH PRINCIPAL MERIDIAN, SAINT LOUIS COUNTY, MINNESOTA



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



### LEGEND

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

SEH  
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MATCH LINE E  
SEE SHEET 9