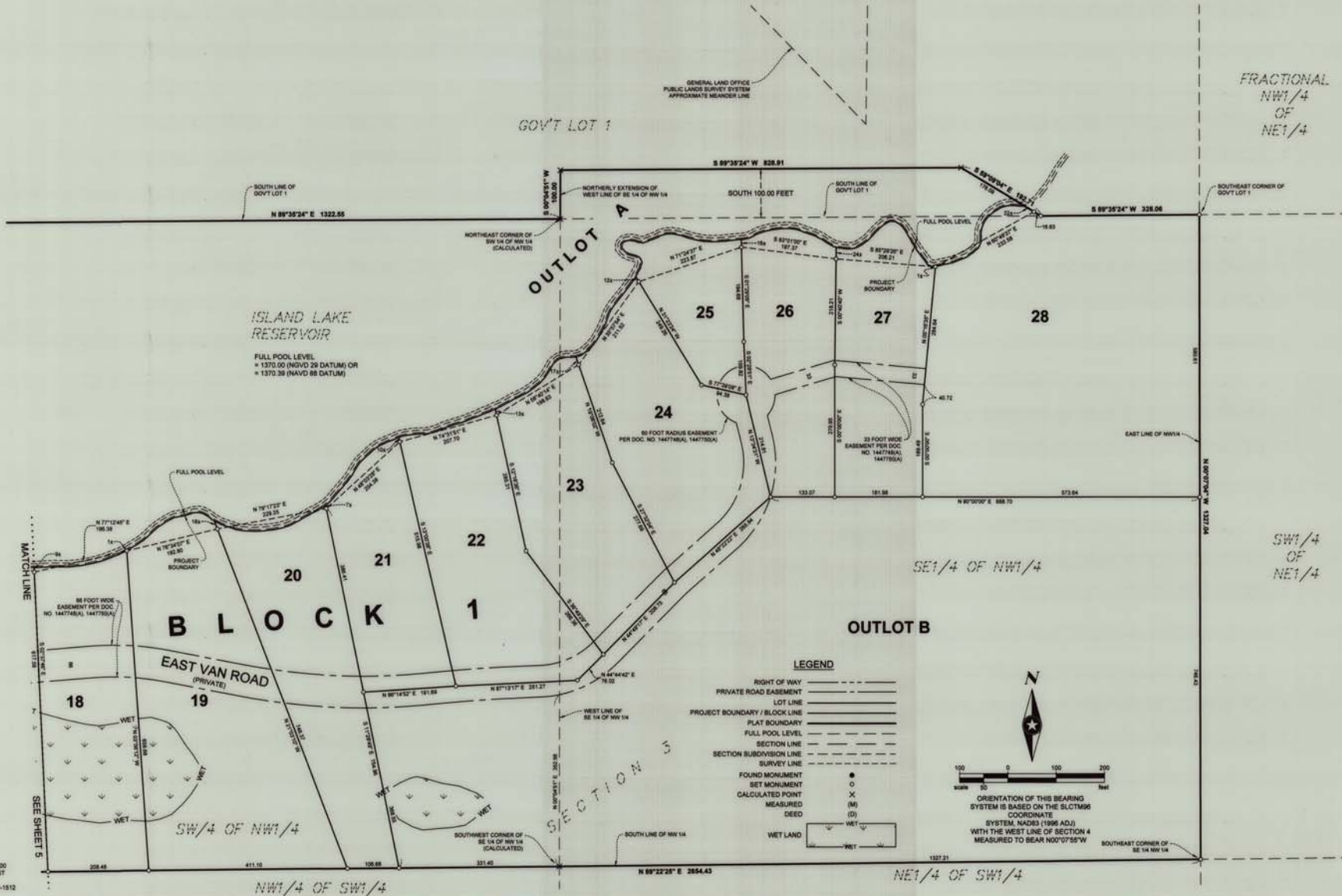


# ROANOKE

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



# ROANOKE

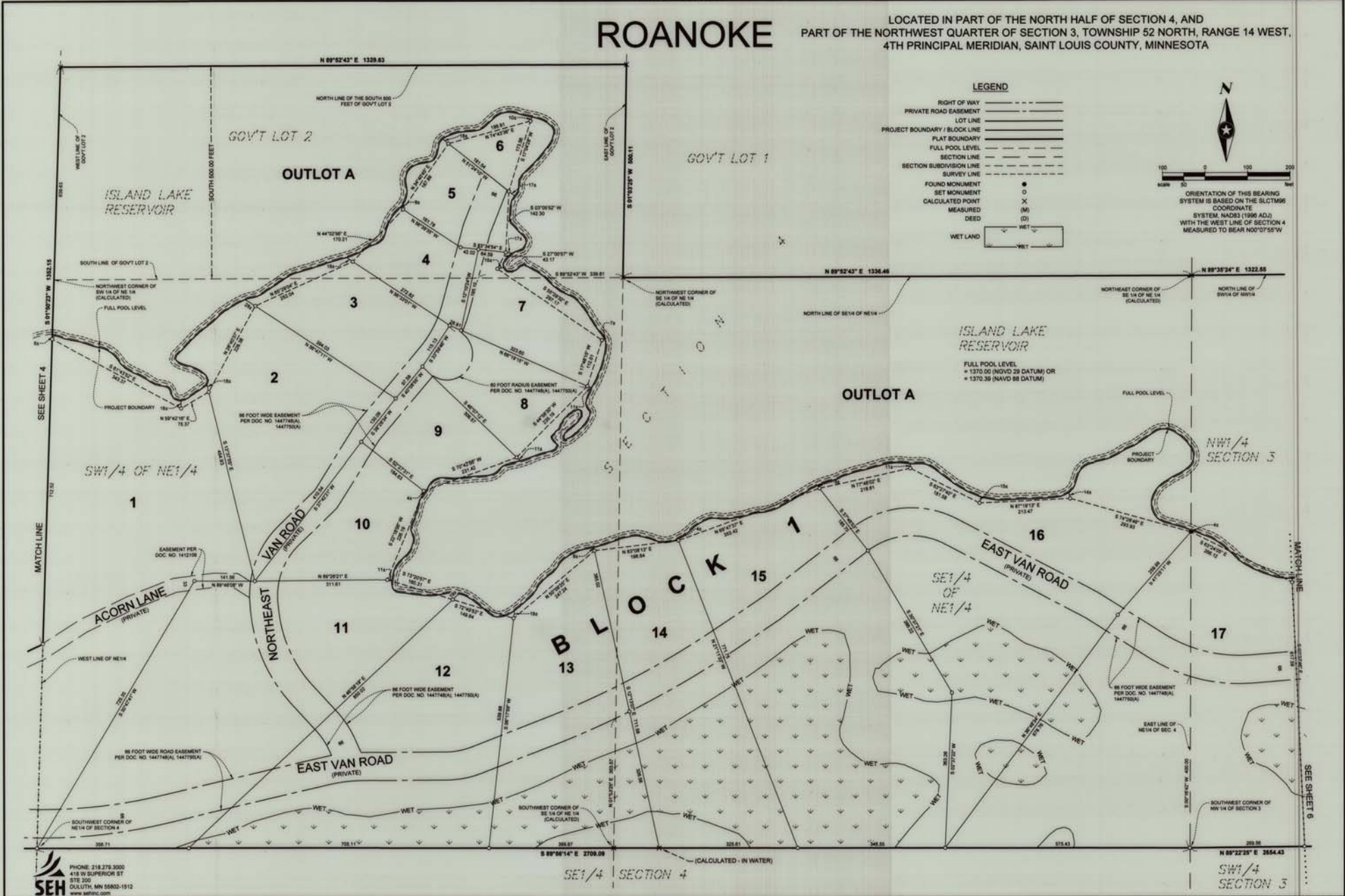
LOCATED IN PART OF THE NORTH HALF OF SECTION 4, AND PART OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 52 NORTH, RANGE 14 WEST, 4TH PRINCIPAL MERIDIAN, SAINT LOUIS COUNTY, MINNESOTA

### LEGEND

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



ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE SLC1996 COORDINATE SYSTEM, NAD83 (1996 ADJ.) WITH THE WEST LINE OF SECTION 4 MEASURED TO BEAR N00°07'55"W

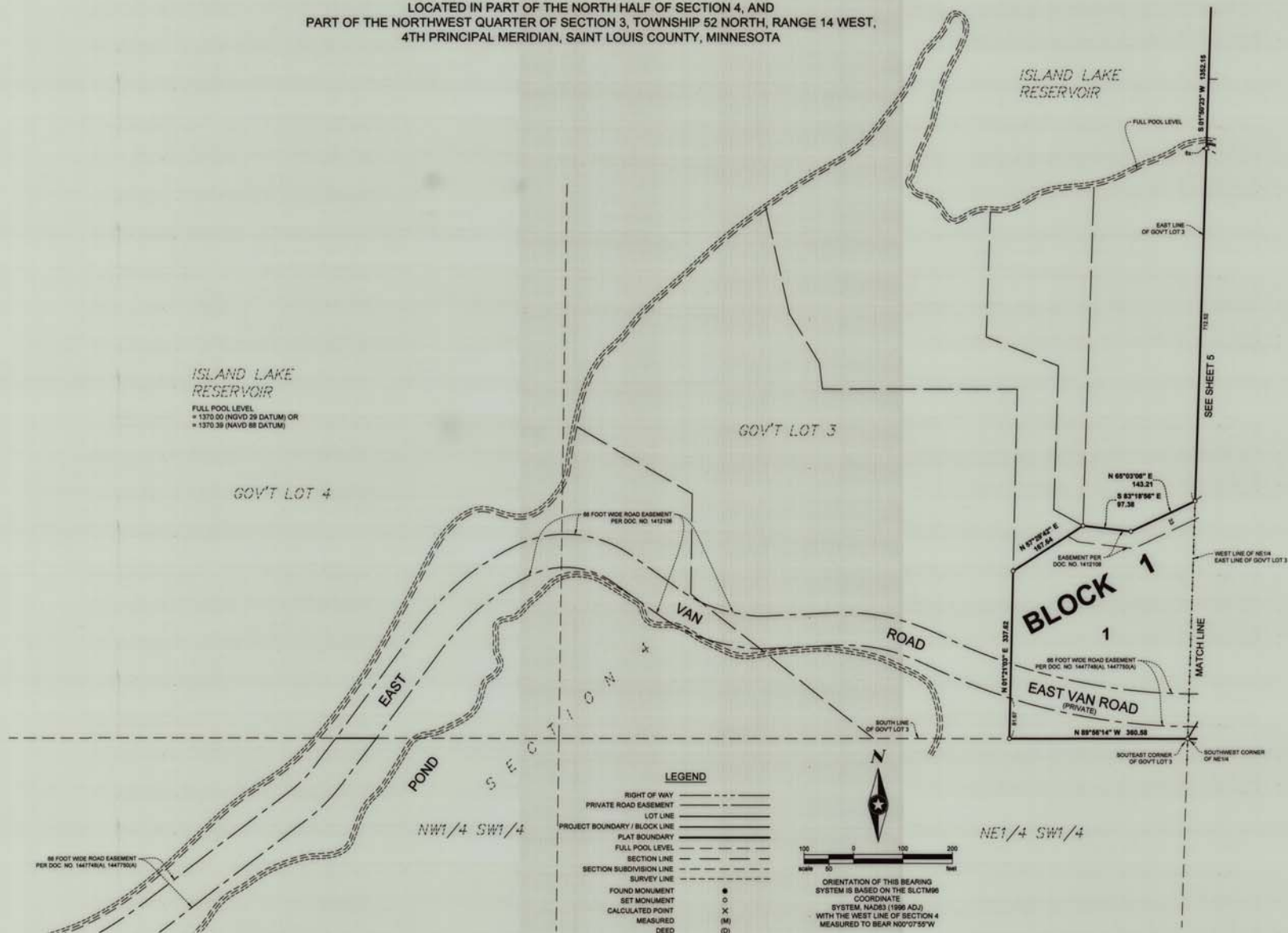


PHONE: 218.275.2000  
 418 W SUPERIOR ST  
 STE 200  
 DULUTH, MN 55802-1912  
 www.seh.com

375-0086

# ROANOKE

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



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

GOV'T LOT 4

GOV'T LOT 3

ISLAND LAKE  
RESERVOIR

**BLOCK 1**  
1

EAST VAN ROAD  
(PRIVATE)

EAST  
POND

### 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
- DEED
- WET LAND



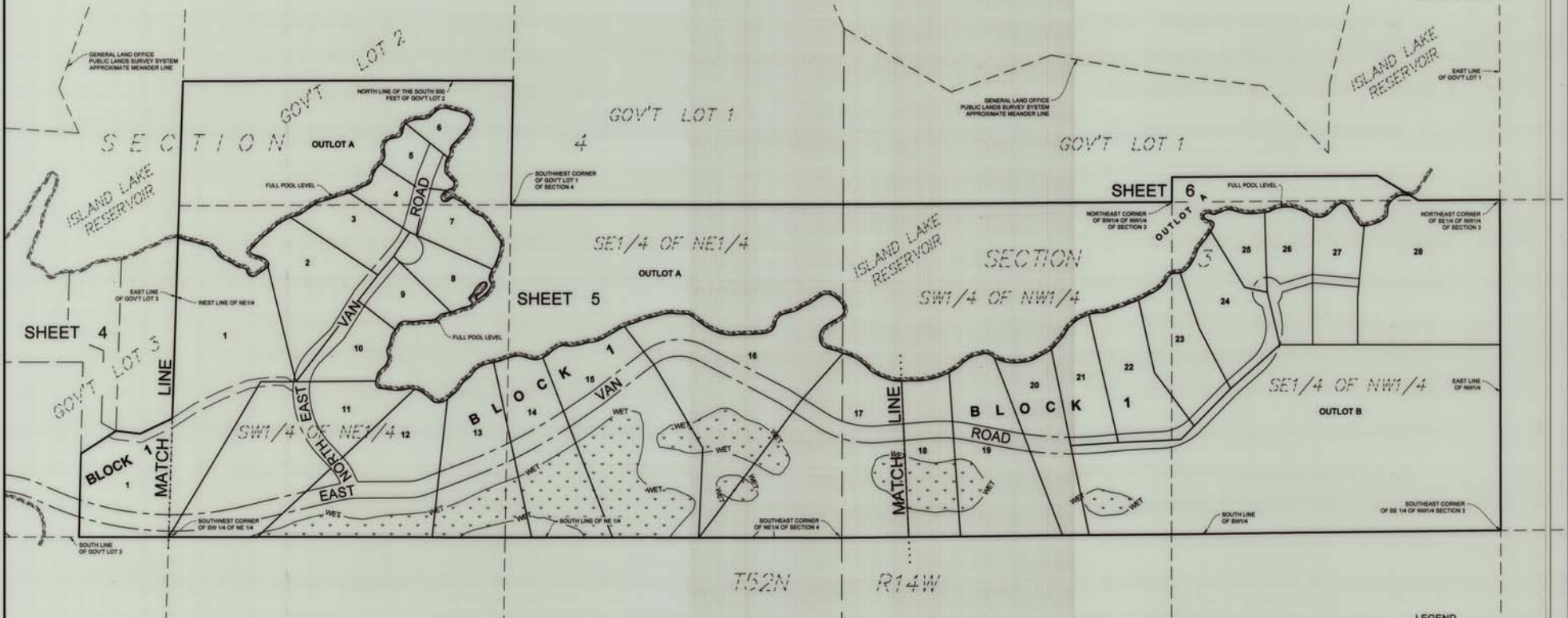
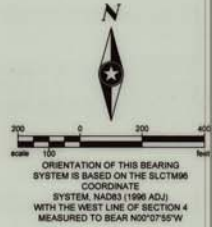
ORIENTATION OF THIS BEARING  
SYSTEM IS BASED ON THE SLC1996  
COORDINATE  
SYSTEM, NAD83 (1996 ADJ)  
WITH THE WEST LINE OF SECTION 4  
MEASURED TO BEAR N00°07'55"W



# ROANOKE

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

## SHEET LAYOUT



**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	X
MEASURED	(M)
DEED	(D)
WET LAND	WET

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

375-0050

# ROANOKE

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

## TYPICAL LOT DETAIL

### 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

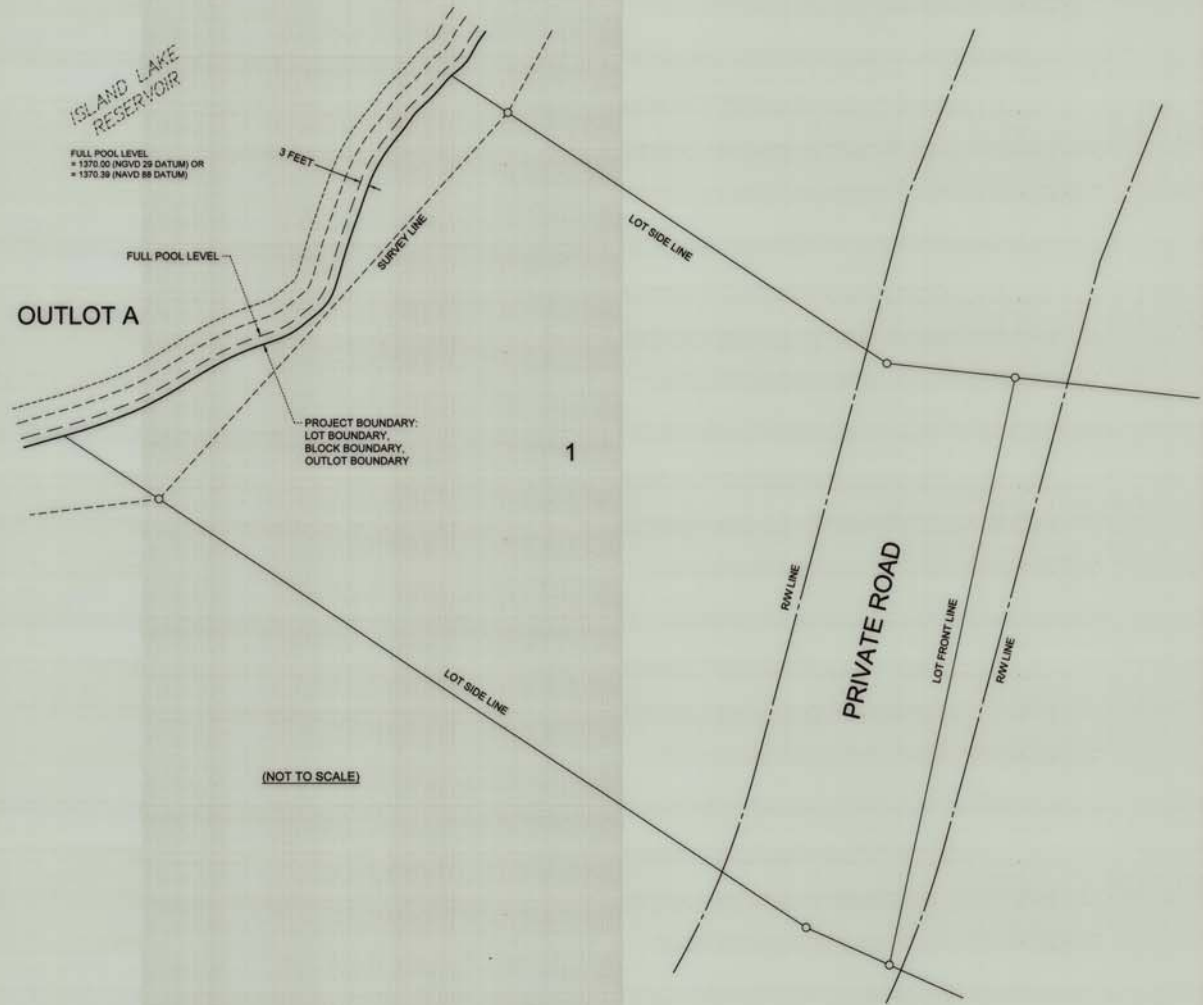
RIGHT OF WAY	---
PRIVATE ROAD EASEMENT	---
LOT LINE	---
PROJECT BOUNDARY / BLOCK LINE	---
PLAT BOUNDARY	---
FULL POOL LEVEL	---
SECTION LINE	---
SECTION SUBDIVISION LINE	---
SURVEY LINE	---
FOUND MONUMENT	●
SET MONUMENT	○
CALCULATED POINT	×
MEASURED	(M)
DEED	(D)
WET LAND	WET

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: 4813386.93  
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  
= 1369.61 (NGVD 29 DATUM) OR  
= 1370.20 (NAVD 88 DATUM)

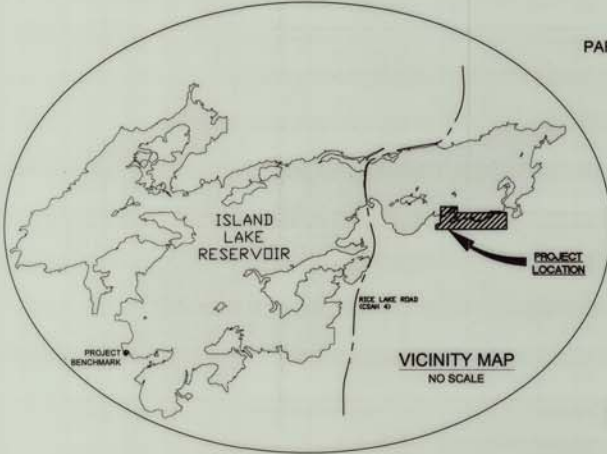
THE HIGHEST RECORDED SURFACE ELEVATION IS 1366.14 (DATUM NOT PROVIDED) REPORTED ON OCTOBER 2, 1979 (SOURCE: MINNESOTA DEPARTMENT OF NATURAL RESOURCES)





# ROANOKE

LOCATED IN PART OF THE NORTH HALF OF SECTION 4, AND PART OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 52 NORTH, RANGE 14 WEST, 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 Green Township, Saint Louis County, Minnesota, to wit:

That part of Government Lot 3 lying southerly and easterly of the following described line: Commencing at the Southeast Corner of said Government Lot 3, thence North 89 degrees 56 minutes 14 seconds West, along the south line of said Government Lot 3, a distance of 360.38 feet to the POINT OF BEGINNING; thence North 1 degree 23 minutes 03 seconds East a distance of 337.62 feet; thence North 57 degrees 29 minutes 42 seconds East a distance of 167.44 feet; thence South 83 degrees 18 minutes 56 seconds East a distance of 97.38 feet; thence North 85 degrees 03 minutes 08 seconds East a distance of 143.21 feet to the east line of said Government Lot 3 and there terminating; AND

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

The south 500 feet of Government Lot 2, AND

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

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

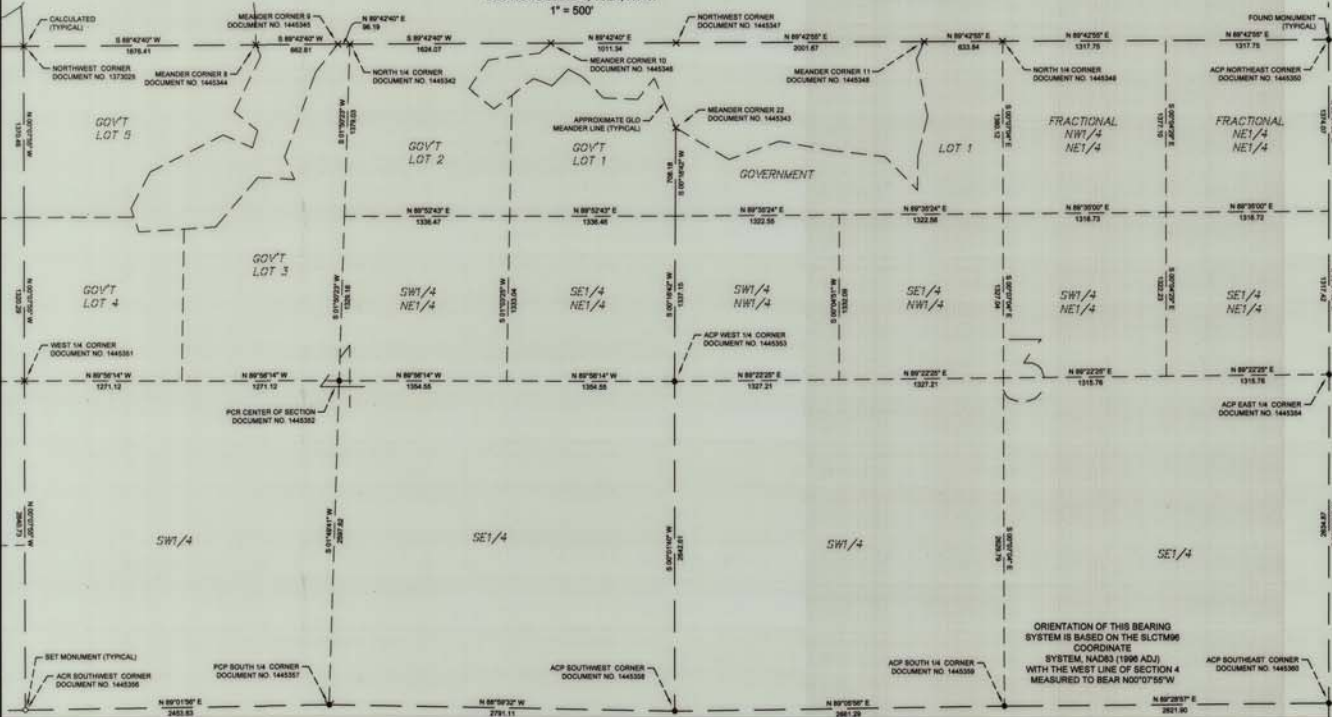
Southwest Quarter of the Northwest Quarter (SW 1/4 of NW 1/4), AND

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

That part of Government Lot 1 lying southerly of the following described line: Commencing at the southeast corner of said Government Lot 1, thence South 89 degrees 35 minutes 24 seconds West, along the south line of said Government Lot 1, a distance of 328.06 feet to the POINT OF BEGINNING; thence North 58 degrees 09 minutes 04 seconds West a distance of 332.73 feet; thence South 89 degrees 35 minutes 24 seconds West a distance of 828.93 feet to the northerly extension of the west line of the Southeast Quarter of the Northwest Quarter (SE 1/4 of NW 1/4); thence South 0 degrees 04 minutes 04 seconds West, along said northerly extension of the west line, a distance of 330.00 feet to the south line of said Government Lot 1 and there terminating.

All in Section 3, Township 52 North, Range 14 West, Fourth Principal Meridian, Saint Louis County, Minnesota, according to the US Government survey thereof.

## SECTION BREAKDOWN SECTIONS 3 AND 4, T52N, R14W 1" = 500'



Has caused the same to be surveyed and platted as ROANOKE.

In witness whereof, said ALLETE, INC., a Minnesota corporation, has caused these presents to be signed by its proper officers on this 21<sup>st</sup> day of July, 2022.

Signed: ALLETE, INC.  
*Nicole R. Johnson*  
Nicole R. Johnson  
Vice President - ALLETE and  
Chief Administrative Officer

This instrument was acknowledged before me on this 21<sup>st</sup> day of July, 2022 A.D. by Nicole R. Johnson, Vice President and Chief Administrative Officer, ALLETE, INC., a Minnesota corporation.

*Sharon A. Johnson*  
Sharon A. Johnson, Notary Public  
St. Louis County, Minnesota  
My Commission Expires 01-31-2025

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 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 21<sup>st</sup> day of July, 2022

*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 21<sup>st</sup> day of July, 2022 A.D. by Chris A. Larsen, Minnesota License Number 45848.

*Michael Hayes*  
Michael Hayes, Notary Public  
St. Louis County, Minnesota  
My Commission Expires 01-31-2025

TOWNSHIP OF GREEN PLANNING COMMISSION

Approved by the Planning Commission of the Township of Green on this 21<sup>st</sup> day of July, 2022

*Matt Thibodeau*  
Matt Thibodeau, Commission Chair  
*Sarah Bliz*  
Sarah Bliz, Commission Secretary

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 27<sup>th</sup> day of July, 2022.

*Nick O. Stewart*  
Nick O. Stewart  
County Surveyor  
Deputy

SAINT LOUIS COUNTY BOARD OF COMMISSIONERS

Approved by the Board of Commissioners of Saint Louis County, Minnesota, on this 9<sup>th</sup> day of August, 2022

*Wendy LeVitt*  
Wendy LeVitt, Chairman  
*Jim*  
Jim, Asst.

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 2022 on the land hereinafter described have been paid; there are no delinquent taxes and transfer entered this 9<sup>th</sup> day of August, 2022.

*Nancy Nilan*  
Nancy Nilan  
County Auditor  
Deputy

SAINT LOUIS COUNTY RECORDER

I hereby certify that this plat of ROANOKE as filed in this office of the Recorder for public record on this 16<sup>th</sup> day of August, 2022 at 6:17 o'clock P.M. as Document No. 0144920.

*Wendy LeVitt*  
Wendy LeVitt  
Recorder  
Deputy

ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE SLCTM99 COORDINATE SYSTEM (NAD83) (1989 ADJ) WITH THE WEST LINE OF SECTION 4 MEASURED TO BEAR N007°05'50"W