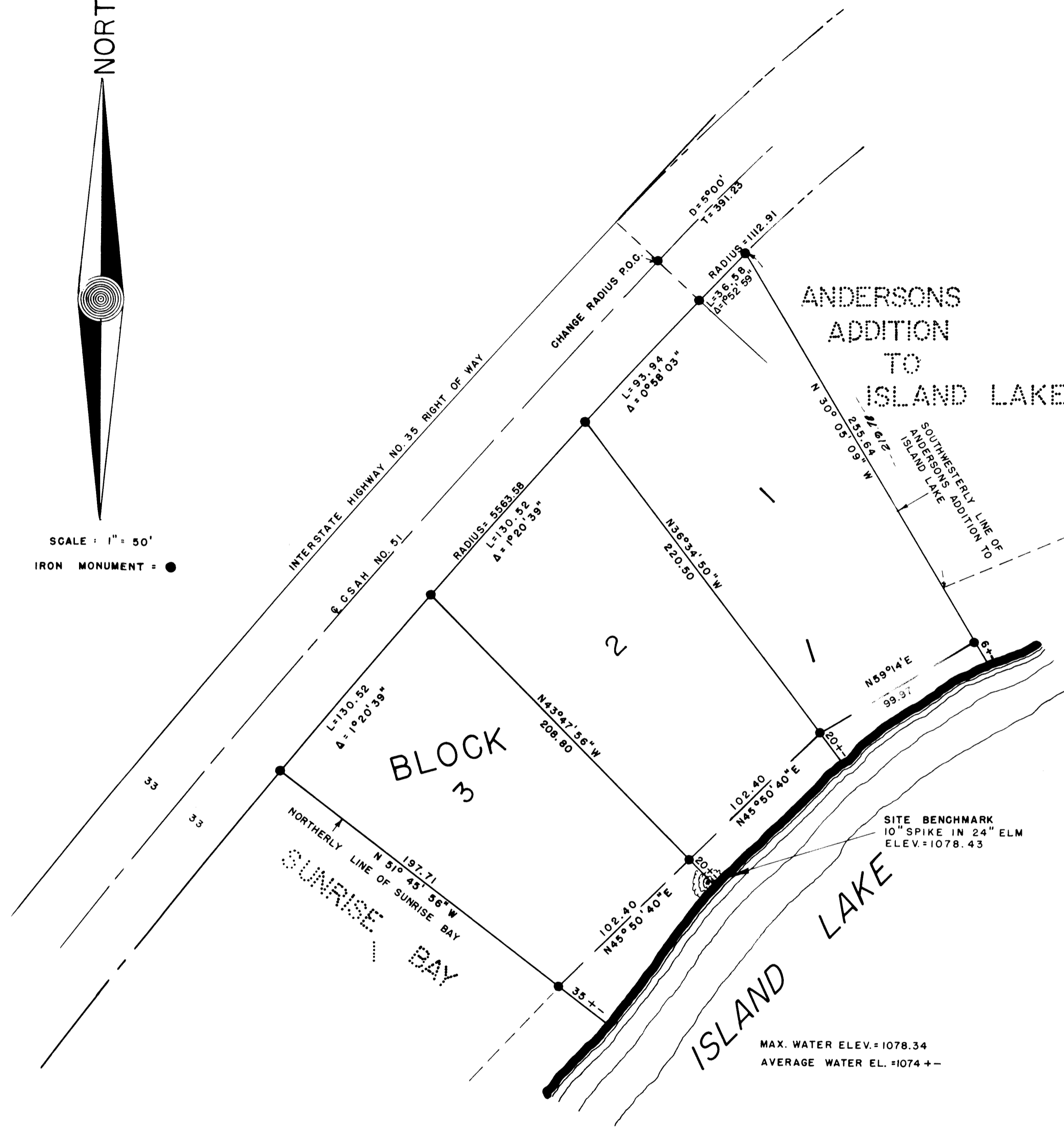


NORTH

SCALE: 1" = 50'
IRON MONUMENT = ●



MAX. WATER ELEV. = 1078.34
AVERAGE WATER EL. = 1074.4

PLAT DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That Carl J. Johnson, a single man, being the owner of the following described property lying and being in Government Lot 2 of Section 8, Township 45 North, Range 19 West, of the 4th Principal Meridian, Pine County, Minnesota, being a tract of land lying between and contiguous to the plats of "Sunrise Bay" and "Andersons Addition to Island Lake" and described as follows: Beginning at the most Northerly point of Lot 1 of "Sunrise Bay", said point being on the Southeastery Right of Way of County State Aid Highway No. 51, and situated on a curve of 5,563.58' radius, the tangent bearing at this point being North 39° 31' 52" East, thence proceeding on said curve to the right a distance of 354.99' through a total deflection of 3° 39' 21" to a point of changing radius, thence entering a curve to the right of 1,112.92' radius a distance of 36.58' through a total deflection of 1° 52' 59" to a tangent bearing of North 45° 04' 13" East, this point being the most Westerly corner of "Andersons Addition to Island Lake", thence bearing South 30° 05' 09" East on the west line of "Andersons Addition to Island Lake" a distance of 261.64', more or less, to the shore of Island Lake, thence in a Southwesterly direction on said shore line a distance of 300', more or less, to the North line of the plat of "Sunrise Bay", thence bearing North 51° 45' 36" West on the Northerly line of the plat of "Sunrise Bay" a distance of 232.71', more or less, to the point of beginning. Containing 1.89 Acres, more or less. Being desirous of platting the same into Lots and a Block, has caused the same to be surveyed and the annexed plat thereof to be made in accordance with the statutes in such cases made and provided. Now therefor, I do ratify and confirm, in all respects, said survey and plat thereof as "FIRST ADDITION TO SUNRISE BAY", and sign, seal and execute said plat.

IN WITNESS WHEREOF: - I hereunto set my hand and seal this 29 day of June A.D., 1973.

Signed in Presence of:

Neubert W. Swanson
Gladys E. Swanson

Owner
Carl J. Johnson

STATE OF MINNESOTA) SS
COUNTY OF Carlton)

On this 28 day of June A.D., 1973, personally appeared before me Carl J. Johnson, to me well known to be the person described in and who executed the foregoing certificate and acknowledged the same as his free act and deed.

Gladys E. Swanson
Notary Public, Carlton County, Minnesota
My commission expires October 14, 1976

STATE OF MINNESOTA) SS
COUNTY OF CARLTON)

I, Neubert W. Swanson, hereby certify that I am a Registered Land Surveyor, in the State of Minnesota, and that I have, at the request of the proprietor thereof, made a careful survey of the property described in the foregoing certificate of proprietors and have platted the same into Lots and a Block, as more fully appears on the annexed plat entitled "FIRST ADDITION TO SUNRISE BAY". The plat is a correct representation of the field survey, all distances are correctly shown on the plat in feet and decimals of feet, monuments for the guidance of future surveys have been correctly placed in the ground as shown, the outside boundary lines are correctly designated, there are no wet lands, rivers, streams, creeks, lakes, public highways or thoroughfares laid out, opened, or traveled existing before the platting other than shown on the plat.

Neubert W. Swanson
Registered Land Surveyor No. 5709

Subscribed and sworn to before me this 28 day of June, 1973.

Gladys E. Swanson
Notary Public, Carlton County, Minnesota
My commission expires October 14, 1976

Approved as to form and execution, this 9th day of July, 1973.

Howard H. Ledin
Pine County Attorney

We hereby certify that the annexed plat was approved and accepted at a regular meeting of the Board of County Commissioners of Pine County, Minnesota, this 9th day of July A.D., 1973.

Norman Nelson
Chairman, Pine County Board

I hereby certify that the taxes for the year 1973 on the property described herein are paid

Raymond Schultz
County Treasurer
Pine County, Minnesota

Auditor
Shangant Hillen
I hereby certify that the taxes on the property described herein for 1972 and prior years are paid
County Auditor, Pine Co., Minn.

RESTRICTIONS

All persons, including corporations, who now own or shall hereafter acquire any land described in the plat of "FIRST ADDITION TO SUNRISE BAY", hereto attached and hereby, by reference, made a part hereof, shall be taken and held to covenant and agree to with Carl J. Johnson, the owner of all the land described in the plat of "FIRST ADDITION TO SUNRISE BAY", hereto attached and hereby, by reference, made a part hereof, and with his successors and assigns, to conform to and observe the following restrictions, stipulations, and reservations as to the use of the land or any part thereof, and the construction of improvements thereof, to-wit:

- No lots or any part thereof shall be used for any purpose except residential purposes.
- No building shall be erected or permitted to remain on any lot other than one detached single family dwelling not to exceed two stories in height and a private garage for not more than two cars.
- No used or old dwellings or auxiliary buildings shall be removed from another sight to any lot or any parts of adjoining lots in this plat.
- No lot shall be sub-divided to decrease the area of any lot set out in the plat, but lots may be sub-divided to increase the area of any lot set out in the adjoining lots. Lots so created shall be considered one lot for the purpose of this restriction and lot.
- No building shall be erected which costs less than \$7200.00, appraised value, according to cost levels prevailing on the date of recording of these documents, said cost to include only the basic framing and complete outside finish but not to include any inside finish and or furnishings and must be completed as to these requirements in a period not to exceed 2 years from start of construction.
- No structure of a temporary character, tent, shack, garage, barn, or other out building shall be used on any lot at any time as a residence, either temporarily or permanently, except that a basement or trailer house may be used as a temporary residence for a period not to exceed 2 years at which time the house must be completed as to its exterior size and shape and the trailer house removed.
- Inside plumbing will be required and no sewage disposal system shall be constructed in which any part of a Septic Tank, Dry well, or Drain Field shall be closer than 100' from the shore of Island Lake.
- No noxious or offensive activity shall be carried on or upon any part of said plat nor shall anything be done on any part of said plat which may be or may become a nuisance.
- These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of thirty years from the date these covenants are recorded.
- Enforcement shall be by proceedings at law or in equity against any person violating or attempting to violate any covenant, either to restrain violation or to recover damages.
- Invalidation of any one or more of these covenants by judgement or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

Filed for record July 16, 1973 at 10 A.M.
as Microfilm No. 234115

Arvis Bible, Register of Deeds
Pine County, Minnesota

FIRST ADDITION
TO
SUNRISE BAY
IN
GOV'T. LOT 2; 8-45-19

COPY