

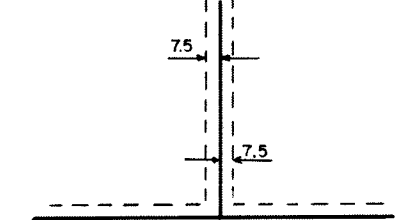
# 1ST ADDITION TO SUNSET COVE

**MORRELL B. RUDE**

Registered Land Surveyor

Minnesota Registration No. 8195

DRAINAGE AND UTILITY EASEMENTS  
SHOWN THUS



Being 7.5 feet in width and adjoining lot lines unless otherwise shown

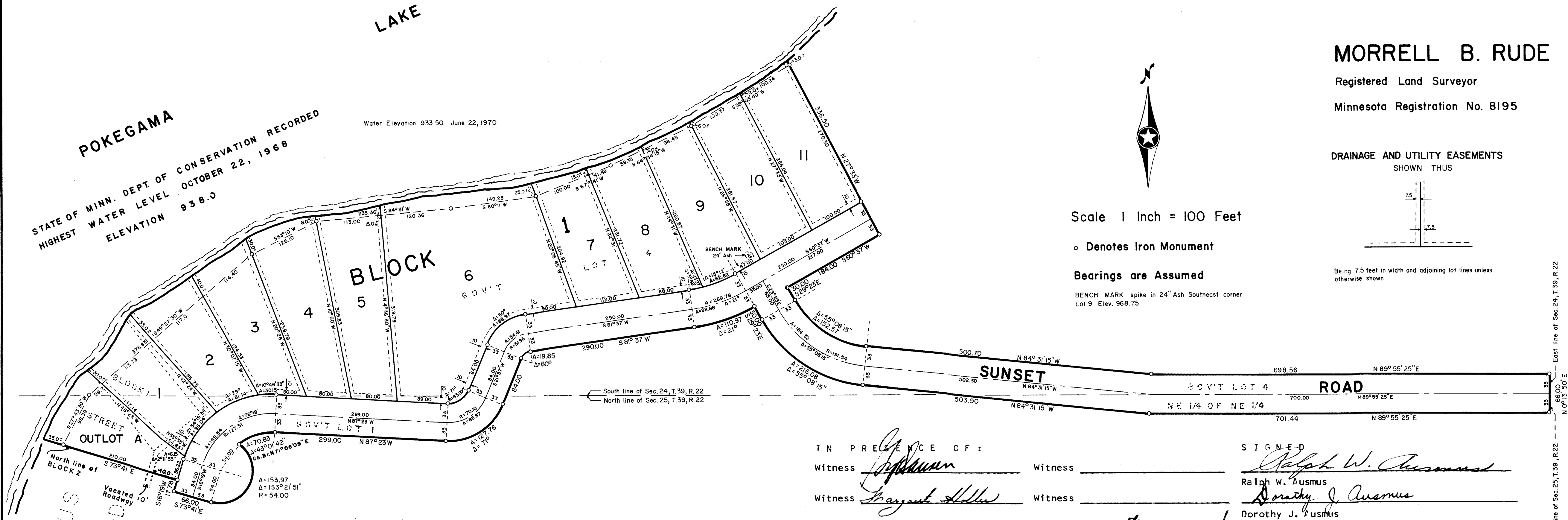


Scale 1 Inch = 100 Feet

o Denotes Iron Monument

Bearings are Assumed

BENCH MARK spike in 24" Ash Southeast corner Lot 9 Elev. 968.75



**POKEGAMA**  
STATE OF MINN. DEPT. OF CONSERVATION RECORDED  
HIGHEST WATER LEVEL OCTOBER 22, 1968  
ELEVATION 938.0

Water Elevation 933.50 June 22, 1970

IN PRESENCE OF:

Witness [Signature]

Witness [Signature]

State of Minnesota  
County of Pine

SIGNED

[Signature]

Ralph W. Ausmus

[Signature]

Dorothy J. Ausmus

On this 30<sup>th</sup> day of Sept A.D., 1970, before me, a Notary Public, within and for said County and State, personally appeared Ralph W. Ausmus and Dorothy J. Ausmus, husband and wife, to me personally known to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their own free act and deed.

GEORGE E. SPENSEN  
Notary Public, Pine County, Minn.  
My Commission Expires Feb. 5, 1974

[Signature]  
Notary Public, Pine County, Minnesota

I hereby certify that I have surveyed the property described on this plat as 1ST ADDITION TO SUNSET COVE: That this plat is a correct representation of said survey; That all distances are correctly shown in feet and decimals of a foot; That all monuments have been correctly placed in the ground as shown; That the outside boundary lines are correctly designated; That there are no wet lands or public highways to be designated on the plat other than as shown thereon.

[Signature]  
Morrell B. Rude Land Surveyor Minn. Reg. No. 8195

State of Minnesota  
County of Pine

This surveyors certificate was subscribed and sworn to before me, a Notary Public this 24<sup>th</sup> day of September A.D., 1970

[Signature]  
Notary Public, Pine County, Minnesota

The plat of 1ST ADDITION TO SUNSET COVE was accepted and approved by the Town Board of Pokegama Township at a regular meeting thereof held this 24 day of Sept A.D., 1970.

POKEGAMA TOWNSHIP  
By: [Signature] Chairman By: [Signature] Clerk

The plat of 1ST ADDITION TO SUNSET COVE was accepted and approved by the County Board of Pine County, Minnesota at a regular meeting thereof held this 7<sup>th</sup> day of October A.D., 1970.

COUNTY BOARD OF PINE COUNTY, MINNESOTA  
By: [Signature] Chairman By: [Signature] Auditor

This plat was approved as to form and execution on this 8<sup>th</sup> day of October A.D., 1970.

[Signature]  
County Attorney, Pine County, Minnesota

I hereby certify that the taxes for the year 1970 on the property described herein are paid.

[Signature]  
County Treasurer, Pine County, Minnesota

I hereby certify that the taxes for the year 1969 and all prior years on the property described herein are paid.

[Signature]  
County Auditor, Pine County, Minnesota

KNOW ALL MEN BY THESE PRESENTS: That Ralph W. Ausmus and Dorothy J. Ausmus, husband and wife, owners and proprietors of the following described property situate in the county of Pine, State of Minnesota to wit:

Block 1 AUSMUS 1ST ADDITION to St. Elmo and the vacated street lying between Block 1 and Block 2 AUSMUS 1ST ADDITION to St. Elmo, also the vacated 10' roadway lying southeasterly of said vacated street and said Block 1. And also all that part of Gov't. Lot 4, Section 24 - Township 39 - Range 22 and Gov't. Lot 1 and the Northeast 1/4 of the Northeast 1/4 of Section 25 - Township 39 - Range 22 - Pine County Minnesota, described as beginning at the Southeast Corner of said Gov't. Lot 4; Thence on an assumed bearing of North 0° 13' 50" East along the East Line of said Gov't. Lot 4 a distance of 33.0 feet; Thence South 89° 55' 25" West parallel with the South Line of said Gov't. Lot 4 a distance of 698.56 feet; Thence North 84° 31' 15" West a distance of 500.70 feet; Thence Northwesterly 152.57 feet along a tangent curve concave to the Northeast having a radius of 158.54 feet and a central angle of 55° 08' 15"; Thence North 29° 23' West tangent to said curve a distance of 30.0 feet; Thence North 60° 37' East a distance of 184.00 feet; Thence North 27° 33' West a distance of 400 feet more or less to the shore of Pokegama Lake; Thence Southwesterly along the shore of Pokegama Lake to the intersection with the Northwesterly Line of Block 1 AUSMUS 1ST ADDITION to St. Elmo; Thence Southeasterly along the Northeastly Line of said Block 1 a distance of 210 feet more or less to the Southeastly Line of the vacated 10 foot roadway which lies Southeasterly of said Block 1; Thence Southwesterly along the Southeastly Line of said 10 foot roadway to the intersection with the Northerly Line of Block 2 AUSMUS 1ST ADDITION to St. Elmo extended Southeasterly; Thence on an assumed bearing of South 73° 41' East along the extension of the Northerly Line of said Block 2 a distance of 40 feet; Thence South 16° 19' West a distance of 17.78 feet; Thence South 73° 41' East a distance of 66.0 feet; Thence Northerly 153.97 feet along a tangent curve concave to the West having a radius of 54.0 feet and a central angle of 163° 21' 51"; Thence Northeastly 70.83 feet along a curve that is not tangent to the last described curve; said curve is concave to the Southeast and has a radius of 94.31 feet and a central angle of 43° 01' 42" (the chord of said curve bears North 71° 06' 09" East); Thence South 87° 23' East tangent to said curve a distance of 299.00 feet; Thence Northwesterly 127.76 feet along a tangent curve concave to the Northwest having a radius of 103.10 feet and a central angle of 71°; Thence North 21° 37' East tangent to said curve a distance of 84.0 feet; Thence Northwesterly 19.85 feet along a tangent curve concave to the Southeast having a radius of 18.56 feet and a central angle of 60°; Thence North 81° 37' East tangent to said curve a distance of 290.00 feet; Thence Northwesterly 110.97 feet along a tangent curve concave to the Northwest having a radius of 302.78 feet and a central angle of 21°; Thence South 29° 23' East not tangent to said curve a distance of 30.0 feet; Thence Southeastly 216.08 feet along a tangent curve concave to the Northeast having a radius of 224.54 feet and a central angle of 55° 08' 15"; Thence South 84° 31' 15" East tangent to said curve a distance of 503.90 feet; Thence North 89° 55' 25" East parallel with the North Line of the Northeast 1/4 of the Northeast 1/4 of Section 25 - Township 39 - Range 22 a distance of 701.44 feet to the East Line of said Northeast 1/4 of the Northeast 1/4; Thence North 0° 13' 50" East along the East Line of said Northeast 1/4 of the Northeast 1/4 a distance of 33.0 feet to the point of beginning.

Have caused the same to be surveyed and platted as 1ST ADDITION TO SUNSET COVE and do hereby denote and dedicate to the public for public use forever, the road and the drainage and utility easements as shown on this plat.

In witness whereof Ralph W. Ausmus and Dorothy J. Ausmus, husband and wife, have hereunto set their hands and affixed their seals this 30<sup>th</sup> day of September A.D., 1970.

I hereby certify that the plat of 1ST ADDITION TO SUNSET COVE was filed in this office on the 16 day of October A.D., 1970, at 4 o'clock P.M., Micro Number 224698.

[Signature]  
Register of Deeds, Pine County, Minnesota

East line of Sec. 25, T.39, R.22 N. 0° 13' 50" E 660.00'