

# SHADY ACRES

"OFFICIAL PLAT"

The plat of SHADY ACRES was accepted and approved by Wilma Township, Pine County, Minnesota, at a meeting thereof, held this 6<sup>th</sup> day of June, 19 96.

Wern W. Miller Chairman  
Paul Raymond Clerk

This plat was approved as to form and execution this 10 day of June, 19 96.

John K. Lamb  
County Attorney

Approved by the Board of County Commissioners, Pine County, Minnesota, this 18 day of June, 19 96, and is in compliance with the provision of Chapter 505.03, Subdivision 2, Minnesota Statutes.

Ed Montmaran Board Chairman  
Lawrence D. Berneault County Auditor

No delinquent taxes and transfer entered this 18 day of June, 19 96.

Lawrence D. Berneault  
County Auditor

I hereby certify that the taxes for the year 19 96 on the property described herein are paid this 18 day of June, 19 96.

Paul A. Blahut  
County Treasurer

Document Number 355582

I hereby certify that this instrument was filed in the Office of the County Recorder for record on this 18<sup>th</sup> day of June, 19 96, at 2 o'clock P. M., and was duly recorded in Pine County Records.

Eric Susan Teich  
County Recorder

KNOW ALL MEN BY THESE PRESENTS: That Charles Tollander and Eunice C. Tollander, as Trustees of the Charles Tollander and Eunice C. Tollander Trust, under agreement dated December 13, 1993, owners and proprietors of the following described property situated in the County of Pine, State of Minnesota:

That part of Government Lot 3, Section 33, Township 42, Range 17, Pine County, Minnesota, which lies northerly of Line "A" described below and southerly of Line "B" described below:

Line "A"

Commencing at the southwest corner of said Government Lot 3; thence on an assumed bearing of North, along the west line of said Government Lot 3, a distance of 329.0 feet to the point of beginning of the line to be described; thence South 75°30' East a distance of 306 feet, more or less, to the shore of Tamarack Lake and said line there terminating.

Line "B"

Commencing at the southwest corner of said Government Lot 3; thence on an assumed bearing of North, along the west line of said Government Lot 3, a distance of 794 feet to the point of beginning of the line to be described; thence South 75°30' East a distance of 553 feet, more or less, to the shore of Tamarack Lake and said line there terminating.

Subject to a 33 foot driveway easement recorded as Microfilm No. 330556 in the Office of the Pine County Recorder.

And

That part of Government Lot 3, Section 33, Township 42, Range 17, Pine County, Minnesota, which lies northerly of Line "C" described below and southerly of Line "D" described below:

Line "C"

Commencing at the southwest corner of said Government Lot 3; thence on an assumed bearing of North, along the west line of said Government Lot 3, a distance of 969.9 feet to the point of beginning of the line to be described; thence South 75°30' East a distance of 584 feet, more or less, to the shore of Tamarack Lake and said line there terminating.

Line "D"

Commencing at the southwest corner of said Government Lot 3; thence on an assumed bearing of North, along the west line of said Government Lot 3, a distance of 2054.9 feet to the point of beginning of the line to be described; thence South 75°30' East a distance of 925 feet, more or less, to the shore of Tamarack Lake and said line there terminating.

have caused the same to be surveyed and platted as SHADY ACRES in Wilma Township, and do hereby donate and dedicate to the public for public use forever County Highway No. 24, and also dedicate the easements as shown on this plat for drainage and utility purposes only.

In witness whereof, said Charles Tollander and Eunice C. Tollander, as Trustees of the Charles Tollander and Eunice C. Tollander Trust, under Agreement dated December 13, 1993, have hereunto set their hands this 20 day of May, 19 96.

Charles Tollander Charles Tollander  
Eunice C. Tollander Eunice C. Tollander

STATE OF MINNESOTA )  
COUNTY OF Pine ) SS

The foregoing instrument by Charles Tollander and Eunice C. Tollander, as Trustees of the Charles Tollander and Eunice C. Tollander Trust, was acknowledged before me this 20<sup>th</sup> day of May, 19 96.

Rosemarie Rude  
Notary Public, Pine County, Minnesota  
My Commission Expires January 31, 2000

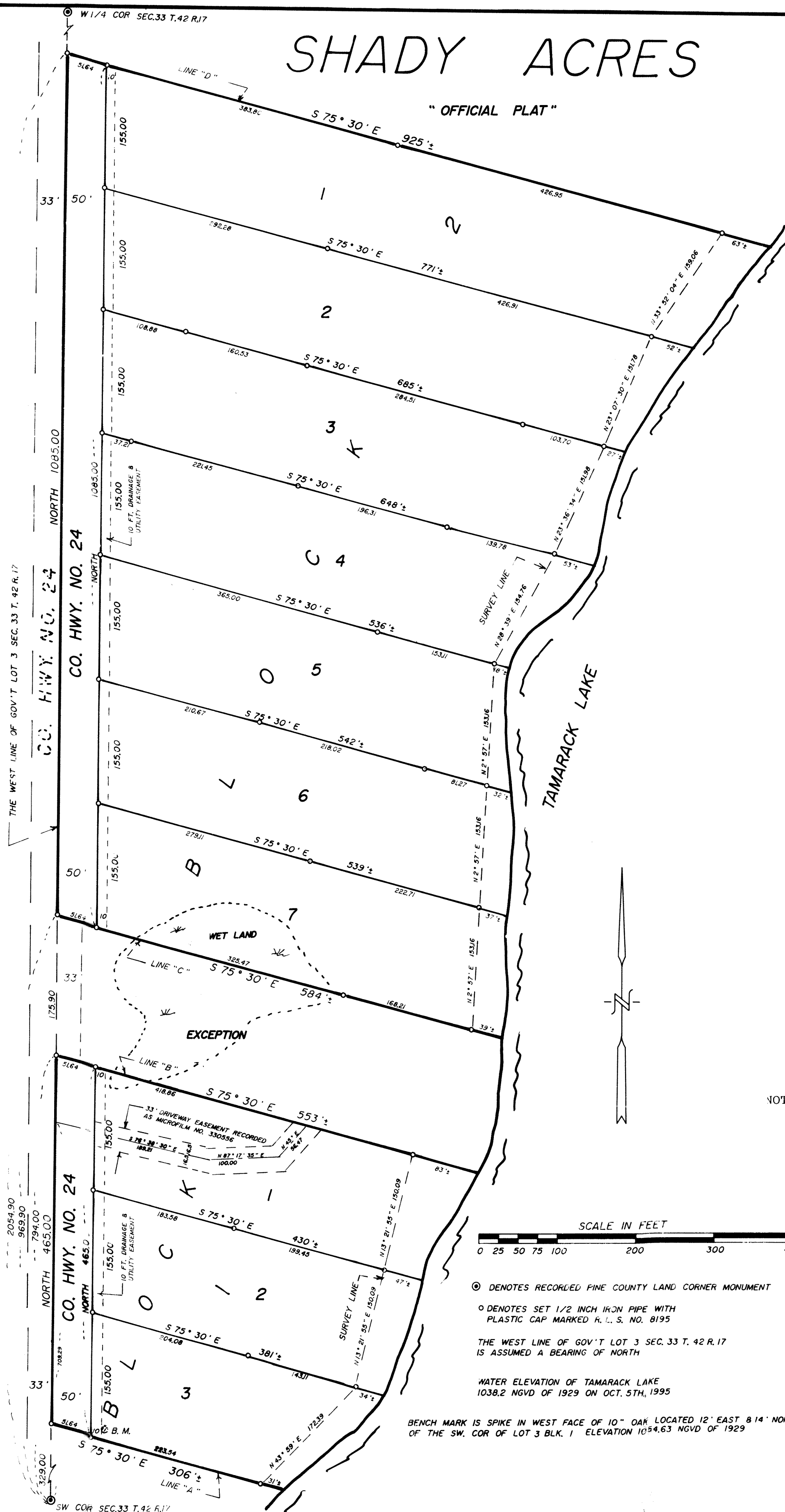
I, M. B. Rude, hereby certify that I have surveyed and platted the property described on this plat as SHADY ACRES, that this plat is a correct representation of the survey, that all distances are correctly shown on the plat in feet and hundredths of a foot, that all monuments have been correctly placed in the ground as shown, that the outside boundary lines are correctly designated on the plat and that there are no wet lands as defined in MS 505.02, Subd. 1, or public highways to be designated other than as shown.

M. B. Rude  
M. B. Rude  
Land Surveyor  
Minnesota Registered License No. 8195

STATE OF MINNESOTA )  
COUNTY OF PINE ) SS

The foregoing Surveyor's Certificate by M. B. Rude, Minnesota Registered License No. 8195, was acknowledged before me this 15<sup>th</sup> day of May, 19 96.

Rosemarie Rude  
Notary Public, Pine County, Minnesota  
My Commission Expires January 31, 2000



NOTE: The Minnesota Department of Natural Resources, United States Corps of Engineers and other water management agencies have categorized various wetlands, which are not acknowledged by Chapter 505.02, Subdivision 1 of the Minnesota Statutes and may not be shown hereon. Development of lands containing said wetlands may be subject to special conditions or limitations.

The following covenant is a part of the SHADY ACRES Plat:

Dwelling Unit Size

No dwelling unit shall be erected on any lot which does not meet the following minimums:

- having a ground floor area of less than 720 square feet, and
- having a minimum width of less than 24 feet,

Porches, sundecks, basements, attics, attached garages, breezeways, carports, crawl-spaces and the like shall be excluded from the calculations of these requirements.