

PLAT DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That Joseph H. Beckers and Eleanor A. Beckers, husband and wife, and Donald O. Ferguson and Ruth Ferguson, husband and wife, and John G. Ferguson and Fern Ferguson, husband and wife, being the owners of the following described property lying and being in Government Lots 3 and 6 of Section 15, Township 45 North, Range 18 West of the 4th Principal Meridian, Pine County, Minnesota, more particularly described as follows, to wit: Commencing at a point on the South line of the Southwest Quarter of said Section 15 which is 936.80' West of the Southeast corner there of and for the purposes of this description the South line of said Southwest Quarter is assumed to have a bearing of North 89° 54' 30" East, thence bearing North 1° 03' 30" East a distance of

1409.24' to the point of beginning of the tract to be herein described, thence at right angles West a distance of 33.0', thence bearing North 1° 03' 30" East a distance of 1618.53' to a point, thence bearing North 7° 43' 07" East a distance of 215.99' to a point, thence turning to a bearing of South 87° 03' 42" West and entering a curve of 72' radius to the right a distance of 345.30' through a total deflection of 274° 45' 49" to a bearing of South 7° 43' 07" West, thence bearing South 85° 06' 30" East a distance of 516.64', more or less, to the shore of Oak Lake, thence in a general Southerly direction on said shore line a distance of 1800', more or less, to a point which bears North 71° 41' 12" East from the point of beginning, thence bearing South 71° 41' 12" West a distance of 438.70', more or less, to the point of beginning; and an easement for a roadway for access to the above described tract, described as follows, A strip of land 33' wide on either side of the following described line: Beginning at a point on the South line of the Southwest Quarter of said Section 15, which is 936.80' West of the Southeast corner thereof, thence bearing North 1° 03' 30" East a distance of 1409.24' and there terminating, and the Easterly line of this easement, extended North, a distance of 11.60' to intersect the South line of the previously described tract. Containing 15.38 Acres, more or less, in Lots, and 5.06 Acres in the Street and Easement. Being desirous of platting the same into Lots and a Street have caused the same to be surveyed and the annexed plat to be made in accordance with the Statutes in such cases made and provided. Now therefore we do hereby ratify and confirm in all respects said survey and plat thereof as "Shady Oaks" and sign, seal, and execute said plat and hereby dedicate to public use the Street and Easement herein delineated.

IN WITNESS WHEREOF:- We hereunto set our hands and seals this 5th day of June A.O., 1971.

Signed in Presence of: Owners Joseph H. Beckers, Eleanor A. Beckers, Donald O. Ferguson, Ruth E. Ferguson, John G. Ferguson, Fern M. Ferguson. Notary Public, Carlton County, Minnesota. My commission expires October 14, 1976.

STATE OF MINNESOTA) COUNTY OF Carlton) On this 5th day of June A.O., 1971, personally appeared before me Joseph H. Beckers and Eleanor A. Beckers, husband and wife, to me well known to be the persons described in and who executed the foregoing certificate and acknowledged the same as their free act and deed.

STATE OF MINNESOTA) COUNTY OF Carlton) On this 5th day of June A.O., 1971, personally appeared before me Donald O. Ferguson and Ruth Ferguson, husband and wife, to me well known to be the persons described in and who executed the foregoing certificate and acknowledged the same as their free act and deed.

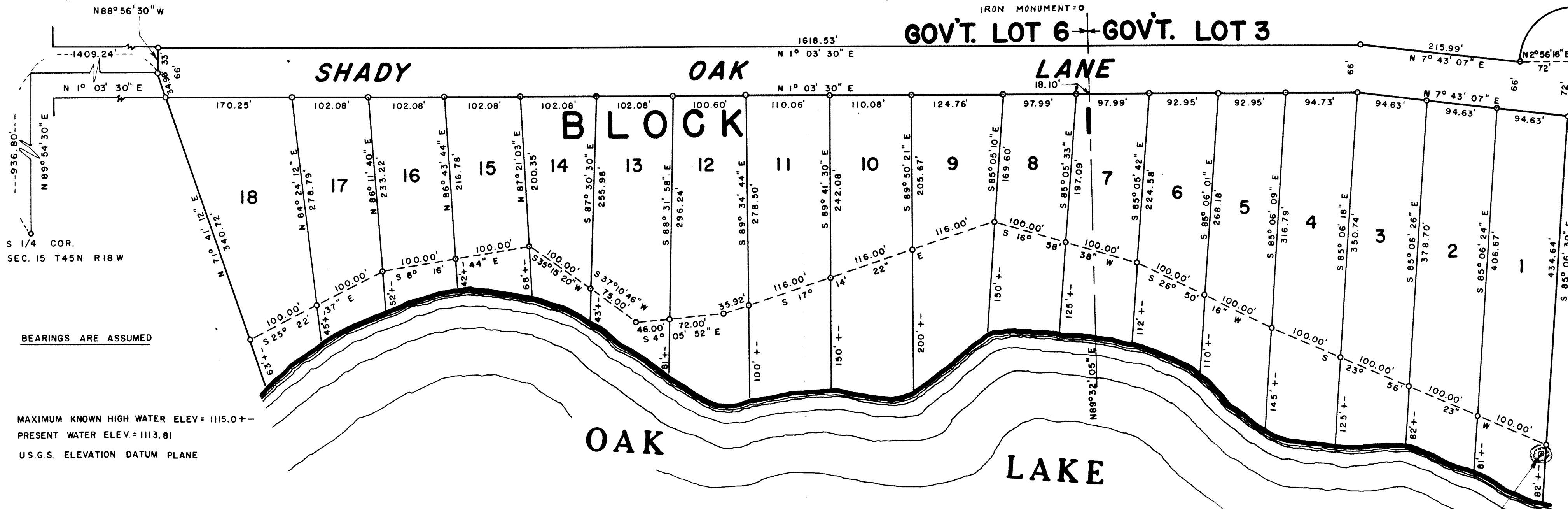
STATE OF MINNESOTA) COUNTY OF Carlton) On this 5th day of June A.O., 1971, personally appeared before me John G. Ferguson and Fern Ferguson, husband and wife, to me well known to be the persons described in and who executed the foregoing certificate and acknowledged the same as their free act and deed.

SHADY OAKS

GOV'T. LOTS 3 & 6 SEC. 15 T 45 N R 18 W PINE COUNTY, MINNESOTA OFFICIAL PLAT

NORTH

SCALE 1 INCH = 100 FEET IRON MONUMENT = 0 GOV'T. LOT 6 GOV'T. LOT 3



BEARINGS ARE ASSUMED

MAXIMUM KNOWN HIGH WATER ELEV. = 1115.0+ PRESENT WATER ELEV. = 1113.81 U.S.G.S. ELEVATION DATUM PLANE

RESTRICTIONS

All persons, including Corporations, who now own or shall hereafter acquire any land described in the plat of Shady Oaks, hereto attached and hereby, by reference, made a part hereof, shall be taken and held to covenant and agree to with Joseph H. Beckers and Eleanor A. Beckers, husband and wife, and Donald O. Ferguson and Ruth Ferguson, husband and wife, and John G. Ferguson and Fern Ferguson, husband and wife, the owners of all the land described in the plat of "Shady Oaks", hereto attached and hereby, by reference, made a part hereof, and with their 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 thereon, to-wit:

- 1. No lot shall be used except for residence purposes and shall be improved by only one single family dwelling not to exceed two stories in height. Each dwelling may have a private garage.
2. The ground floor area of the main dwelling structure, exclusive of one story open porches and garages, shall not be less than 700 square feet for a one story dwelling nor less than 900 square feet for a two story dwelling. For dwellings of one and one-half stories with finished living area in the upstairs portion thereof, the minimum permitted dwelling size shall be 1200 square feet composed of the ground floor area, together with one-half of the area of finished living space above the first floor.
3. No building shall be located on any lot nearer than within 100 feet of the front lake line or within 10 feet of a side property line.
4. The following prohibitions shall also be observed:
a. Easements for installation and maintenance of utilities and drainage facilities are reserved over the rear ten feet of each lot.
b. No noxious or offensive activity shall be carried out upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.
c. No structures of a temporary nature (mobile home, basement, tent, shack, garage, barn, or other out-building) shall be used on any lot at any time as a residence except for less than one year during the construction of a permanent structure. Every permanent structure shall be completely finished on the exterior within the period of two years from the initiation of construction.
d. No garbage, refuse, or other unsightly objects or material may be left exposed on any lot.
e. No animals, other than household pets, shall be kept in or about the premises.
5. 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 twenty-five (25) years from the date these covenants are recorded.
6. Enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenant either to restrain violation or to recover damages.
7. Invalidation of any one of these covenants by judgement or court order shall in no manner affect any of the other said covenants, which shall remain in full force and effect.

STATE OF MINNESOTA) 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 proprietors thereof, made a careful survey of the property described in the foregoing certificate of proprietors and have platted the same into Lots, a Street, and an Easement, as more fully appears on the annexed plat entitled "SHADY OAKS". The plat is a correct representation of the field survey, all distances are correctly shown on the plat, 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 5th day of June A.O., 1971.

Notary Public, Carlton County, Minnesota My commission expires October 14, 1976

Approved as to form and execution this 5 day of May 1971.

Howard A. Helm 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 5 day of May, 1971.

Fred W. Cassman Chairman, County Board

Mildred Baker, Deputy Auditor

I hereby certify that the taxes for the year 1971 on the property described herein are paid. Raymond J. DeWalt County Treasurer, Pine County, Minnesota

I hereby certify that the taxes for the year 1970 and all prior years on the property described herein are paid. Mildred Baker Deputy County Auditor, Pine County, Minnesota

I hereby certify that the plat of Shady Oaks was filed in this office on the 11th day of June, 1971, at 1 o'clock P.M., as Minn. Co. 226741 Civil Bible, Register of Deeds, Pine County, Minn.