

RESTRICTIONS

All persons, including Corporations, who now own or shall hereafter acquire any land described in the plat of "STURGEON PINES ACCESS", hereto attached and hereby, by reference, made a part hereof, shall be taken and held to covenant and agree to with the owners of all the land described in the plat of "STURGEON PINES ACCESS" 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:

- All lots in this subdivision are to be used as access to Sturgeon Lake and shall be sold as part of a lot in the subdivision of Sturgeon Pines as recorded in the Records office in and for the County of Pine at Pine City, Minnesota.
- No lot in this subdivision is to be sold unless in conjunction with another lot on which buildings or housing units can be built within the regulations applicable thereto.
- No Campers, Travel Trailers, Vans or any other units capable of being used as housing or sleeping units shall be used at any time on any of the lots in this subdivision.
- No sign of any kind in excess of three (3) square feet shall be posted at any time on any of these lots or on the Right of Way of Public Road adjacent thereto.
- No noxious or offensive activity shall be carried on or upon any part of said plat nor shall anything be done thereon which may be or may become a nuisance.
- All utilities of whatever nature such as Electric, Telephone, Sewer or Water or other shall be underground construction so as to preserve the present physical nature of this area.
- 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 or persons 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.

STATE OF MINNESOTA) ss
 COUNTY OF PINE)
 On this 16th day of July, 1978, before me, a Notary Public within and for said County and State, personally appeared Stanley Almos, to me personally known and whom, being duly sworn, did say that the foregoing instrument was signed and sealed in behalf of said Corporation and acknowledged said instrument to be the free act and deed of said Corporation.
 Notary Public, Pine County, Minnesota
 My commission expires November 2, 1983

SITE BENCHMARK
 100' EAST OF LOT LINE
 604 NAIL IN 24" WHITE PINE
 ELEVATION = 1074.74 FROM B.M. H-155 U.S.G.S.
 WATER ELEVATION = 1068.0 (APRIL 1978)
 MAX. HIGH WATER ELEVATION = 1068.

PLAT DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That Neubert W. Swanson and Gladys E. Swanson, husband and wife, being the owners of the following described property lying and being in Government Lot 5 of Section 21, Township 45 North, Range 19 West of the 4th Principal Meridian, Pine County, Minnesota and more particularly described as follows, to-wit: Commencing at the Southeast corner of said Government Lot 5, thence bearing South 89° 41' 04" West on the South line thereof a distance of 1223.51', thence bearing North 0° 18' 56" West a distance of 469.14' to the point of beginning of the tract to be herein described, thence bearing South 0° 18' 56" East a distance of 44.96' to a point on the Centerline of County Road No. 46, thence bearing North 46° 54' East on said Centerline a distance of 524.19', thence bearing North 43° 06' West a distance of 327.07', more or less, to the shore of Sturgeon Lake, thence in a general Southwesterly direction on said shoreline a distance of 525', more or less, to a point which bears North 43° 06' West from the point of beginning, thence bearing South 43° 06' East a distance of 115.4', more or less, to the point of beginning. Containing 2.7 Acres, more or less, except 0.3 Acre in County Road No. 46; being desirous of platting the same into a Block with Lots have 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 therefore, we do hereby ratify and confirm, in all respects, said survey and plat thereof, as "STURGEON PINES ACCESS", and sign, seal and execute said plat, and hereby dedicate to public use the Southeasterly 33' of this tract as Right of Way to County Road No. 46.

IN WITNESS WHEREOF: We hereunto set our hands and seals this 16th day of August, 1978.

Signed in Presence of:
Neubert W. Swanson
Gladys E. Swanson

STATE OF MINNESOTA) ss
 COUNTY OF Pine)
 On this 16 day of August, A.D., 1978, personally appeared before me Neubert W. Swanson and Gladys E. Swanson, 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) 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 proprietors thereof, made a careful survey of the property described in the foregoing certificate of proprietors and have platted the same into a Block with Lots, as more fully appears on the annexed plat entitled "STURGEON PINES ACCESS". 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.

Subscribed and sworn to before me this 16th day of May, 1978.
 Notary Public, Carlton County, Minnesota
 My commission expires November 2, 1983

Approved as to form and execution, this 17 day of August, 1978.
 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 15th day of August, A.D., 1978.
 Chairman, Pine County Board

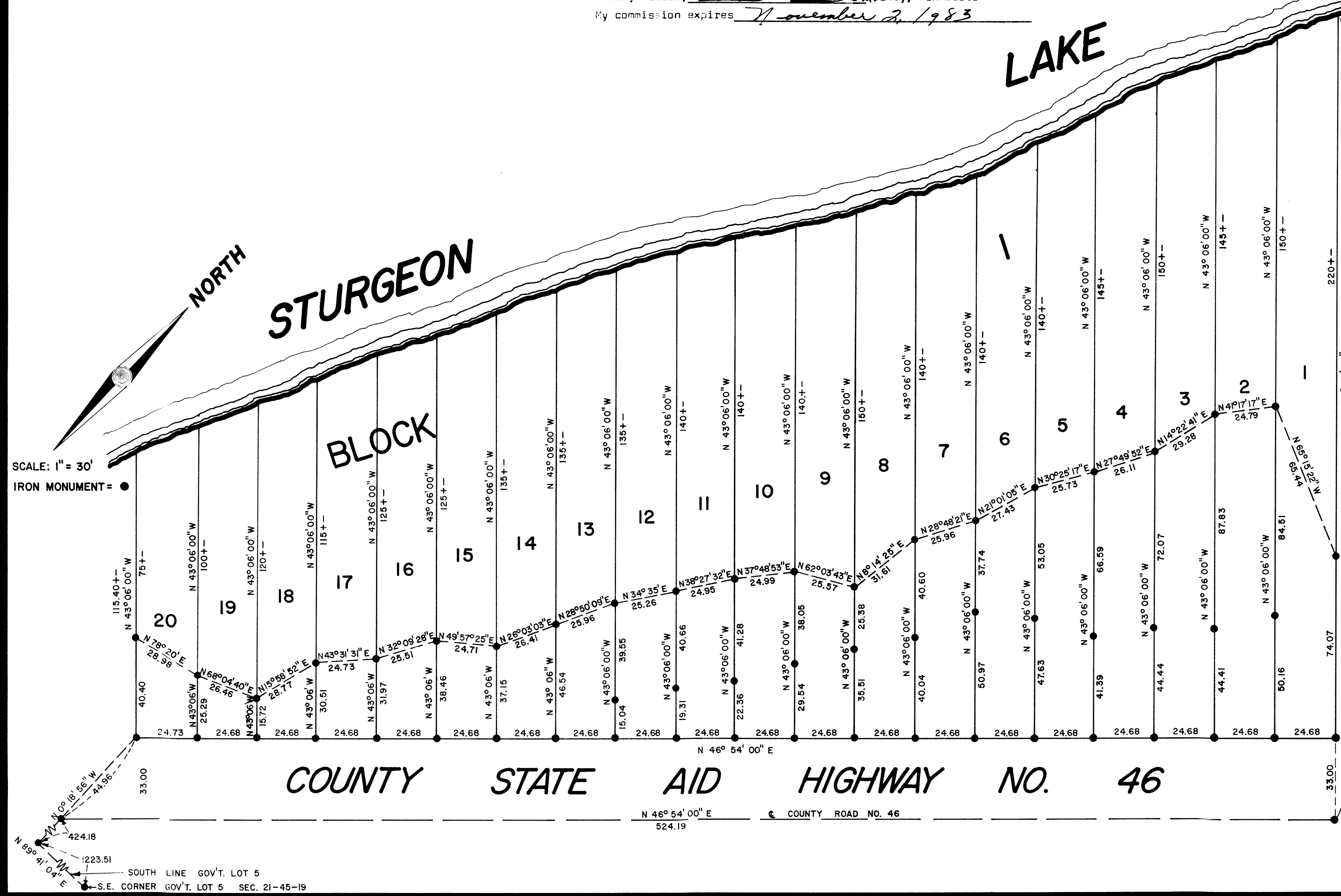
The Sturgeon Lake State Bank, a Corporation existing under the laws of the State of Minnesota, does hereby ratify and confirm, in all respects, the survey and this plat of "STURGEON PINES ACCESS". IN TESTIMONY WHEREOF, the said Corporation has caused these presents to be executed in its corporate name by the President and Assistant Cashier and its corporate seal to be hereunto affixed this 16th day of July, 1978.

Executive Vice President

I hereby certify that the taxes for the year 1978 on the property described herein are paid.
 County Treasurer Pine County, Mn.

I hereby certify that the taxes for the year 1977 and all prior years on the property described herein are paid.

I hereby certify that the plat of "STURGEON PINE ACCESS" was filed in this office on the 21 day of August, A.D., 1978, at 2 o'clock P., in Book 255735 of Plats, Page 1.
 County Recorder, Pine County, Minnesota



STURGEON PINES ACCESS

IN
 GOV'T. LOT 5 · SEC. 21 · 45 · 19
 PINE COUNTY
 MINNESOTA OFFICIAL PLAT