

RESTRICTIONS

All persons, including corporations, who now own or shall hereafter acquire any land described in the plat of "STURGEON PINES WEST", 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 WEST" 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 lots or any part thereof shall be used for any purpose except residential.
2. Each residence or Mobile Home shall have at least 520 square feet of floor space on the ground floor exclusive of porches, garages, and or car ports.
3. No hunting, trapping, snaring, or molesting of any wildlife will be permitted within the boundaries of this subdivision.
4. No structure of a temporary character such as trailer, basement, tent, structures used in connection with construction, or other similar structures shall be used on any part of said plat at any time as a permanent residence, except a basement may be used for a period of one year after start of construction at which time the balance of the structure shall be completed as to its exterior size and shape.
5. No lot shall be subdivided to decrease the area of any lot set out in the plat, but lots may be subdivided for the purpose of increasing the area of adjoining lots; lots so created shall be considered one lot for the purpose of this restriction and lot.
6. 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.
7. 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.
8. 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.
9. Areas designated as Outlots A,B, and C shall be for the exclusive use of the owners of all the tracts within this subdivision and for the construction of underground utilities.
10. Invalidatation 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.

PLAT DEDICATION

KNOW ALL MEN BY THESE PRESENTS: - That Kenneth F. Gay and Ruby V. Gay, husband and wife, being the owners of the following described property lying and being in the South one-half of the Southeast Quarter of Section 13, Township 45 North, Range 20 West of the 4th Principal Meridian, Pine County, Minnesota, and in the Village of Sturgeon Lake, Minnesota, more particularly described as follows, to-wit: All that part of said South one-half of the Southeast Quarter of said Section 13 lying South and West of the Centerline of County Road No. 46, said Centerline described as follows: Commencing at the Northwest corner of said South one-half of Southeast Quarter of Section 13, thence bearing South 89° 37' 45" West on the North line thereof a distance of 1400.66' to the Centerline of said County Road No. 46 and the point of beginning, thence bearing South 28° 04' 48" East on said Centerline a distance of 804.63' to a point of curve, thence entering a curve to the left of 1145.92' Radius (Degree = 5° 00') a distance of 1121.74', more or less, to the East line of said Section 13 and there terminating; except a tract of land in the Southwest corner of the above described tract described as follows: A tract of land in the Village of Sturgeon Lake and in the Southwest corner of the SW 1/4 of SE 1/4 of Section 13, Township 45, Range 20, containing approximately 2 acres and more specifically described as follows, to-wit: Commencing at the Southwest corner of the SW 1/4 of SE 1/4, Section 13-45-20 and thence due East along the South side of said SW 1/4 of SE 1/4 to a point where the south line of said SW 1/4 of SE 1/4 intersects County Road as said road is now constructed across said SW 1/4 of SE 1/4, thence Northerly, following West side of road, as now constructed, a distance of 330', thence due West to the West boundary line of said SW 1/4 of SE 1/4 and thence South, following West side of said SW 1/4 of SE 1/4 to the point of beginning. Being desirous of platting the same into Lots, Blocks, Outlots, and Streets have caused the same to be surveyed and this 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 "STURGEON PINES WEST" and sign, seal, and execute said plat and hereby dedicate to Public use the Streets delineated thereon including an additional 17' on the West and South of County Road No. 46.

IN WITNESS WHEREOF: - We hereunto set our hands and seal this 5th day of June A.D., 1973.

Signed in Presence of:

Owners

Signatures of Russell Sigbert, Debra Larson, Kenneth F. Gay, and Ruby V. Gay.

STATE OF MINNESOTA) SS On this 5th day of June A.D., 1973, personally appeared before me Kenneth F. Gay and Ruby V. Gay, husband and wife, to me well known to be the persons described in and who executed the foregoing certificate and acknowledged the same to be their free act and deed.

Notary Public Pine County, Minnesota My commission expires 4-5-75

STATE OF MINNESOTA) SS 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, Blocks, Outlots, and Streets, as more fully appears on the annexed plat entitled "STURGEON PINES WEST". 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 2 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 \_\_\_ day of \_\_\_, 1973.

City Attorney

This is to certify that the annexed entitled plat of "STURGEON PINES WEST" was accepted and passed by the Village Council of Sturgeon Lake, Minnesota, this 29 day of May, 1973.

Filed for record June 5, 1973 at 3:30 P.M. as microfilm No. 223746

Avis Bible, Register of Deeds Pine County, Minnesota

Stanley Olson President, Village Council

Pat Prescher Village Clerk

I hereby certify that the taxes for 1972 and prior years on the property described herein are paid.

Langnet Heller Pine County Auditor

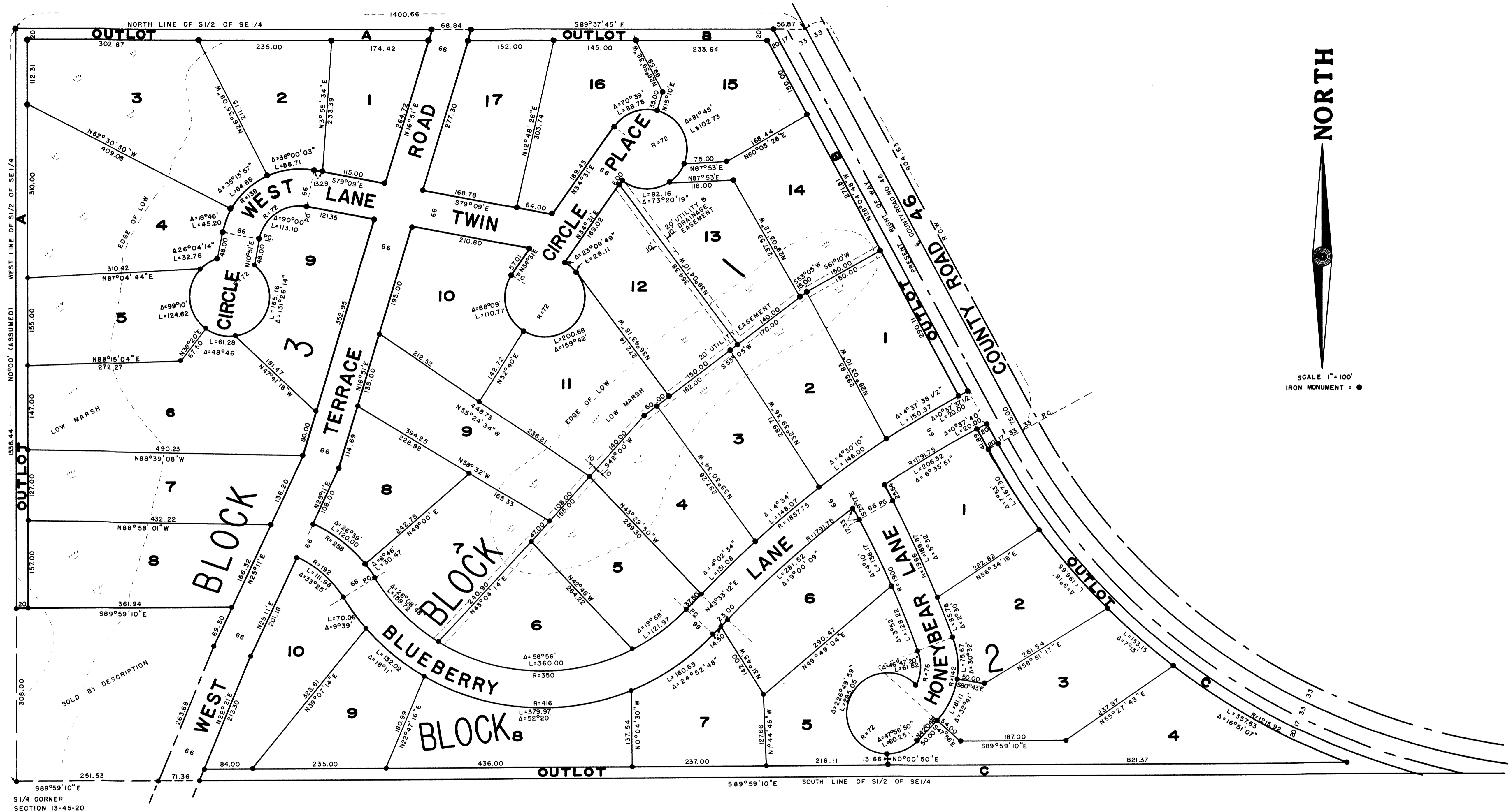
I HEREBY CERTIFY THAT THE TAXES FOR THE YEAR 1973 ON THE LANDS HEREIN DESCRIBED ARE PAID.

County Treasurer, Pine County, Minnesota

STURGEON PINES WEST

OFFICIAL PLAT

SHEET 1 OF 2 SHEETS



S1/4 CORNER  
SECTION 13-45-20

# STURGEON PINES WEST

OFFICIAL PLAT

SHEET 2 OF 2 SHEETS