

PLAT DEDICATION

KNOW ALL MEN BY THESE PRESENTS:- That Neubert W. Swanson and Gladys E. Swanson, husband and wife, and John E. Cederberg and Eleanor A. Pukropp Cederberg, 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: Beginning 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 424.20' to the Centerline of County Road No. 46, thence bearing North 46° 54' East on said Centerline a distance of 591.12' to a point, thence entering a curve to the left of 730.0' radius and proceeding on said curve a distance of 298.14' through a total deflection of 23° 24' to a tangent bearing of North 23° 30' East, thence bearing North 23° 30' East a distance of 136.25' to a point, thence entering a curve to the right of 218.50' radius and proceeding on said curve a distance of 253.70' through a total deflection of 66° 31' 30" to a tangent bearing of South 89° 58' 30" East (last mentioned point being on the North line of said Government Lot 5), thence bearing South 89° 58' 30" East on the North line of said Government Lot 5 a distance of 366.40' to the Northeast corner thereof, thence bearing South 0° 06' 07" East on the East line of said Government Lot 5 a distance of 1319.46' to the point of beginning. Containing 28.42 Acres, except 1.20 Acres in 33' Right of Way of County Road No. 46; being desirous of platting the same into a Block with Lots and Streets 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", and sign, seal, and execute said plat, and hereby dedicate to Public use the Streets delineated thereon.

IN WITNESS WHEREOF:- We hereunto set our hands and seals this 27th day of June A.D., 1973.

Signed in Presence of:
 Owners
 Neubert W. Swanson
 Gladys E. Swanson
 John E. Cederberg
 Eleanor A. Pukropp Cederberg

STATE OF MINNESOTA))
 COUNTY OF Hennepin))
 On this 27th day of June A.D., 1973, personally appeared before me Neubert W. Swanson and Gladys E. Swanson, husband and wife, and John E. Cederberg and Eleanor A. Pukropp Cederberg, 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.

Reahell M. Yax
 Notary Public, Hennepin County, Minnesota
 My commission expires Oct. 14, 1976

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 care full survey of the property described in the foregoing certificate and have plattd the same into a Block with Lots and Streets, as more fully appears on the annexed plat entitled "STURGEON PINES". 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 28th day of June, 1973.
Gladys E. Swanson
 Notary Public, Carlton County, Minnesota
 My commission expires Oct. 14, 1976

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". 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 28th day of June, 1973.

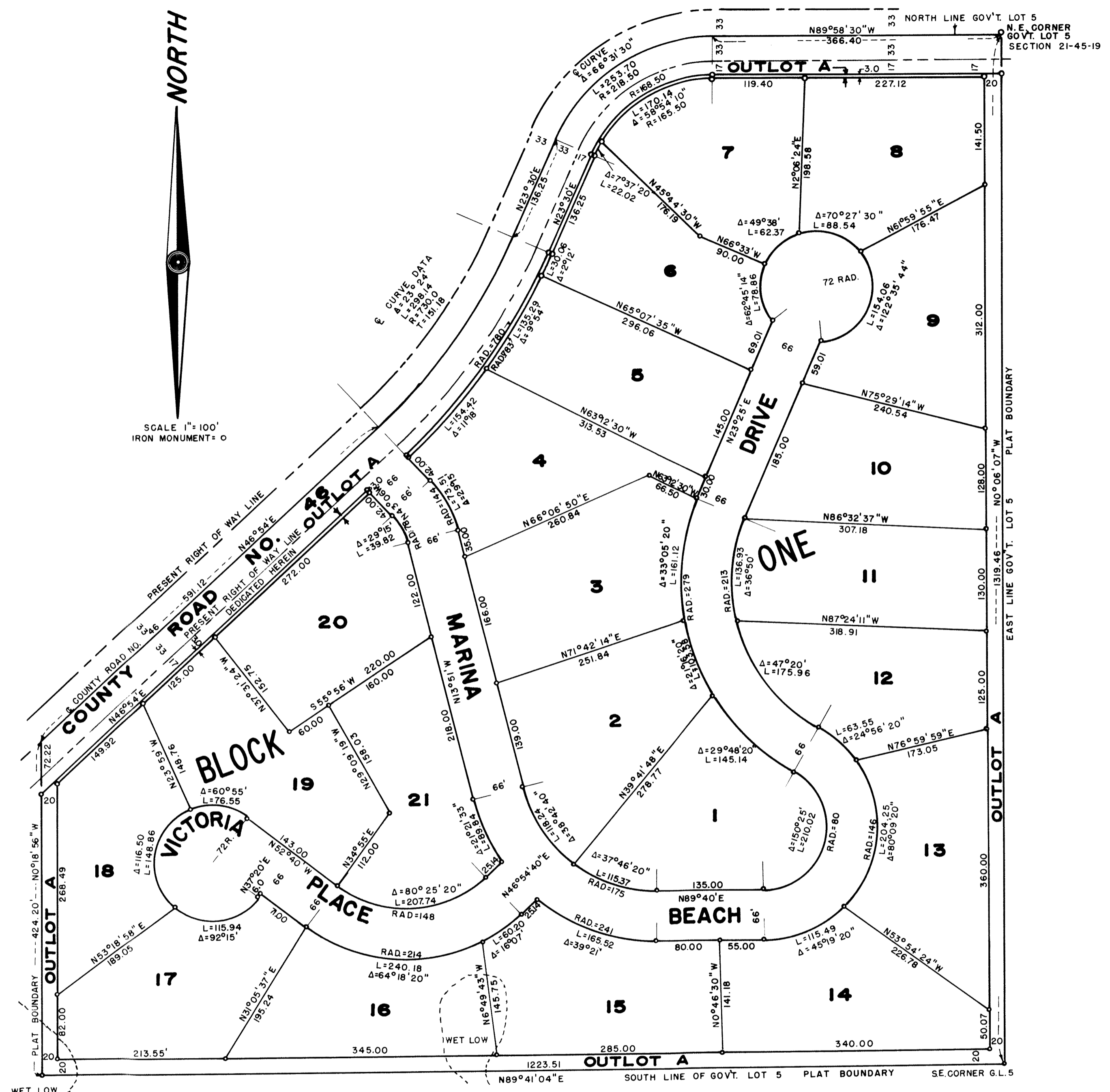
In Presence of:
Russell Gilbert
Frank C. [unclear]
Kenneth F. Gray
Stanley Almas
 President
 Assistant Cashier
 Approved as to form and execution, this 19th day of June, 1973.
Howard M. Jedin
 Pine County Attorney

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 19th day of June, A.D., 1973.

I hereby certify taxes for the year 1973 on the Property herein described are Paid.
Raymond S. [unclear]
 County Treasurer
 Pine County

I hereby certify that the taxes for the year 1972 and prior year on the Property described herein are Paid.
Norman Nelson
 Chairman, Pine County Board
Maigaret Hiller
 Auditor
Maigaret Hiller
 County Auditor
 Pine County

Filed in the office of the Register of Deeds of Pine County, Minnesota, on July 9, 1973 at 9 A.M. and Microfilm No. 234050
Arnie Bible
 Register of Deeds
 Pine County, Minnesota



RESTRICTIONS

All persons, including corporations, who now own or shall hereafter acquire any land described in the plat of "STURGEON PINES", hereto attached and hereby, by reference, made a part hereof, shall be taken and held to covenant and agree to with Neubert W. Swanson and Gladys E. Swanson, husband and wife, and John E. Cederberg and Eleanor A. Pukropp Cederberg, husband and wife, the owners of all the land described in the plat of "STURGEON PINES", 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 thereof, to-wit:

- No lots or any part thereof shall be used for any purpose except residential.
- Each residence shall have at least 800 square feet of floor space on the ground floor exclusive of porches, garages, and or car ports.
- No hunting, trapping, snaring, or molesting of any wildlife will be permitted within the boundaries of this subdivision.
- 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 structure shall be completed as to its exterior size and shape.
- 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.
- 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.
- The area designated as Outlot A shall be for the exclusive use of the owners of all the tracts within this subdivision and for the construction of underground utilities.
- Propane tanks, oil tanks, or other fuel supply tanks, shall be placed in the most inconspicuous location on the lot and in no case closer than 60 feet from any Public Roadway and a reasonable attempt to screen the tank with fence, shrubs, or other plantings shall be made.
- 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 30 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.

STURGEON PINES
 IN
 GOV'T. LOT 5
 SECTION 21-T45N-R19W
 PINE COUNTY
 MINNESOTA

COPY