

PLAT DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That Carl J. Johnson, a single man, being the owner of the following described property lying and being in Government Lots 2 and 3 of Section 8, Township 45 North, Range 19 West of the 4th Principal Meridian, Pine County, Minnesota, more particularly described as follows, to wit: Commencing at the Southwest corner of said Government Lot 2, thence bearing South 89° 56' 25" East on the South line thereof a distance of 196.06' to the point of beginning of the tract to be herein described, thence deflecting to the left an angle of 54° 07' 41" to the tangent of a curve of 5,563.58' radius, thence continuing on said curve to the right a distance of 342.42' through a total deflection of 3° 31' 34" to a tangent bearing of North 39° 31' 52" East, thence bearing South 51° 45' 56" East a distance of 232.71', more or less, to the shore of Island Lake, thence in a Southwesterly direction on said shore line a distance of 175', more or less, to the South line of said Government Lot 2, thence in a Westerly direction on the South line of said Government Lot 2 a distance of 270', more or less, to the point of beginning; and that part of Government Lot 3 described as follows: Commencing again at the Southwest corner of Government Lot 2 which is a point on the North line of said Government Lot 3, thence bearing South 89° 56' 25" East on the North line of said Government Lot 3 a distance of 196.06' to the point of beginning, thence deflecting to the right an angle of 125° 52' 19" to the tangent of a curve of 5,563.58' radius to the left, thence continuing to the left on said curve a distance of 680.88' through a total deflection of 7° 00' 43" to a tangent bearing of South 28° 59' 34" West, thence bearing South 62° 19' 40" East a distance of 161.41', more or less, to the shore of Island Lake, thence in a Northeasterly direction on said shore line a distance of 825', more or less, to the North line of said Government Lot 3, thence in a westerly direction on the North line of said Government Lot 3 a distance of 270', more or less, to the point of beginning. Containing 1.29 Acres in Government Lot 2 and 2.90 Acres in Government Lot 3, more or less. Being desirous of platting the same into Lots, has 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, I do ratify and confirm, in all respects, said survey and plat thereof as "SUNRISE BAY", and sign, seal, and execute said Plat.

IN WITNESS WHEREOF: I hereunto set my hand and seal this 31st day of May A.D., 1969.

Signed in presence of: Neubert W. Swanson Owner
Gladys E. Swanson

STATE OF MINNESOTA)
COUNTY OF PINE) SS
On this 31st day of May A.D., 1969, personally appeared before me Carl J. Johnson, to me well known to be the person described in and who executed the foregoing certificate and acknowledged the same as his free act and deed.

Gladys E. Swanson
Notary Public, Carlton County, Minnesota
My commission expires October 14, 1969

STATE OF MINNESOTA)
COUNTY OF CARLTON) 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 proprietor thereof, made a careful survey of the property described in the foregoing certificate of proprietors and have platted the same into Lots, as more fully appears on the annexed plat entitled "SUNRISE BAY". 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 31st day of May, 1969.
Gladys E. Swanson
Notary Public, Carlton County, Minnesota
My commission expires October 14, 1969

Approved as to form and execution, this 4 day of July, 1969.
Howard A. Swain
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 14 day of July A.D., 1969.

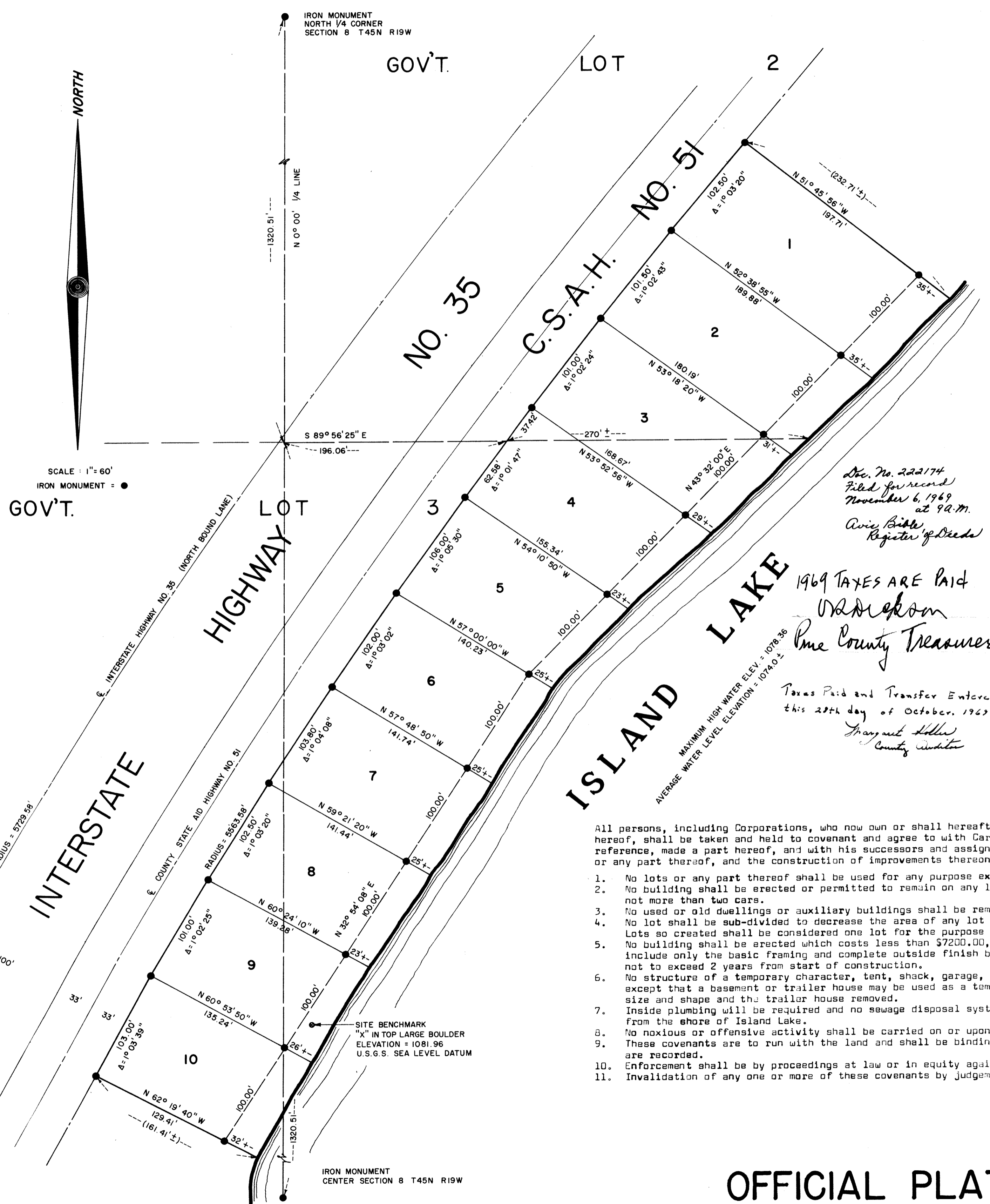
Frank W. Luomas
Chairman, Pine County Board
Raymond Hiller
Auditor

Restrictions

All persons, including Corporations, who now own or shall hereafter acquire any land described in the plat of "SUNRISE BAY", hereto attached and hereby, by reference, made a part hereof, shall be taken and held to covenant and agree to with Carl J. Johnson, the owner of all the land described in the plat of "SUNRISE BAY", hereto attached and hereby, by reference, made a part hereof, and with his 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:

- No lots or any part thereof shall be used for any purpose except residential purposes.
- No building shall be erected or permitted to remain on any lot other than one detached single family dwelling not to exceed two stories in height and a private garage for not more than two cars.
- No used or old dwellings or auxiliary buildings shall be removed from another sight to any lot or any parts of adjoining lots in this plat.
- No lot shall be sub-divided to decrease the area of any lot set out in the plat, but lots may be sub-divided to increase the area of any lot set out in the adjoining lots. Lots so created shall be considered one lot for the purpose of this restriction and lot.
- No building shall be erected which costs less than \$7200.00, appraised value, according to cost levels prevailing on the date of recording of these documents, said cost to include only the basic framing and complete outside finish but not to include any inside finish and or furnishings and must be completed as to these requirements in a period not to exceed 2 years from start of construction.
- No structure of a temporary character, tent, shack, garage, barn, or other out building shall be used on any lot at any time as a residence, either temporarily or permanently, except that a basement or trailer house may be used as a temporary residence for a period not to exceed 2 years at which time the house must be completed as to its exterior size and shape and the trailer house removed.
- Inside plumbing will be required and no sewage disposal system shall be constructed in which any part of a Septic Tank, Dry Well, or Drain Field shall be closer than 100' from the shore of Island Lake.
- 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.
- 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 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.

SUNRISE BAY
OFFICIAL PLAT SECTION 8 T45N R19W



*Dec. 22, 1974
Filed for record
November 6, 1969
at 9 A.M.
Avice Birk
Register of Deeds*

1969 TAXES ARE PAID
Orderson
Pine County Treasurer

Taxes Paid and Transfer Entered
this 27th day of October, 1969
Raymond Hiller
County Auditor