



NORTH

SCALE 1" = 100'

Restrictions

All persons, including Corporations, who now own or shall hereafter acquire any land described in the plat of "Tooth Acres Addition" to the Village of Sturgeon Lake, Minnesota, hereto attached and hereby, by reference, made a part hereof, shall be taken and held to Covenant and agree to with Robert F. Kolosky and Carol V. Kolosky, the owners of all the land described in the plat of "Tooth Acres Addition" to the Village of Sturgeon Lake, Minnesota, 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 said 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 except Lots 1, 2, 7, 15, and 16 of Block 2, and Lots 1, 9, 10, 11, 12, 13, 14, 15, and 16 of Block 1 which may be used for either Commercial or residential; Commercial use being defined as any legal venture not in conflict with any of the following restrictions, but not to include any used car lots, junk yards, or any other operations of salvage.
2. No structure of a temporary character, tent, shack, garage, barn or other out buildings shall be used on any lot at any time as a residence, either temporarily or permanently, except that a basement or trailer may be used for a temporary residence for a period not to exceed 1 year at which time the structure or basement applying to these units must be completed as to its exterior shape and size.
3. No lot shall be sub-divided to decrease the area of any lot set out in the plat, but lots may be sub-divided 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.
4. A 20' utility easement for the construction and maintenance of all utilities is hereby reserved as shown on the annexed plat.
5. No noxious or offensive activity shall be carried on or upon any part of said Addition nor shall anything be done on any part of said Addition which may be or may become a nuisance.
6. 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, unless an instrument signed by a majority of the then owners of the lots has been recorded, agreeing to change said covenants in whole or in part.
7. 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 damage.
8. Invalidation of any one 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.

Doc. No. 209812
 Filed March 31, 1965
 at 10 A.M.
 Avis Bible
 Register of Deeds,
 Pine County, Minn.

PLAT DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That Robert F. Kolosky and Carol V. Kolosky, Husband and wife, being the owners of the following described property lying and being in the Southwest Quarter (SW¹/₄) of the Northeast Quarter (NE¹/₄) of Section 14, Township 45 North, Range 20 West, Pine County, Minnesota and more particularly described as follows, to wit: Beginning at the Southeast corner of said SW¹/₄ of NE¹/₄, thence North on the forty line a distance of 742.06', thence west parallel to the South line of said SW¹/₄ of NE¹/₄ a distance of 623.02', thence entering a 692.0' Radius Curve to the left a distance of 1056.59', total deflection equals 90° 00' to a point which is the intersection of the west line of said SW¹/₄ of NE¹/₄ and the North Right of Way line of a Public Highway, thence South on said West line a distance of 50.01' to the Southwest corner of said SW¹/₄ of NE¹/₄, thence East a distance of 1323.13' to the point of beginning. Containing 13.41 Acres, except Right of way of Public Roads; being desirous of platting the same into Lots, Blocks, 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 "TOOTH ACRES ADDITION" to the Village of Sturgeon Lake, Minnesota, 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 25th day of February, A.D., 1965.

Signed in Presence of
Neubert J. Swanson *Robert F. Kolosky*
Glady E. Swanson *Carol V. Kolosky*

STATE OF MINNESOTA,)
 COUNTY OF CARLTON,)
 On this 25th day of February, 1965, personally appeared before me Robert F. Kolosky and Carol V. Kolosky, 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.

Glady E. Swanson
 Notary Public, Carlton County, Minnesota
 My commission expires Oct. 14, 1969

STATE OF MINNESOTA,)
 COUNTY OF CARLTON,)

I, Neubert J. 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, and Streets, as more fully appears on the annexed plat entitled "TOOTH ACRES ADDITION" to the Village of Sturgeon Lake, Minnesota. 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 J. Swanson
 Neubert J. Swanson
 Registered Land Surveyor No. 5709

Subscribed and sworn to before me this 25th day of February, 1965.

Glady E. Swanson
 Notary Public, Carlton County, Minnesota
 My commission expires Oct. 14, 1969

Approved as to form and execution this 1st day of March, 1965.

Stanford Dodge
 Village Attorney

This is to certify that the annexed plat of "TOOTH ACRES ADDITION" to the Village of Sturgeon Lake, Minnesota, was approved and accepted at a regular meeting of the Village Council of Sturgeon Lake, Minnesota, this 1st day of March, 1965.

1965 Taxes paid
O. R. Dickson
 County Treasurer Pine County

James Gilbert
 President, Village Council

Edward J. Pritch
 Village Clerk

Taxes paid and transfer entered this
31 day of March 1965
Conrad Anderson
 County Auditor Pine County

TOOTH ACRES
 ADDITION
 TO
 VILLAGE OF STURGEON LAKE
 PINE COUNTY
 MINNESOTA

ORIGINAL