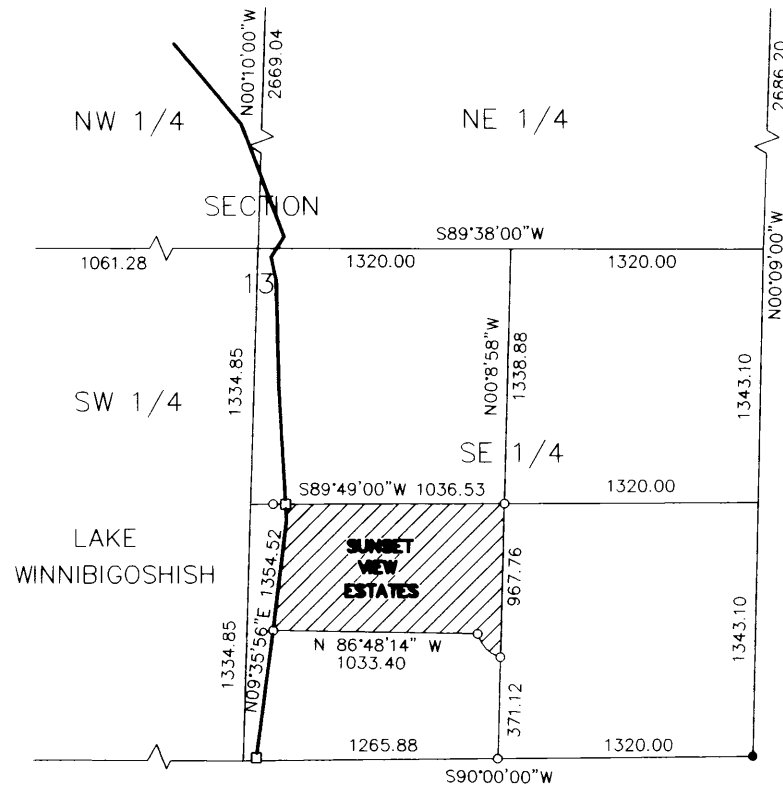


COPY

# COMMON INTEREST COMMUNITY NUMBER 17 A PLANNED COMMUNITY SUNSET VIEW ESTATES

## INDEX MAP

SCALE: 1 INCH = 500 FEET  
TOWNSHIP 146 NORTH, RANGE 27 WEST



PLAT DEDICATION  
SUNSET VIEW ESTATES  
T146N,R27W, ITASCA COUNTY, MINNESOTA

KNOW ALL MEN BY THESE PRESENTS: That SUNSET VIEW RESORT, A MINNESOTA PARTNERSHIP, owners and proprietors of the following described property lying and being in the County of Itasca, State of Minnesota, to-wit:

That part of the Southwest Quarter of the Southeast Quarter of Section 13, Township 146 North, Range 27 West of the Fifth Principal Meridian described as follows: Beginning at the northeast corner of said Southwest Quarter of the Southeast Quarter thence along the east line on an assigned bearing South 0 degrees 09 minutes 58 seconds East a distance of 967.76 feet; thence along a non-tangential curve concave to the east, radius 241.00 feet, central angle 51 degrees 01 minutes 44 seconds, arc length 214.64 feet, the chord of said curve bears North 39 degrees 07 minutes 35 seconds West a distance of 207.62 feet; thence North 86 degrees 48 minutes 14 seconds West a distance of 1044 feet, more or less, to the eastern shoreline of Lake Winnibigoshish; thence northerly along said shoreline to the intersection with a line bearing South 89 degrees 49 minutes 00 seconds West a distance of 1079 feet, more or less, from the Point Of Beginning; thence North 89 degrees 49 minutes 00 seconds East a distance of 1079 feet, more or less, to the Point of Beginning and there terminating.

IN WITNESS WHEREOF: said Sunset View Resort of Deer River, a Minnesota Partnership have hereunto set our hands this day of \_\_\_\_\_, 2003.

By \_\_\_\_\_  
Thomas E. Hammerlund      Thomas R. Hammerlund      Todd E. Hammerlund

STATE OF MINNESOTA }  
COUNTY OF ITASCA } SS

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2003, A.D. by Thomas E. Hammerlund, Thomas R. Hammerlund and Todd E. Hammerlund

Notary Public, Itasca County, Minnesota  
My Commission Expires \_\_\_\_\_

IN WITNESS WHEREOF: American Bank of the North, Mortgagee, has caused these presents to be signed.

By \_\_\_\_\_  
Christopher S. Lynch, President

STATE OF MINNESOTA }  
COUNTY OF ITASCA } SS

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_

Notary Public, Itasca County, Minnesota  
My Commission Expires \_\_\_\_\_

I hereby certify that I have surveyed and platted the property described as SUNSET VIEW ESTATES; that this plat is a correct representation of said survey; that all distances are correctly shown on the plat in feet and hundredths of a foot; that all monuments will be correctly placed in the ground as designated and boundary lines are correctly designated on the plat and there are no wetlands or public highways to be designated other than as shown.

Fletcher A. Koos, Land Surveyor  
Minnesota License No. 40077

Subscribed and sworn to before me this \_\_\_\_ day of \_\_\_\_\_, 2003, A.D. by Fletcher A. Koos,  
Minnesota License No. 40077.

Notary Public, Carlton County, Minnesota  
My Commission Expires \_\_\_\_\_

I have examined the plat of SUNSET VIEW ESTATES this \_\_\_\_ day of \_\_\_\_\_, 2003, for compliance with the requirements of Minnesota Statutes, Chapter 515B, and Itasca County Subdivision Ordinance

Gregory H. Fordham, Itasca County Surveyor

We do hereby certify that on the \_\_\_\_ day of \_\_\_\_\_, 2003, A.D., the Planning Commission/Board of Adjustment approved the plat of SUNSET VIEW ESTATES.

By \_\_\_\_\_ Attest: \_\_\_\_\_  
Byron Snowden III, Chairperson      Terry Greenside, Itasca County Zoning Officer

I do hereby certify that there are no delinquent taxes on the above described property as of this \_\_\_\_ day of \_\_\_\_\_, 2003, A.D.

I do hereby certify that the taxes on the above described property have been paid in full the \_\_\_\_ day of \_\_\_\_\_, 2003, A.D.

Robert D. Zuehlke, Auditor/Treasurer  
Itasca County, Minnesota

I hereby certify that the within instrument was filed in this office for record as Document No. \_\_\_\_\_ this \_\_\_\_ day of \_\_\_\_\_, 2003, A.D., at \_\_\_\_ o'clock \_\_\_\_ m.

Jean E. Bengston, Recorder  
Itasca County, Minnesota

LEGEND	
□	FOUND MONUMENT - BUREAU OF LAND MANAGEMENT
●	FOUND MONUMENT - ITASCA COUNTY
○	SET MONUMENT - #40077
⊙	BENCHMARK - EL. 1299.97 NAVD 88

Doc # 567190

C-64

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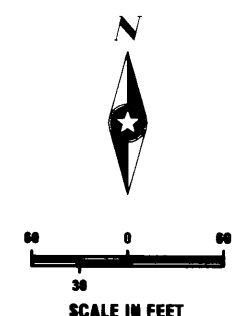
# COMMON INTEREST COMMUNITY NUMBER 17 A PLANNED COMMUNITY SUNSET VIEW ESTATES

**LAKE WINNIBIGOSHISH**  
Minnesota DNR O.H.W.M. - 1298.44  
100 Year Flood Elev. - 1.801 10  
Datum NGVD 1988



NUMBER	DISTANCE	DIRECTION
L1	18.85	N 27°02'25" W
L2	25.87	N 48°38'04" W
L3	33.80	N 00°08'58" W

NUMBER	DELTA ANGLE	ARC LENGTH
C1	28°30'03"	51.07



BASIS FOR BEARING IS THE  
NORTH LINE OF THE SW 1/4 OF  
SE 1/4 = N 89° 49' 00" E

EASEMENT TO COUNTY  
ROAD NO. 115  
DOCUMENT NO. 565119

Doc # 567190