

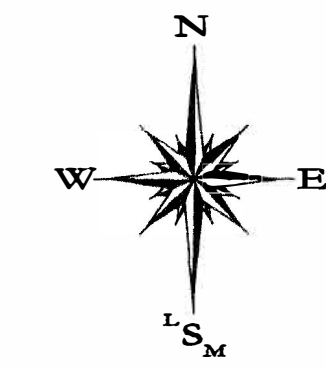
COMMON INTEREST COMMUNITY NUMBER 28

A PLANNED COMMUNITY

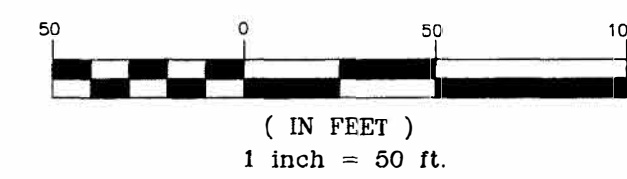
LITTLE SAND BAY VILLAS

FIRST AMENDED CIC PLAT

This First Amended CIC Plat is part of the First Amendment to Declaration Recorded as Document No. A000374118 On this 7 day of Nov., 2017.
Nicole Lueh
Nicole Lueh
County Recorder, Hubbard County, Minnesota



GRAPHIC SCALE



Orientation of this survey was based upon the Hubbard County Coordinate System, NAD 83 (1996 adj.), and the south line of Government Lot 5, Section 35, T141N, R34W has a bearing of S 89°52'00" W.

LEGEND

- DENOTES 1/2 INCH x 18 INCH IRON REBAR SET AND MARKED WITH "LINDOW RLS 47924" CAP
- DENOTES FOUND 3/4 INCH DIA. IRON MONUMENT MARKED WITH RLS 15483 CAP
- ▲ DENOTES FOUND 1-1/4 INCH BY 1-1/4 INCH ANGLE IRON MONUMENT
- P.O.B. DENOTES POINT OF BEGINNING
- OHWL DENOTES ORDINARY HIGH WATER LEVEL
- R/W DENOTES RIGHT-OF-WAY
- CE DENOTES COMMON ELEMENT
- LCE DENOTES LIMITED COMMON ELEMENT

I, Kevin F. Lindow, do hereby certify that the work was undertaken by or reviewed and approved by me for this FIRST AMENDED CIC PLAT of COMMON INTEREST COMMUNITY NUMBER 28, A PLANNED COMMUNITY, LITTLE SAND BAY VILLAS, being located upon:

Lots Five (5), Six (6), Seven (7), and Eight (8), Muskieland, according to the plat thereof on file and of record in the Office of the County Recorder in and for the County of Hubbard and the State of Minnesota.

AND

That part of Outlot Number One (1), Muskieland, according to the recorded plat thereof, lying Northwesterly of a line described as follows: Commencing at the Southwest corner of said plat of Muskieland; thence North 00 degrees 20 minutes 48 seconds West, bearing assumed, along the West line of said Muskieland, a distance of 31.32 feet to the Southeastly right of way line of C.S.A.H. Number 7 and the point of beginning of the line to be described; thence North 47 degrees 04 minutes 32 seconds East, along said right of way, a distance of 307.97 feet to the intersection with the northerly right of way line of Lake Boulevard; thence North 52 degrees 27 minutes 30 seconds East, along said Northerly right of way, a distance of 166.21 feet; thence North 37 degrees 32 minutes 30 seconds West a distance of 15.66 feet to the intersection with the Southeastly right of way line of C.S.A.H. Number 7; thence North 47 degrees 04 minutes 32 seconds East along said Southeastly right of way, a distance of 210.94 feet; thence Northeastly along a tangential curve, concave to the Northwest, radius 1942.09 feet, central angle 3 degrees 23 minutes 31 seconds, a distance of 114.97 feet to the intersection with the north line of said Muskieland and said line there terminating.

AND

Lot 1, Block One, LITTLE SAND ACRES, according to the recorded plat thereof, on file in the Office of the Recorder, Hubbard County, Minnesota.

Whereas Unit 9, and the Limited Common Element of Unit 9, COMMON INTEREST COMMUNITY NUMBER 28, A PLANNED COMMUNITY, LITTLE SAND BAY VILLAS, according to the recorded plat thereof, on file in the Office of the Recorder, Hubbard County, Minnesota is hereby vacated, and the boundaries of Unit 8, the Limited Common Element of Unit 8, and the Common Element of said COMMON INTEREST COMMUNITY NUMBER 28, A PLANNED COMMUNITY, LITTLE SAND BAY VILLAS, are hereby amended as depicted on this FIRST AMENDED CIC PLAT.

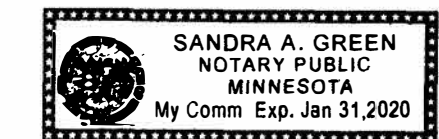
fully and accurately depicts all information required by Minnesota Statutes, Section 515B.2-110 (b) and (c).

Dated this 11th day of September, 2017.

Kevin F. Lindow
Kevin F. Lindow, Land Surveyor
Minnesota License No. 47924

STATE OF MINNESOTA
COUNTY OF HUBBARD
The foregoing Surveyor's Certificate was acknowledged before me this 11th day of September, 2017, by Kevin F. Lindow, Land Surveyor, Minnesota License No. 47924.

Sandra A. Green
Sandra A. Green, Notary Public
My Commission expires 1-31-2020



AREAS

UNIT NO.	UNIT FOOTPRINT (SQ. FT.)
UNIT 1	8418
UNIT 2	3072
UNIT 3	2713
UNIT 4	2491
UNIT 5	3051
UNIT 6	2980
UNIT 7	2734
UNIT 8	3418
UNIT 9 (VACATED)	0
LCE UNIT 8	1669

COMMON ELEMENT = ±9.17 ACRES
(INCLUDES C.S.A.H. NO. 7)
C.S.A.H. NO. 7 = ±1.12 ACRES

LINE TABLE		
L1	N 36°44'55" E	53.27
L2	N 00°06'46" E	39.54
L3	N 53°15'05" W	18.01
L4	S 78°26'54" W	41.69
L5	S 36°44'55" W	53.87
L6	N 36°44'55" E	49.30
L7	S 53°15'05" E	69.34
L8	S 74°39'35" E	49.59
L9	N 36°44'55" E	23.58
L10	N 15°20'25" E	31.94
L11	N 29°39'35" W	8.28
L12	N 74°39'35" W	20.65
L13	S 75°03'04" W	36.70
L14	S 15°20'25" W	41.24
L15	S 37°13'18" E	9.94
L16	S 82°13'18" E	43.17
L17	N 07°46'42" E	51.60
L18	N 48°22'30" W	5.46
L19	N 82°07'40" W	45.67
L20	S 07°46'42" W	47.68
L21	N 48°18'39" E	12.58
L22	N 07°57'58" E	25.76
L23	N 61°57'03" W	48.59
L24	N 72°50'16" W	13.05
L25	S 07°46'42" W	51.17
L26	N 07°46'42" E	19.85
L27	N 29°37'18" E	24.67
L28	N 75°21'56" E	17.28
L29	S 60°22'42" E	16.25
L30	S 35°54'50" E	24.50
L31	S 19°32'25" E	26.67
L32	S 33°32'03" W	24.13
L33	N 70°27'35" E	43.57
L34	S 87°38'31" E	21.42
L35	S 19°32'25" E	36.87
L36	S 31°49'07" W	24.40
L37	S 70°27'35" W	20.63
L38	N 85°58'19" W	12.99
L39	N 62°39'27" E	31.32
L40	S 72°20'33" E	9.94
L41	S 27°20'33" E	36.05
L42	S 19°07'48" W	12.61
L43	S 62°39'27" W	33.44
L44	N 72°20'33" W	23.65
L45	N 27°20'33" W	22.53

OHWL = 1428.3 FT (NGVD 29)
= 1429.2 FT (NGVD 88)
HIGHEST KNOWN WATER ELEV. = 1429.87 (NGVD 29)
TOTAL SHORELINE = ±600 FEET

