

Transfer Entered On 11/7/17

CRV No. _____ (X) ~~N/A~~

(X) No Delinquent Taxes () ~~N/A~~

(X) Current Taxes Paid in Full () ~~N/A~~

Nicole K. Lueth, Hubbard County Recorder

By KPT, Deputy

16.45.92400 16.45.92200 16.45.92300
16.45.92400 16.45.92500 16.45.92600
16.45.92700 16.45.92800 16.45.92900



A000394118

HUBBARD COUNTY, MINNESOTA

CERTIFIED, FILED, AND/OR

RECORDED ON

11/7/2017 3:38:42 PM

NICOLE K. LUETH

HUBBARD COUNTY RECORDER

BY NKL Dep PAGES: 8

WELL CERT RCVD _____

MTG REG TAX PD \$

DEED TAX PD \$

TAX EXEMPT _____

**FIRST AMENDED DECLARATION OF THE PLAT OF
COMMON INTEREST COMMUNITY NO. 28
A PLANNED COMMUNITY
LITTLE SAND BAY VILLAS**

Now, therefore, the Declaration is amended as follows:

T52 1

- a) The attached map of Common Interest Community Number 28, A Planned Community, Little Sand Bay Villas alters the unit boundaries of Unit 8 and Unit 9 for the purpose of combining Unit 8 and Unit 9 into one unit, now identified as Unit 8, and alters the Limited Common Element of Unit 8 and Unit 9 into one Limited Common Element, now identified as LCE Unit 8.
- b) From the date of this First Amendment and hereafter the plat shall be called "Little Sand Bay Villas, Amended CIC #28" and the Units shall be as depicted on the attached map.
- c) Ronald J. Tisue and Cindi L. Tisue, husband and wife, the Unit Owners of the affected Unit 8 and Unit 9, do by their signatures subscribed hereafter consent to this Amendment.
- d) LSD, LLC, a limited liability company under the laws of the State of Minnesota, the contract vendor in the Contract for Deed with Ronald J. Tisue and Cindi L. Tisue, husband and wife, dated July 15, 2016, filed for record on July 29, 2016, as Document No. 385866, does by it's signature subscribed hereafter consent to this Amendment.
- e) The new Unit 8 shall have one vote and any other expenses shall be determined pursuant to Section 6 of the Declaration.

Dated: Sept. 1, 2017

Ronald J. Tisue
Ronald J. Tisue

Dated: 1 September, 2017

Cindi L. Tisue
Cindi L. Tisue

Dated: Sept 1, 2017

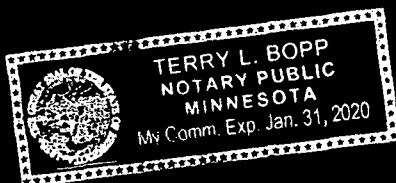
LSD, LLC


Robert A. LeSage, Managing Member

STATE OF MINNESOTA)

COUNTY OF HUBBARD)

This instrument was acknowledged before me on Sept. 1, 2017, by Ronald J. Tisue and Cindi L. Tisue, husband and wife.



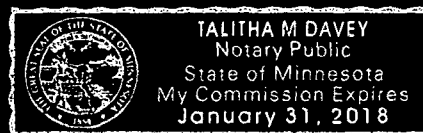

Notary Public

STATE OF MINNESOTA)

COUNTY OF HUBBARD)

This instrument was acknowledged before me on Sept 1, 2017, by Robert A. LeSage, Managing Member of LSD, LLC, a limited liability company under the laws of the State of Minnesota.


Notary Public



THIS INSTRUMENT WAS DRAFTED BY:

THOMASON, SWANSON & ZAHN, PLLC

Sara A. Swanson, Attorney ID#0388991

Roger A. Zahn, Attorney ID#0119659

Trent R. Wilcox, Attorney ID#0392771

Matthew L. Enger, Attorney ID#0396804

Zachary H. Johnson, Attorney ID#0398171

120 N. Main Avenue, P.O. Box 87

Park Rapids, MN 56470

(218) 732-7236

**AUTHORIZATION TO ISSUE A
FIRST AMENDED DECLARATION OF THE PLAT OF
COMMON INTEREST COMMUNITY NO. 28
A PLANNED COMMUNITY
LITTLE SAND BAY VILLAS**

Whereas, pursuant to the Hubbard County Board of Commissioners Approval of Conditional Use Permit Application 2-CU-17 for Little Sand Bay Villas CIC #28, condition number 11 required an amendment to the "CIC #28, A Planned Community, Little Sand Bay Villas" plat that effectively combines Units 8 and 9 into a single Unit 8; and

Whereas, pursuant to the above-referenced Conditional Use Permit, the Owners of Unit 8 and Unit 9 applied to the Little Sand Bay Villas Owners Association, Inc., for the combination of Unit 8 and Unit 9; and

Whereas, to amend such declaration, pursuant to said Declaration, M.S.A. §515B.2-118 must be complied with, including but not limited to, the unanimous consent of all unit owners; and

Whereas, the Conditional Use Permit Approval condition to combine Units 8 and 9 into a single Unit 8, was presented to all unit owners in Little Sand Bay Villas CIC #28 on or about July 3, 2017, and unanimous approval was received of all unit owners; and

Whereas, the Conditional Use Permit Approval condition to combine Units 8 and 9 into a single Unit 8, was presented to LSD, LLC, a limited liability company under the laws of the State of Minnesota, the contract vendor in the Contract for Deed with Ronald J. Tissue and Cindi L. Tissue, husband and wife, dated July 15, 2016, filed for record on July 29, 2016, as Document No. 385866 for the sale of Units 8 and 9, and its consent was received.

Now, therefore, the Declaration is amended as follows:

- a) The attached map of Common Interest Community Number 28, A Planned Community, Little Sand Bay Villas alters the unit boundaries of Unit 8 and Unit 9 for the purpose of combining Unit 8 and Unit 9 into one unit, now identified as Unit 8, and alters the Limited Common Element of Unit 8 and Unit 9 into one Limited Common Element, now identified as LCE Unit 8.

- b) From the date of this First Amendment and hereafter the plat shall be called "Little Sand Bay Villas, Amended CIC #28" and the Units shall be as depicted on the attached map.
- c) Ronald J. Tisue and Cindi L. Tisue, husband and wife, the Unit Owners of the affected Unit 8 and Unit 9, have by their signatures consented to this Amendment.
- d) LSD, LLC, a limited liability company under the laws of the State of Minnesota, the contract vendor in the Contract for Deed with Ronald J. Tisue and Cindi L. Tisue, husband and wife, dated July 15, 2016, filed for record on July 29, 2016, as Document No. 385866, has by its signature consented to this Amendment.
- e) The new Unit 8 shall have one vote and all other expenses shall be determined pursuant to Section 6 of the Declaration.

Dated: 9/7, 2017

Little Sand Bay Villas Owners Association, Inc.

T. Smith

Tavia Smith, Its President

STATE OF MINNESOTA)
)
COUNTY OF HUBBARD)

This instrument was acknowledged before me on Sep. 7th, 2017 by Tavia Smith, President of the Little Sand Bay Villas Owners Association, Inc., a nonprofit corporation under the laws of the State of Minnesota.

[Signature]

Notary Public

THIS INSTRUMENT WAS DRAFTED BY:

THOMASON, SWANSON & ZAHN, PLLC

Sara A. Swanson, Attorney ID#0388991

Roger A. Zahn, Attorney ID#0119659

Trent R. Wilcox, Attorney ID#0392771

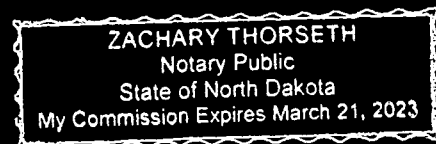
Matthew L. Enger, Attorney ID#0396804

Zachary H. Johnson, Attorney ID#0398171

120 N. Main Avenue, P.O. Box 87

Park Rapids, MN 56470

(218) 732-7236



**CONSENT TO
AUTHORIZATION TO ISSUE A
FIRST AMENDED DECLARATION OF THE PLAT OF
COMMON INTEREST COMMUNITY NO. 28
A PLANNED COMMUNITY
LITTLE SAND BAY VILLAS**

Ronald J. Tisue and Cindi L. Tisue, husband and wife, the Unit Owners of the affected Unit 8 and Unit 9, do by their signatures hereunder consent to this Amendment.

LSD, LLC, a limited liability company under the laws of the State of Minnesota, the contract vendor in the Contract for Deed with Ronald J. Tisue and Cindi L. Tisue, husband and wife, dated July 15, 2016, filed for record on July 29, 2016, as Document No. 385866, does by its signature hereunder consent to this Amendment.

Dated: 9/1/17, 2017



Ronald J. Tisue

Dated: 1 September 2017



Cindi L. Tisue

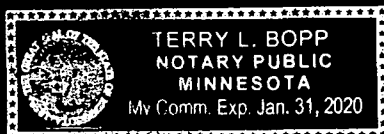
Dated: Sept 1, 2017

LSD, LLC


Robert A. LeSage, Its Managing Member

STATE OF MINNESOTA)
)
COUNTY OF HUBBARD)

This instrument was acknowledged before me on Sept. 1, 2017 by Ronald J. Tisue and Cindi L. Tisue, husband and wife, unit owners of Unit 8 and Unit 9.

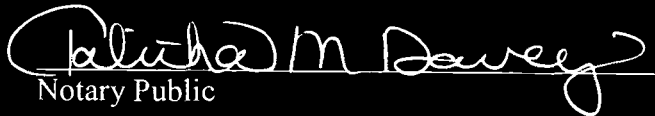


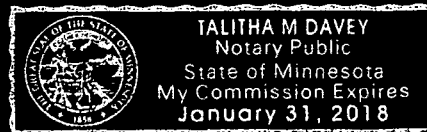


Notary Public

STATE OF MINNESOTA)
)
COUNTY OF HUBBARD)

This instrument was acknowledged before me on Sept 1, 2017, by Robert A. LeSage, Managing Member of LSD, LLC, a limited liability company under the laws of the State of Minnesota.


Notary Public



THIS INSTRUMENT WAS DRAFTED BY:
THOMASON, SWANSON & ZAHN, PLLC
Sara A. Swanson, Attorney ID#0388991
Roger A. Zahn, Attorney ID#0119659
Trent R. Wilcox, Attorney ID#0392771
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120 N. Main Avenue, P.O. Box 87
Park Rapids, MN 56470
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STATE OF MINNESOTA)
)
COUNTY OF HUBBARD)

Tavia Smith, being first duly sworn on oath, states as follows:

1. She is the President of Little Sand Bay Villas Owners Association, Inc.
2. A meeting was held on or about July 3rd, 2017, wherein 100% of the owners of the Units in Little Sand Bay Villas CIC #28, pursuant to the Declaration and M.S.A. §515B.2-118(a), approved of the combination of Unit 8 and Unit 9 into a single Unit 8, and the combination of the Limited Common Element of Unit 8 and Unit 9 into one Limited Common Element, now identified as LCE Unit 8.

Dated: 9/7, 2017

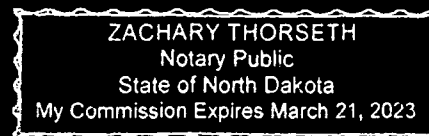

Tavia Smith, President

STATE OF MINNESOTA)
)
COUNTY OF HUBBARD)

This instrument was acknowledged before me on Sept. 7th, 2017, by Tavia Smith, President of the Little Sand Bay Villas Owners Association, Inc., a nonprofit corporation under the laws of the State of Minnesota.

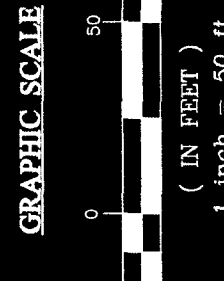
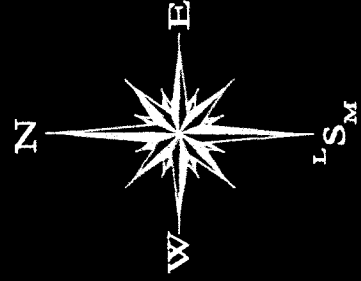

Notary Public

THIS INSTRUMENT WAS DRAFTED BY:
THOMASON, SWANSON & ZAHN, PLLC
Sara A. Swanson, Attorney ID#0388991
Roger A. Zahn, Attorney ID#0119659
Trent R. Wilcox, Attorney ID#0392771
Matthew L. Enger, Attorney ID#0396804
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120 N. Main Avenue, P.O. Box 87
Park Rapids, MN 56470
(218) 732-7236



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. ADD554418 On this 7 day of November, 2017
Nicole A. Lindow
Nicole A. Lindow
County Recorder, Hubbard County, Minnesota



1 inch = 50 ft.

Orientation of this survey was based upon the Hubbard County Coordinate System, NAD 83 (1994 ad), and the south line of Government Lot 5, Section 35, T141N, R34W has a bearing of S 89°22'00" W.



LINE TABLE

L1	N 36°42'55" E	33.27
L2	N 00°06'46" E	39.54
L3	N 53°15'05" W	16.01
L4	S 62°25'58" W	41.69
L5	N 36°44'53" E	44.30
L6	N 53°15'05" E	69.34
L7	S 74°39'36" E	46.59
L8	S 36°44'55" E	23.58
L9	N 15°20'25" E	31.94
L10	N 74°39'36" W	20.65
L11	N 74°39'36" W	36.70
L12	S 15°20'25" W	41.24
L13	S 37°13'18" E	9.84
L14	S 82°13'16" E	43.17
L15	N 07°57'58" E	25.76
L16	N 07°57'58" E	48.59
L17	N 07°57'58" E	51.17
L18	N 07°57'58" E	19.85
L19	N 28°37'18" E	24.67
L20	N 28°37'18" E	17.28
L21	N 28°37'18" E	16.25
L22	N 28°37'18" E	26.97
L23	N 28°37'18" E	24.13
L24	N 28°37'18" E	43.57
L25	N 28°37'18" E	21.42
L26	N 28°37'18" E	36.87
L27	N 28°37'18" E	24.40
L28	N 28°37'18" E	12.93
L29	N 28°37'18" E	31.32
L30	N 28°37'18" E	9.84
L31	N 28°37'18" E	36.05
L32	N 28°37'18" E	12.67
L33	N 28°37'18" E	23.65
L34	N 28°37'18" E	22.53

OHWL = 1428.3 FT (NGVD 29)
HIGHEST KNOWN WATER ELEV. = 1429.87 (NGVD 29)
TOTAL SHORELINE = 4600 FEET

AREAS

UNIT NO.	UNIT FOOTPRINT (SQ. FT.)
UNIT 1	8418
UNIT 2	3072
UNIT 3	2713
UNIT 4	2491
UNIT 5	3051
UNIT 6	2890
UNIT 7	2734
UNIT 8	3418
UNIT 9	1689

COMMON ELEMENT = ±9.17 ACRES
(INCLUDES C.S.A.H. NO. 7)
C.S.A.H. NO. 7 = ±11.2 ACRES

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:

Lot 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 Northwest 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 21.32 feet to the Southeast 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 Southeast right of way line of C.S.A.H. Number 7; thence North 47 degrees 04 minutes 32 seconds East along said Southeast right of way, a distance of 210.94 feet; thence Northeasterly along a tangential curve, converse 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 51B.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 14th day of September, 2017, by Kevin F. Lindow, Land Surveyor, Minnesota License No. 47924.

Sandra A. Green
Sandra A. Green
Notary Public, Hubbard County, Minnesota
My Commission expires 11-31-2020

