

A000575408

OFFICE OF THE COUNTY RECORDER
ITASCA COUNTY, MINNESOTA

CERTIFIED, FILED, AND
RECORDED ON
07/29/2004 08:00:00AM

PAGES 43
REC FEES \$47.50

JEAN E. BENGSTON
ITASCA COUNTY RECORDER

BY SVR Dep

FLEXIBLE COMMON INTEREST COMMUNITY NUMBER 19

(Planned Community)

**EAGLE RIDGE ESTATES
First Addition
MASTER DECLARATION**

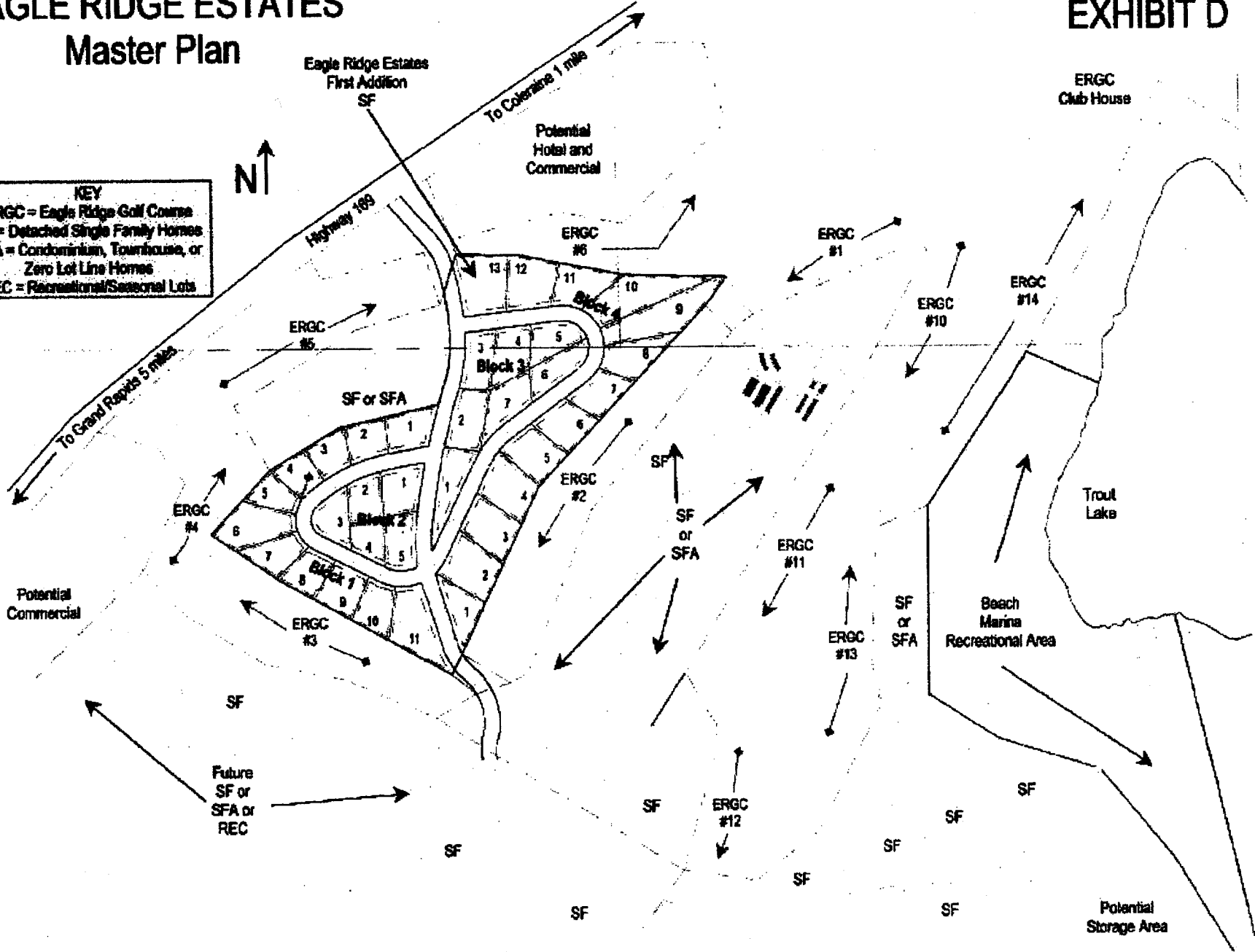
Nyberg

43 pg
#47.50
AR
CS

EAGLE RIDGE ESTATES Master Plan

EXHIBIT D

KEY
 ERGC = Eagle Ridge Golf Course
 SF = Detached Single Family Homes
 SFA = Condominium, Townhouse, or Zero Lot Line Homes
 REC = Recreational/Seasonal Lots



EAGLE RIDGE ESTATES FIRST ADDITION

PART OF OUTLOT H, EAGLE RIDGE,
SECTION 6, TOWNSHIP 55 NORTH, RANGE 24 WEST,
ITASCA COUNTY, MINNESOTA

KNOW ALL MEN BY THESE PRESENTS: That Wildwood Pointe, LLC, a Minnesota limited liability company, organized under the laws of the State of Minnesota, owner, and Community First National Bank, a Minnesota Corporation, mortgagee, of the following described property situated in the County of Itasca, State of Minnesota, to wit:

Outlot H, EAGLE RIDGE, according to the recorded plat thereof, Itasca County, Minnesota, EXCEPT that part thereof lying northerly and westerly of the following described line: COMMENCING at a point on the northerly line of said Outlot H distant 277.86 feet South 88 degrees 54 minutes 09 seconds West from the most northerly corner of said Outlot H; thence South 14 degrees 13 minutes 50 seconds West, assigned bearing, along the westerly line of said Outlot H, a distance of 169.56 feet to the point of beginning of the line to be herein described; thence southerly 178.35 feet along a curve not tangent to said last described line, concave to the west, having a radius of 1184.00 feet, a central angle of 08 degrees 37 minutes 50 seconds, a chord bearing of South 12 degrees 25 minutes 34 seconds East, and a chord distance of 178.18 feet; thence southerly 217.70 feet along a curve compound to said last described curve and concave to the west having a radius of 600.00 feet and a central angle of 20 degrees 47 minutes 20 seconds; thence southerly 89.68 feet along a curve reverse to said last described curve and concave to the southeast having a radius of 2966.00 feet and a central angle of 01 degree 43 minutes 46 seconds; thence South 72 degrees 30 minutes 01 second West not tangent to said last described curve 433.89 feet to the intersection with a line bearing North and said described line there terminating.

SUBJECT to easements, restrictions, and reservations of record.

Have caused the same to be surveyed and platted as EAGLE RIDGE ESTATES FIRST ADDITION and do hereby donate an undivided interest in Birch Lane and Bay Road as shown on this plat to the lots platted hereon, and also dedicating the drainage and utility easements as shown on the plat for drainage and utility purposes only.

In witness whereof said Wildwood Pointe, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officers this _____ day of _____ 200__.

By: Charles Loegering, President By: Daniel Binsfeld, Secretary

STATE OF MINNESOTA
COUNTY OF _____

STATE OF MINNESOTA
COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____ 200__ by Charles Loegering, President of Wildwood Pointe, LLC, a Minnesota limited liability company, on behalf of the company.

The foregoing instrument was acknowledged before me this _____ day of _____ 200__ by Daniel Binsfeld, Secretary of Wildwood Pointe, LLC, a Minnesota limited liability company, on behalf of the company.

Notary Public, _____ County, Minnesota
My Commission Expires: _____

Notary Public, _____ County, Minnesota
My Commission Expires: _____

In witness whereof said Community First National Bank, a Minnesota Corporation, has caused these presents to be signed by its proper officers this _____ day of _____ 200__.

By: Mark E. Malingen, President By: David J. Currens, Asst. Vice President

STATE OF MINNESOTA
COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____ 200__ by Mark E. Malingen, President of Community First National Bank, a Minnesota Corporation, on behalf of said Corporation.

Notary Public, _____ County, Minnesota
My Commission Expires: _____

Notary Public, _____ County, Minnesota
My Commission Expires: _____

STATE OF MINNESOTA
COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____ 200__ by David J. Currens, Assistant Vice President of Community First National Bank, a Minnesota Corporation, on behalf of said Corporation.

Notary Public, _____ County, Minnesota
My Commission Expires: _____

I hereby certify that I have surveyed and platted the property described on this plat as EAGLE RIDGE ESTATES FIRST ADDITION that this plat is a correct representation of the survey, that all distances are correctly shown on the plat in feet and hundredths of a foot, that all monuments have been correctly placed in the ground as shown, that the outside boundary lines are correctly designated on the plat and that there are no wetlands as defined in MS 505.02, Subd. 1, or public highways to be designated other than as shown.

Jonathan J. Bunkowski, Land Surveyor
Minnesota License Number 24606

STATE OF MINNESOTA
COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____ 200__ by Jonathan J. Bunkowski, Land Surveyor, Minnesota License Number 24606.

Notary Public, _____ County, Minnesota
My Commission Expires: _____

CITY OF COLERAINE:

We do hereby certify that on the _____ day of _____ 200__ the City Council of Coleraine, Minnesota approved this plat.

Peter R. Axford, Mayor Sandy Bluntach, Clerk

ITASCA COUNTY AUDITOR:

I hereby certify that there are no delinquent taxes on the above-described property as of this _____ day of _____ 200__.

Robert D. Zuehke, Itasca County Auditor/Treasurer

ITASCA COUNTY TREASURER:

I hereby certify that all taxes on the land herein described have been paid this _____ day of _____ 200__.

Robert D. Zuehke, Itasca County Auditor/Treasurer

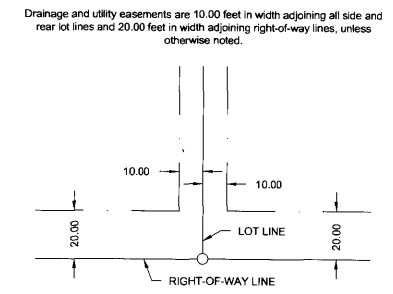
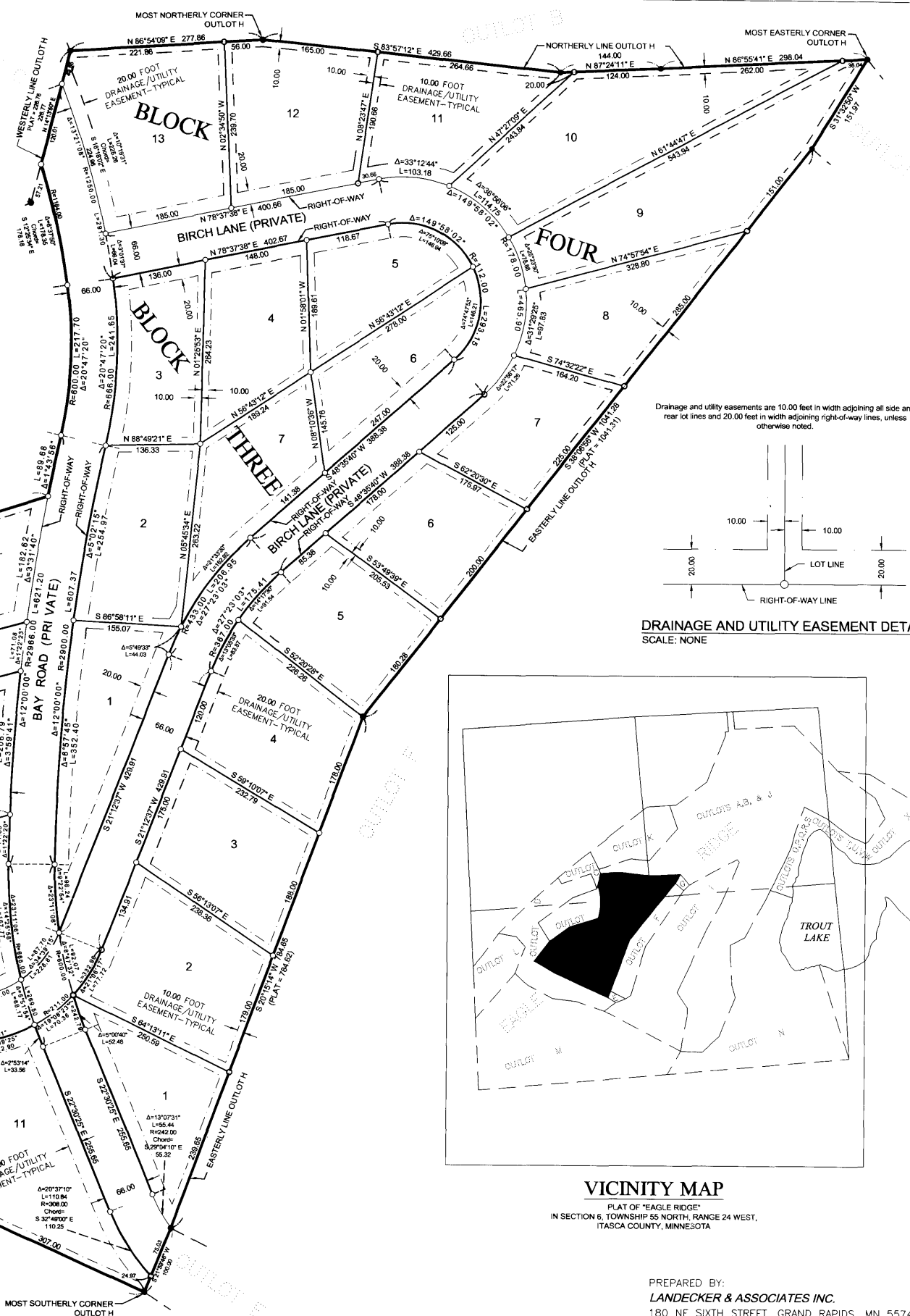
ITASCA COUNTY RECORDER:

I hereby certify that the within instrument was filed in this office for record this _____ day of _____ 200__ at _____ o'clock _____ M., as Document Number _____ and Slide Number _____.

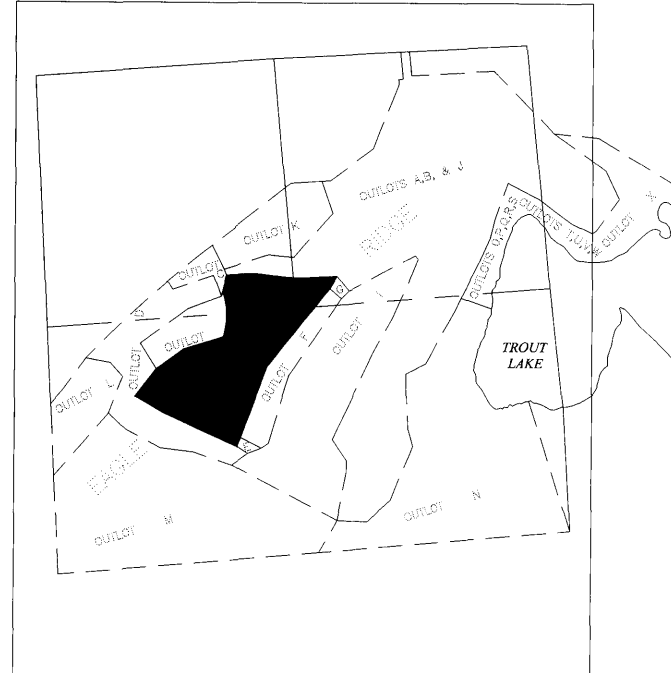
Jean E. Bengston, Itasca County Recorder

- DENOTES MONUMENT FOUND
- DENOTES IRON MONUMENT SET MARKED BY LICENSE NO. 24606

ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE PLAT OF EAGLE RIDGE.



DRAINAGE AND UTILITY EASEMENT DETAIL
SCALE: NONE



VICINITY MAP
PLAT OF "EAGLE RIDGE"
IN SECTION 6, TOWNSHIP 55 NORTH, RANGE 24 WEST,
ITASCA COUNTY, MINNESOTA

PREPARED BY:
LANDECKER & ASSOCIATES INC.
180 NE SIXTH STREET, GRAND RAPIDS, MN 55744

003103

A000574051

OFFICE OF THE COUNTY RECORDER
ITASCA COUNTY, MINNESOTA

CERTIFIED, FILED, AND
RECORDED ON
06/29/2004 08:00:00AM

PAGES 1
REC FEES \$35.00

JEAN E. BENGSTON
ITASCA COUNTY RECORDER

BY SJK Dep

~~LEB~~ C 79