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(Above Space Reserved for Recording Data)

**COMMON INTEREST COMMUNITY NO. 27  
A Planned Community**

**VILLAS ON EAGLE RIDGE**

**SUPPLEMENTAL DECLARATION FOR  
FIRST SUPPLEMENTAL PLANNED COMMUNITY PLAT**

This First Supplemental Declaration is made in the county of Itasca, state of Minnesota, on this 3rd day of July, 2008, by Wildwood Pointe, LLC, a Minnesota limited liability company (WWP) (the "Declarant"), pursuant to the provisions of Minnesota Statutes Chapter 515B, known as the Minnesota Common Interest Ownership Act (the "Act").

**WHEREAS**, Villas on Eagle Ridge was formed as a Sub-Association Planned Community, in accordance with the terms of a Declaration dated February 19, 2008, filed April 8, 2008 and recorded as Document No. A000620830.

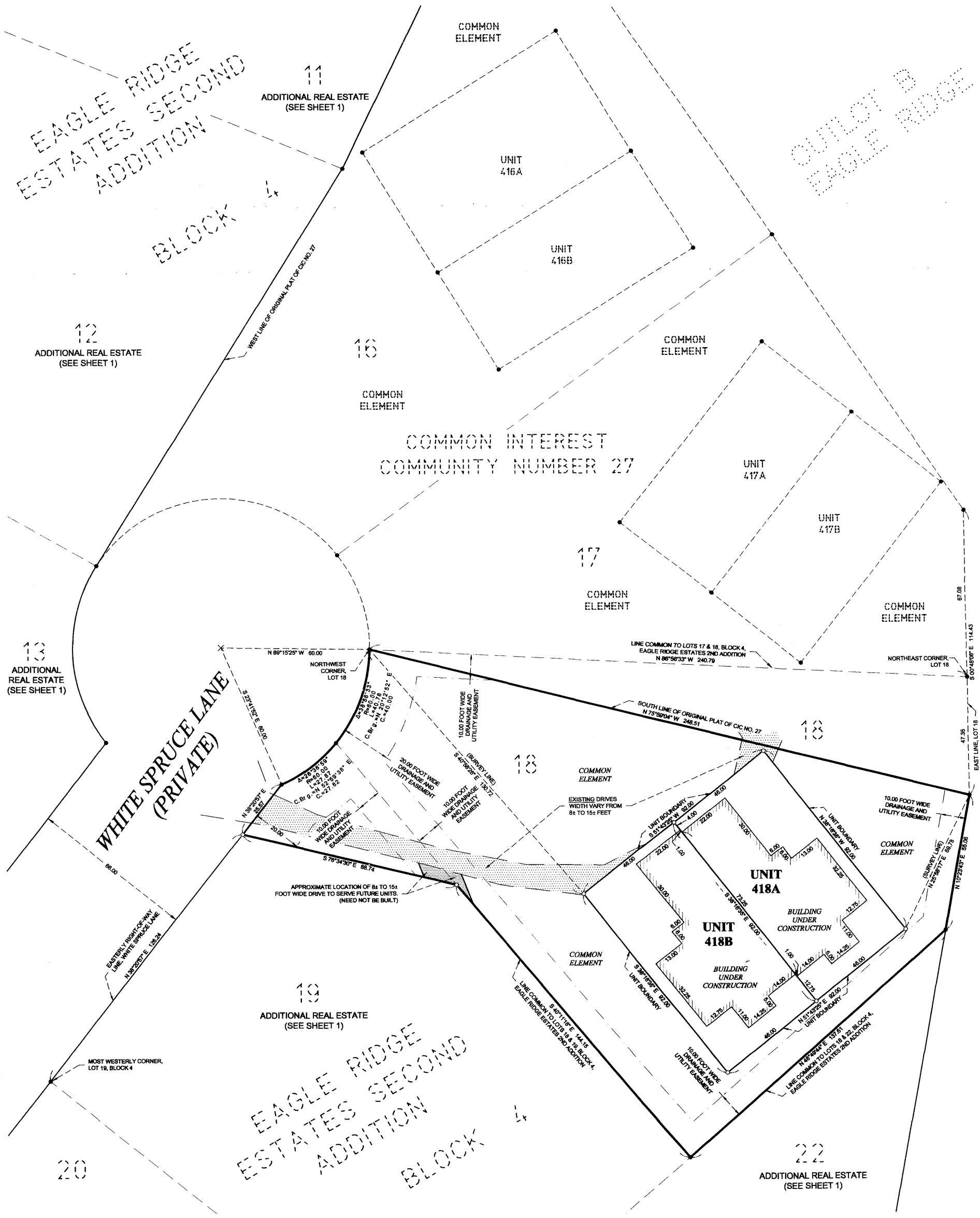
**WHEREAS**, Declarant is the owner of certain real property located in Itasca County, Minnesota, legally described in Exhibit B of the declaration and shown on the Plat, is designated as additional real estate (the "Additional Real Estate"), and Section 16.2 of the Declaration provides the Declarant the option to add all or a part of the Additional Real Estate to the Property. The Additional Real Estate to be added at this time is described below:

That part of Lot 18, Block 4, EAGLE RIDGE ESTATES SECOND ADDITION, according to the recorded plat thereof, Itasca County, Minnesota lying southerly of the following described line: COMMENCING at the northeast corner of said Lot 18; thence South 00 degrees 48 minutes 06 seconds East, assigned bearing, along the east line of said Lot 18 a distance of 47.35 feet to an angle point on said east line and the point of beginning of the line to be herein described; thence North 75 degrees 59 minutes 04 seconds West 248.51 feet to the northwest corner of said Lot 18 and said described line there terminating,

AND that part of Lot 19, Block 4, EAGLE RIDGE ESTATES SECOND ADDITON, according to the recorded plat thereof, Itasca County, Minnesota, lying northerly of the following described line: COMMENCING at the most westerly corner of said Lot 19; thence North 38 degrees 20 minutes 57 seconds East, assigned bearing, along the easterly right-of-way of White Spruce Lane, 126.24 feet to the point of beginning of the line to be herein described; thence South 76 degrees 34 minutes 30 seconds East 88.74 ft to the line common to Lots 18 and 19; said Block 4, and said described line there terminating.

The additional units being added are Units 418A and 418B, First Supplemental CIC Plat.

# COMMON INTEREST COMMUNITY NUMBER 27 A PLANNED COMMUNITY VILLAS ON EAGLE RIDGE FIRST SUPPLEMENTAL CIC PLAT



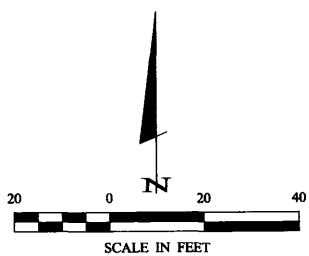
### LEGEND

- DENOTES EXISTING GRAVEL DRIVE IN THE COMMON ELEMENT
- DENOTES APPROXIMATE FUTURE DRIVE (NEED NOT BE BUILT)
- DENOTES EXISTING BUILDING OR FOUNDATION
- DENOTES CALCULATED POSITION
- DENOTES 3/4" IRON MONUMENT AS PREVIOUSLY SET BY LICENSE NO. 17008 OR NO. 24606
- DENOTES 3/4" IRON MONUMENT MARKED BY LICENSE NO. 24606

ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE PLAT OF EAGLE RIDGE. THE SOUTH LINE OF OUTLOTS M & N ARE ASSIGNED A BEARING OF N 84°57'40" E

### NOTES:

- ALL BUILDING ANGLES ARE 90° UNLESS OTHERWISE NOTED.
- UNITS HAVE NO UPPER OR LOWER BOUNDARIES.
- DRAINAGE & UTILITY EASEMENTS AS SHOWN ARE FROM THE PLAT OF EAGLE RIDGE ESTATES SECOND ADDITION (RECORDED DOC. NO. 606396 12/27/2006).



**Landecker & Associates, Inc.**  
Engineering • Surveying • Planning  
Grand Rapids, MN 55744  
Phone: 218-326-8047 Fax: 218-326-1239

# COMMON INTEREST COMMUNITY NUMBER 27 A PLANNED COMMUNITY VILLAS ON EAGLE RIDGE FIRST SUPPLEMENTAL CIC PLAT

I, Joshua M. Falck, do hereby certify that the work was undertaken by or reviewed and approved by me for this Common Interest Community Plat of COMMON INTEREST COMMUNITY NUMBER 27 A PLANNED COMMUNITY VILLAS ON EAGLE RIDGE FIRST SUPPLEMENTAL CIC PLAT, being located upon:

That part of Lot 18, Block 4, EAGLE RIDGE ESTATES SECOND ADDITION, according to the recorded plat thereof, Itasca County, Minnesota, lying southerly of the following described line: COMMENCING at the northeast corner of said Lot 18; thence South 00 degrees 48 minutes 06 seconds East, assigned bearing, along the east line of said Lot 18 a distance of 47.35 feet to an angle point on said east line and the point of beginning of the line to be herein described; thence North 75 degrees 59 minutes 04 seconds West 248.51 feet to the northwest corner of said Lot 18 and said described line there terminating.

AND that part of Lot 19, Block 4, EAGLE RIDGE ESTATES SECOND ADDITION, according to the recorded plat thereof, Itasca County, Minnesota, lying northerly of the following described line: COMMENCING at the most westerly corner of said Lot 19; thence North 38 degrees 20 minutes 57 seconds East, assigned bearing, along the easterly right-of-way line of White Spruce Lane, 126.24 feet to the point of beginning of the line to be herein described; thence South 76 degrees 34 minutes 30 seconds East 88.74 feet to the line common to Lots 18 and 19, said Block 4, and said described line there terminating.

SUBJECT to easements, restrictions, and reservations of record.

AND THE ADDITIONAL REAL ESTATE DESCRIBED AS FOLLOWS:

Lot 1, Block 1, EAGLE RIDGE ESTATES SECOND ADDITION, according to the recorded plat thereof, Itasca County, Minnesota,

AND Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, and 14, all in Block 2, EAGLE RIDGE ESTATES SECOND ADDITION, according to the recorded plat thereof, Itasca County, Minnesota,

AND Lots 1 and 2, both in Block 3, EAGLE RIDGE ESTATES SECOND ADDITION, according to the recorded plat thereof, Itasca County, Minnesota,

AND Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 20, 21, 22, 23, 24, and 25, all in Block 4, EAGLE RIDGE ESTATES SECOND ADDITION, according to the recorded plat thereof, Itasca County, Minnesota,

AND that part of Lot 19, Block 4, EAGLE RIDGE ESTATES SECOND ADDITION, according to the recorded plat thereof, Itasca County, Minnesota, lying southerly of the following described line: COMMENCING at the most westerly corner of said Lot 19; thence North 38 degrees 20 minutes 57 seconds East, assigned bearing, along the easterly right-of-way line of White Spruce Lane, 126.24 feet to the point of beginning of the line to be herein described; thence South 76 degrees 34 minutes 30 seconds East 88.74 feet to the line common to Lots 18 and 19, said Block 4, and said described line there terminating.

AND Outlot A, Outlot B, Outlot C, Outlot D, and Outlot E, all in EAGLE RIDGE ESTATES SECOND ADDITION, according to the recorded plat thereof, Itasca County, Minnesota,

AND that part of Outlot M, EAGLE RIDGE, according to the recorded plat thereof, Itasca County, Minnesota, lying outside the plat of EAGLE RIDGE ESTATES SECOND ADDITION, according to the recorded plat thereof, said County and State,

AND that part of Outlot N, EAGLE RIDGE, according to the recorded plat thereof, Itasca County, Minnesota, lying outside the plat of EAGLE RIDGE ESTATES SECOND ADDITION, according to the recorded plat thereof, said County and State, and lying westerly and southwesterly of the following described line: COMMENCING at the most northerly corner of said Outlot N; thence South 26 degrees 53 minutes 28 seconds West, assigned bearing, along the westerly line of said Outlot N, 150.00 feet to an angle point on said westerly line of Outlot N; thence South 28 degrees 40 minutes 09 seconds West, along said westerly line of Outlot N, 627.55 feet to a corner of said Outlot N and the point of beginning of the line to be herein described; thence South 19 degrees 11 minutes 10 seconds East 785.83 feet; thence South 85 degrees 20 minutes 20 seconds East 674.00 feet; thence South 35 degrees 48 minutes 05 seconds East 441.90 feet; thence North 89 degrees 38 minutes 50 seconds East 138.62 feet to the east line of said Outlot N; thence South 18 degrees 05 minutes 10 seconds East along said east line 612.31 feet to the southeast corner of said Outlot N and said described line there terminating.

SUBJECT to easements, restrictions, and reservations of record.

This CIC Plat fully and accurately depicts all information required by Minnesota Statutes, Section 515B.2-110.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 200\_\_.

Joshua M. Falck, Land Surveyor  
Minnesota License Number 45911

STATE OF MINNESOTA  
COUNTY OF ITASCA

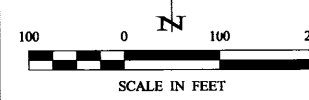
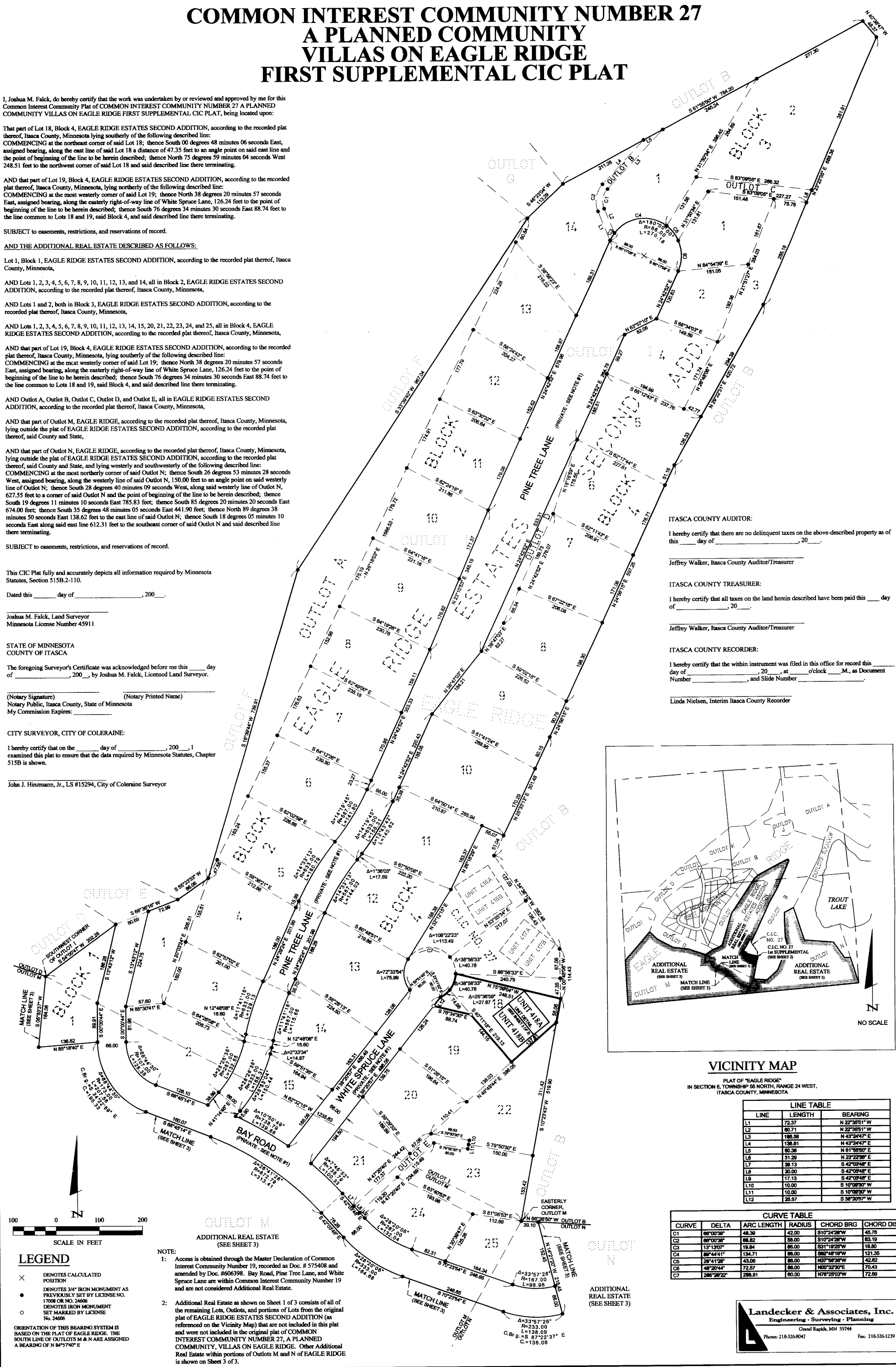
The foregoing Surveyor's Certificate was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 200\_\_, by Joshua M. Falck, Licensed Land Surveyor.

(Notary Signature) \_\_\_\_\_ (Notary Printed Name) \_\_\_\_\_  
Notary Public, Itasca County, State of Minnesota  
My Commission Expires: \_\_\_\_\_

CITY SURVEYOR, CITY OF COLERAINE:

I hereby certify that on the \_\_\_\_\_ day of \_\_\_\_\_, 200\_\_, I examined this plat to ensure that the data required by Minnesota Statutes, Chapter 515B is shown.

John J. Hinzmann, Jr., LS #15294, City of Coleraine Surveyor



**LEGEND**

- × DENOTES CALCULATED POSITION
- DENOTES 3/4" IRON MONUMENT AS PREVIOUSLY SET BY LICENSE NO. 17008 OR NO. 24606
- DENOTES IRON MONUMENT SET MARKED BY LICENSE NO. 24606

ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE PLAT OF EAGLE RIDGE. THE SOUTH LINE OF OUTLOTS M & N ARE ASSIGNED A BEARING OF N 84°57'40" E

**NOTE:**

- Access is obtained through the Master Declaration of Common Interest Community Number 19, recorded as Doc. # 575408 and amended by Doc. #606398. Bay Road, Pine Tree Lane, and White Spruce Lane are within Common Interest Community Number 19 and are not considered Additional Real Estate.
- Additional Real Estate as shown on Sheet 1 of 3 consists of all of the remaining Lots, Outlots, and portions of Lots from the original plat of EAGLE RIDGE ESTATES SECOND ADDITION (as referenced on the Vicinity Map) that are not included in this plat and were not included in the original plat of COMMON INTEREST COMMUNITY NUMBER 27, A PLANNED COMMUNITY, VILLAS ON EAGLE RIDGE. Other Additional Real Estate within portions of Outlots M and N of EAGLE RIDGE is shown on Sheet 3 of 3.

ITASCA COUNTY AUDITOR:  
I hereby certify that there are no delinquent taxes on the above-described property as of this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

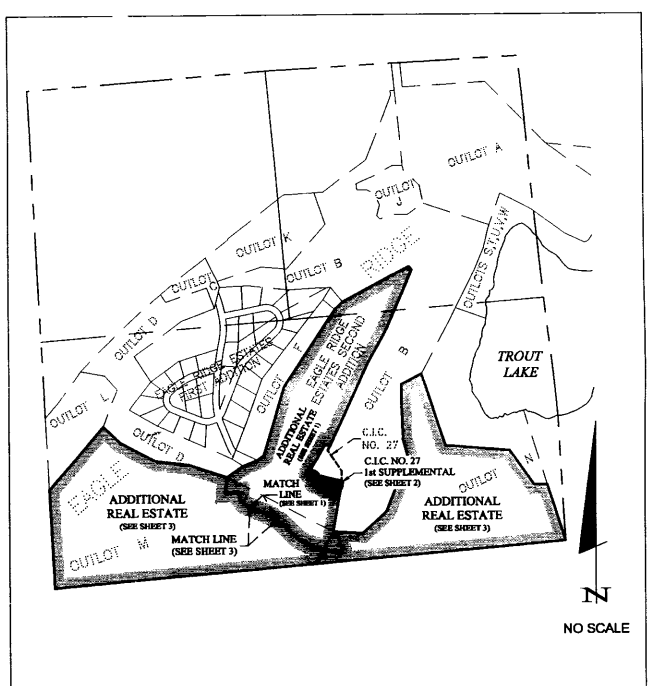
Jeffrey Walker, Itasca County Auditor/Treasurer

ITASCA COUNTY TREASURER:  
I hereby certify that all taxes on the land herein described have been paid this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Jeffrey Walker, Itasca County Auditor/Treasurer

ITASCA COUNTY RECORDER:  
I hereby certify that the within instrument was filed in this office for record this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., as Document Number \_\_\_\_\_, and Slide Number \_\_\_\_\_.

Linda Nielsen, Interim Itasca County Recorder



**VICINITY MAP**

PLAT OF "EAGLE RIDGE" IN SECTION 6, TOWNSHIP 56 NORTH, RANGE 24 WEST, ITASCA COUNTY, MINNESOTA

LINE	LENGTH	BEARING
L1	72.37	N 22°35'51" W
L2	60.71	N 22°35'51" W
L3	186.58	N 43°24'47" E
L4	139.81	N 43°24'47" E
L5	60.26	N 81°59'57" E
L6	31.29	N 23°22'38" E
L7	38.13	S 42°09'48" E
L8	20.00	S 42°09'48" E
L9	17.13	S 42°09'48" E
L10	10.00	S 10°09'30" W
L11	10.00	S 10°09'30" W
L12	25.57	S 38°20'57" W

CURVE	DELTA	ARC LENGTH	RADIUS	CHORD BRG	CHORD DIST
C1	86°00'38"	48.36	42.00	S10°24'28"W	45.78
C2	86°00'38"	88.82	88.00	S10°24'28"W	83.19
C3	13°13'07"	19.84	88.00	S31°19'25"W	19.89
C4	86°44'41"	134.71	88.00	S82°49'19"W	121.35
C5	28°41'38"	43.08	88.00	N07°32'30"E	42.82
C6	48°20'44"	72.57	88.00	N07°32'30"E	70.43
C7	286°28'22"	288.81	60.00	N78°28'03"W	72.89

**Landecker & Associates, Inc.**  
Engineering - Surveying - Planning  
Grand Rapids, MN 55744  
Phone: 218-326-8047 Fax: 218-326-1239

**COMMON INTEREST COMMUNITY NO. 27**

**VILLAS ON EAGLE RIDGE**

**EXHIBIT C TO DECLARATION**

**SCHEDULE OF UNITS AND PERCENTAGE OF UNDIVIDED INTEREST**

<b><u>UNIT IDENTIFIER NUMBER:</u></b>	<b><u>UNDIVIDED INTEREST:</u></b>
<b>416A</b>	<b>16.666%</b>
<b>416B</b>	<b>16.666%</b>
<b>417A</b>	<b>16.666%</b>
<b>417B</b>	<b>16.666%</b>
<b>418A</b>	<b>16.666%</b>
<b>418B</b>	<b>16.666%</b>
	<b>100.00%</b>

**COMMON INTEREST COMMUNITY NO. 27**

**VILLAS ON EAGLE RIDGE**

**EXHIBIT B TO DECLARATION**

**LEGAL DESCRIPTION OF ADDITIONAL PROPERTY**

Lot 1, Block 1, EAGLE RIDGE ESTATES SECOND ADDITION, according to the recorded plat thereof, Itasca County, Minnesota,

AND Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, and 14, all in Block 2, EAGLE RIDGE ESTATES SECOND ADDITION, according to the recorded plat thereof, Itasca County, Minnesota,

AND Lots 1 and 2, both in Block 3, EAGLE RIDGE ESTATES SECOND ADDITION, according to the recorded plat thereof, Itasca County, Minnesota,

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AND that part of Outlot M, EAGLE RIDGE, according to the recorded plat thereof, Itasca County, Minnesota, lying outside the plat of EAGLE RIDGE ESTATES SECOND ADDITION, according to the recorded plat thereof, said County and State,

AND that part of Outlot N, EAGLE RIDGE, according to the recorded plat thereof, Itasca County, Minnesota, lying outside the plat of EAGLE RIDGE ESTATES SECOND ADDITION, according to the recorded plat thereof, said County and State, and lying westerly and southwesterly of the following described line:

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SUBJECT to easements, restrictions, and reservations of record.



**COMMON INTEREST COMMUNITY NO. 27**

**VILLAS ON EAGLE RIDGE**

**EXHIBIT A TO DECLARATION**

**LEGAL DESCRIPTION OF PROPERTY**

Lot 16, Lot 17, and Lot 18 all in Block 4, EAGLE RIDGE ESTATES SECOND ADDITION, according to the recorded plat thereof, Itasca County, Minnesota,

AND that part of Lot 19, Block 4, EAGLE RIDGE ESTATES SECOND ADDITION, according to the recorded plat thereof, Itasca County, Minnesota, lying northerly of the following described line:  
COMMENCING at the most westerly corner of said Lot 19; thence North 38 degrees 20 minutes 57 seconds East, assigned bearing, along the easterly right-of-way of White Spruce Lane, 126.24 feet to the point of beginning of the line to be herein described; thence South 76 degrees 34 minutes 30 seconds East 88.74 ft to the line common to Lots 18 and 19; said Block 4, and said described line there terminating.

SUBJECT to easements, restrictions, and reservations of record.

A000623709

OFFICE OF THE COUNTY RECORDER  
ITASCA COUNTY, MINNESOTA

CERTIFIED, FILED, AND  
RECORDED ON  
07/10/2008 08:00:01AM  
FILE #

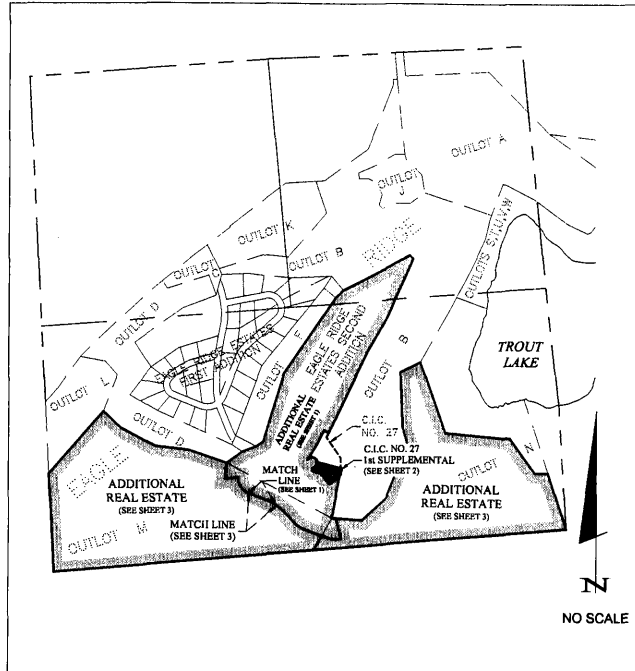
PAGES 9  
REC FEES \$56.00

LINDA NIELSEN  
ITASCA COUNTY RECORDER

BY PB Dep

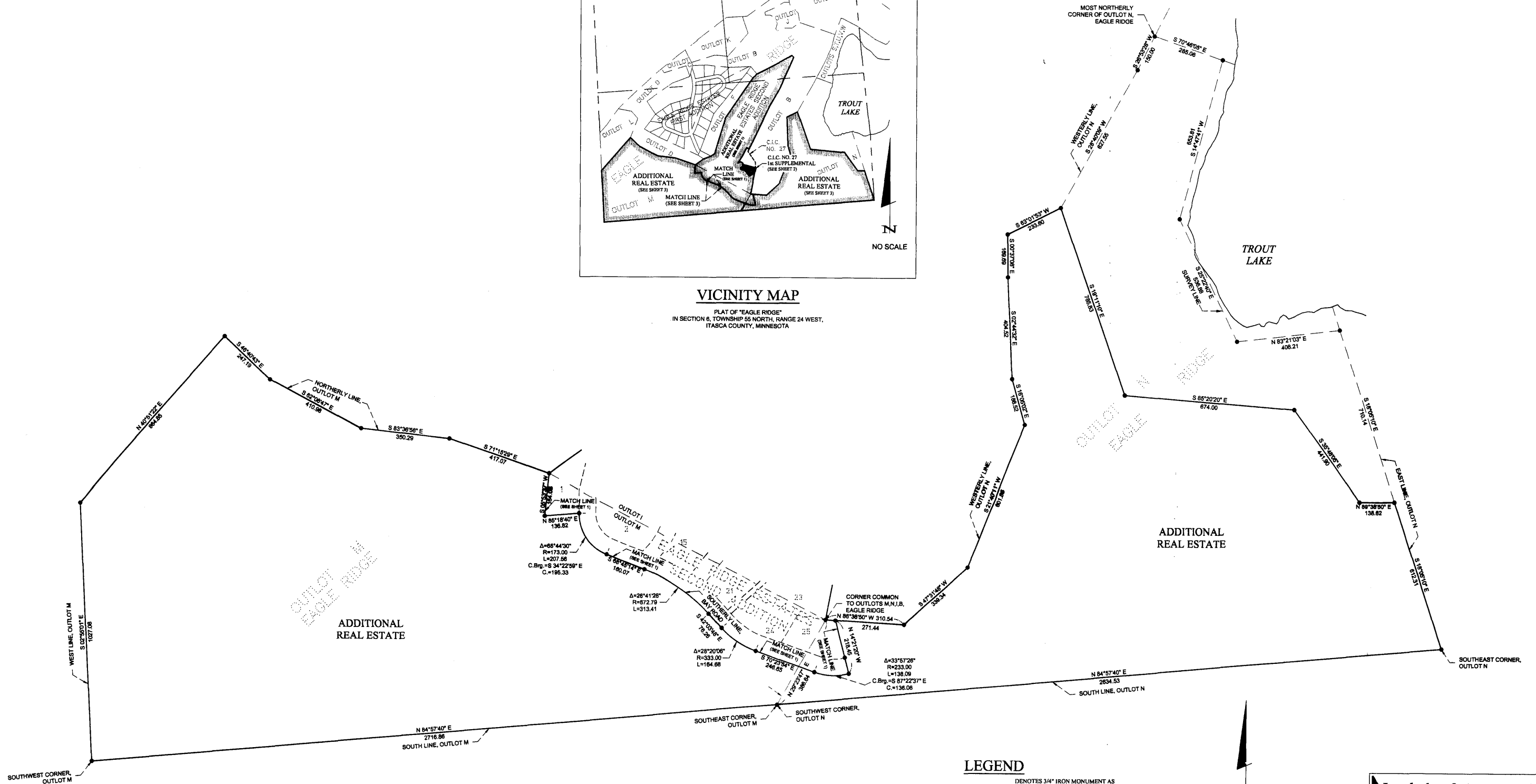


# COMMON INTEREST COMMUNITY NUMBER 27 A PLANNED COMMUNITY VILLAS ON EAGLE RIDGE FIRST SUPPLEMENTAL CIC PLAT



**VICINITY MAP**

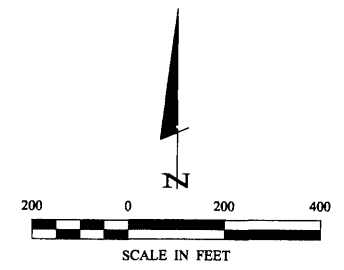
PLAT OF "EAGLE RIDGE"  
IN SECTION 6, TOWNSHIP 55 NORTH, RANGE 24 WEST,  
ITASCA COUNTY, MINNESOTA



**LEGEND**

• DENOTES 3/4" IRON MONUMENT AS PREVIOUSLY SET BY LICENSE NO. 17008 OR NO. 24606

ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE PLAT OF EAGLE RIDGE. THE SOUTH LINE OF OUTLOTS M & N ARE ASSIGNED A BEARING OF N 84°57'40" E



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