

# COMMON INTEREST COMMUNITY NUMBER 27 A PLANNED COMMUNITY VILLAS ON EAGLE RIDGE SECOND 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 SECOND SUPPLEMENTAL CIC PLAT, being located upon:

Lot 20, Block 4, EAGLE RIDGE ESTATES SECOND ADDITION, according to the recorded plat thereof, Itasca County, Minnesota.

AND that part of Lot 21, Block 4, EAGLE RIDGE ESTATES SECOND ADDITION, according to the recorded plat thereof, Itasca County, Minnesota, lying northerly and easterly of the following described line: COMMENCING at the most westerly corner of said Lot 21; thence North 38 degrees 20 minutes 57 seconds East, assigned bearing, along the easterly right-of-way line of White Spruce Lane, said plat, 154.50 feet to the point of beginning of the line to be herein described; thence South 53 degrees 06 minutes 22 seconds East 166.13 feet to the easterly corner common to Lots 20 and 21, 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, 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, said plat, 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 that part of Lot 21, Block 4, EAGLE RIDGE ESTATES SECOND ADDITION, according to the recorded plat thereof, Itasca County, Minnesota, lying southerly and westerly of the following described line: COMMENCING at the most westerly corner of said Lot 21; thence North 38 degrees 20 minutes 57 seconds East, assigned bearing, along the easterly right-of-way line of White Spruce Lane, said plat, 154.50 feet to the point of beginning of the line to be herein described; thence South 53 degrees 06 minutes 22 seconds East 166.13 feet to the easterly corner common to Lots 20 and 21, 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 \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

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

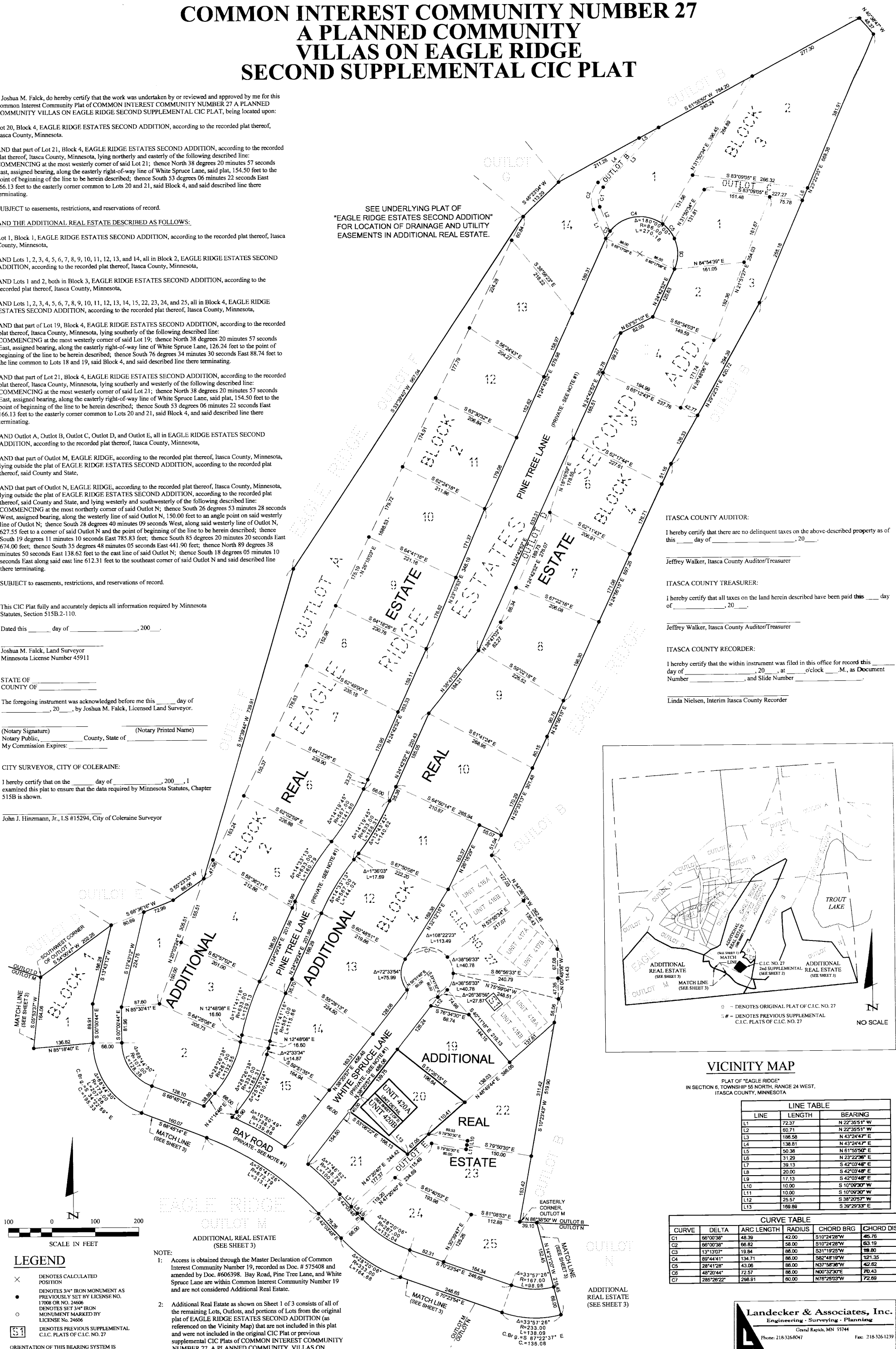
(Notary Signature) \_\_\_\_\_ (Notary Printed Name) \_\_\_\_\_  
Notary Public, \_\_\_\_\_ County, State of \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

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., I.S.#15294, City of Coleraine Surveyor

SEE UNDERLYING PLAT OF  
"EAGLE RIDGE ESTATES SECOND ADDITION"  
FOR LOCATION OF DRAINAGE AND UTILITY  
EASEMENTS IN ADDITIONAL REAL ESTATE.



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

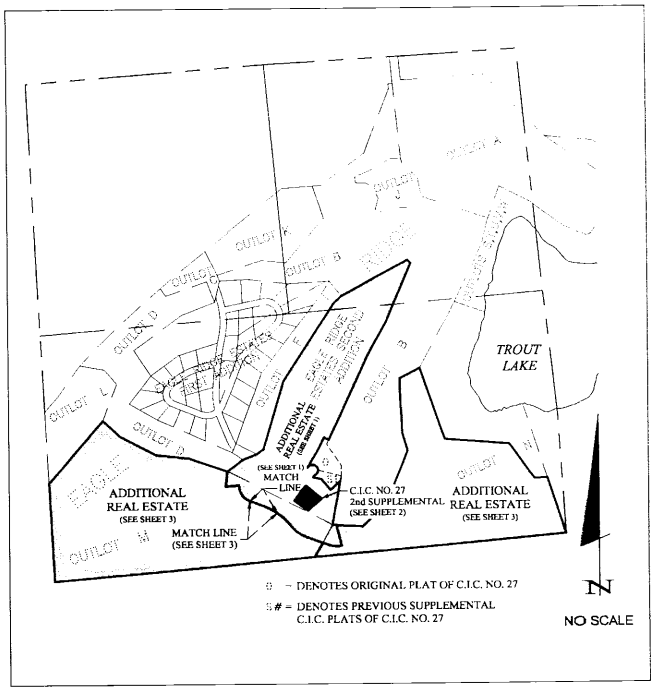
Jeffrey Walker, Itasca County Auditor/Treasurer

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 55 NORTH, RANGE 24 WEST,  
ITASCA COUNTY, MINNESOTA

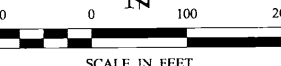
LINE	LENGTH	BEARING
L1	72.37	N 22° 35' 51" W
L2	60.71	N 22° 35' 51" W
L3	186.58	N 43° 24' 47" E
L4	138.81	N 43° 24' 47" E
L5	52.38	N 61° 55' 50" E
L6	31.29	N 23° 22' 36" E
L7	39.13	S 42° 03' 48" E
L8	20.00	S 42° 03' 48" E
L9	17.13	S 42° 03' 48" E
L10	10.00	S 10° 09' 30" W
L11	10.00	S 10° 09' 30" W
L12	25.57	S 38° 20' 57" W
L13	169.88	S 38° 20' 57" W

CURVE	DELTA	ARC LENGTH	RADIUS	CHORD BRG	CHORD DIST
C1	66° 03' 38"	48.39	42.90	S10° 24' 28" W	45.76
C2	66° 03' 38"	66.82	58.00	S10° 24' 28" W	63.19
C3	13° 13' 07"	19.84	86.00	S31° 19' 25" W	19.80
C4	89° 44' 41"	134.71	86.00	S82° 48' 19" W	121.35
C5	28° 41' 28"	43.06	86.00	S37° 58' 36" W	42.82
C6	48° 20' 44"	72.57	86.00	N00° 32' 30" E	70.43
C7	285° 28' 22"	298.91	86.00	N76° 29' 03" W	72.89

### LEGEND

- × 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
- DENOTES PREVIOUS SUPPLEMENTAL C.I.C. PLATS OF C.I.C. NO. 27

NOTE:  
1: 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.  
2: 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 CIC Plat or previous supplemental CIC Plats 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.



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

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.

**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,

AND Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 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 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.

AND that part of Lot 21, Block 4, EAGLE RIDGE ESTATES SECOND ADDITION, according to the recorded plat thereof, Itasca County, Minnesota, lying southerly and westerly of the following described line: COMMENCING at the most westerly corner of said Lot 21; thence North 38 degrees 20 minutes 57 seconds East, assigned bearing, along the easterly right-of-way of White Spruce Lane, said plat, 154.50 feet to the point of beginning of the line to be herein described; thence South 53 degrees 06 minutes 22 seconds East 166.13 ft to the easterly corner common to Lots 20 and 21; 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

**COMMON INTEREST COMMUNITY NO. 27**

**VILLAS ON EAGLE RIDGE**

**EXHIBIT A TO DECLARATION**

**LEGAL DESCRIPTION OF PROPERTY**

Lot 16, Lot 17, 18 and Lot 20 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.

AND that part of Lot 21, Block 4, EAGLE RIDGE ESTATES SECOND ADDITION, according to the recorded plat thereof, Itasca County, Minnesota, lying northerly and easterly of the following described line: COMMENCING at the most westerly corner of said Lot 21; thence North 38 degrees 20 minutes 57 seconds East, assigned bearing, along the easterly right-of-way of White Spruce Lane, said plat, 154.50 feet to the point of beginning of the line to be herein described; thence South 53 degrees 06 minutes 22 seconds East 166.13 ft to the easterly corner common to Lots 20 and 21; said Block 4, and said described line there terminating

SUBJECT to easements, restrictions, and reservations of record.

Units of the CIC is now eight (8) Units. Subject to the right of Declarant to add additional Units in accordance with Section 16, The First Supplemental Planned Community Plat is filed to reflect the addition of a portion of the Additional real estate to the planned community. Exhibits A, B and C of the Declaration are hereby amended and restated as set forth on the attached Exhibits. All other terms and conditions of the Declaration, other than as modified herein, remain unchanged and in full force and effect.

**IN WITNESS WHEREOF**, the undersigned has executed this instrument the day and year first set forth in accordance with the requirements of the Act.

**Wildwood Pointe, LLC**

By: *Charles Loegering*  
Charles Loegering, Chief Manager

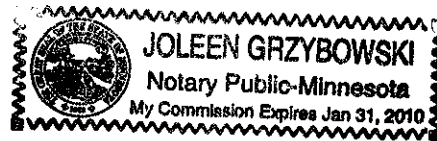
STATE OF MINNESOTA )  
  ) ss.  
COUNTY OF Itasca )

The foregoing instrument was acknowledged before me this 16 day of April, 2009, by Charles Loegering, the Chief Manager of Wildwood Pointe, LLC, a Minnesota limited liability company, on behalf of said entity.

*Joleen Grzybowski*  
Notary Public

THIS INSTRUMENT WAS DRAFTED BY:

Richard B. Peterson  
1584 Chatham Avenue  
Arden Hills, MN 55112



OFFICE OF THE COUNTY RECORDER  
ITASCA COUNTY, MINNESOTACERTIFIED, FILED, AND  
RECORDED ON  
04/17/2009 04:30:00PM  
FILE #PAGES 9  
REC FEES \$56.00

(Above Space Reserved for Recording Data)

COMMON INTEREST COMMUNITY NO. 27 ASCA COUNTY RECORDER  
A Planned Community BY Linda Nielsen Dep

## VILLAS ON EAGLE RIDGE

## SUPPLEMENTAL DECLARATION FOR

## SECOND SUPPLEMENTAL PLANNED COMMUNITY PLAT

This Second Supplemental Declaration is made in the county of Itasca, state of Minnesota, on this 8th day of April, 2009, 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 which was supplemented by the First Supplemental Planned Community Plat filed July 10, 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:

Lot 20, Block 4, EAGLE RIDGE ESTATES SECOND ADDITION, according to the recorded plat thereof, Itasca County, Minnesota

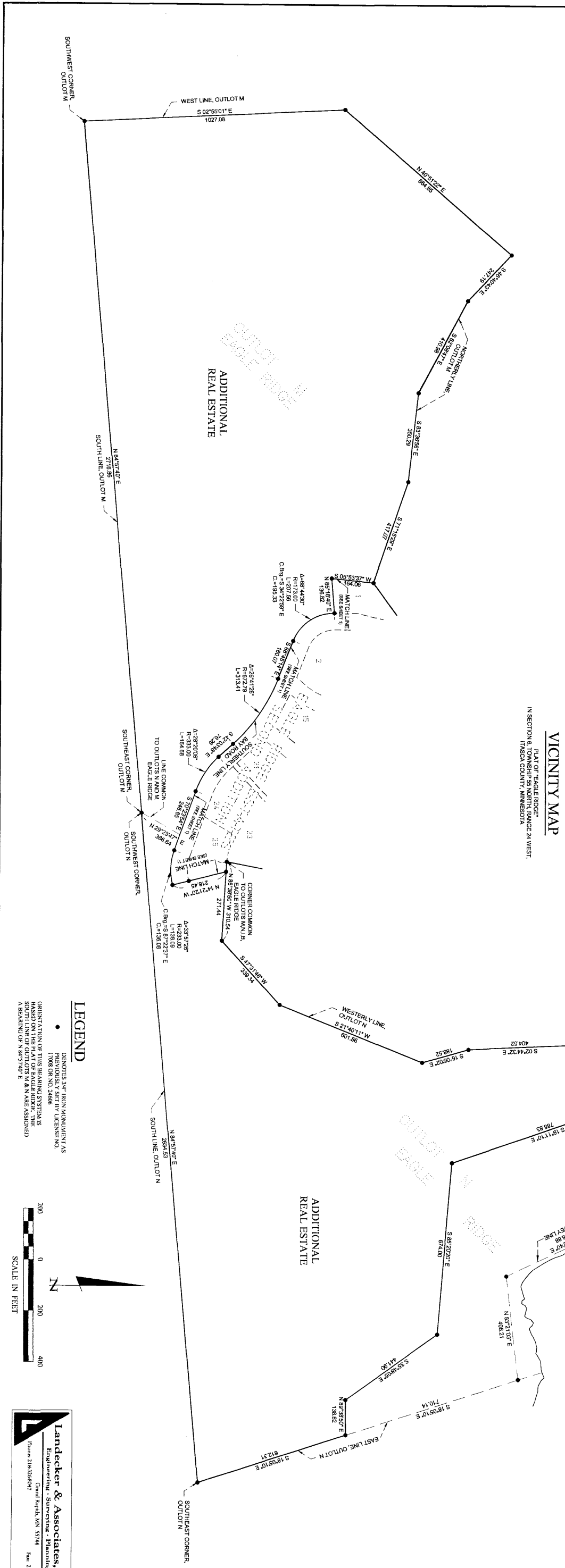
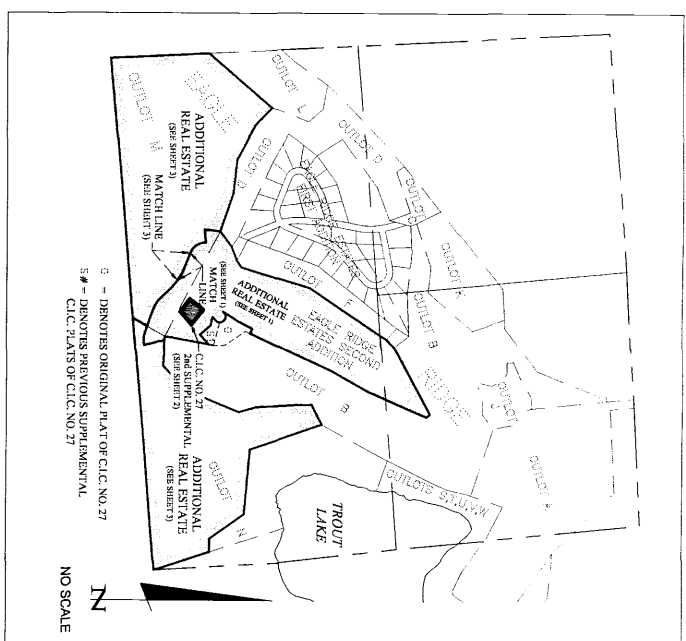
AND that part of Lot 21, Block 4, EAGLE RIDGE ESTATES SECOND ADDITION, according to the recorded plat thereof, Itasca County, Minnesota, lying northerly and easterly of the following described line:

COMMENCING at the most westerly corner of said Lot 21; thence North 38 degrees 20 minutes 57 seconds East, assigned bearing, along the easterly right-of-way of White Spruce Lane, said plat, 154.50 feet to the point of beginning of the line to be herein described; thence South 53 degrees 06 minutes 22 seconds East 166.13 ft to the easterly corner common to Lots 20 and 21; said Block 4, and said described line there terminating.

The additional units being added are Units 420A and 420B, Second Supplemental CIC Plat.

**THEREFORE**, In accordance with the terms of the Declaration, the Declarant desires to amend the Declaration and Plat to add a portion of the Additional Real Estate to the Common Interest Community (CIC). As a result, Section 2.1 is amended to state that the total number of

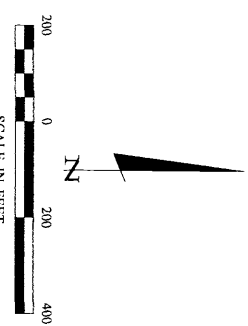
# COMMON INTEREST COMMUNITY NUMBER 27 A PLANNED COMMUNITY VILLAS ON EAGLE RIDGE SECOND SUPPLEMENTAL C/C PLAT



**LEGEND**

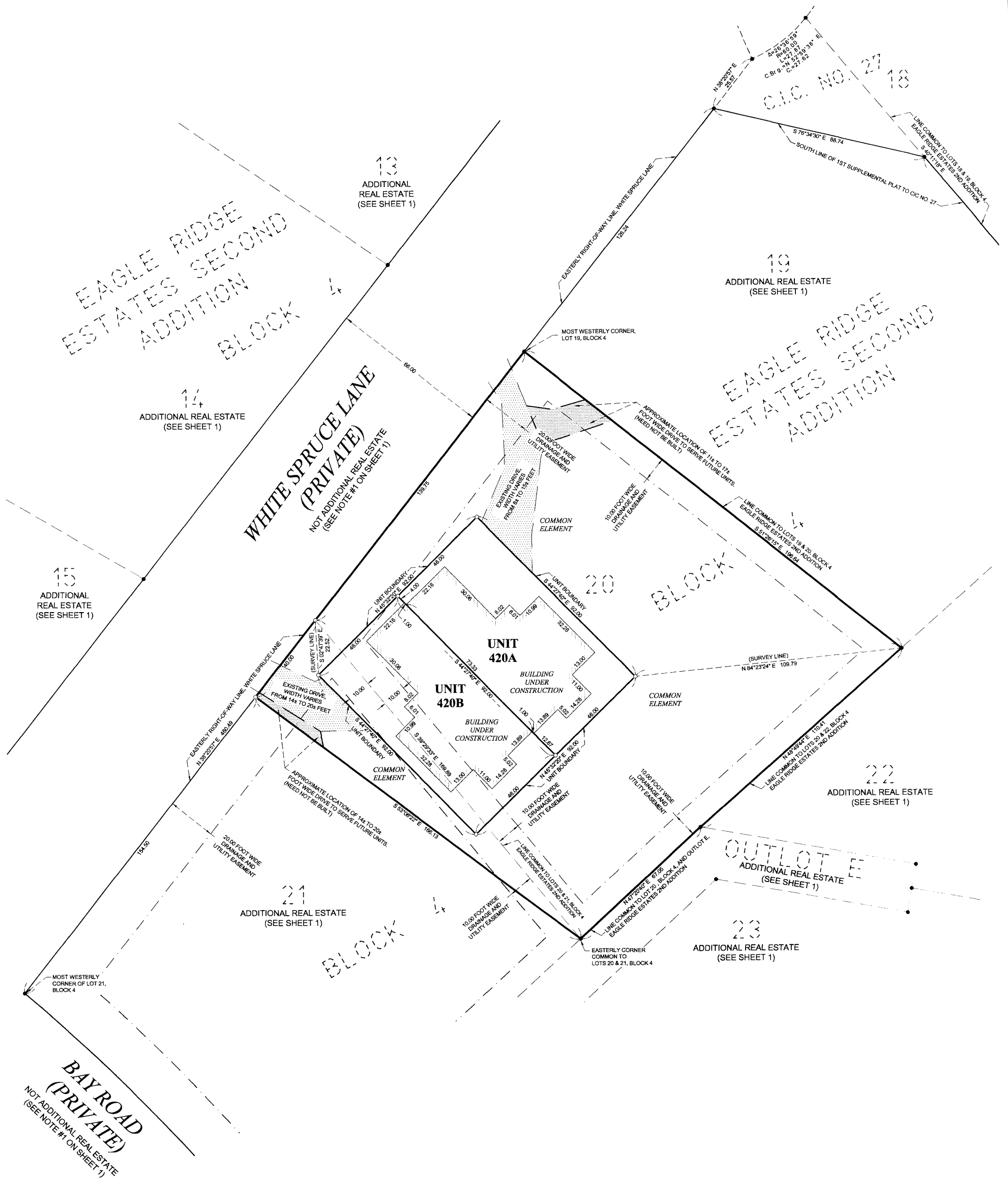
• DROTTES 3/4" IRON WIREMENT AS PREVIOUSLY SET BY LICENSE NO. 17008 OR NO. 24606

ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE PLAT OF EAGLE RIDGE, THE BEARINGS AND DISTANCES IN THIS PLAT BEING ASSIGNED A BEARING OF N 45° 27' 00" E



**Landecker & Associates, Inc.**  
Engineering - Surveying - Planning  
Grand Rapids, MN 55744  
Phone: 218-236-0977 Fax: 218-236-1239

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



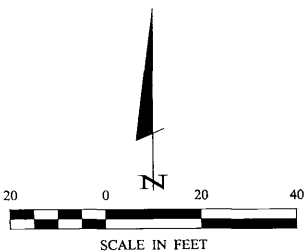
### LEGEND

- DENOTES EXISTING GRAVEL DRIVE IN THE COMMON ELEMENT
- DENOTES APPROXIMATE FUTURE DRIVE (NEED NOT BE BUILT)
- DENOTES EXISTING BUILDING OR FOUNDATION
- DENOTES 3/4" IRON MONUMENT AS PREVIOUSLY SET BY LICENSE NO. 17008 OR NO. 24606
- DENOTES SET 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  
Ornd Rapids, MN 55744  
Phone: 218-326-6047 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>
416A	12.5%
416B	12.5%
417A	12.5%
417B	12.5%
418A	12.5%
418B	12.5%
420A	12.5%
420B	12.5%
	100.00%