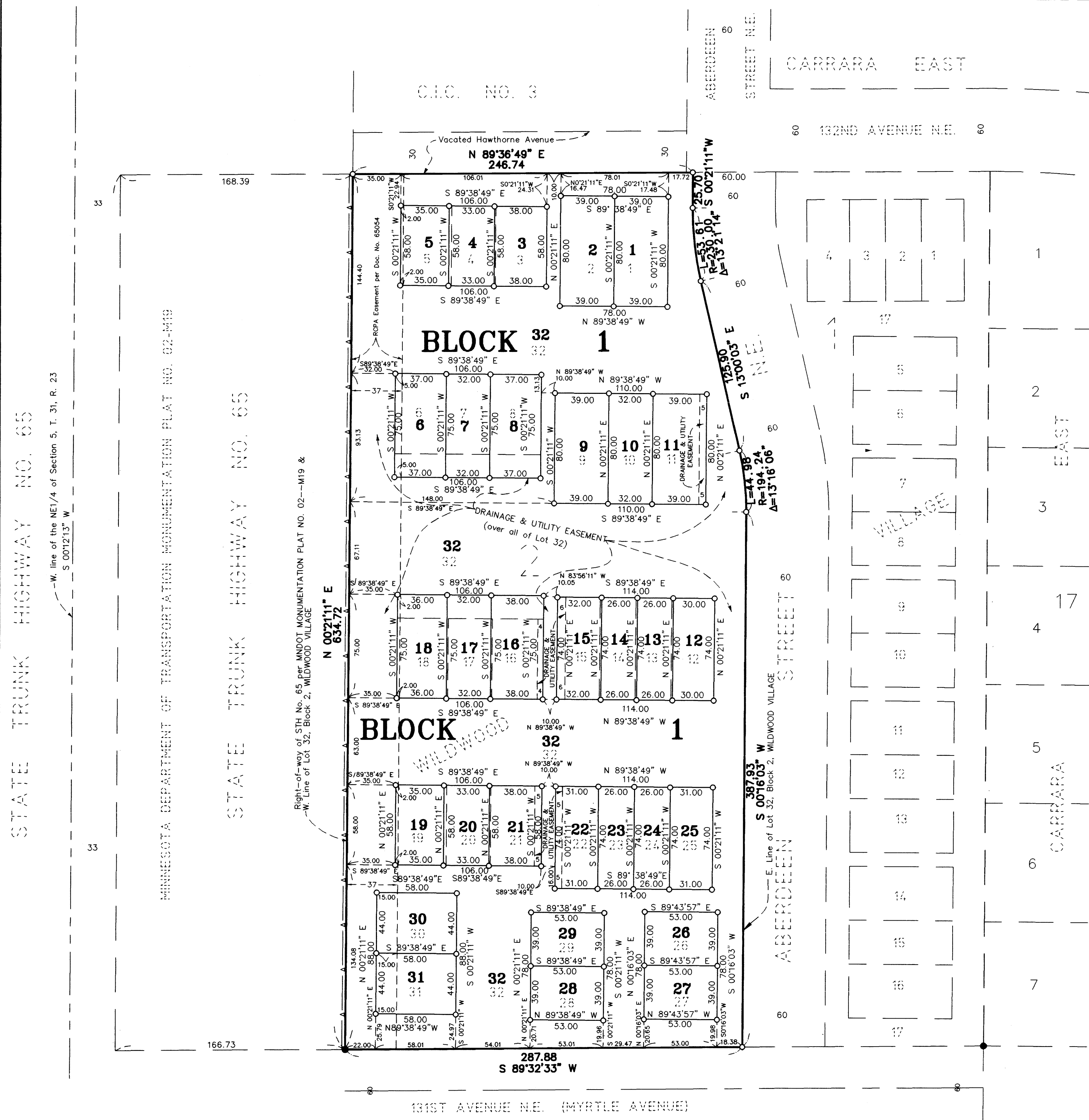


# WILDWOOD VILLAGE 2



W. Line of the NE1/4 of Section 5, T. 31, R. 23  
S 00°12'13" W

STATE TRUNK HIGHWAY NO. 65

MINNESOTA DEPARTMENT OF TRANSPORTATION MONUMENTATION PLAT NO. 02-M19

STATE TRUNK HIGHWAY NO. 65

Right-of-way of STH No. 65 per MNDOT MONUMENTATION PLAT NO. 02-M19 &  
W. Line of Lot 32, Block 2, WILDWOOD VILLAGE

NOTE: FOR THE PURPOSES OF THIS PLAT, THE WEST LINE OF THE NE1/4 OF SEC. 5, T. 31, R. 23 IS ASSUMED TO BEAR S.0°12'13" W.

▲ ▲ DENOTES "RIGHT OF ACCESS DEDICATED TO THE STATE OF MINNESOTA"

- DENOTES MONUMENTS REQUIRED BY MINNESOTA STATUTE TO BE SET WITHIN ONE YEAR OF THE RECORDING DATE OF THIS PLAT AND SHALL BE EVIDENCED BY A 1/2 INCH BY 14 INCH IRON PIPE MARKED BY RLS 12251.
- DENOTES IRON MONUMENT FOUND IN PLACE.

KNOW ALL PERSONS BY THESE PRESENTS: That Hanson Builders, Inc., a Minnesota corporation, owner and proprietor, 21st Century Bank, a Minnesota Corporation, mortgagee, and Noecker Development LLC, a Minnesota Limited Liability Company, mortgagee of the following described property situated in the County of Anoka, State of Minnesota, to-wit:

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31 and 32, Block 2, WILDWOOD VILLAGE, according to the recorded plat thereof, Anoka County, Minnesota.

Have caused the same to be surveyed and platted as WILDWOOD VILLAGE 2 and do hereby donate and dedicate to the public for public use forever the drainage and utility easements as shown on the plat. Also dedicating to the State of Minnesota the right of access onto State Trunk Highway No. 65 as shown on the plat. In witness whereof said Hanson Builders, Inc., has caused these presents to be signed by its proper officer this 4th day of February, 2003. Also in witness whereof said 21st Century Bank has caused these presents to be signed by its proper officer this 31st day of January, 2003. Also in witness whereof Noecker Development LLC, has caused these presents to be signed by its proper officer this 10th day of February, 2003.

HANSON BUILDERS, INC.  
*Dean K. Hanson*  
Dean K. Hanson, as president

21ST CENTURY BANK  
*James Lindberg* as SVP

NOECKER DEVELOPMENT, LLC  
*Randall R. Noecker*  
Randall R. Noecker, as Chief Manager

STATE OF MINNESOTA) The foregoing instrument was acknowledged before me this 4th day of February, 2003, by Dean K. Hanson, as president COUNTY OF Anoka) of Hanson Builders, Inc., a Minnesota corporation, on behalf of the corporation.

*Bill McKent*  
Notary Public, Anoka County, Minnesota  
My Commission expires 01-31-05

STATE OF MINNESOTA) The foregoing instrument was acknowledged before me this 31st day of January, 2003, by James Lindberg COUNTY OF Anoka) as Sr. Vice President of 21st Century Bank, a Minnesota Corporation, on behalf of the corporation.

*Jacey A. Conradi*  
Notary Public, Anoka County, Minnesota  
My Commission expires 1-31-05

STATE OF MINNESOTA) The foregoing instrument was acknowledged before me this 10th day of February, 2003, by Randall R. Noecker as Chief COUNTY OF Anoka) Manager of Noecker Development LLC, a Minnesota Limited Liability Company, on behalf of the company.

*Jacey A. Conradi*  
Notary Public, Anoka County, Minnesota  
My Commission expires 1-31-05

I hereby certify that I have surveyed and platted the land described in the dedication on this plat as WILDWOOD VILLAGE 2; that this plat is a correct representation of said survey, that all distances are correctly shown on said plat in feet and hundredths of a foot; that all monuments have been correctly placed in the ground as shown, or shall be correctly placed in the ground within one year after the recording date of this plat; that the outside boundaries are correctly designated on said plat; and that there are no wetlands, in accordance with M.S. 505.02 Subdivision 1, or public highways to be designated on said plat other than as shown thereon.

*Jeffrey N. Caine*  
Jeffrey N. Caine, Registered Land Surveyor  
Minnesota License No. 12251

STATE OF MINNESOTA) The surveyor certificate was acknowledged before me a Notary Public, this 31st day of January, 2003, by Jeffrey N. Caine COUNTY OF ANOKA) Land Surveyor.

*Jacey A. Conradi*  
Notary Public, Anoka County, Minnesota  
My Commission expires 1-31-05

CITY OF BLAINE  
We hereby certify that the City Council of the City of Blaine, Anoka County, Minnesota, duly accepted and approved the plat of WILDWOOD VILLAGE 2 at a regular meeting held this 10th day of January, 2003. If applicable, the written comments and recommendations of the Commissioner of Transportation and the County Highway Engineer have been received by the city or the prescribed 30 day period has elapsed without receipt of such comments and recommendations, as provided by Minn. Statutes, Section 505.03, Subd. 2.

By *Carl Ruge* Mayor By *Ronald A Wood* City Manager

Checked and approved this 24th day of February, 2003.

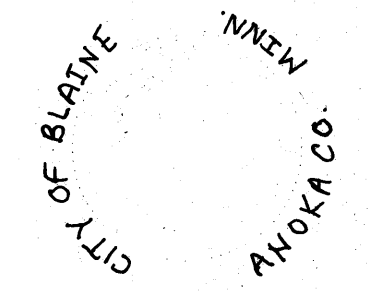
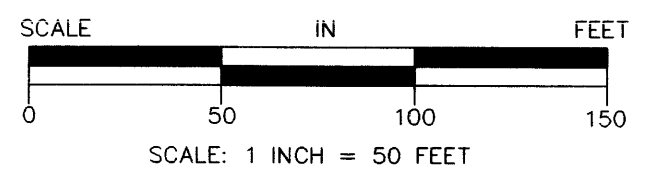
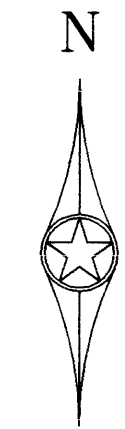
By *Larry D. Hunkeler* Anoka County Surveyor

I HEREBY CERTIFY THAT THE CURRENT AND DELINQUENT TAXES ON THE LANDS DESCRIBED WITHIN ARE PAID AND THE TRANSFER IS ENTERED  
March 14, 2003  
MAUREN J. DEWINE  
PROPERTY TAX ADMINISTRATOR  
BY *S. Culver*  
DEPUTY PROPERTY TAX ADMINISTRATOR

Office of REGISTRAR OF TITLES  
STATE OF MINNESOTA  
COUNTY OF ANOKA 424389.0  
I hereby certify that the within instrument was filed in this office on March 14, 2003  
at 9:00 o'clock A.M.  
Maureen J. LeMay, Registrar of Titles  
City of Blaine

CAINE & ASSOCIATES  
LAND SURVEYORS, INC.  
A Subsidiary of RLK-Kuusisto, Ltd.

2003032341 \$ 1060.00



THIS DOCUMENT NUMBER REPRESENTS A PLAT

ALL PLATS ARE MAINTAINED ON A SEPARATE MICROFICHE IN A SEPARATE SECTION RESERVED FOR PLATS. FULL SIZE COPIES OF PLATS ARE STILL AVAILABLE FOR VIEWING.

MUNICIPALITY: Blaine CERTIFIED BY: A ON 3.14.03

MAP # 2841 PLAT BOOK. 18 OF TORNS PAGE 32

DOC. DATE: 2-10-03 NO OF PAGES: 1 TRACT BOOK: \_\_\_\_\_ PAGE \_\_\_\_\_

PLAT SHORT NAME: Wildwood Village 2

LONG NAME: Wildwood Village 2

A/T	PARENT PINS	KEY	RES?	GRANTORS (Fees, C/Ps, Mortgagees)	Marital Status
T	05-31-23-12 0100	1489990	N	NANSON Builders Inc. (fee) 21st Century BANK (mortgagee) Noecker Development LLC (mortgagee)	
T	0101	1490005	N		
T	0102	1490014	N		
T	0103	1490023	N		
T	0104	1490032	N		
T	0105	1490041	N		
T	0106	1490050	N		
T	0107	1490069	N		
T	0108	1490078	N		
T	0109	1490087	N		
T	0110	1490096	N		
T	0111	1490103	N		

FILED BY: Randy Noecker PHONE: 612-741-2662

TAXPAYER NAME: Nanson Builders

ADDRESS: 13432 Nanson Blvd

CITY: Andover STATE: Mn ZIP: 55304

NEW PARCELS

LOT	BLOCK	LOT	BLOCK	LOT	BLOCK
<u>1-32</u>	<u>1</u>				
					<u>(32)</u>

DELO & CURRENT TAXES ARE PAID: INITIALS. Jay DATE: 3/14/03

DIV. NO.: \_\_\_\_\_ DIV. FEE: \$1,000.-

THIS DOCUMENT NUMBER REPRESENTS A PLAT

ALL PLATS ARE MAINTAINED ON A SEPARATE MICROFICHE IN A SEPARATE SECTION RESERVED FOR PLATS. FULL SIZE COPIES OF PLATS ARE STILL AVAILABLE FOR VIEWING.

MUNICIPALITY Blaine CERTIFIED BY: \_\_\_\_\_ ON \_\_\_\_\_

MAP # \_\_\_\_\_ PLAT BOOK: \_\_\_\_\_ OF \_\_\_\_\_ PAGE \_\_\_\_\_

DOC. DATE: \_\_\_\_\_ NO OF PAGES: \_\_\_\_\_ TRACT BOOK: \_\_\_\_\_ PAGE \_\_\_\_\_

PLAT SHORT NAME: Wildwood Village 2

LONG NAME: \_\_\_\_\_

A/T	PARENT PINS	KEY	RES?	GRANTORS (Fees, C/Ps, Mortgagees)	Marital Status
T	05-31-23-12-0112	1490112	N		
T	_____ 0113	1490121	N		
T	_____ 0114	1490130	N		
T	_____ 0115	1490149	N		
T	_____ 0116	1490158	N		
T	_____ 0117	1490167	N		
T	_____ 0118	1490176	N		
T	_____ 0119	1490185	N		
T	_____ 0120	1490194	N		
T	_____ 0121	1490201	N		
T	_____ 0122	1490210	N		
T	_____ 0123	1490229	N		

FILED BY: \_\_\_\_\_ PHONE: \_\_\_\_\_

TAXPAYER NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

CITY: \_\_\_\_\_ STATE: \_\_\_\_\_ ZIP: \_\_\_\_\_

NEW PARCELS

LOT	BLOCK	LOT	BLOCK	LOT	BLOCK

DELO & CURRENT TAXES ARE PAID: INITIALS: \_\_\_\_\_ DATE: \_\_\_\_\_

DIV. NO.: \_\_\_\_\_  
DIV. FEE. \$ \_\_\_\_\_

THIS DOCUMENT NUMBER REPRESENTS A PLAT

ALL PLATS ARE MAINTAINED ON A SEPARATE MICROFICHE IN A SEPARATE SECTION RESERVED FOR PLATS. FULL SIZE COPIES OF PLATS ARE STILL AVAILABLE FOR VIEWING.

MUNICIPALITY: Blaine CERTIFIED BY: \_\_\_\_\_ ON \_\_\_\_\_

MAP # 1 PLAT BOOK \_\_\_\_\_ OF \_\_\_\_\_ PAGE \_\_\_\_\_

DOC. DATE: \_\_\_\_\_ NO. OF PAGES: \_\_\_\_\_ TRACT BOOK: \_\_\_\_\_ PAGE \_\_\_\_\_

PLAT SHORT NAME: Wildwood Village 2

LONG NAME: \_\_\_\_\_

A/T	PARENT PINS	KEY	RES?	GRANTORS (Fees, C/Ps, Mortgagees)	Marital Status
T	05-31-23-12-0124	1490238	N		
T	_____ 0125	1490247	N		
T	_____ 0126	1490256	N		
T	_____ 0127	1490265	N		
T	_____ 0128	1490274	N		
T	_____ 0129	1490283	N		
T	_____ 0130	1490292	N		
T	_____ 0131	1490309	N		

FILED BY: \_\_\_\_\_ PHONE: \_\_\_\_\_

TAXPAYER NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

CITY: \_\_\_\_\_ STATE: \_\_\_\_\_ ZIP: \_\_\_\_\_

**NEW PARCELS**

LOT	BLOCK	LOT	BLOCK	LOT	BLOCK

DELO & CURRENT TAXES ARE PAID: \_\_\_\_\_ INITIALS: \_\_\_\_\_ DATE: \_\_\_\_\_

DIV. NO.: \_\_\_\_\_  
DIV. FEE: \$ \_\_\_\_\_

**TORRENS**

Receipt #	3032341/10600	<input type="checkbox"/> Tax Lien/Release
Date/Time	3/14/03, 9:00	<input type="checkbox"/> Transfer
Doc Order	2 of 2	<input checked="" type="checkbox"/> Division
Recordability	Jap	<input type="checkbox"/> Status
Filing Fees	\$60 <sup>00</sup> Div fee 1000 <sup>00</sup>	<input type="checkbox"/> New legal Description
Well Cert Rec'd		<input type="checkbox"/> GAC
		<input type="checkbox"/> Deferred Specials
		<input type="checkbox"/> No Change
<input type="checkbox"/> Certified Copy/ _____ <input type="checkbox"/> Non-standard Document <input type="checkbox"/> From Certificate 97688A # New Certificates 0		
<b>BK</b>	<b>266</b>	<b>Page/Cert</b> 97688

**DOCUMENT NO. 424389.0 TORRENS**  
**ANOKA COUNTY MINNESOTA**

I HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WAS FILED IN THIS OFFICE  
 FOR RECORD ON **MAR 14 2003**  
 AT **9.00 AM** AND WAS DULY RECORDED  
 FEES AND TAXES IN THE AMOUNT OF **\$1060.00** PAID  
**2003032341**

RECEIPT NO  
 MAUREEN J DEVINE  
 ANOKA COUNTY PROPERTY TAX ADMINISTRATOR/RECORDER/REGISTRAR OF TITLES  
 BY TAP  
 DEPUTY PROPERTY TAX ADMINISTRATOR/RECORDER/REGISTRAR OF TITLES

424389.0 TORRENS  
 NOECKER DEVELOPMENT LLC  
 8315 PLEASANT VIEW DR  
 HOUNS VIEW, MN 55112

DECLARATION FOR NEW CIC

THIS PAGE IS NOT PART OF THE ORIGINAL DOCUMENT PRESENTED FOR RECORDING

Added by Anoka County Recorder for posting only.

MUNICIPALITY: BIAINE CHECKED BY: [Signature] ON 11/20/03

MAP # 2905  
2906 PLAT BOOK TYPE: \_\_\_\_\_

DOC. DATE: 10/20/03 NO OF PAGES \_\_\_\_\_ TRACT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

CIC SHORT NAME: CIC NO 136 wildwood vill  
wildwood vill 2

LONG NAME: BY DECLARATION

A/T	PARENT PINS	THRU
T	05 31.23.12.0087	-0090
	— 12.0143	-0146
	— 12.0153	-0156

A/T	PARENT PINS	THRU

DATE: \_\_\_\_\_

DIV NO: \_\_\_\_\_

**452565**

**FIRST AMENDMENT TO  
DECLARATION OF WILDWOOD VILLAGE AND  
WILDWOOD VILLAGE 2 HOMEOWNERS' ASSOCIATION  
COMMON INTEREST COMMUNITY NO. 136**

**(ANNEXING ADDITIONAL REAL ESTATE)**

THIS AMENDMENT is executed this 20th day of October, 2003, by Hanson Builders, Inc , a Minnesota corporation (the "Declarant").

**RECITALS:**

- A The following described real property in Anoka County, Minnesota ("Property") is subject to that certain Declaration of Wildwood Village and Wildwood Village 2 Homeowners' Association, Common Interest Community No 136, dated April 23, 2003, and recorded June 18, 2003, as Anoka County Registrar Document No 434802 (the "Declaration")

Lots Five (5), Six (6), Seven (7) & Eight (8), all in Block One of Wildwood Village according to the plat thereof on file and of record in the Office of the Registrar of Titles in and for Anoka county, Minnesota  
and

Lots Twelve (12), Thirteen (13), Fourteen (14), Fifteen (15), Twenty-two (22), Twenty-three (23), Twenty-four (24) & Twenty-five (25), all in Block One of Wildwood Village 2 according to the plat thereof on file and of record in the Office of the Registrar of Titles in and for Anoka county, Minnesota.

- B Article III., Section 1 of the Declaration reserves unto the Declarant the right to add Additional Real Estate to the Property, by unilateral action under Minnesota Statutes Section 515B 2-111
- C The Declarant now desires to annex portions of the Additional Real Estate into the Property

**AMENDMENT:**

- 1 Annexation of Additional Real Estate The Declaration is hereby amended by adding the following to the definition of the "Property" subject to the Declaration

Lots Five (5), Six (6), Seven (7) & Eight (8), all in Block One of Wildwood Village according to the plat thereof on file and of record in the Office of the Registrar of Titles in and for Anoka county, Minnesota

AND

Lots Twelve (12), Thirteen (13), Fourteen (14), Fifteen (15), Twenty-two (22), Twenty-three (23), Twenty-four (24) & Twenty-five (25), all in Block One of Wildwood Village 2 according to the plat thereof on file and of record in the Office of the Registrar of Titles in and for Anoka county, Minnesota

(hereinafter "Annexed Property")

The lots referenced in the "Annexed Property" shall all be "Units," as defined in the Declaration. None of the lots referenced in the "Annexed Property" shall be "Common Element," as defined in the Declaration.

The Annexed Property is hereby subjected to the Declaration. The Annexed Property shall be transferred, held, sold, conveyed and developed always subject to all the easements, covenants, restrictions, conditions and other terms and provisions of the Declaration to the same extent as though the Annexed Property had been designated as "Property" in the Declaration as originally executed.

2. Reduction of "Additional Real Estate." The Declaration is hereby amended such that the "Additional Real Estate," from and after the effective date of this Amendment, shall be that property legally described as follows, to-wit

Lots One (1), Two (2), Three (3) and Four (4), all in Block One (1) of Wildwood Village according to the plat thereof on file and of record in the Office of the Registrar of Titles in and for Anoka county, Minnesota

AND

Lots One through Eleven (1-11), inclusive, and Lots Nineteen (19), Twenty (20) and Twenty-one (21), all in Block One (1) of Wildwood Village 2 according to the plat thereof on file and of record in the Office of the Registrar of Titles in and for Anoka county, Minnesota

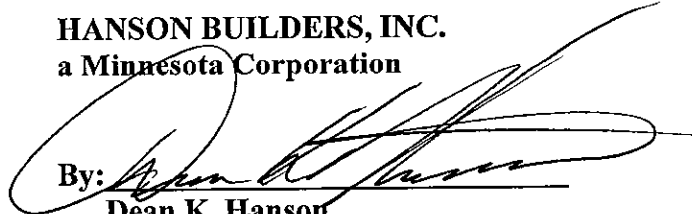
- 3 Amendment Limited All provisions of the Declaration remain in full force and effect, except as expressly amended hereby



IN WITNESS WHEREOF, the Declarant has executed this Amendment as of the day and year first above-written

DECLARANT:

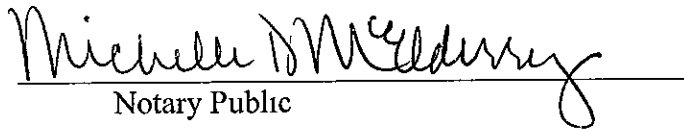
HANSON BUILDERS, INC.  
a Minnesota Corporation

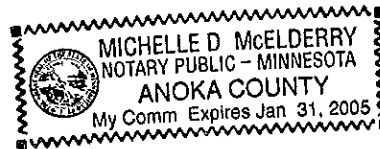
By: 

Dean K. Hanson  
Its: President

STATE OF MINNESOTA }  
                                  } ss.:  
COUNTY OF Anoka }

The foregoing instrument was acknowledged before me this 20th day of October, 2003, by Dean K. Hanson, the President of HANSON BUILDERS, INC , a Minnesota Corporation, on behalf of the Corporation

  
Notary Public



THIS INSTRUMENT DRAFTED BY:


Thomas L Satrom #95898  
PARKER, SATROM, O'NEIL  
& BENJAMIN, P A.  
123 South Ashland  
Cambridge MN 55008  
763-689-3000 TLS/gra

STATE OF MINNESOTA )  
 ) ss  
COUNTY OF Anoka )

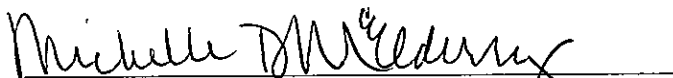
AFFIDAVIT OF  
SERVICE BY MAIL

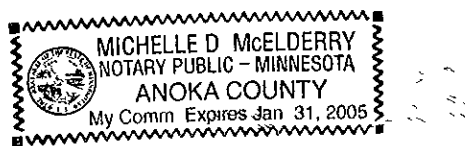
Dean K. Hanson, being first duly sworn on oath, deposes and states that he is the President of Hanson Builders, Inc., a Minnesota corporation, which is the Declarant under that certain Declaration of Wildwood Village and Wildwood Village 2 Homeowners' Association, Common Interest Community No 136, and that on October 20, 2003, he mailed the attached Notice of Expansion of Common Interest Community by postage prepaid first class U.S. Mail to all of the unit owners. The names of all unit owners are listed on Exhibit A attached hereto.

All envelopes and notices were addressed to "Unit Owner Entitled to Legal Notice" in care of the Unit Owners named above at their respective addresses.

  
Dean K. Hanson

Subscribed and sworn to before me  
this 20 day of October, 2003.

  
Notary Public



**TORRENS**

Receipt #	4000860/20-	<input type="checkbox"/> Tax Lien/Release
Date/Time	11/20/03 15:10	<input type="checkbox"/> Transfer
Doc Order	1 of 3	<input checked="" type="checkbox"/> Division
Recordability	Jap	<input type="checkbox"/> Status
Filing Fees	\$ 20-	<input type="checkbox"/> New legal Description
Well Cert Rec'd		<input type="checkbox"/> GAC
		<input type="checkbox"/> Deferred Specials
		<input type="checkbox"/> No Change
<input type="checkbox"/> Certified Copy/ _____ <input type="checkbox"/> Non-standard Document <input type="checkbox"/> From Certificate <u>97688 A</u> # New Certificates <u>0</u>		
BK	266	Page/Cert <u>97688</u>

**DOCUMENT NO. 452565 0 TORRENS**  
**ANOKA COUNTY MINNESOTA**

I HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WAS FILED IN THIS OFFICE  
 FOR RECORD ON NOV 20 2003  
 AT 3:10 PM AND WAS DULY RECORDED  
 FEES AND TAXES IN THE AMOUNT OF \$20 00 PAID  
 2004000860

RECEIPT NO

MAUREEN J DEVINE

ANOKA COUNTY PROPERTY TAX ADMINISTRATOR/RECORDER/REGISTRAR OF TITLES

TAP

BY

DEPUTY PROPERTY TAX ADMINISTRATOR/RECORDER/REGISTRAR OF TITLES