

# CROSTOWN MEADOWS

KNOW ALL PERSONS BY THESE PRESENTS: That Kodiak Homes, Inc., a Minnesota Corporation, fee owner, of the following described property situated in the County of Anoka, State of Minnesota, to wit:

Outlot A, KENSINGTON ESTATES THIRD ADDITION, Anoka County, Minnesota.

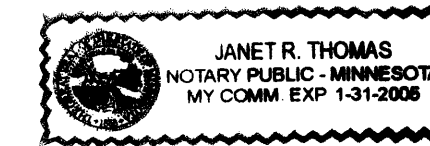
Has caused the same to be surveyed and platted as CROSTOWN MEADOWS and does hereby donate and dedicate to the public for public use forever the lane, and the drainage and utility easements as shown on this plat and also dedicate to the County of Anoka the Right of Access onto County Road No. 18 as shown on this plat. In witness whereof said Kodiak Homes, Inc., a Minnesota Corporation, has caused these presents to be signed by its proper officer this 20<sup>th</sup> day of FEBRUARY, 2004.

KODIAK HOMES, INC.

*Bruce A. Carlson*  
Bruce A. Carlson, as president

STATE OF MINNESOTA  
COUNTY OF Anoka

The foregoing instrument was acknowledged before me this 20<sup>th</sup> day of February, 2004 by Bruce A. Carlson, as president of Kodiak Homes, Inc., a Minnesota Corporation, on behalf of the corporation.



*Janet R. Thomas*  
Notary Public, Minnesota  
My Commission Expires \_\_\_\_\_

I hereby certify that I have surveyed and platted the property on this plat as CROSTOWN MEADOWS; 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 on said plat or will be placed as required by the local governmental unit as designated on said plat; that the outside boundary lines are correctly designated on said 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.

STATE OF MINNESOTA  
COUNTY OF ANOKA

*Charles R. Christopherson*  
Charles R. Christopherson, Land Surveyor  
Minnesota License No. 18420

The foregoing instrument was acknowledged before me this 20<sup>th</sup> day of February, 2004 by Charles R. Christopherson, Land Surveyor.



*Michelle L. Howland*  
Notary Public, Minnesota  
My Commission Expires January 31, 2005.

ANDOVER, MINNESOTA

This plat of CROSTOWN MEADOWS was approved and accepted by the City Council of Andover, Minnesota, at a regular meeting thereof held this 20<sup>th</sup> day of January, 2004. 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.

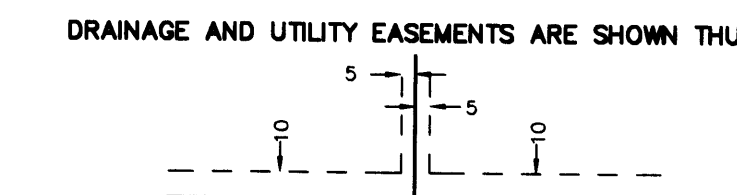
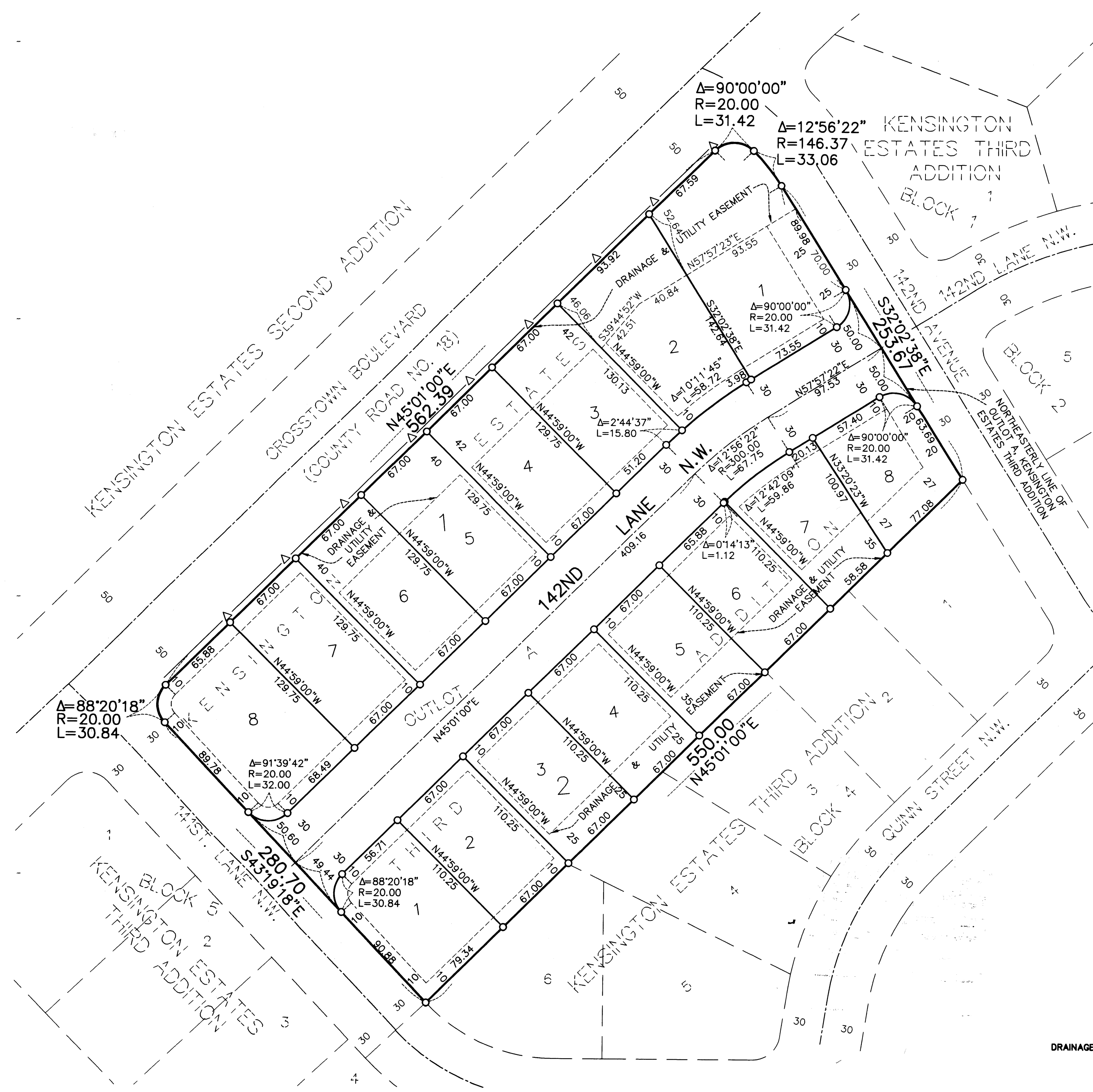
CITY COUNCIL OF THE CITY OF ANDOVER, MINNESOTA

*Mark Dahl* Mayor      *Antonia Vull* Clerk

ANOKA COUNTY SURVEYOR

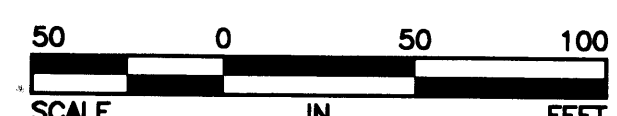
This plat was checked and approved on this 24<sup>th</sup> day of FEBRUARY, 2004.

*Larry Holm*  
Larry Holm, Anoka County Surveyor



Being 10 feet in width and adjoining street lines and 5 feet in width and adjoining lot lines unless otherwise shown on the plat.

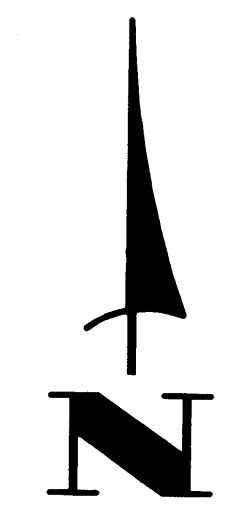
- Denotes 1/2 inch by 14 inch iron monument set and marked with Minnesota License No. 18420.
- Denotes iron monument found
- △— Denotes Restricted Access dedicated to the County of Anoka



For the purposes of this plat the Northeastery line of Outlot A, KENSINGTON ESTATES THIRD ADDITION is assumed to bear S32°02'38"E

18 99989  
OFFICE OF COUNTY RECORDER  
STATE OF MINNESOTA COUNTY OF ANOKA  
I hereby certify that the within instrument was filed in this office to record on the 24 Feb A.D. 2004  
at 9:59 P.M. and was duly recorded in book 67-Abt of DL  
*Margaret J. Devine*  
by BMC

RECEIVED  
PROPERTY TAX ADMINISTRATOR  
I hereby certify that the current and delinquent taxes on the lands described within are paid and the transfer is entered  
Feb. 24, 2004  
*S. Culver*  
DEPUTY PROPERTY TAX ADMINISTRATOR



Receipt No. 2004033984 \$575.00



1899989

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: Andover CERTIFIED BY: Re ON 2/24/04

MAP # 3088 PLAT BOOK: 67 OF Abst PAGE 01

DOC. DATE: 2-20-04 NO OF PAGES: 1 TRACT BOOK: \_\_\_\_\_ PAGE \_\_\_\_\_

PLAT SHORT NAME: CROSSTOWN MEADOWS

LONG NAME: CROSSTOWN MEADOWS

A/T	PARENT PINS	KEY	RES?	GRANTORS (Fees, C/Ps, Mortgagees)	Marital Status
A	27.32.27. 33-0022	1058438	N	KODIAK HOMES INC	

FILED BY: Reg Abbott PHONE: \_\_\_\_\_

TAXPAYER NAME: Kodiak Homes Inc

ADDRESS: 8515 -124th Ave N

CITY: Champlin STATE: Mn ZIP: 55316

NEW PARCELS

LOT	BLOCK	LOT	BLOCK	LOT	BLOCK
1-8	1				
1-8	2			16	

DELO & CURRENT TAXES ARE PAID: INITIALS: Re DATE: 2/24/04

DIV. NO.: \_\_\_\_\_ DIV. FEE: \$520.

**ABSTRACT**

Receipt #	33984/575.00	<input type="checkbox"/> Incorrect/No Reference #
Date/Time	2/24/14.53	<input type="checkbox"/> Non-standard Document
Document Order	1 of 2	<input type="checkbox"/> Certified Copy/
PINs	Bc	520 Div fee
Recordability	Bc	
Filing Fees	\$ 55.00	<input type="checkbox"/> Tax Lien/Release
Copy/Additional Pg Fees	\$	<input type="checkbox"/> Transfer
Well Cert Fees	\$	<input checked="" type="checkbox"/> Division
<input type="checkbox"/> Incomplete Form		<input type="checkbox"/> Status
<input type="checkbox"/> Missing Attachment		<input type="checkbox"/> New legal Description
<input type="checkbox"/> No Legal Description		<input type="checkbox"/> GAC
<input type="checkbox"/> Non-existent Legal Description		<input type="checkbox"/> Deferred Specials
<input type="checkbox"/> Part(s) Illegible		<input type="checkbox"/> No Change

DOCUMENT NO. 1899989.0 ABSTRACT

**ANOKA COUNTY MINNESOTA**

I HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WAS FILED IN THIS OFFICE  
 FOR RECORD ON FEB 24 2004  
 AT 2:53 PM AND WAS DULY RECORDED  
 FEES AND TAXES IN THE AMOUNT OF \$575.00 PAID

RECEIPT NO 2004033984

MAUREEN J DEVINE  
 ANOKA COUNTY PROPERTY TAX ADMINISTRATOR/RECORDER/REGISTRAR OF TITLES

BY BMC  
 DEPUTY PROPERTY TAX ADMINISTRATOR/RECORDER/REGISTRAR OF TITLES

1985081.004

**COMMON INTEREST COMMUNITY NO. 155**

**A Planned Community**

**CROSTOWN MEADOWS TWINHOMES**

**SECOND SUPPLEMENTAL DECLARATION**

THIS SECOND SUPPLEMENTAL DECLARATION is made as of the 5<sup>th</sup> day of June, 2006, by Kodiak Homes, Inc., a Minnesota corporation, hereinafter referred to as "Declarant", pursuant to the provisions of the Minnesota Common Interest Ownership Act, Minnesota Statutes 515B.1-101 to 515B.4-118 (hereinafter referred to as the "Act"), as amended.

WHEREAS, on the 19th day of February, 2004, Declarant made and executed that certain Declaration for Common Interest Community No. 155, Crosstown Meadows Twinhomes (hereinafter referred to as the "Declaration"), whereby Declarant submitted certain real estate situated in Anoka County, Minnesota, to the provisions of the Act, which Declaration was filed for record on February 24, 2004, as Document No. 1899990.0 in the Office of the County Recorder, Anoka County, Minnesota; and

WHEREAS, on the 22<sup>nd</sup> day of August, 2005, Declarant made and executed that certain First Supplemental Declaration for Common Interest Community No. 155, Crosstown Meadows Twinhomes, whereby Declarant submitted certain additional real estate situated in Anoka County, Minnesota, to the provisions of the Act, which First Supplemental Declaration was filed for record on September 13, 2005, as Document No. 1978161.005, in the Office of the County Recorder, Anoka County, Minnesota; and

WHEREAS, the Declaration reserves to Declarant the option to add to Common Interest Community No. 155, Crosstown Meadows Twinhomes (hereinafter referred to as the "Community") any one or more of certain parcels of land described in said Declaration and referred to in the Declaration as "Additional Real Estate"; and

WHEREAS, Declarant intends by this Amendment to add to the Community the following Additional Real Estate referred to in the Declaration:

**REGISTERED ABSTRACTERS, INC.**  
2115 Third Ave. N.  
Anoka, MN 55303

*Tos-11152*

Lots 5, 6, 7 and 8, Block 2, CROSSTOWN MEADOWS,  
Anoka County, Minnesota

(the "Added Lots"); and

NOW, THEREFORE, in order to add the Added Lots to the Community, Declarant hereby declares that the Added Lots, as herein described, are subject to the covenants, restrictions, terms and conditions set forth in the Declaration, as amended hereby, which shall constitute covenants running with the Added Lots and shall be binding upon Declarant, its successors and assigns, and on all subsequent holders of any right, title or interest in or to all or any part of the Added Lots, their grantees, successors, heirs, personal representatives, devisees and assigns:

1. Legal Description of Added Lots: The legal description of the Added Lots which are hereby added to the Declaration is as follows:

Lots 5, 6, 7 and 8, Block 2, CROSSTOWN MEADOWS,  
Anoka County, Minnesota

2. Applicability of Provisions of Declaration: All of the terms, covenants, restrictions and conditions created in the Declaration as applicable to the Property are hereby extended to, and shall be deemed to apply to the Added Lots, including but not limited to all restrictions contained in the Declaration affecting the use, occupancy, and alienation of Lots.

3. Definition of Terms: As used in this Supplemental Declaration, any words or terms defined in the Declaration shall have the meaning ascribed in the Declaration.

4. Relationship to Prior Documents: Except as herein amended or supplemented, the Declaration shall remain in full force and effect.

5. Allocation of Interests; Voting: In accordance with the Declaration, each of the Added Lots, except for Common Elements, if any, is allocated an equal allocation of the common expenses liabilities which is equal to the interest and allocation of all Lots subject to the Declaration. Each of the Added Lots, except Common Elements, if any, is allocated one vote in the Association.

6. Remaining Additional Real Estate: There is no remaining additional real estate to be added to the Common Interest Community.

IN WITNESS WHEREOF, Declarant has caused this Second Supplemental Declaration to be executed the date and year first above written.

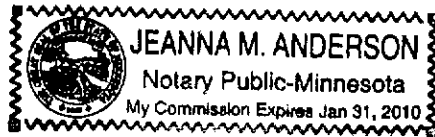
KODIAK HOMES, INC.

By: Bruce Carlson  
Bruce Carlson  
Its: President

STATE OF MINNESOTA )  
 ) ss.  
COUNTY OF Anoka )

The foregoing instrument was acknowledged before me this 5<sup>th</sup> day of June, 2006, by Bruce Carlson, the President of Kodiak Homes, Inc., a Minnesota corporation, on behalf of said corporation.

Jeanna M. Anderson  
Notary Public



THIS INSTRUMENT WAS DRAFTED BY:

BARNA, GUZY & STEFFEN, LTD. (TDE)  
400 Northtown Financial Plaza  
200 Coon Rapids Boulevard  
Minneapolis, MN 55433  
(763) 780-8500

327681\_1

ANOKA COUNTY MINNESOTA

Document No.: 1985081.004 ABSTRACT

I hereby certify that the within instrument was filed in this  
office for record on: 06/07/2006 1:56:00 PM

Fees/Taxes In the Amount of: \$46.00

MAUREEN J. DEVINE

Anoka County Property Tax

Administrator/Recorder/Registrar of Titles

DLA, Deputy

Record ID: 1694366