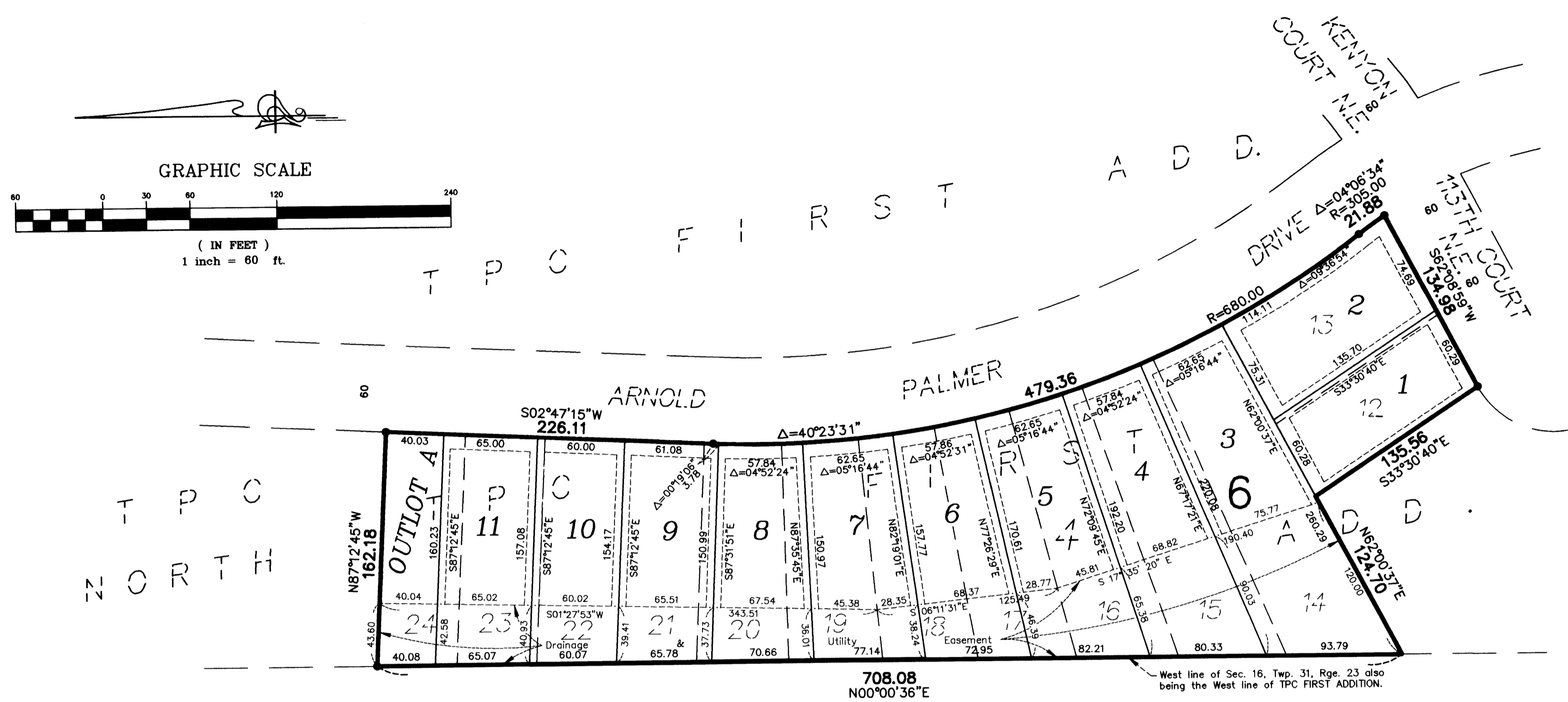


# TPC SEVENTH ADDITION



KNOW ALL MEN BY THESE PRESENTS: That Sienna Corporation, a Minnesota corporation, owner and proprietor of the following described property situated in the County of Anoka, State of Minnesota, to wit:

OUTLOTS B & R, TPC FIRST ADDITION, CIC NUMBER 49 and OUTLOT A, TPC FIFTH ADDITION, CIC NUMBER 49.

That Town & Country Homes, Inc., a Minnesota corporation, owner and proprietor of the following described property situated in the County of Anoka, State of Minnesota, to wit:

Lots 12 thru 24, Block 4, TPC FIRST ADDITION, CIC NUMBER 49.

Have caused the same to be surveyed and platted as TPC SEVENTH ADDITION and do hereby donate and dedicate to the public for public use forever the avenue, court and lane and easements for drainage and utility purposes only, as shown on this plat. In witness whereof said Sienna Corporation, a Minnesota corporation, has caused these presents to be signed by its proper officer this 15th day of April, 1999 and in witness whereof said Town & Country Homes, Inc., a Minnesota corporation, has caused these presents to be signed by its proper officer this 15th day of April, 1999.

SIENNA CORPORATION  
*John Hankinson*  
John Hankinson, Vice President

TOWN & COUNTRY HOMES, INC.  
By *John Hankinson* its President -  
Minnesota Division

STATE OF MINNESOTA  
COUNTY OF Hennepin

The foregoing instrument was acknowledged before me this 15th day of April, 1999 by John Hankinson as V.P. of Sienna Corporation, a Minnesota Corporation, on behalf of the corporation.

*Susan M. Stefaniak*  
Notary Public, Hennepin County, Minnesota  
My Commission Expires January 31, 2000

STATE OF MINNESOTA  
COUNTY OF Hennepin

The foregoing instrument was acknowledged before me this 15th day of April, 1999 by Arz Plaus as President of Town & Country Homes, Inc., a Minnesota Corporation, on behalf of the corporation.

*Arz Plaus*  
Notary Public, Hennepin County, Minnesota  
My Commission Expires January 31, 2000

I hereby certify that I have surveyed and platted the property described on this plat as TPC SEVENTH 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 or will be placed as required by the local governmental unit; that the outside boundary lines are correctly designated on the plat; and that there are no wetlands, in accordance with M.S. 505.02 Subdivision 1, or public highways to be designated other than as shown.

*Terrence E. Rothenbacher*  
Terrence E. Rothenbacher, Land Surveyor  
Minnesota License Number 20595

STATE OF MINNESOTA  
COUNTY OF Anoka

The foregoing instrument was acknowledged before me this 9th day of April, 1999, by Terrence E. Rothenbacher, Land Surveyor, Minnesota License No. 20595.

*Michelle L. Howland*  
Michelle L. Howland  
Notary Public, Anoka County, Minnesota  
My Commission Expires January 31, 2000

BLAINE, MINNESOTA

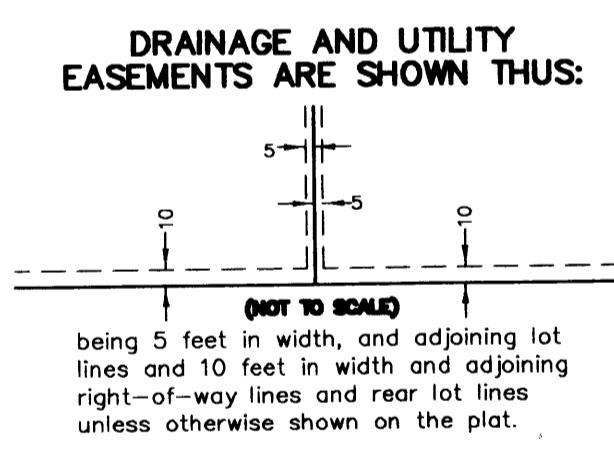
This plat of TPC SEVENTH ADDITION was approved and accepted by the City Council of the City of Blaine, Minnesota, at a regular meeting thereof held this 13th day of April, 1999. If applicable, the written comments and recommendations of the Commissioner of Transportation and the County Highway Engineer have been received by the City or the prescribed 30 day period has elapsed without receipt of such comments and recommendations, as provided by Minnesota Statutes 505.03, Subdivision 2.

By: *Tom Ryan* Mayor By: *Joyce Turval* Clerk

Checked and approved this 27th day of APRIL, 1999.

By: *James D. Shi*  
Anoka County Surveyor

CITY OF BLAINE



All monuments required by Minnesota Statute, and not shown on this plat, will 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 20595.

- Denotes found iron monument.
- Denotes 1/2 inch by 14 inch iron monument set and marked by license no. 20595

*J. Culver*  
2001.27.99

For the purposes of this plat, the west line of Sec. 16, T. 31, R. 23 is assumed to have a bearing of N 00°00'36" E.

1424848.  
*Edward J. Tenka*  
HAT

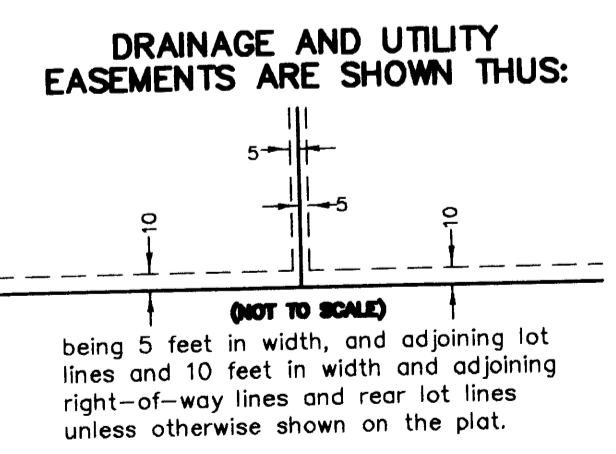
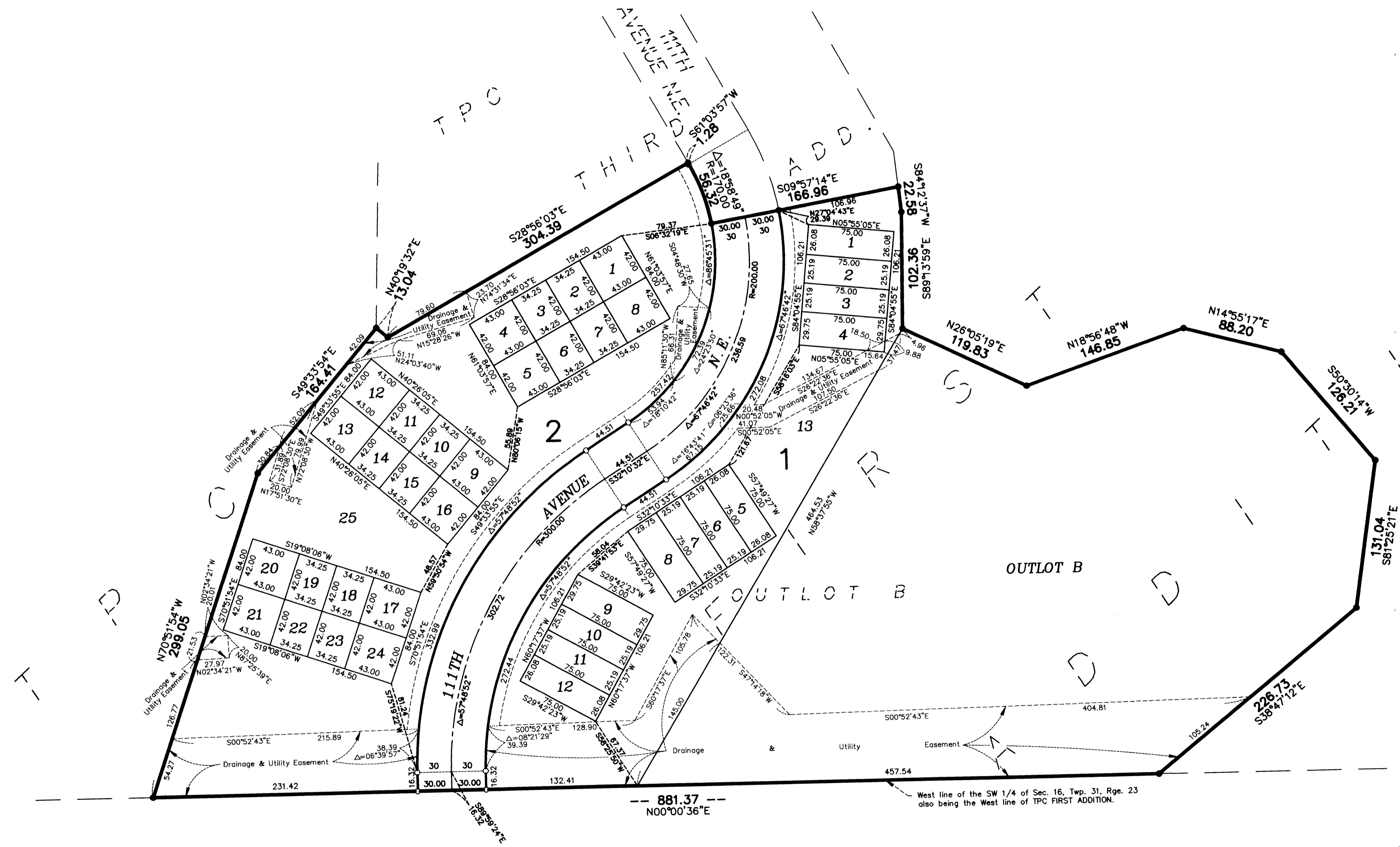
**PIONEER engineering**

LAND SURVEYORS • CIVIL ENGINEERS  
LAND PLANNERS • LANDSCAPE ARCHITECTS

2422 Enterprise Drive  
Mendota Heights, MN 55120  
(612) 681-1914 FAX: 681-9488  
625 Highway 10 N.E.  
Blaine, MN 55434  
(612) 783-1880 FAX: 783-1883

Rect# 1999048847 \$2915.00

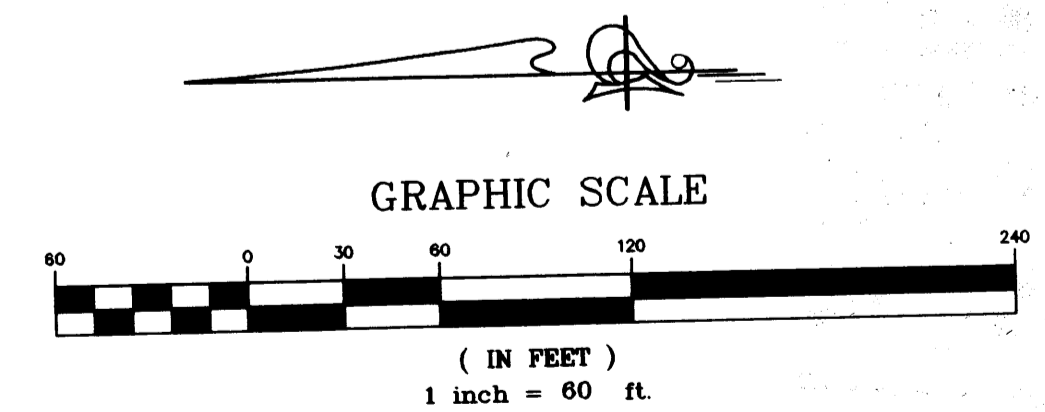
# TPC SEVENTH ADDITION



- Denotes found iron monument.
- Denotes 1/2 inch by 14 inch iron monument set and marked by license no. 20595

For the purposes of this plat, the west line of Sec. 16, T. 31, R. 23 is assumed to have a bearing of N 00°00'36" E.

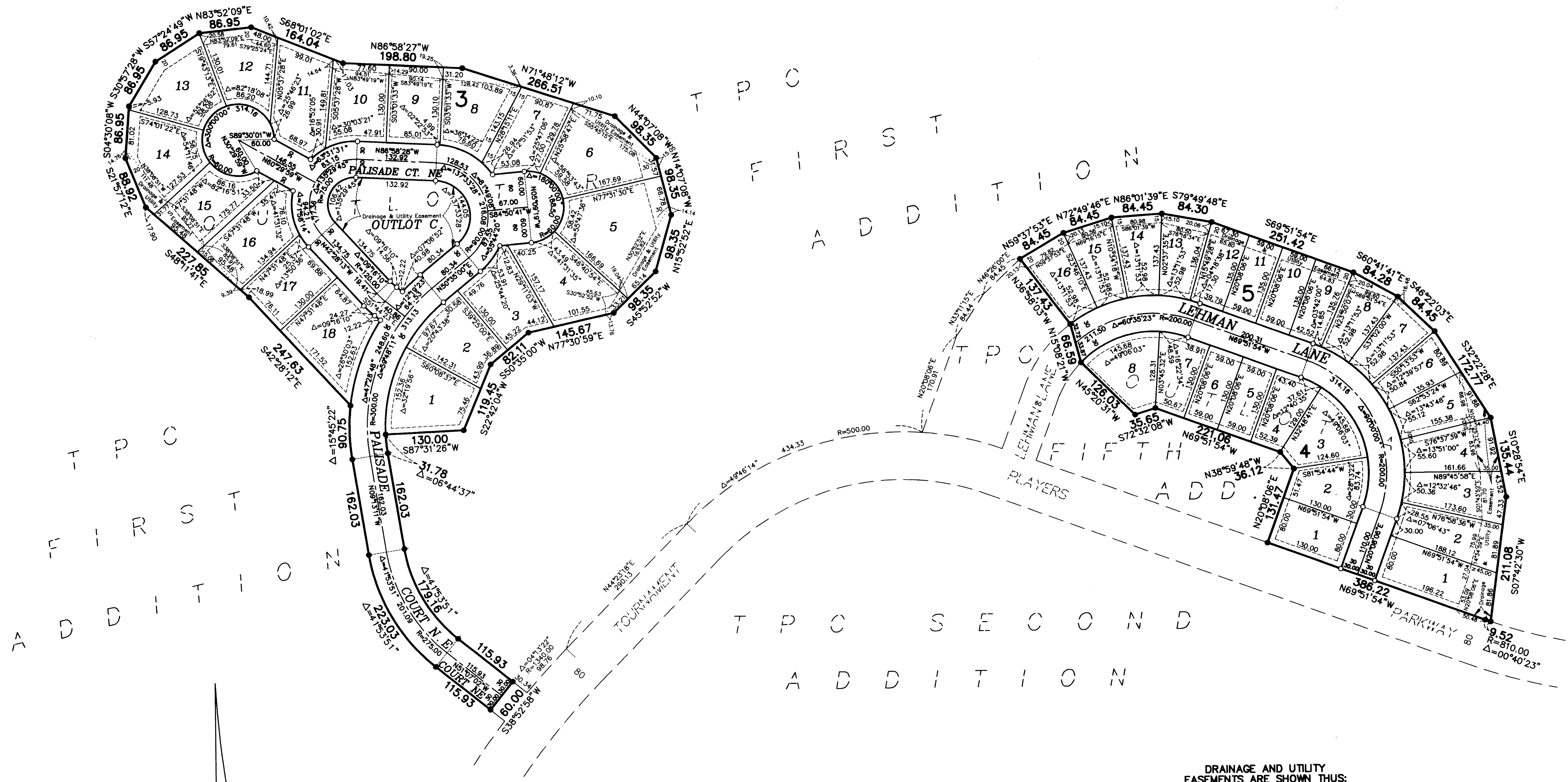
All monuments required by Minnesota Statute, and not shown on this plat, will be set within one year of the recording date of this plat, and shall be evidenced by a 1/2 inch by 14 inch iron pipe marked by RLS 20595.



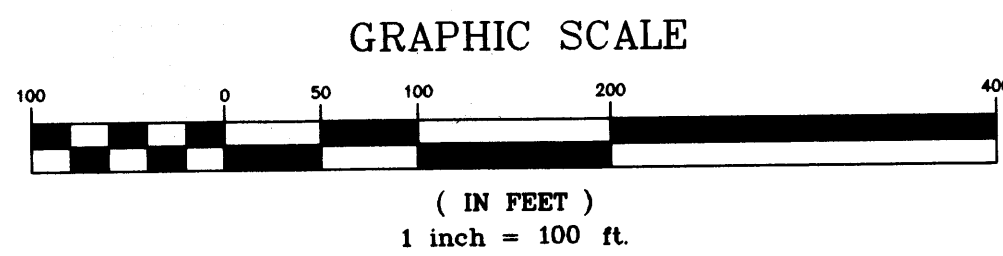
LAND SURVEYORS • CIVIL ENGINEERS  
LAND PLANNERS • LANDSCAPE ARCHITECTS

2422 Enterprise Drive  
Mendota Heights, MN 55120  
**(612) 681-1914 FAX: 681-9488**  
625 Highway 10 N.E.  
Blaine, MN 55434  
**(612) 783-1880 FAX: 783-1883**

# TPC SEVENTH ADDITION



TPC SEVENTH ADDITION  
 TPC SECOND  
 ADDITION

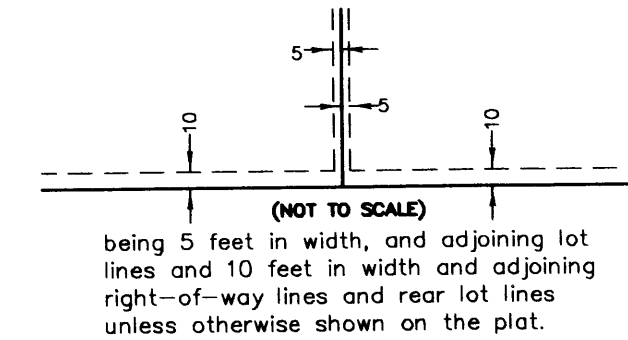


All monuments required by Minnesota Statute, and not shown on this plat, will be set within one year of the recording date of this plat, and shall be evidenced by a 1/2 inch by 14 inch iron pipe marked by RLS 20595.

- Denotes found iron monument.
- Denotes 1/2 inch by 14 inch iron monument set and marked by license no. 20595

For the purposes of this plat, the west line of Sec. 16, T. 31, R. 23 is assumed to have a bearing of  $N00^{\circ}00'36''E$ .

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



LAND SURVEYORS • CIVIL ENGINEERS  
 LAND PLANNERS • LANDSCAPE ARCHITECTS

2422 Enterprise Drive  
 Mendota Heights, MN 55120  
 (612) 681-1914 FAX: 681-9488  
 625 Highway 10 N.E.  
 Blaine, MN 55434  
 (612) 783-1880 FAX: 783-1883

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: B/Alne CERTIFIED BY: PC ON \_\_\_\_\_  
O.L.D. - 2059

MAP # 2161 PLAT BOOK: 4 OF \_\_\_\_\_ PAGE 9

DOC. DATE: 4/15/99 NO. OF PAGES: 3 TRACT BOOK: \_\_\_\_\_ PAGE \_\_\_\_\_

PLAT SHORT NAME: CIC NO. 49 TPC 17th Add.

LONG NAME: CIC NO. 49 TPC Seventh Addition

A/T	PARENT PINS	KEY	RES?	GRANTORS (Fees, C/Ps, Mortgagees)	Marital Status
A	16-31-23-33-0096	1366266	N	Sienna Corporation	(Fee)
A	16-31-23-21-0004	1366337	N		
A	16-31-23-13-0023	1372712	N		
A	16-31-23-23-0065	1365926	N	Town & Country Homes, Inc	(Fee)
A	16-31-23-23-0066	1365935	N		
A	16-31-23-23-0067	1365944	N		

FILED BY: Reg. Abst. PHONE: 427-3012

TAXPAYER NAME: Town & Country Homes

ADDRESS: 11771 Valley View Rd.

CITY: Chen Prairie STATE: Ill ZIP: 55344

NEW PARCELS

LOT	BLOCK	LOT	BLOCK	LOT	BLOCK
1-13	1	1-16	5	C	O/L
1-25	2	1-11	6		
1-18	3	A	O/L		
1-8	4	B	O/L	(94)	

DELT & CURRENT TAXES ARE PAID: INITIALS: AJ DATE: 4-27-99

DIV. NO.: \_\_\_\_\_  
DIV. FEE: \$2,860.

Pg. 2 of 3

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: \_\_\_\_\_ CERTIFIED BY: \_\_\_\_\_ ON \_\_\_\_\_

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

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

PLAT SHORT NAME: CIC NO. 49 TPC 7th Add

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

A/T	PARENT PINS	KEY	RES?	GRANTORS (Fees, C/Ps, Mortgagees)	Marital Status
A	16-31-23-23-0068	1365953	N	Town + Country Homes Inc.	
A	16-31-23-23-0069	1365962	N		
A	16-31-23-23-0070	1365971	N		
A	16-31-23-23-0071	1365980	N		
A	16-31-23-23-0072	1365999	N		
A	16-31-23-23-0073	1366006	N		

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

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

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

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

NEW PARCELS

LOT	BLOCK	LOT	BLOCK	LOT	BLOCK

DELT & CURRENT TAXES ARE PAID:

INITIALS: AJ

DATE: 4-27-99

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

DIV. FEE: \$ \_\_\_\_\_

Pg. 3 of 3

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: \_\_\_\_\_ CERTIFIED BY: \_\_\_\_\_ ON \_\_\_\_\_

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

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

PLAT SHORT NAME: CIC NO. 49 TPC 17th Add.

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

A/T	PARENT PINS	KEY	RES?	GRANTORS (Fees, C/Ps, Mortgagees)	Marital Status
A	16-31-23-23-0074	1366015	N	Town & Country Homes Inc	
A	16-31-23-23-0075	1366024	N		
A	16-31-23-23-0076	1366033	N		
A	16-31-23-23-0077	1366042	N		

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

TAXPAYER NAME: Town & Country Homes Inc.

ADDRESS: 11471 Valley View Rd.

CITY: Eden Prairie STATE: MN ZIP: 55344

NEW PARCELS

LOT	BLOCK	LOT	BLOCK	LOT	BLOCK

DELT & CURRENT TAXES ARE PAID: INITIALS: [Signature] DATE: 4-27-99

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

ABSTRACT

Receipt # <u>48847/2915.00</u>	<input type="checkbox"/> Certified Copy Date Mailed _____
Date/Time: <u>4/27 14:30</u>	<input type="checkbox"/> Tax Liens / Releases
Doc. Order <u>3</u> of <u>4</u>	<input type="checkbox"/> Multi-Co Doc Tax Pd
✓ by: Pins: _____	<input type="checkbox"/> Transfer <input type="checkbox"/> New Desc.
Recordability / Belqs: <u>KJ</u>	<input checked="" type="checkbox"/> Division <input type="checkbox"/> GAC
Filing Fees: <u>\$55 + \$2860</u>	<input type="checkbox"/> Status <input type="checkbox"/> Def. Spec
Well Certificate Received this Date: _____ Anoka County Recorder	<input type="checkbox"/> Other <input type="checkbox"/> No Change
Notes:  <u>DIU. fee \$2860<sup>00</sup></u>	

DOCUMENT NO. 1424848.0 ABSTRACT

ANOKA COUNTY MINNESOTA

I HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WAS FILED IN THIS OFFICE  
 FOR RECORD ON APR 27 1999  
 AT 2:30 PM AND WAS DULY RECORDED.  
 FEES AND TAXES IN THE AMOUNT OF \$2915.00 PAID.

RECEIPT NO. 1999048847

EDWARD M. TRESKA

ANOKA COUNTY PROPERTY TAX ADMINISTRATOR/RECORDER/REGISTRAR OF TITLES

HAS

BY \_\_\_\_\_  
DEPUTY PROPERTY TAX ADMINISTRATOR/RECORDER/REGISTRAR OF TITLES





1431424

CIC NUMBER 55

A PLANNED COMMUNITY

THE MASTERS AT DEACON'S WALK, A COMMON INTEREST COMMUNITY

FIRST AMENDMENT TO DECLARATION

THIS AMENDMENT is made this 18<sup>th</sup> day of May, 1999 by Gorham Builders, Inc., (hereinafter referred to as the "Declarant"), pursuant to the provisions of the Minnesota Common Interest Ownership Act, Minnesota Statutes Section 515B.1-101 to 515B.4-118 (hereinafter referred to as the "Act"), as amended. This First Amendment to Declaration is consented to by Sienna Corporation, a Minnesota Corporation ("Sienna"), a current owner of some of the real estate subject to this Amendment and not as a co-declarant.

WHEREAS, on the 30<sup>th</sup> day of January, 1999, Declarant made and executed that certain Declaration, whereby Declarant submitted certain real estate situated in Anoka County, Minnesota (hereinafter referred to as the "Real Estate") to the provisions of the Act, which Declaration was filed for record on February 10, 1999 as Document Number 1406700 in the Office of the County Recorder in and for Anoka County, Minnesota; and

WHEREAS, Article XIII of the Declaration reserves to Declarant the option to add to CIC NUMBER 55, THE MASTERS AT DEACON'S WALK, A COMMON INTEREST COMMUNITY (hereinafter referred to as the "Planned Community") certain real estate described in Article XIII, Section 2 and referred to in the Declaration as "Additional Real Estate"; and

WHEREAS, CIC NUMBER 55 is subject to a master association, DEACON'S WALK, a planned community, CIC NUMBER 49.

WHEREAS, Declarant intends by this Amendment to add to CIC NUMBER 55 the following described property located in the City of Blaine, County of Anoka, State of Minnesota:

Lots 1 through 8; Block 4  
Lots 1 through 16; Block 5  
TPC Seventh Addition;  
Common Interest Community Number 49  
(initially platted as Outlot A, TPC Fifth Addition,  
Common Interest Community Number 49)

NOW, THEREFORE, in order to add said Additional Real Estate described in the Declaration to the Planned Community, Declarant hereby declares that the Additional Real Estate, as above described, is subject to the covenants, restrictions, terms and conditions set forth in the Declaration, which shall constitute covenants running with said Additional Real Estate 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 said Additional Real Estate, its grantees, declares, heirs, personal representatives, devisees and assigns:

1. Units. There are twenty-four (24) separate Units located within the Additional Real Estate as set forth in Exhibit A. The identifying number and boundaries of each of the twenty-four (24) Units hereby established and added to the Declaration are set forth in Exhibit A attached hereto in the Plat of TPC Seventh Addition. The boundaries of each Unit hereby added to the Declaration shall be the same as the boundaries of the Units created in the Declaration. Each of the twenty-four (24) Units hereby created is hereby allocated one vote in the Association.

2. Reallocation of Common Expense Liabilities. The Declaration is hereby amended to provide that the fraction of the Common Expenses of the Association are hereby allocated to the Units created in the Declaration and the Units created by this First Amendment by dividing one by the number of all of the Units created in the Declaration and in this First Amendment (30 Units).

3. Applicability of Provisions of Amended Declaration. All of the terms, covenants, restrictions and conditions created in the Declaration as applicable to the Real Estate are hereby extended to and shall be deemed to apply to said Additional Real Estate, including, but not limited to, all restrictions contained in the Declaration affecting the use, occupancy and alienation of Units.

4. Definition of Terms. As used in this First Amendment, any words or terms defined in the Act shall have the meaning there ascribed to them, and any words or terms defined in the Declaration, to the extent not defined in the Act, shall have the meaning ascribed in the Declaration.

5. Easement for Driveways. Declarant hereby grants a perpetual, exclusive easement for driveway and turning purposes, 16.0 feet in width, lying 8.0 feet on each side of the centerline described below. The burdened and benefitted parcels are all lying within TPC Seventh Addition (CIC No. 49), Anoka County, Minnesota and are described below:

<u>Benefitted Lots</u>	<u>Centerline of Driveway and Turning Easement</u>	<u>Burdened Lots</u>
1. Lots 1 and 2, Block 4	Commencing at the NE corner of Lot 1, Block 4, which is also the SE corner of Lot 2, Block 4, thence Northwesterly along the common boundary line between said Lots a distance of 55.5 feet and there terminating.	Lots 1 and 2, Block 4
2. Lots 3 and 4, Block 4	Commencing at the most Northerly corner of Lot 3, Block 4 which is also the most Easterly corner of Lot 4, Block 4, thence Southwesterly along the common boundary line between said Lots a distance of 55.5 feet and there terminating.	Lots 3 and 4 Block 4
3. Lots 5 and 6, Block 4	Commencing at the NW corner of Lot 5, Block 4, which is also the NE corner of Lot 6, Block 4, thence Southwesterly along the common boundary line between said Lots a distance of 55.5 feet and there terminating.	Lots 5 and 6, Block 4
4. Lots 7 and 8, Block 4	Commencing at the NW corner of Lot 7, Block 4, which is also the NE corner of Lot 8, Block 4, thence Southerly along the common boundary line between said Lots a distance of 55.5 feet and there terminating.	Lots 7 and 8, Block 4
5. Lots 1 and 2, Block 5	Commencing at the NW corner of Lot 1, Block 5, which is also the SW corner of Lot 2, Block 5, thence Southeasterly along the common boundary line between said Lots a distance of 55.5 feet and there terminating.	Lots 1 and 2, Block 5

- |     |                            |  |                            |
|-----|----------------------------|--|----------------------------|
| 6.  | Lots 3 and 4<br>Block 5    | Commencing at the NW<br>corner of Lot 3, Block<br>5, which is also the SW<br>corner of Lot 4, Block 5,<br>thence Easterly along the<br>common boundary line between<br>said Lots a distance of<br>55.5 feet and there terminating.                                   | Lots 3 and 4,<br>Block 5   |
| 7.  | Lots 5 and 6,<br>Block 5   | Commencing at the most<br>Westerly corner of Lot<br>5, which is also the most<br>Southerly corner of Lot<br>6, Block 5, thence North-<br>westerly along the common<br>boundary line between said<br>Lots a distance of 55.5<br>feet and there terminating.           | Lots 5 and 6,<br>Block 5   |
| 8.  | Lots 7 and 8,<br>Block 5   | Commencing at the most<br>Westerly corner of Lot<br>7, Block 5, which is<br>also the most Southerly<br>corner of Lot 8, Block<br>5, thence Northeasterly<br>along the common boundary<br>line between said Lots a<br>distance of 55.5 feet<br>and there terminating. | Lots 7 and 8,<br>Block 5   |
| 9.  | Lots 9 and 10,<br>Block 5  | Commencing at the SW<br>corner of Lot 9, Block<br>5, which is also the SE<br>corner of Lot 10, Block<br>5, thence Northerly along<br>the common boundary line between<br>said Lots a distance of<br>55.5 feet and there terminating.                                 | Lots 9 and 10,<br>Block 5  |
| 10. | Lots 11 and 12,<br>Block 5 | Commencing at the SW<br>corner of Lot 11, Block<br>5, which is also the SE<br>corner of Lot 12,<br>Block 5, thence Northerly<br>along the common boundary<br>line between said Lots a<br>distance of 55.5 feet<br>and there terminating.                             | Lots 11 and 12,<br>Block 5 |

- |                                |  |                            |
|--------------------------------|--|----------------------------|
| 11. Lots 13 and 14,<br>Block 5 | Commencing at the SW<br>corner of Lot 13, Block<br>5, which is also the SE<br>corner of Lot 14, Block 5,<br>thence Northerly along the<br>common boundary line between<br>said Lots a distance of 55.5<br>feet and there terminating.                                  | Lots 13 and 14,<br>Block 5 |
| 12. Lots 15 and 16<br>Block 5  | Commencing at the most<br>Southerly corner of Lot<br>15, Block 5, which is<br>also the most Easterly<br>corner of Lot 16, Block<br>5, thence Northwesterly<br>along the common boundary<br>line between said Lots a<br>distance of 55.5 feet<br>and there terminating. | Lots 15 and 16,<br>Block 5 |

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

Gorham Builders, Inc.

By: *Gary M Gorham*  
Its: President

Sienna Corporation, which owns portions of the real estate described herein, hereby consents to the foregoing Declaration and agrees for itself, its successors and assigns, that any portion of the real estate described herein in which it has any interest shall be subject to the foregoing Declaration.

Sienna Corporation  
By: *John Vasilbacher*  
Its: Vice President



EXHIBIT A  
TO  
FIRST AMENDMENT TO DECLARATION  
THE MASTER AT DEACON'S WALK

Lots 1 through 8, Block 4;  
Lots 1 through 16, Block 5;  
    TPC Seventh Addition  
Common Interest Community Number 49,  
    Anoka County, Minnesota

**ABSTRACT**

Receipt # <u>59917/29.50</u>	<input type="checkbox"/> Certified Copy Date Mailed _____
Date/Time: <u>5/25 / 14:25</u>	<input type="checkbox"/> Tax Liens / Releases
Doc. Order <u>2</u> of <u>2</u>	<input type="checkbox"/> Multi-Co Doc Tax Pd
✓ by: Pins: <u>ko</u>	
Recordability / Delqs: <u>LS</u>	<input type="checkbox"/> Transfer <input type="checkbox"/> New Desc.
Filing Fees: <u>29.50 NS</u>	<input checked="" type="checkbox"/> Division <input type="checkbox"/> GAC
Well Certificate Received this Date: _____ Anoka County Recorder	<input type="checkbox"/> Status <input type="checkbox"/> Def. Spec
Notes: <u>Margins</u>	<input type="checkbox"/> Other <input type="checkbox"/> No Change

**DOCUMENT NO. 1431424.0 ABSTRACT**  
**ANOKA COUNTY MINNESOTA**

I HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WAS FILED IN THIS OFFICE  
FOR RECORD ON **MAY 25 1999**  
AT **2:25 PM** AND WAS DULY RECORDED.  
FEES AND TAXES IN THE AMOUNT OF **\$29.50** PAID.

RECEIPT NO. **1999059917**

**EDWARD M. TRESKA**

**ANOKA COUNTY PROPERTY TAX ADMINISTRATOR/RECORDER/REGISTRAR OF TITLES**  
**DJL**

BY \_\_\_\_\_  
**DEPUTY PROPERTY TAX ADMINISTRATOR/RECORDER/REGISTRAR OF TITLES**