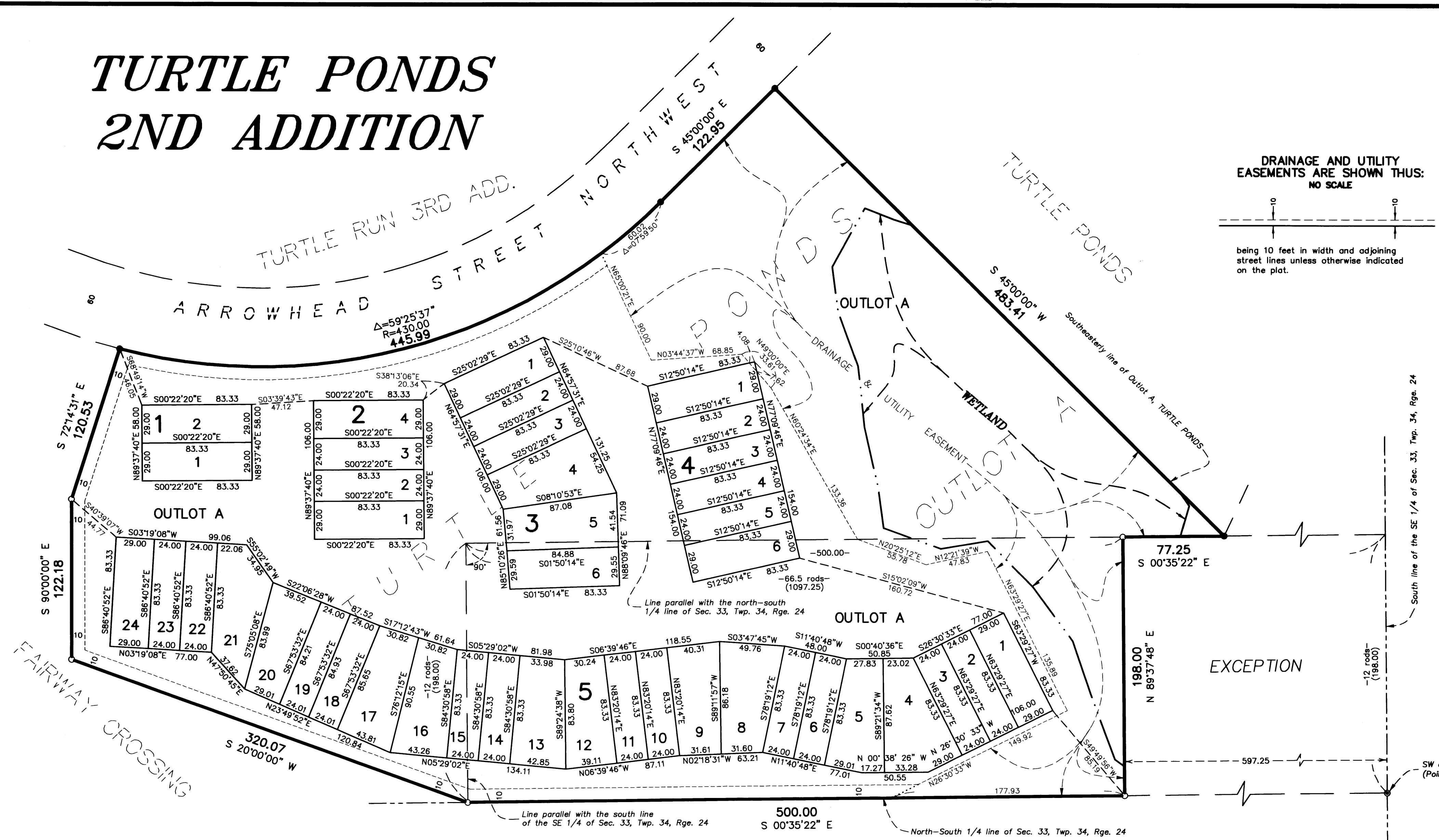
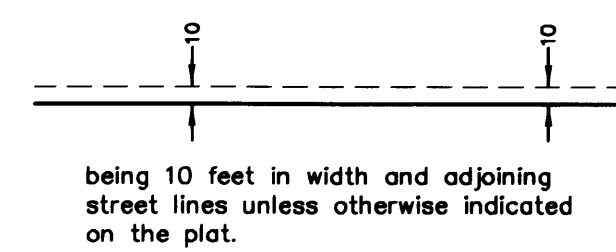


Book 58 of Abstr. Page 42

# TURTLE PONDS 2ND ADDITION

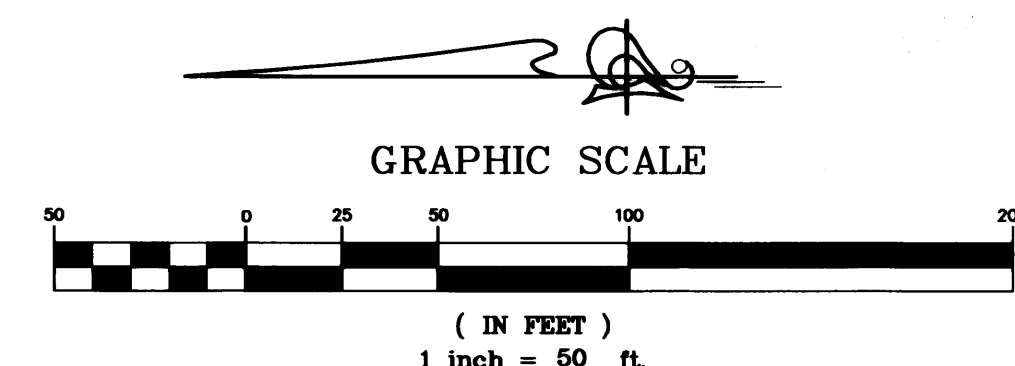


DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS: NO SCALE



- Denotes Anoka County Monument
  - Denotes iron monument found
  - Denotes 1/2 inch by 14 inch iron monument set and marked with license number 20595
- For the purposes of this plat, the southeasterly line of Outlot A, TURTLE PONDS has an assumed bearing of S45°00'00\"/>

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 x 14 inch iron pipe marked by R.L.S. No. 20595.



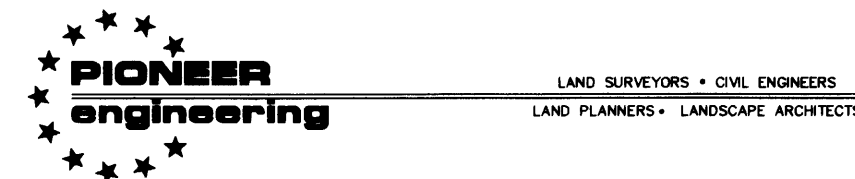
KNOW ALL MEN BY THESE PRESENTS: That Monument Development, LLP, a Minnesota Partnership owner and proprietor and of the following described property situated in the County of Anoka, State of Minnesota, to wit:

Outlot A, TURTLE PONDS and That part of the Southwest Quarter of the Southeast Quarter of Section 33, Township 34, Range 24, described as follows: Beginning at the Southwest corner of the Southeast Quarter of said section, thence east following the South section line a distance of 12 rods (198.00 feet); thence North and parallel to the North and South quarter lines a distance of 66.5 rods, (1097.25 feet), thence West and parallel with the South line of the Southwest Quarter of the Southeast Quarter to the North and South quarter line a distance of 12 rods (198.00 feet), thence South along the North and South quarter line to the point of beginning; except the South 597.25 feet thereof, as measured along the easterly and westerly lines of said parcel.

Has caused the same to be surveyed and platted as TURTLE PONDS 2ND ADDITION and does hereby donate and dedicate to the public for public use forever the easements for drainage and utility purposes only. In witness whereof said Monument Development, LLP, a Minnesota Partnership, has caused these presents to be signed by its proper officer this 27<sup>th</sup> day of June, 2000.

Monument Development, LLP

*Scott Wood* as partner  
SCOTT WOOD



2422 Enterprise Drive  
Mendota Heights, MN 55120  
(651) 681-1914 FAX: 681-9488

625 Highway 10 N.E.  
Blaine, MN 55434  
(763) 783-1880 FAX: 783-1883

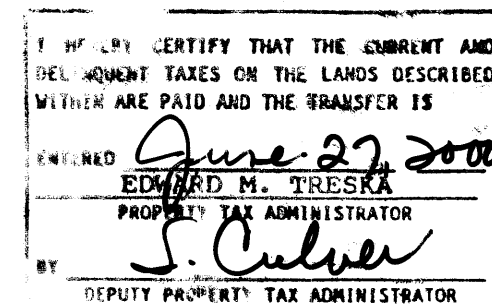
STATE OF MINNESOTA COUNTY OF ANOKA

The foregoing instrument was acknowledged before me this 27<sup>th</sup> day of June, 2000, by Scott Wood as partner of Monument Development, LLP, a Minnesota Partnership, on behalf of said partnership.



*Brian L. Quinn*  
Notary Public, Anoka County, Minnesota  
My Commission Expires 1-31-2005

I hereby certify that I have surveyed and platted the property described on this plat as TURTLE PONDS 2ND 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 as defined in MS 505.02, Subd. 1, or public highways to be designated other than as shown.



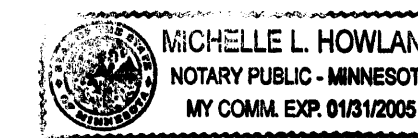
*Terrance E. Rothenbacher*  
Terrance E. Rothenbacher, Land Surveyor  
Minnesota License Number 20595  
Doc. # 1508628

I hereby certify that the within instrument was filed in this office for record on the 27<sup>th</sup> day of June, A.D., 2000 at 10:50 o'clock P.M., and was duly recorded in Book 58 of Abstract page 42.

*Edward M. Treska*  
County Recorder

STATE OF MINNESOTA COUNTY OF ANOKA

The foregoing Surveyor's Certificate was acknowledged before me this 19<sup>th</sup> day of June, 2000, by Terrence E. Rothenbacher, Land Surveyor, Minnesota License No. 20595.



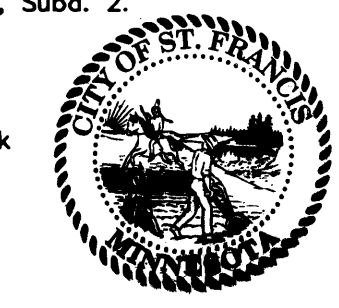
*Michelle L. Howland*  
Notary Public, Anoka County, Minnesota  
My Commission Expires Jan. 31, 2005

ST. FRANCIS, MINNESOTA

This plat of TURTLE PONDS 2ND ADDITION was approved and accepted by the City Council of the City of St. Francis Minnesota, at a regular meeting thereof held this 5<sup>th</sup> day of June, 2000. 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 Section 505.03, Subd. 2.

By: *Raymond J. Blum* Mayor  
By: *Barbara J. Hedd* Clerk

Checked and approved this 27<sup>th</sup> day of June, 2000.  
By: *Larry D. Hein* by *David J. Dean* Deputy  
Anoka County Surveyor  
receipt No. 2000049590  
\$ 1,385.00



1508628

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: St. Francis CERTIFIED BY: A ON 6-27-00

MAP # 2357 PLAT BOOK: 58 OF Abstr. PAGE 42

DOC. DATE: 6-19-00 NO. OF PAGES: 1 TRACT BOOK: \_\_\_\_\_ PAGE \_\_\_\_\_

PLAT SHORT NAME: Turtle Ponds and Add.

LONG NAME: Turtle Ponds and Addition

A/T	PARENT PINS	KEY	RES?	GRANTORS (Fees, C/Ps, Mortgagees)	Marital Status
A	33-34-24-43 0043	1330955	N	Monument Development <sup>LLP</sup>	(fee)
A	43-0111	1414231	N		

FILED BY: Scott Wald PHONE: 323-7704

TAXPAYER NAME: Monument Dev.

ADDRESS: 901 W. Hwy 10

CITY: Anoka STATE: Mn ZIP: 55303

NEW PARCELS

LOT	BLOCK	LOT	BLOCK	LOT	BLOCK
1+2	1	1-2+	5		
1-4	2	A	0/L		
1-6	3				
1-6	4				(43)

DELQ & CURRENT TAXES ARE PAID:

INITIALS: BLP DATE: 6/27/00

DIV. NO.: \_\_\_\_\_  
DIV. FEE: \$1,330.

**ABSTRACT**

Receipt # <u>49590/1385.<sup>00</sup></u>	<input type="checkbox"/> Certified Copy Date Mailed _____
Date/Time: <u>6/27/00 / 12:50</u>	<input type="checkbox"/> Tax Liens / Releases
Doc. Order <u>1</u> of <u>1</u>	<input type="checkbox"/> Multi-Co Doc Tax Pd
✓ by: Pins: <u>R</u>	
Recordability / Delqs: <u>BP</u>	<input type="checkbox"/> Transfer <input type="checkbox"/> New Desc.
Filing Fees: <u>55.<sup>00</sup> + 1330.<sup>00</sup></u>	<input checked="" type="checkbox"/> Division <input type="checkbox"/> GAC
Well Certificate Received this Date: _____	<input type="checkbox"/> Status <input type="checkbox"/> Def. Spec
Anoka County Recorder	<input type="checkbox"/> Other <input type="checkbox"/> No Change
Notes:	

**DOCUMENT NO. 1508628.0 ABSTRACT  
ANOKA COUNTY MINNESOTA**

I HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WAS FILED IN THIS OFFICE  
FOR RECORD ON **JUN 27 2000**  
AT **12:50 PM** AND WAS DULY RECORDED.  
FEES AND TAXES IN THE AMOUNT OF **\$1385.00** PAID.

RECEIPT NO. **2000049590**

*EDWARD M. TRESKA*

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

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

11633625

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: St. Francis CHECKED BY: JK ON 1-2-02

MAP # 2372 PLAT BOOK TYPE: \_\_\_\_\_

DOC. DATE: 1-2-02 NO. OF PAGES: 6 TRACT BOOK: \_\_\_\_\_ PAGE \_\_\_\_\_

CIC SHORT NAME: CIC NO 77 Turtle Ponds 2nd

LONG NAME: BY DECLARATION

A/T	PARENT PINS	THRU
A	33-34-24-43-0118	0127
A	<del>_____</del> 0142	0145

A/T	PARENT PINS	THRU

DELINQUENT TAXES ARE PAID: INITIALS: JK DATE: 1-2-02

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

1633625

**COMMON INTEREST COMMUNITY NO. 77**

**A Planned Community**

**TURTLE PONDS II TOWNHOMES**

**FIRST AMENDMENT TO DECLARATION**

THIS FIRST AMENDMENT to Declaration is made as of the 9<sup>th</sup> day of November, 2001, by S. W. Wold Townhomes, 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 19<sup>th</sup> day of July, 2000, Declarant made and executed that certain Declaration for Common Interest Community No. 77, Turtle Ponds II Townhomes (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 August 11, 2001, as Document No. 1517498 in the Office of the County Recorder, Anoka County, Minnesota, which Declaration was re-recorded on \_\_\_\_\_, \_\_\_\_\_, as Document No. 1633624; and

WHEREAS, the Declaration reserves to Declarant the option to add to Common Interest Community No. 77, Turtle Ponds II Townhomes (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:

Lots 1, 2, 3 and 4, Block 2;  
Lots 1, 2, 3, 4, 5 and 6, Block 3;  
Lots 9, 10, 11 and 12, Block 5;  
Turtle Ponds 2<sup>nd</sup> Addition, Anoka County, Minnesota

(the "Added Lots")

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 Added Lots which are hereby added to the Declaration is as follows:

Lots 1, 2, 3 and 4, Block 2;  
Lots 1, 2, 3, 4, 5 and 6, Block 3;  
Lots 9, 10, 11 and 12, Block 5;  
Turtle Ponds 2<sup>nd</sup> Addition, 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 Amendment, 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, 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, is allocated an equal interest in the common elements and 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, is allocated one vote in the Association.

6. Remaining Additional Real Estate: The portion of the Additional Real Estate which remains subject to Article XII of the Declaration and Exhibit B to the Declaration, is hereby amended to read as follows:

Lots 1 and 2, Block 1;  
Lots 13 through 24, inclusive, Block 5;  
All in Turtle Ponds 2<sup>nd</sup> Addition,  
Anoka County, Minnesota.

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

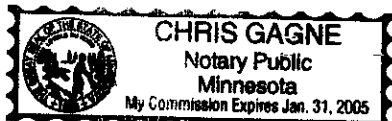
S. W. WOLD TOWNHOMES, INC.

By:   
Scott W. Wold

Its: President

STATE OF MINNESOTA    )  
  ) ss.  
COUNTY OF Anoka    )

The foregoing instrument was acknowledged before me this 9<sup>th</sup> day of November, 2001, by Scott W. Wold, the President of S. W. Wold Townhomes, Inc., a Minnesota corporation, on behalf of said corporation.



  
Notary Public

11/31/05

THIS INSTRUMENT WAS DRAFTED BY:

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

136584

**AFFIDAVIT OF SERVICE BY MAIL**

STATE OF MINNESOTA    )  
  ) ss.  
COUNTY OF ANOKA        )

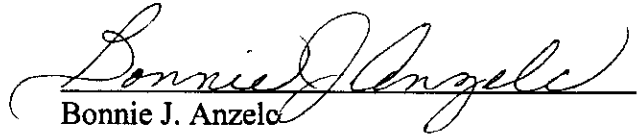
Bonnie J. Anzelc, of the City of Andover, County of Anoka, State of Minnesota, being duly sworn, says that on 6<sup>th</sup> day of November, 2001, she served the annexed Notice of Intention to Add Additional Real Estate upon the following Unit Owners at their last known addresses:

1.     Alan Ward  
       2766 231<sup>st</sup> Avenue  
       St. Francis, MN 55070
  
2.     Kristoffer Owens  
       2762 231<sup>st</sup> Avenue  
       St. Francis, MN 55070
  
3.     Cynthia Marciniak  
       2760 231<sup>st</sup> Avenue  
       St. Francis, MN 55070
  
4.     Alan and Jennifer Olson  
       2754 230<sup>th</sup> Lane N.W.  
       St. Francis, MN 55070
  
5.     Denise Hanel  
       2756 230<sup>th</sup> Lane N.W.  
       St. Francis, MN 55070
  
6.     Bruce Urista  
       2760 230<sup>th</sup> Lane N.W.  
       St. Francis, MN 55070
  
7.     Tracy Juell  
       2764 230<sup>th</sup> Lane N.W.  
       St. Francis, MN 55070
  
8.     Deborah Christianson  
       2768 230<sup>th</sup> Lane N.W.  
       St. Francis, MN 55070
  
9.     Allan and Eva Oldenborg  
       2770 230<sup>th</sup> Lane N.W.  
       St. Francis, MN 55070

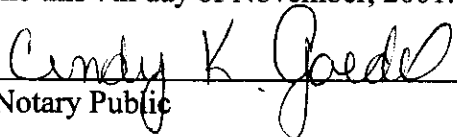


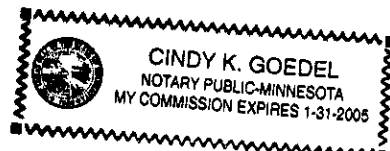
10. Susan Montgomery  
23000 Bittersweet Street  
St. Francis, MN 55070
11. Nicholas Stapher  
23006 Bittersweet Street  
St. Francis, MN 55070
12. Lon and Sonya Bjornrud  
23010 Bittersweet Street  
St. Francis, MN 55070
13. Jonathan Nordstrom  
23014 Bittersweet Street  
St. Francis, MN 55070

by mailing to the above Unit Owners a copy thereof, enclosed in an envelope, postage prepaid, and by depositing same in the post office at Minneapolis, Minnesota, directed to said above named Unit Owners at their above listed addresses.

  
Bonnie J. Anzelo

Subscribed and sworn to before  
me this 7th day of November, 2001.

  
Notary Public



1/31/05

**NOTICE OF INTENTION TO ADD  
ADDITIONAL REAL ESTATE**

TO: UNIT OWNERS ENTITLED TO LEGAL NOTICE  
IN COMMON INTEREST COMMUNITY NO. 77,  
TURTLE PONDS II TOWNHOMES

This document is Notice to all Unit Owners entitled to legal notice that the Declarant (S. W. Wold Townhomes, Inc.) will add additional real estate to CIC No. 77, Turtle Ponds II Townhomes, as described in the First Amendment to Declaration. The Units that will be added to this CIC No. 77 are Lots 1 through 4, Block 2, Lots 1 through 6, Block 3 and Lots 9 through 12, Block 5, Turtle Ponds 2<sup>nd</sup> Addition, Anoka County, Minnesota. Declarant (S. W. Wold Townhomes, Inc.) will provide a copy of this First Amendment to Declaration at no cost to any Unit Owner within five (5) business days of the Unit Owner's request for same.

This Notice is provided to Unit Owners in accordance with Minn. Stat. Sec. 515B.2-111.

**ABSTRACT**

Receipt # <u>9932/20</u>	<input type="checkbox"/> Certified Copy Date Mailed _____
Date/Time: <u>1-2-02/13:40</u>	<input type="checkbox"/> Tax Liens / Releases
Doc. Order <u>3</u> of <u>3</u>	<input type="checkbox"/> Multi-Co Doc Tax Pd
✓ by: Pins: <u>9</u>	<input type="checkbox"/> Transfer <input type="checkbox"/> New Desc.
Recordability / Delqs: <u>9</u>	<input checked="" type="checkbox"/> Division <input type="checkbox"/> GAC
Filing Fees: <u>20.00</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:	

DOCUMENT NO. 1633625.0 ABSTRACT

**ANOKA COUNTY MINNESOTA**

I HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WAS FILED IN THIS OFFICE  
FOR RECORD ON **JAN 02 2002**  
AT **1:40 PM** AND WAS DULY RECORDED.  
FEES AND TAXES IN THE AMOUNT OF **\$20.00** PAID.

RECEIPT NO. **2002009932**  
**MAUREEN J. DEVINE**

ANOKA COUNTY PROPERTY TAX ADMINISTRATOR/RECORDER/REGISTRAR OF TITLES

**KHJ**

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