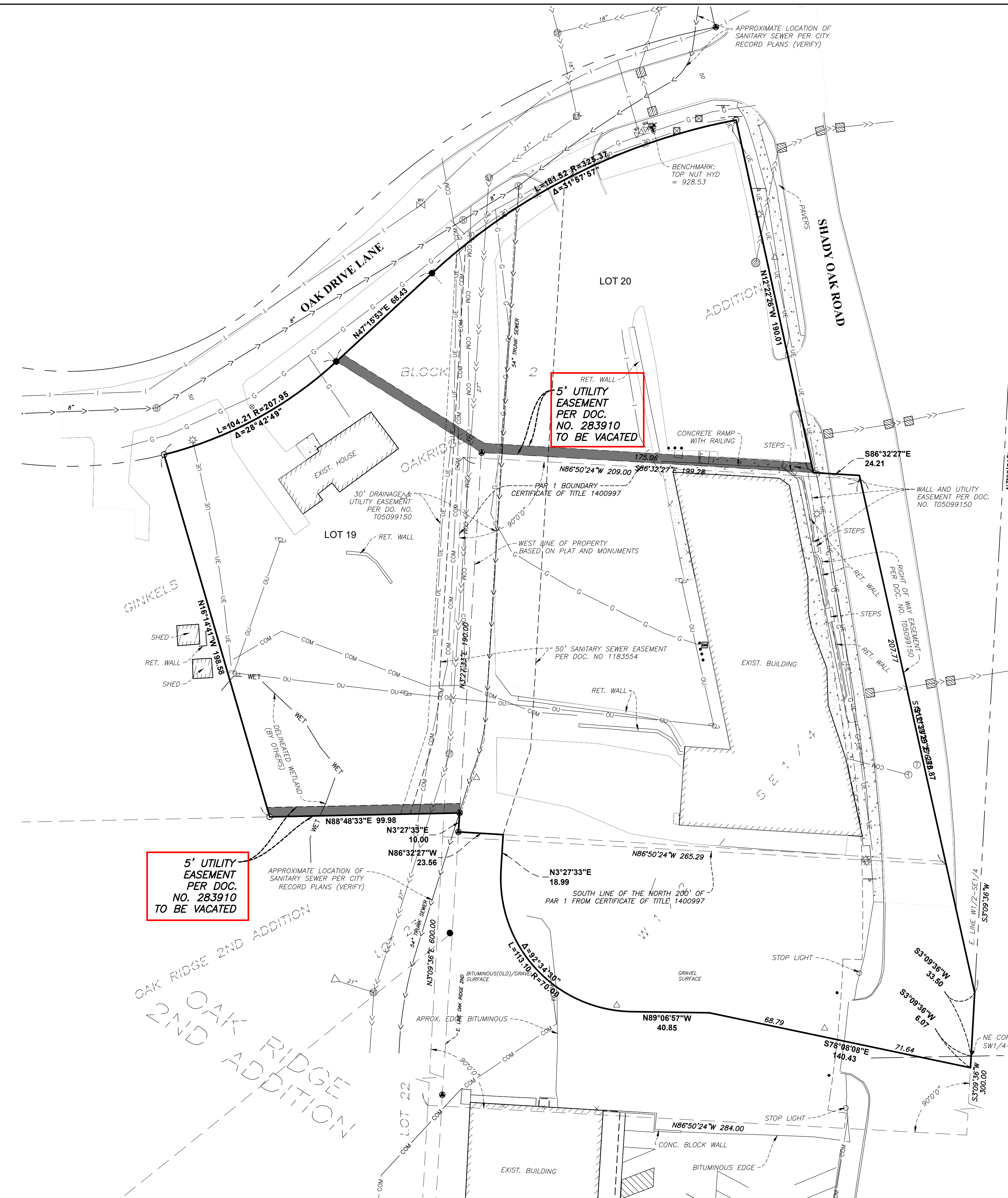


Easements to be Vacated

All those utility easements as reserved in the Protective Covenants For Oak Ridge Addition, recorded in Document Number 283910, over, under and across Lots 19 and 20, Block 2, GINKEL'S OAK RIDGE ADDITION, according to the recorded plat thereof, Hennepin County, Minnesota.

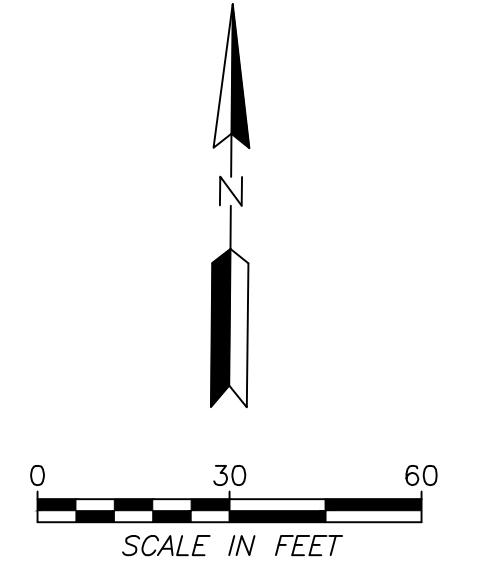
CERTIFICATE OF SURVEY

MINNETONKA, MN



LEGEND

- | | | |
|--|------------------------|----------------------------------|
| ○ SET 3/4"ODx14" IRON PIPE WITH PLASTIC CAP 43055 OR MAG NAIL W/WASHER | ⊠ ELECTRIC TRANSFORMER | → STORM SEWER |
| ● PROPERTY MARKER FOUND BY HENNEPIN COUNTY SURVEYOR | ⊠ TRAFFIC SIGN | → SANITARY SEWER |
| ● FOUND MONUMENT | ● BOLLARD/POST | → WATERMAIN |
| ⊙ SANITARY SEWER MANHOLE | ⊙ UTILITY POLE | → UNDERGROUND GAS LINE |
| ⊙ STORM SEWER MANHOLE | ⊙ LIGHT POLE | → UNDERGROUND COMMUNICATION LINE |
| ⊙ STORM SEWER INLET | ⊙ CONIFEROUS TREE | → OVERHEAD UTILITY LINE |
| ⊙ STORM SEWER INLET | ⊙ DECIDUOUS TREE | → TREE LINE |
| ⊙ TELEPHONE MANHOLE | ⊙ WATER VALVE | ▨ BUILDING |
| ⊙ GAS METER | ⊙ HYDRANT | ▨ CONCRETE SURFACE |
| ⊙ COMMUNICATIONS PEDESTAL | | ▨ ASPHALT SURFACE |
| ⊙ ELECTRIC MANHOLE | | |



PROPERTY DESCRIPTION:

PENDING PROCEEDING SUBSEQUENT LEGAL DESCRIPTION:

Lots 19 and 20, Block 2, GINKELS OAK RIDGE ADDITION, according to the recorded plat thereof, Hennepin County, Minnesota.

And also that part of the West Half of the Southeast Quarter of Section 23, Township 117 North, Range 22 West, Hennepin County, Minnesota being described as follows:

Beginning at the northeast corner of the Southwest Quarter of said Southeast Quarter of Section 23; thence on an assumed bearing of South 03 degrees 09 minutes 36 seconds West along the east line of said West Half of the Southeast Quarter a distance of 6.07 feet; thence North 78 degrees 08 minutes 08 seconds West a distance of 140.43 feet; thence North 89 degrees 06 minutes 57 seconds West a distance of 40.85 feet; thence northwesterly 113.10 feet along a tangential curve concave to the northeast having a radius of 70.00 feet and a central angle of 92 degrees 34 minutes 30 seconds; thence North 03 degrees 27 minutes 33 seconds East, tangent to said curve, a distance of 18.99 feet; thence North 86 degrees 32 minutes 27 seconds West a distance of 23.56 feet to the east line of OAK RIDGE 2ND ADDITION, according to the recorded plat thereof; thence North 03 degrees 27 minutes 33 seconds East, along said east line, a distance of 10.00 feet to the northeast corner of said plat, said point also being the southeast corner of said Lot 19; thence continuing North 03 degrees 27 minutes 33 seconds East, along the east line of said Lot 19, a distance of 190.00 feet to the northeast corner of said Lot 19; thence South 86 degrees 32 minutes 27 seconds East, along the south line of said Lot 20, and its easterly extension, a distance of 199.28 feet; thence South 12 degrees 33 minutes 29 seconds East a distance of 278.87 feet to said east line of the Southeast Quarter; thence South 03 degrees 09 minutes 36 seconds West, along said east line, a distance of 33.50 feet to the point of beginning.

SURVEYORS NOTES:

- Utility lines shown hereon are based on field markings and maps provided to us as a result of Gopher State One Call private utility locate (Ticket Numbers 170260089, 170260090). the surveyor cannot guarantee that all utilities were marked or that the markings/maps are accurate.
- Horizontal Datum: Hennepin County Coordinate System NAD83(11)
- Vertical Datum: NAVD88
- Date of fieldwork: 2/3/2017
- Gross area = 2.38 acres.
- Portions of the subject property were covered by snow and ice at the time of survey, the surveyor does not guarantee that all improvements are shown hereon.
- This survey was prepared based on a cursory title review, the surveyor does not guarantee that all or any adverse interests, easements or other encumbrances are shown or that the owner listed has fee title to the property.

SURVEYORS CERTIFICATION:

I hereby certify that this survey was completed by me or under my direct supervision and that I am a duly licensed land surveyor under the laws of the State of Minnesota.

Chris Ambourn
Chris Ambourn
LS 43055
Date 4/30/2020

WENCK ASSOCIATES
Responsive partner. Exceptional outcomes.
1802 WOODDALE DRIVE
WOODBURY, MN 55125
Ph: 651-395-5212

CLIENT NAME		PROJECT TITLE	
RON CLARK CONSTRUCTION & DESIGN		CERTIFICATE SURVEY	
DWN BY	CHK'D	APP'D	DWG DATE
MLH	CNA	CNA	SCALE 1" = 30'
#	XXX	XXX	XX/XX/XX
REV	REVISION DESCRIPTION	DWN	APP
		REV	DATE
PROJECT NO. 1531-0009		SHEET NO. 1 OF 1	

SHADY OAK CROSSING

R.T. DOC. NO. _____

KNOW ALL PERSONS BY THESE PRESENTS: That Shady Oak Crossing, LLC, a Minnesota limited liability company, owner of the following described property situated in the County of Hennepin, State of Minnesota to wit:

Lots 19 and 20, Block 2, GINKELS OAK RIDGE ADDITION, according to the recorded plat thereof, Hennepin County, Minnesota.

And also that part of the West Half of the Southeast Quarter of Section 23, Township 117 North, Range 22 West, Hennepin County, Minnesota being described as follows:

Beginning at the northeast corner of the Southwest Quarter of said Southeast Quarter of Section 23; thence on an assumed bearing of South 03 degrees 09 minutes 36 seconds West along the east line of said West Half of the Southeast Quarter a distance of 6.07 feet; thence North 78 degrees 08 minutes 08 seconds West a distance of 140.43 feet; thence North 89 degrees 06 minutes 57 seconds West a distance of 40.85 feet; thence northwesterly 113.10 feet along a tangential curve concave to the northeast having a radius of 70.00 feet and a central angle of 92 degrees 34 minutes 30 seconds; thence North 03 degrees 27 minutes 33 seconds East, tangent to said curve, a distance of 18.99 feet; thence North 86 degrees 32 minutes 27 seconds West a distance of 23.56 feet to the east line of OAK RIDGE 2ND ADDITION, according to the recorded plat thereof; thence North 03 degrees 27 minutes 33 seconds East, along said east line, a distance of 10.00 feet to the northeast corner of said plat, said point also being the southeast corner of said Lot 19; thence continuing North 03 degrees 27 minutes 33 seconds East, along the east line of said Lot 19, a distance of 190.00 feet to the northeast corner of said Lot 19; thence South 86 degrees 32 minutes 27 seconds East, along the south line of said Lot 20, and its easterly extension, a distance of 199.28 feet; thence South 12 degrees 33 minutes 29 seconds East a distance of 278.87 feet to said east line of the Southeast Quarter; thence South 03 degrees 09 minutes 36 seconds West, along said east line, a distance of 33.50 feet to the point of beginning.

Has caused the same to be surveyed and platted as SHADY OAK CROSSING and do hereby dedicate to the public for public use the public ways and the drainage and utility easements as created by this plat.

In witness whereof said Shady Oak Crossing, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this _____ day of _____, 20____.

Signed: Shady Oak Crossing, LLC, a Minnesota limited liability company,

By: _____ Its: _____

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me this _____ day of _____, 20____ by _____, the _____ of Shady Oak Crossing, LLC, a Minnesota limited liability company, on behalf of the company.

(Notary's Signature) _____ (Notary's Name Printed) _____

Notary Public, _____ County, Minnesota

My Commission Expires: _____

SURVEYOR CERTIFICATE

I, Chris Ambourn do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this _____ day of _____, 20____.

Chris Ambourn, Licensed Land Surveyor
Minnesota License No. 43055

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me on this _____ day of _____, 20____, by Chris Ambourn.

(Notary's Signature) _____ (Notary's Name Printed) _____

Notary Public, _____ County, Minnesota

My Commission Expires: _____

CITY COUNCIL, CITY OF MINNETONKA, MINNESOTA

This plat of SHADY OAK CROSSING was approved and accepted by the City Council of the City of Minnetonka, Minnesota at a regular meeting thereof held this _____ day of _____, 2020, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

City Council, City of Minnetonka, Minnesota

By: _____ By: _____
Mayor Manager

RESIDENT AND REAL ESTATE SERVICES, Hennepin County, Minnesota

I hereby certify that taxes payable in 20____ and prior years have been paid for land described on this plat, dated this _____ day of _____, 20____.

Mark V. Chapin, County Auditor By _____ Deputy

SURVEY DIVISION, Hennepin County, Minnesota

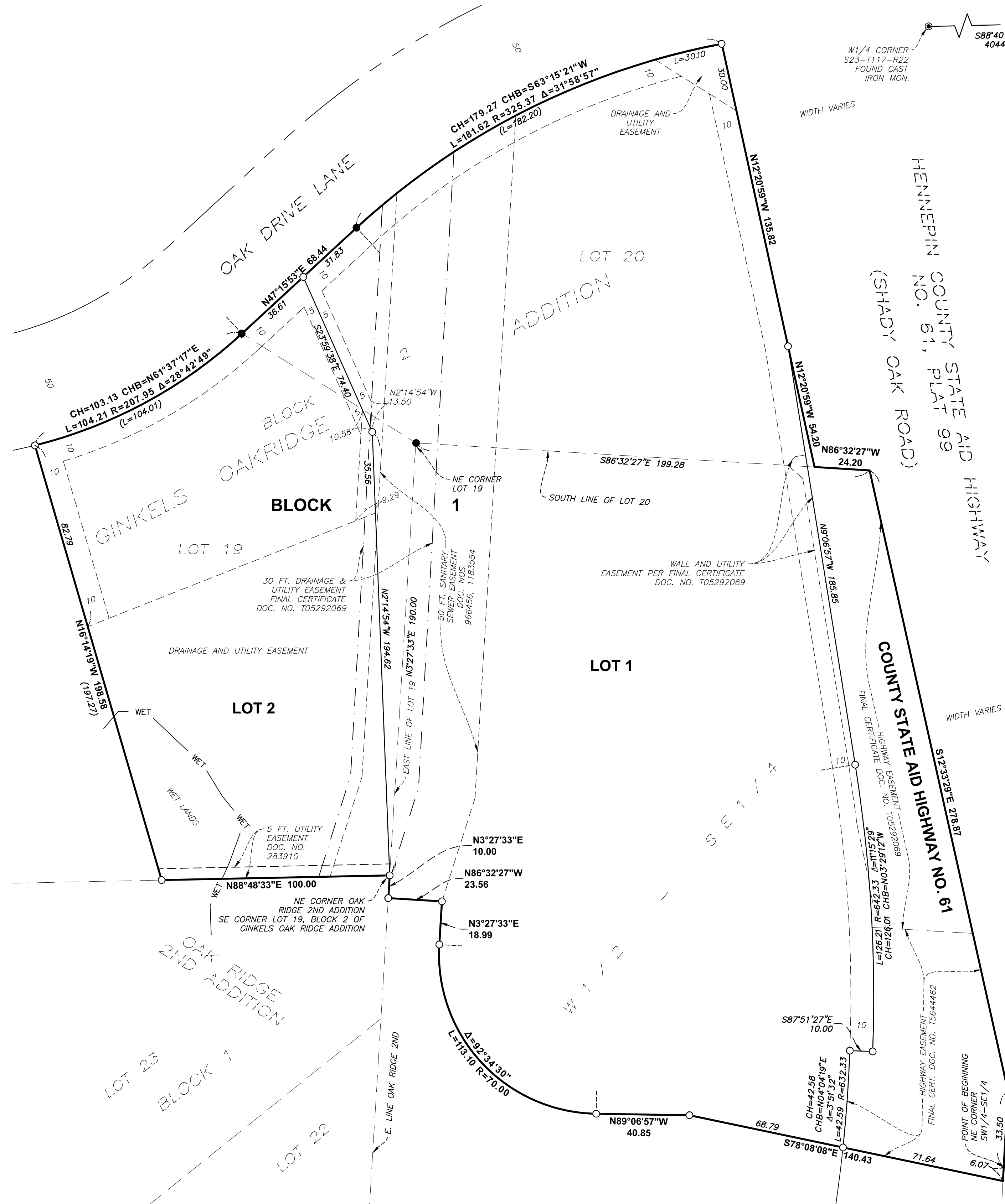
Pursuant to MN. STAT. Sec. 383B.565 (1969) this plat has been approved this _____ day of _____, 20____.

Chris F. Mavis, County Surveyor By _____

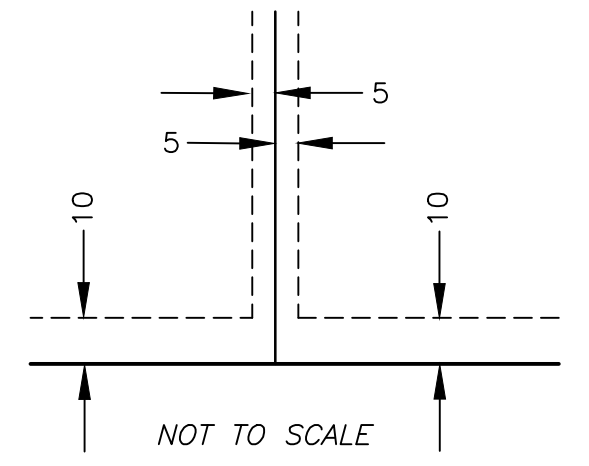
REGISTRAR OF TITLES, Hennepin County, Minnesota

I hereby certify that the within plat of SHADY OAK CROSSING was filed in this office this _____ day of _____, 20____, at _____ o'clock _____ M.

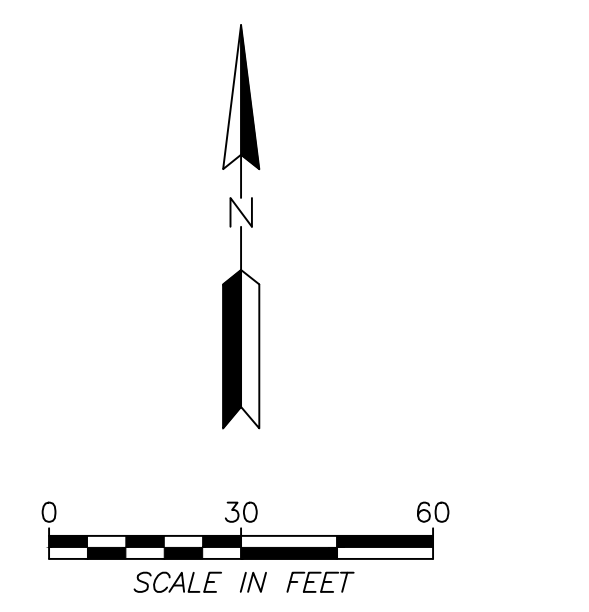
Martin McCormick, Registrar of Titles By _____ Deputy



DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



BEING 5 FEET IN WIDTH AND ADJOINING LOT LINES AND BEING 10 FEET IN WIDTH AND ADJOINING PUBLIC WAYS AND REAR LOT LINES, UNLESS OTHERWISE INDICATED ON THIS PLAT.



BEARINGS ARE BASED ON THE EAST LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF S23-T117-R22 WHICH IS ASSUMED TO BEAR N3°09'36"E

- LEGEND**
- SET 3/4"O.D.x15" IRON PIPE WITH PLASTIC CAP MARKED 43055
 - SCRIBED "X" ON TOP OF CURB
 - FOUND 1/2 IN. IRON PIPE
 - (xxx.xx) RECORD DIMENSION

