

ISLAND OAKS

C.R. DOC. NO. _____

KNOW ALL PERSONS BY THESE PRESENTS: That Wooddale Builders, Inc., a Minnesota corporation, owner of the following described property situated in the State of Minnesota, County of Hennepin, to wit:

All that part of Government Lot 6 in Section 8, Township 117, Range 22 lying Southerly of McGinty Road or County Road No. 16. Except Blocks 2 & 3 Stoneman's Second Addition to Wayzata Heights, except all of Wayzata Heights, except Griswold's Addition to Gray's Bay, Lake Minnetonka; also except the plat of Banta's Point. Also except the following described part of said Lot 6, namely: Beginning at the meander corner on the East line of said Government Lot 6 as said meander corner is shown on the plat of the original survey thereof made by the United States Government, thence South 47 degrees and 30 minutes West 569.65 feet to a point situated 900 feet East of the West line of said Lot 6; thence North 384.65 feet to a point directly West of the point of beginning; thence East 190.5 feet to a point of beginning; thence North 1220 feet to the center line of said County Road; thence Southeasterly along said center line to the East line of said Lot 6; thence South along said East line to point of beginning, and except, Beginning at a point the line between Lots 5 and 6, in Section 8, Township 117, Range 22, where the meander line crosses said line between said Lots 5 and 6; thence South 47 degrees 30 minutes West to the Northwest corner of Griswold's Addition to Gray's Bay, Lake Minnetonka; thence Easterly on the North line of said Griswold's Addition to Gray's Bay, Lake Minnetonka to a point where said addition intersects the Westerly line of said Lot 5, extended Southerly; thence Northerly on the Westerly line of said Lot 5 to the point of beginning, Hennepin County, Minnesota.

Has caused the same to be surveyed and platted as ISLAND OAKS and does hereby dedicate to the public for public use the public ways and the easements for drainage and utility purposes as created by this plat.

In witness whereof said Wooddale Builders, Inc., a Minnesota corporation, has caused these presents to be signed by its proper officer this _____ day of _____, 2021.

Signed: Wooddale Builders, Inc.

Steven H. Schwieters, President

STATE OF MINNESOTA, COUNTY OF _____

This instrument was acknowledged before me this _____ day of _____, 2021, by Steven H. Schwieters, President of Wooddale Builders, Inc., a Minnesota corporation, on behalf of the corporation.

Notary Public, _____ County, Minnesota (Signature) _____ (Notary Printed Name) My Commission Expires: _____

SURVEYORS CERTIFICATE

I Daniel L. Schmidt 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 by 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 _____, 2021.

Daniel L. Schmidt, Licensed Land Surveyor
Minnesota License No. 26147

STATE OF MINNESOTA, COUNTY OF HENNEPIN

This instrument was acknowledged before me this _____ day of _____, 2021, by Daniel L. Schmidt.

Notary Public, Hennepin County, Minnesota (Signature) _____ (Notary Printed Name) My Commission Expires: _____

CITY COUNCIL, CITY OF MINNETONKA, MINNESOTA

This plat of ISLAND OAKS was approved and accepted by the City Council of the City of Minnetonka, Minnesota at a regular meeting held this _____ day of _____, 2021, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

City Council, City of Minnetonka, Minnesota

By: _____, Mayor By: _____, Clerk

RESIDENT AND REAL ESTATE SERVICES

Hennepin County, Minnesota

I hereby certify that taxes payable in _____ and prior years have been paid for land described on this plat, dated this _____ day of _____, 2021.

Mark V. Chapin, County Auditor By: _____, Deputy

SURVEY DIVISION

Hennepin County, Minnesota

Pursuant to Minnesota Statutes Section 383B.565 (1969), this plat has been approved this _____ day of _____, 2021.

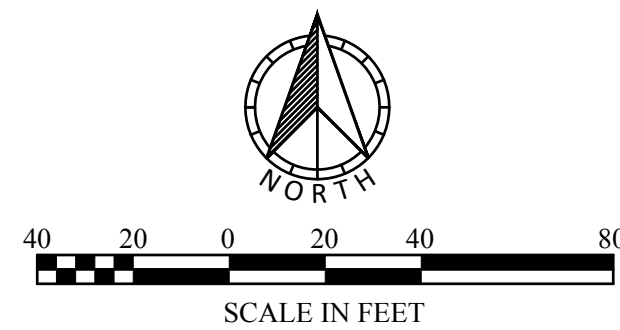
Chris F. Mavis, County Surveyor By: _____

COUNTY RECORDER

Hennepin County, Minnesota

I hereby certify that the within plat of ISLAND OAKS was recorded in this office this _____ day of _____, 2021, at _____ o'clock _____ M.

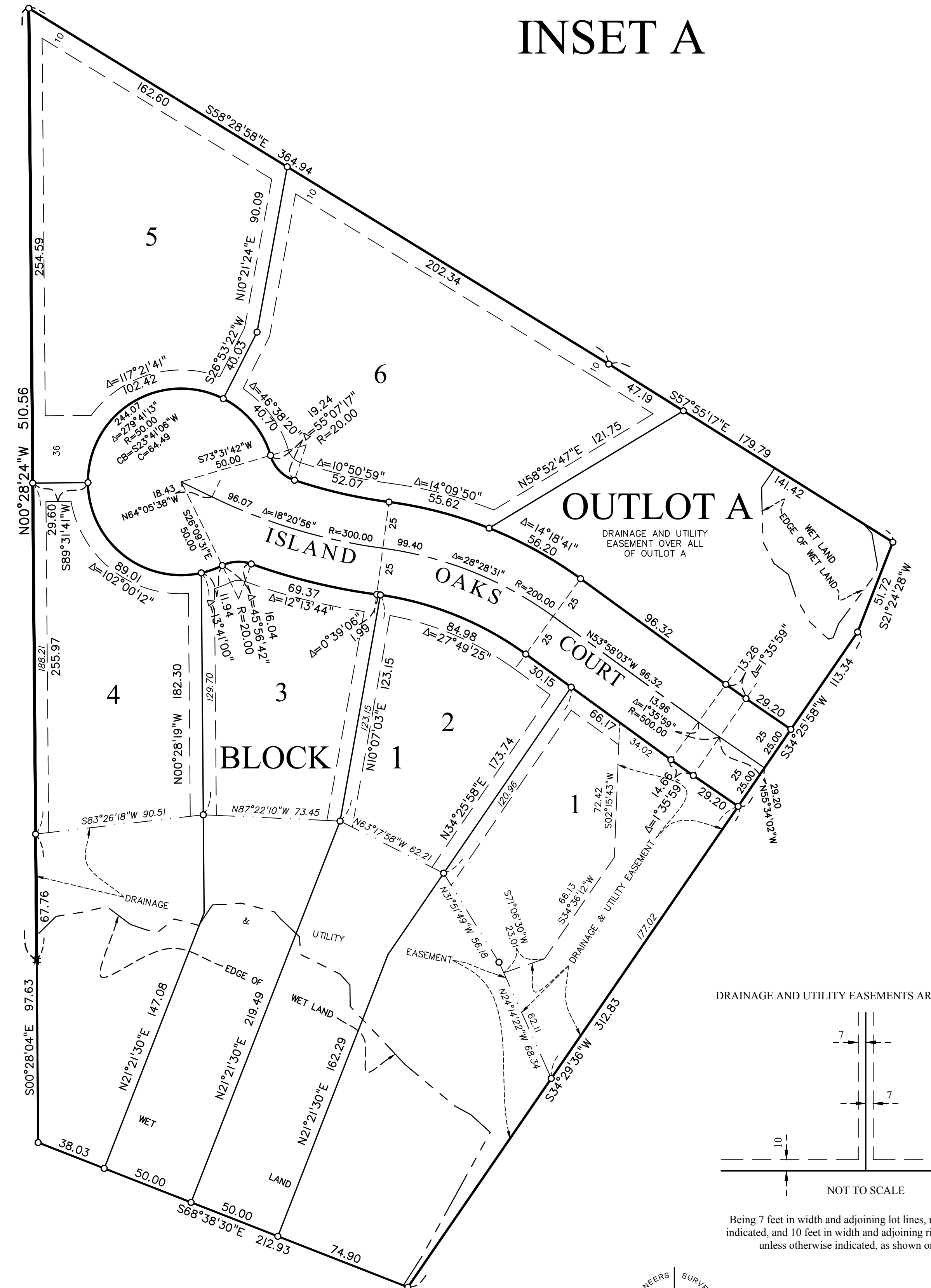
Amber Bougie, County Recorder By: _____, Deputy



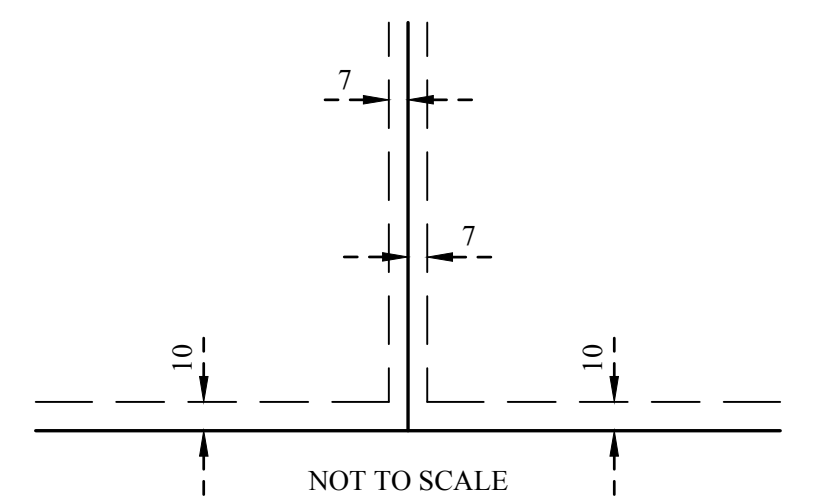
The basis for the bearing system is the north line of Section 08, Township 117, Range 22, and is assumed to bear North 89 degrees 16 minutes 56 seconds East. (See Sheet 2 of 2 Sheets)

- Denotes a 1/2 inch by 14 inch iron pipe set and marked by License No. 26147.
- Denotes a 1/2 inch pipe found and marked by License No. 43999, unless shown otherwise.
- ✦ Denotes a 1/2" rebar marked by License No. 23021.

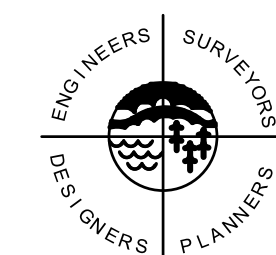
INSET A



DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



Being 7 feet in width and adjoining lot lines, unless otherwise indicated, and 10 feet in width and adjoining right of way lines, unless otherwise indicated, as shown on the plat.



SATHRE-BERGQUIST, INC.

ISLAND OAKS

C.R. DOC. NO. _____

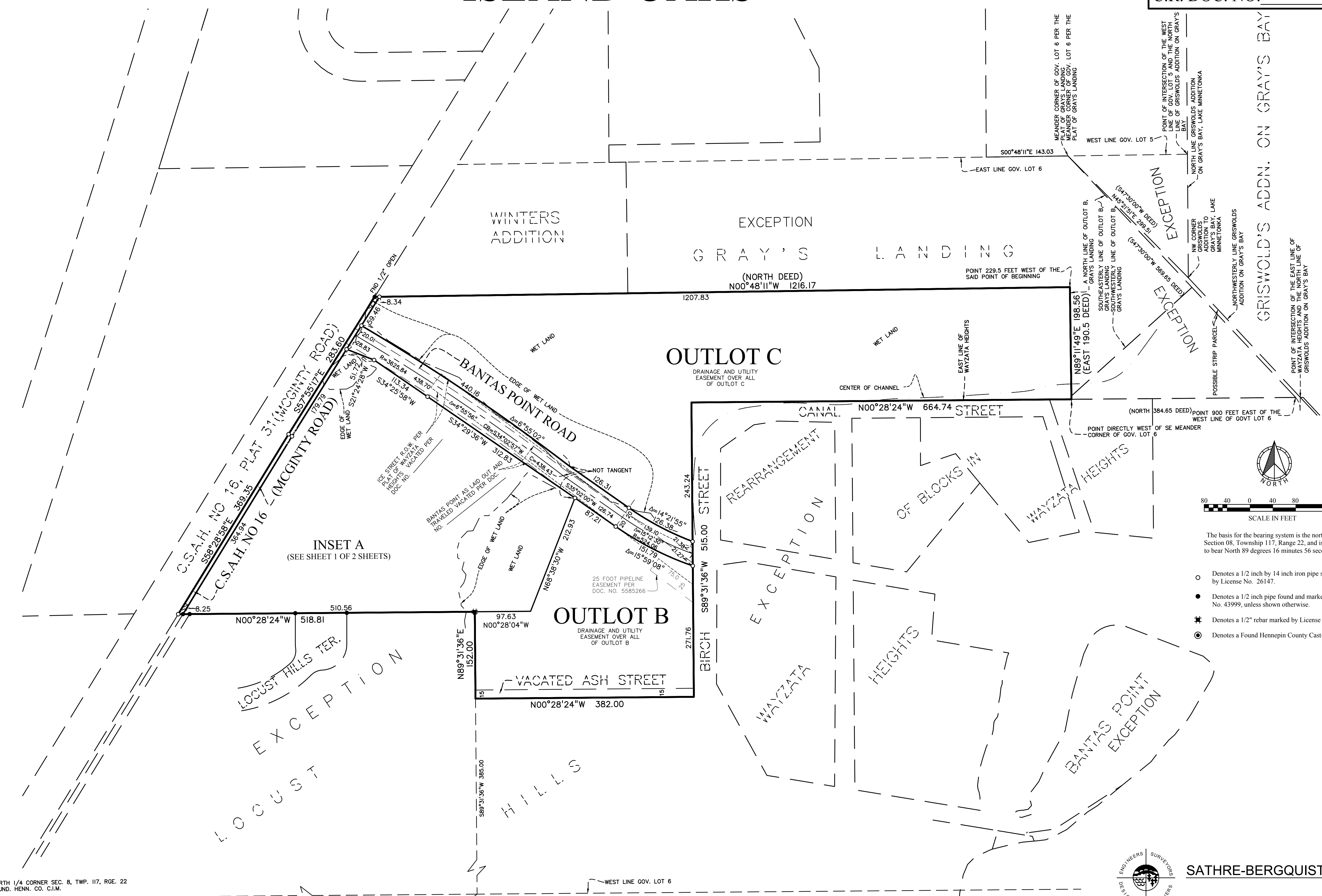
NE CORNER SEC. 8, TWP. 117, RGE. 22
FOUND. HENN. CO. C.I.M.

N89°16'56"E 2626.97

NORTH LINE SEC. 8, TWP. 117, RGE. 22

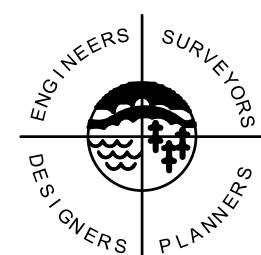
NORTH 1/4 CORNER SEC. 8, TWP. 117, RGE. 22
FOUND. HENN. CO. C.I.M.

N00°28'24"W 1084.12



The basis for the bearing system is the north line of Section 08, Township 117, Range 22, and is assumed to bear North 89 degrees 16 minutes 56 seconds East.

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- Denotes a 1/2 inch pipe found and marked by License No. 43999, unless shown otherwise.
- ⊕ Denotes a 1/2" rebar marked by License No. 23021.
- ⊙ Denotes a Found Hennepin County Cast-Iron-Monument



SATHRE-BERGQUIST, INC.