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# WEST OAKS FIFTH ADDITION

City of Elk River  
Sherburne County, MN

KNOW ALL PERSONS BY THESE PRESENTS: That Cottage Homesteads at West Oaks, LLC, a Minnesota Limited Liability Company, fee owner of the following described property situated in the County of Sherburne, State of Minnesota, to wit:

Lots 1, 2, 3, 4, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 43, 44, 45, and 46, Block 1, WEST OAKS SECOND ADDITION, according to the recorded plat thereof.

AND

Outlot A, WEST OAKS FOURTH ADDITION, according to the recorded plat thereof.

Also that West Oaks of Elk River Townhome Association, a Minnesota Non-Profit Corporation, fee owner of the following described property situated in the County of Sherburne, State of Minnesota, to wit:

Lot 47, Block 1, WEST OAKS SECOND ADDITION, according to the recorded plat thereof.

Have caused the same to be surveyed and platted as WEST OAKS FIFTH ADDITION.

In witness whereof said Cottage Homesteads at West Oaks, LLC, has caused these presents to be signed by its proper officer this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

COTTAGE HOMESTEADS AT WEST OAKS, LLC

\_\_\_\_\_  
Michael W. Saxton, Chief Manager

STATE OF MINNESOTA

COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 20\_\_, by Michael W. Saxton, Chief Manager of Cottage Homesteads at West Oaks, LLC, a Minnesota Limited Liability Company, on behalf of the company.

\_\_\_\_\_  
Notary Public, \_\_\_\_\_ County, Minnesota

My Commission Expires \_\_\_\_\_

Also in witness whereof said West Oaks of Elk River Townhome Association, has caused these presents to be signed by its proper officer this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

WEST OAKS OF ELK RIVER TOWNHOME ASSOCIATION

\_\_\_\_\_  
Roger D. Derrick, President

STATE OF MINNESOTA

COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 20\_\_, by Roger D. Derrick, President of West Oaks of Elk River Townhome Association, a Minnesota Non-Profit Corporation, on behalf of the corporation.

\_\_\_\_\_  
Notary Public, \_\_\_\_\_ County, Minnesota

My Commission Expires \_\_\_\_\_

I hereby certify that I have surveyed and platted the property described on this plat as WEST OAKS FIFTH ADDITION, that this plat is a correct representation of said survey, that all distances are correctly shown on the plat in feet and hundredths of a foot, that all monuments have been, or will be, correctly placed in the ground as shown on the plat within one year after recording, or sooner as specified by the approving local governmental unit; that the outside boundary lines are correctly designated on the plat, and that there are no wet lands or public highways as defined in Minnesota Statutes 505.02, Subd. 1, to be designated other than as shown on the plat.

\_\_\_\_\_  
Dennis D. Pederson, Land Surveyor  
Minnesota License No. 16095

STATE OF MINNESOTA

COUNTY OF SHERBURNES

The foregoing Surveyor's Certificate was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 20\_\_, by Dennis D. Pederson, Land Surveyor, Minnesota License No. 16095.

\_\_\_\_\_  
Notary Public, \_\_\_\_\_ County, Minnesota

My Commission Expires \_\_\_\_\_

Approved and accepted by the City Council of the City of Elk River, Sherburne County, Minnesota at a meeting held this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Mayor

Attested: \_\_\_\_\_

I hereby certify that proper evidence of title has been presented to and examined by me and I hereby approve this plat as to form and execution this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Elk River City Attorney

Pursuant to Sherburne County Ordinance Number 006, I hereby certify that this plat has been checked and approved as to compliance with Chapter 505, Minnesota Statutes this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Sherburne County Surveyor

I hereby certify taxes payable in the year \_\_\_\_ on lands herein described are paid in full, and there are no delinquent taxes, and that transfer was entered this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Sherburne County Auditor/Treasurer

I hereby certify that this instrument was filed in the Office of the County Recorder for record on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_, at \_\_\_\_ o'clock \_\_\_\_ M., and was duly recorded as Document No. \_\_\_\_\_.

\_\_\_\_\_  
Sherburne County Recorder

**Bogart, Pederson & Associates, Inc.**

Sheet 1 of 3 Sheets