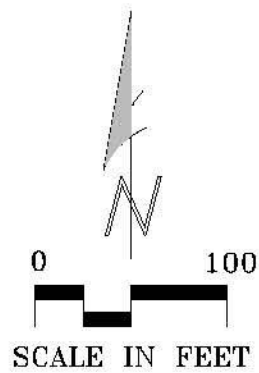


NORTHEAST CORNER
SEC. 14, T. 115, R. 23
POINT OF COMMENCEMENT



SECTION 14,

PARCEL A

WEST HALF OF THE NORTHEAST QUARTER

S90°00'00"W
581.81

N85°53'45"W
100.67

N62°41'12"W
97.16

N43°22'06"W
97.38

N3°24'31"W
96.91

N03°24'07"W
101.11

N85°11'05"W
116.84

216.14
N85°45'11"W

1171.22
N85°45'11"W

153.40
N85°45'11"W

AREA SUMMARY

OVERALL AREA = 2,411,649 SQ. FT. OR 55.36 ACRES
PARCEL A = 1,027,839 SQ. FT. OR 23.59 ACRES
PARCEL B = 1,383,810 SQ. FT. OR 31.77 ACRES

PROPERTY DESCRIPTIONS

EXISTING:
ALL THAT PART OF THE OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 115, RANGE 23, SCOTT COUNTY, EXCEPT THAT PART OF THE FOLLOWING DESCRIBED PROPERTY, COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 14; THENCE SOUTH 01 DEGREES 01 MINUTES 25 SECONDS EAST, ASSUMED BEARING, ALONG THE EAST LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 1300.98 FEET; THENCE NORTH 85 DEGREES 45 MINUTES 11 SECONDS WEST, A DISTANCE OF 153.40 FEET TO THE WESTERLY RIGHT OF WAY LINE OF THE MINNESOTA COMMISSIONER OF TRANSPORTATION RIGHT OF WAY PLAT NO. 70-15; THENCE CONTINUING NORTH 85 DEGREES 45 MINUTES 11 SECONDS WEST, A DISTANCE OF 1171.22 FEET TO THE EAST LINE OF SAID WEST HALF OF THE NORTHEAST QUARTER TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 85 DEGREES 45 MINUTES 11 SECONDS WEST, A DISTANCE OF 216.14 FEET; THENCE SOUTH 40 DEGREES 13 MINUTES 55 SECONDS WEST, A DISTANCE OF 463.16 FEET; THENCE SOUTH 00 DEGREES 40 MINUTES 02 SECONDS EAST, A DISTANCE OF 1192.71 FEET TO THE SOUTH LINE OF SAID WEST HALF OF THE NORTHEAST QUARTER; THENCE NORTH 88 DEGREES 20 MINUTES 48 SECONDS EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 581.81 FEET TO THE EAST LINE OF SAID WEST HALF OF THE NORTHEAST QUARTER; THENCE NORTH 00 DEGREES 40 MINUTES 02 SECONDS WEST, ALONG SAID EAST LINE, A DISTANCE OF 1515.36 FEET TO THE POINT OF BEGINNING.
AND EXCEPT:
THE LAND TAKEN BY THE MINNESOTA DEPARTMENT OF TRANSPORTATION FOR HIGHWAY RIGHT OF WAY AS RECORDED ON THE MINNESOTA COMMISSIONER OF TRANSPORTATION RIGHT OF WAY PLAT NO. 70-15.

PROPOSED:
PARCEL A:
ALL THAT PART OF THE OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 115, RANGE 23, SCOTT COUNTY LYING NORTHERLY OF THE FOLLOWING DESCRIBED LINE:
COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 14; THENCE SOUTH 01 DEGREES 01 MINUTES 25 SECONDS EAST, ASSUMED BEARING, ALONG THE EAST LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 1300.98 FEET; THENCE NORTH 85 DEGREES 45 MINUTES 11 SECONDS WEST, A DISTANCE OF 153.40 FEET TO THE WESTERLY RIGHT OF WAY LINE OF THE MINNESOTA COMMISSIONER OF TRANSPORTATION RIGHT OF WAY PLAT NO. 70-15; THENCE CONTINUING NORTH 85 DEGREES 45 MINUTES 11 SECONDS WEST, A DISTANCE OF 1171.22 FEET TO THE EAST LINE OF SAID WEST HALF OF THE NORTHEAST QUARTER TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 85 DEGREES 45 MINUTES 11 SECONDS WEST, A DISTANCE OF 216.14 FEET; THENCE SOUTH 40 DEGREES 13 MINUTES 55 SECONDS WEST, A DISTANCE OF 463.16 FEET; THENCE SOUTH 00 DEGREES 40 MINUTES 02 SECONDS EAST, A DISTANCE OF 1192.71 FEET TO THE SOUTH LINE OF SAID WEST HALF OF THE NORTHEAST QUARTER, THE SAME BEING THE SOUTHWEST CORNER OF WINDERMERE, SCOTT, COUNTY, MINNESOTA; THENCE NORTH 00 DEGREES 40 MINUTES 02 SECONDS WEST ALONG THE WEST LINE OF SAID WINDERMERE, A DISTANCE OF 1192.71 FEET; THENCE NORTH 40 DEGREES 13 MINUTES 55 SECONDS EAST, ALONG A NORTHWESTERLY LINE OF SAID WINDERMERE, A DISTANCE OF 310.84 FEET TO THE POINT OF BEGINNING OF THE LINE TO BE DESCRIBED; THENCE NORTH 83 DEGREES 11 MINUTES 05 SECONDS WEST, A DISTANCE OF 116.84 FEET; THENCE NORTH 03 DEGREES 24 MINUTES 07 SECONDS WEST, A DISTANCE OF 101.11 FEET; THENCE NORTH 23 DEGREES 24 MINUTES 31 SECONDS WEST, A DISTANCE OF 96.91 FEET; THENCE NORTH 43 DEGREES 02 MINUTES 06 SECONDS WEST, A DISTANCE OF 97.38 FEET; THENCE NORTH 62 DEGREES 41 MINUTES 12 SECONDS WEST, A DISTANCE OF 97.16 FEET; THENCE NORTH 85 DEGREES 53 MINUTES 45 SECONDS WEST, A DISTANCE OF 100.67 FEET; THENCE SOUTH 04 DEGREES 19 MINUTES 06 SECONDS WEST, A DISTANCE OF 129.38 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 581.81 FEET TO THE WEST LINE OF THE NORTHEAST QUARTER AND SAID LINE THERE TERMINATING.

EXCEPT:
THE LAND TAKEN BY THE MINNESOTA DEPARTMENT OF TRANSPORTATION FOR HIGHWAY RIGHT OF WAY AS RECORDED ON THE MINNESOTA COMMISSIONER OF TRANSPORTATION RIGHT OF WAY PLAT NO. 70-15

AND ALSO EXCEPTING:
THAT PART PLATTED AS WINDERMERE, SCOTT COUNTY, MINNESOTA

PARCEL B:
ALL THAT PART OF THE OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 115, RANGE 23, SCOTT COUNTY LYING SOUTHERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 14; THENCE SOUTH 01 DEGREES 01 MINUTES 25 SECONDS EAST, ASSUMED BEARING, ALONG THE EAST LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 1300.98 FEET; THENCE NORTH 85 DEGREES 45 MINUTES 11 SECONDS WEST, A DISTANCE OF 153.40 FEET TO THE WESTERLY RIGHT OF WAY LINE OF THE MINNESOTA COMMISSIONER OF TRANSPORTATION RIGHT OF WAY PLAT NO. 70-15; THENCE CONTINUING NORTH 85 DEGREES 45 MINUTES 11 SECONDS WEST, A DISTANCE OF 1171.22 FEET TO THE EAST LINE OF SAID WEST HALF OF THE NORTHEAST QUARTER TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 85 DEGREES 45 MINUTES 11 SECONDS WEST, A DISTANCE OF 216.14 FEET; THENCE SOUTH 40 DEGREES 13 MINUTES 55 SECONDS WEST, A DISTANCE OF 463.16 FEET; THENCE SOUTH 00 DEGREES 40 MINUTES 02 SECONDS EAST, A DISTANCE OF 1192.71 FEET TO THE SOUTH LINE OF SAID WEST HALF OF THE NORTHEAST QUARTER, THE SAME BEING THE SOUTHWEST CORNER OF WINDERMERE, SCOTT, COUNTY, MINNESOTA; THENCE NORTH 00 DEGREES 40 MINUTES 02 SECONDS WEST ALONG THE WEST LINE OF SAID WINDERMERE, A DISTANCE OF 1192.71 FEET; THENCE NORTH 40 DEGREES 13 MINUTES 55 SECONDS EAST, ALONG A NORTHWESTERLY LINE OF SAID WINDERMERE, A DISTANCE OF 310.84 FEET TO THE POINT OF BEGINNING OF THE LINE TO BE DESCRIBED; THENCE NORTH 83 DEGREES 11 MINUTES 05 SECONDS WEST, A DISTANCE OF 116.84 FEET; THENCE NORTH 03 DEGREES 24 MINUTES 07 SECONDS WEST, A DISTANCE OF 101.11 FEET; THENCE NORTH 23 DEGREES 24 MINUTES 31 SECONDS WEST, A DISTANCE OF 96.91 FEET; THENCE NORTH 43 DEGREES 02 MINUTES 06 SECONDS WEST, A DISTANCE OF 97.38 FEET; THENCE NORTH 62 DEGREES 41 MINUTES 12 SECONDS WEST, A DISTANCE OF 97.16 FEET; THENCE NORTH 85 DEGREES 53 MINUTES 45 SECONDS WEST, A DISTANCE OF 100.67 FEET; THENCE SOUTH 04 DEGREES 19 MINUTES 06 SECONDS WEST, A DISTANCE OF 129.38 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 581.81 FEET TO THE WEST LINE OF THE NORTHEAST QUARTER AND SAID LINE THERE TERMINATING.

EXCEPT:
THAT PART PLATTED AS WINDERMERE, SCOTT COUNTY, MINNESOTA

CERTIFICATION

I HEREBY CERTIFY THAT THIS SURVEY, PLAN OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

SCOTT C. TROSEN, MN LS 47465.
DATE: 10/18/2021 REVISED: 12/06/2021

TROSEN
LAND SURVEYING

TROSEN LAND SURVEYING, LLC
236 LEWIS STREET SOUTH
SHAKOPEE, MN 55379
PH: 612-990-1182
WWW.TROSENLANDSURVEYING.COM

REVISONS		REVISONS DESCRIPTION		COUNT SURVEYOR COMMENTS	
REV. NO.	DATE				
1	12.6.2021				

PROJECT: KRC2010
DRAWING: Adm m3d4-KRC2010.dwg
DRAWN BY: SCT
CHECKED BY: SCT
SUBMITTED: 10.18.2021

CLIENT:
Kubes Realty
1221 E. 4th Avenue
Suite 100
Shakopee, MN 55379
612-599-7440

PROJECT:

1780 17th Avenue W.
Shakopee, MN 55379
Being p/o The West Half of the Northeast 1/4
Sec. 14, T. 115 N., R. 23 W.

ADMINISTRATIVE
SUBDIVISION