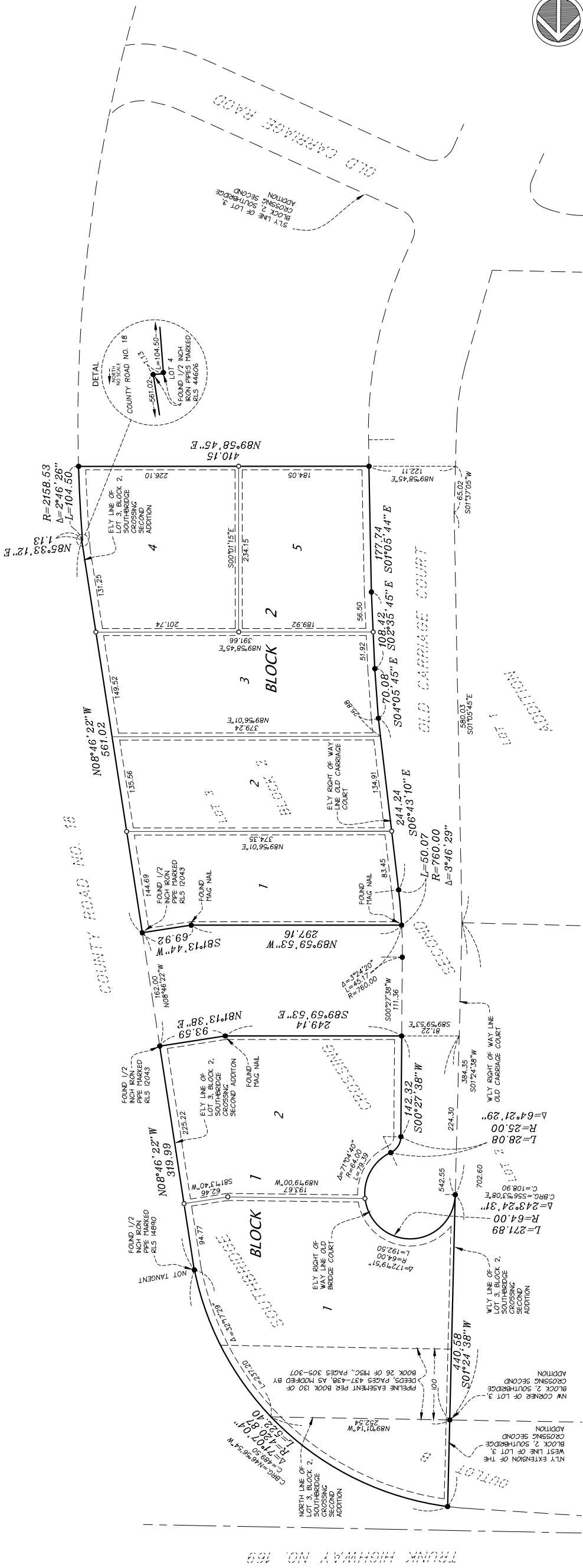


SOUTHBRIDGE CROSSINGS FIFTH ADDITION



KNOW ALL PERSONS BY THESE PRESENTS: That Shakopee Crossings Limited Partnership, a Wisconsin limited partnership, fee owner, of the following described property situated in the County of Wright, State of Minnesota, to wit:

That part of Lot 3, Block 2, Southbridge Crossings Second Addition, according to the recorded plat thereof, Scott County,

Commencing at the Northwest corner of said Lot 3; thence South 01° degrees 24 minutes 31° seconds West, assumed bearing along the Westerly line of said Lot 3 and the Westerly right of way line of Old Carriage Court, according to SAUTHBRIDGE CROSSINGS SECOND ADDITION, a distance of 542.55 feet; thence on a bearing of East a distance of 81.22 feet to the Easterly right of way line of said Old Carriage Court and the actual point of beginning of the line to be described; thence continuing on a bearing of East a distance of 2459.14 feet; thence North 81° degrees 13 minutes 31° seconds East a distance of 93.59 feet to the East line of said Lot 3 and there terminating.

Together with:

That part of Outlot B, SOUTHBRIDGE CROSSINGS SECOND ADDITION, according to the recorded plat, thereof, Scott County, Minnesota, lying East of the Northerly extension of the most Westerly line of Lot 3, Block 2, said SOUTHBRIDGE CROSSINGS SECOND ADDITION, Scott County, Minnesota.

a)

That part of Lot 3, Block 2, SOUTHRIDGE CROSSINGS SECOND ADDITION, according to the recorded plat thereof, Scott County, Minnesota, lying South of the following described property.

Commencing at the Northwest corner of said Lot 3; thence South 01 degrees 38 seconds West, 38 seconds West, assumed bearing along a Westerly line of said Lot 3 and the Westerly right of way line of Old Carriage Road, according to the said SOUTHERIDGE CROSSINGS SECOND ADDITION, a distance of 542.55 feet; thence on a bearing of South 89 degrees 59 minutes 53 seconds East, a distance of 81.22 feet to the Easterly right of way line of said Old Carriage Road and the actual point of beginning of the land to be described; thence continuing on a bearing of South 89 degrees 59 minutes 53 seconds East, a distance of 2494.14 feet; thence North 81 degrees 13 minutes 38 seconds East, a distance of 93.59 feet to the East line of Lot 3; thence South 08 degrees 46 minutes 22 seconds East, along said East line, a distance of 162.00 feet; thence South 81 degrees 13 minutes 38 seconds West, a distance of 69.92 feet; thence on a bearing of North 89 degrees 59 minutes 53 seconds West, a distance of 297.16 feet to the Easterly right of way line of said Old Carriage Road; thence Northerly along said Easterly right of way line, along a non-tangential curve concave to the East, having a radius of 760.00 feet, an included angle of 3 degrees 24 minutes 13 seconds and an arc length of 45.15 feet, the chord of said curve bears North 01 degrees 14 minutes 53 seconds West; thence continuing along said Easterly right of way line on a bearing of North 00 degrees 27 minutes 38 seconds East, tangent to last described curve, a distance of 111.36 feet to the point of beginning and thence terminating.

and lying northerly of the following described line, and its westerly extension:

Commencing at the northwest corner of said Lot 3; thence South 01 degrees 24 minutes 38 seconds West, assumed bearing, along the extended Westerly right of way line of Old Carrige Court, and said Westerly right of way line, as platted according to said SOUTHRIDGE CROSSINGS SECOND ADDITION, a distance of 780.60 feet; thence South 01 degrees 07 minutes 45 seconds East continuing along said Westerly right of way line, a distance of 590.03 feet; thence North 89 degrees 57 minutes 45 seconds West, continuing along said Westerly right of way line, a distance of 65.02 feet; thence North 89 degrees 58 minutes 45 seconds East, a distance of 122.11 feet to the Easterly right of way line of said Old Carrige Court and the actual point of beginning of the line to be described; thence continuing North 89 degrees 58 minutes 45 seconds East, a distance of 410.13 feet to the East line of Lot 3; and said line there terminating. Scott County, Minnesota.

Has caused the same to be surveyed and platted as SOUTHBIDGE CROSSINGS FIFTH ADDITION and does hereby dedicate to the public for public use the drainage and utility easements as created by this plat:

SIGNED: _____
 In witness whereof said Shakopee Crossings
 Limited Partnership, a Wisconsin limited
 partnership, by Nevac, Inc., a Minnesota
 corporation, its General Partner, has caused these
 presents to be signed by its proper officer this
 _____ day of _____, 2021.

By: _____ Steven D. Soltau
Its: General Partner

STATE OF _____
COUNTY OF _____
The foregoing instrument was acknowledged
before me this _____ day of _____, 2022,
by Steven D. Soltau, the President of Nevac, Inc., a
Minnesota corporation, the general partner of
Shakopee Crossings Limited Partnership, a
Wisconsin limited partnership, on behalf of the
limited partnership.

(PRINT)

(SIGNATURE)

Notary Public _____ County, Minnesota
My Commission Expires January 31, 2025

SURVEYORS CERTIFICATE:
I, Daniel L. Thurmes, do hereby certify that I have surveyed and platted the property described on this plat as SOUTHRIDGE CROSSINGS FIFTH ADDITION; that I am a duly licensed Land Surveyor in the State of

of the boundary survey, that an mathematical data and labels are correctly designated on this plat; that all monuments depicted on the plat have been correctly set; 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; and all public ways are shown and labeled on this plat.

Dated this _____ day of _____, 202_____.

**Daniel L. Thurmes, Licensed Land Surveyor,
Minnesota License No. 25718**

STATE OF MINNESOTA
COUNTY OF WASHINGTON
This instrument was acknowledged before me on this
_____ day of _____, 202____, by
Daniel L. Thurmes, Licensed Land Surveyor.

(PRINT)

(SIGNATURE)

SCOTT COUNTY RECORDER
I hereby certify that this plat was filed in the Office of
County Recorder for the record on this _____ day of
_____, 202____ at _____ o'clock _____ M. as
Document No. _____
By _____ Scott County Recorder
Deputy _____

CITY COUNCIL, CITY OF SHAKOPEE MINNESOTA.

of _____, 202____ the City Council of the City of Shakopee, Minnesota, approved this plat and is in compliance with the provision set fourth in Minnesota Statutes 505.03, Subd. 2.

By _____
By _____
Mayor
Clerk

CITY ATTORNEY, CITY OF SHAKOPEE MINNESOTA,
I hereby certify that I have examined this plat of
SOUTHBRIDGE CROSSINGS FIFTH ADDITION and hereby
recommend this plat for approval as to form this
day of _____, 202

By _____, City Attorney

SCOTT COUNTY SURVEYOR
Pursuant to Minnesota Statutes, Section 505.021, Subd. 11,
this plat has been reviewed and approved this _____ day of
_____, 202_____.

By _____, Scott County
Surveyor

SCOTT COUNTY AUDITOR/TREASURER
I hereby certify that the current or delinquent taxes on the
lands described within are paid and transfer entered on this
_____ day of _____ 202_____.

By _____, Scott County
Auditor/Treasurer.

SCOTT COUNTY RECORDER
I hereby certify that this plat was filed in the Office of
County Recorder for the record on this ____ day of
_____, 202__ at ____ o'clock ____ M. as

Document No. _____

By _____, Scott County Recorder
_____, Deputy

BEARING ORIENTATION:

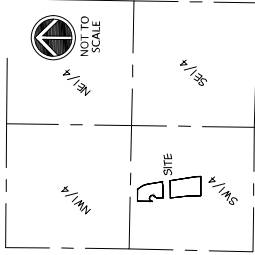
ALL BEARINGS ARE BASED ON THE NORTH LINE OF LOT 3, BLOCK 2, SOUTHBRIDGE CROSSING SECOND ADDITION WHICH IS ASSUMED TO HAVE THE BEARING OF N89°01'14"W.

DRAINAGE AND UTILITY EASEMENTS
ARE SHOWN AS THUS:



BEING 10 FEET IN WIDTH AND ADJOINING
R/W LINES AND BEING 5 FEET IN WIDTH AND
ADJOINING LOT LINES UNLESS OTHERWISE
SHOWN ON THIS PLAT.

VICINTY MAP



SECTIONS 12, TOWNSHIP 118, RANGE. 22
SCOTT COUNTY, MN

CORNERSTONE
LAND SURVEYING, INC.