

# RIVER VALLEY BUSINESS PARK

KNOW ALL PERSONS BY THESE PRESENTS: That Roger Theis and Phyllis Theis, as joint tenants, fee owners of the following described property situated in the County of Scott, State of Minnesota:

All that part of the Northeast Quarter of the Northeast Quarter, Section 15, Township 115, Range 23, Scott County, Minnesota, EXCEPTING THEREFROM that part lying northerly and easterly of the following described line:

Beginning at the intersection of the east line of the Northeast Quarter of said Section 15 with the easterly extension of the south line of Lot 1, Block 1, THEIS 2ND ADDITION, according to the recorded plat thereof; thence North 87 degrees 45 minutes 56 seconds West, along said south line and its westerly extension, a distance of 900.00 feet; thence North 00 degrees 17 minutes 53 seconds West, parallel with said east line of the Northeast Quarter, a distance of 499.47 feet to the south line of Lot 5, Block 2, THEIS ADDITION, according to the recorded plat thereof; thence North 87 degrees 45 minutes 56 seconds West along said south line of Lot 5, a distance of 219.63 feet to the most southwesterly corner of said Lot 5; thence South 83 degrees 58 minutes 04 seconds West along the southwesterly extension of the southwesterly line of said Lot 5, a distance of 210.91 feet to the west line of said Northeast Quarter of the Northeast Quarter, and said line there terminating.

ALSO all of the Southeast Quarter of the Northeast Quarter, Section 15, Township 115, Range 23, Scott County, Minnesota.

AND ALSO all that part of the East Half of the Southeast Quarter, Section 15, Township 115, Range 23, Scott County, Minnesota, lying Northerly of the following described line:

Beginning at a point in the East line of said East Half of the Southeast Quarter distant 2418.90 feet North of the Southeast corner thereof; thence West at right angles a distance of 1324.3 feet more or less to the West line of said East Half of the Southeast Quarter and there terminating.

AND FURTHER EXCEPTING:

Parcel 42 on the Minnesota Department of Transportation Right of Way Plat No. 70-17, and Deed Document No. 294461.

Have caused the same to be surveyed and platted as RIVER VALLEY BUSINESS PARK and does hereby donate and dedicate to the public for public use the public way as created by this plat.

In witness whereof said Roger Theis and Phyllis Theis, as joint tenants, have caused these presents to be signed by its proper officer this \_\_\_\_\_ day of \_\_\_\_\_, 202\_\_\_\_.

Opus Development Company, L.L.C.

By: \_\_\_\_\_ By: \_\_\_\_\_  
Roger Theis Phyllis Theis

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

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 202\_\_\_\_, by Roger Theis and Phyllis Theis, as joint tenants.

\_\_\_\_\_  
\_\_\_\_\_  
Notary Public \_\_\_\_\_ County, \_\_\_\_\_  
My commission expires \_\_\_\_\_

I Eric A. Roeser hereby certify that this plat of RIVER VALLEY BUSINESS PARK 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 \_\_\_\_\_, 202\_\_\_\_.

\_\_\_\_\_  
Eric A. Roeser  
Licensed Land Surveyor  
Minnesota License No. 47476

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

The foregoing Surveyor's Certificate was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 202\_\_\_\_, by Eric A. Roeser, Land Surveyor, Minnesota License No. 47476.

\_\_\_\_\_  
\_\_\_\_\_  
Notary Public \_\_\_\_\_ County, \_\_\_\_\_  
My commission expires \_\_\_\_\_

## CITY OF SHAKOPEE

We do hereby certify that on the \_\_\_\_\_ day of \_\_\_\_\_, 202\_\_\_\_, the City Council of the City of Shakopee, Minnesota, approved this plat and is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2, have been fulfilled.

\_\_\_\_\_  
Mayor Clerk

## CITY OF SHAKOPEE ATTORNEY

I hereby certify that I have examined this plat of RIVER VALLEY BUSINESS PARK and do hereby recommend this plat for approval as to form this \_\_\_\_\_ day of \_\_\_\_\_, 202\_\_\_\_.

\_\_\_\_\_  
City Attorney

## COUNTY SURVEYOR

Pursuant to Minnesota Statutes, Chapter 389.09, Subd. 1, as amended, this plat has been reviewed and approved this \_\_\_\_\_ day of \_\_\_\_\_, 202\_\_\_\_.

\_\_\_\_\_  
Daniel M. Wormer, LS  
Scott County Surveyor

## SCOTT COUNTY AUDITOR/TREASURER

I hereby certify that the current and delinquent taxes on the lands described within are paid and the transfer is entered this \_\_\_\_\_ day of \_\_\_\_\_, 202\_\_\_\_.

Scott County Auditor/Treasurer

Signed by: \_\_\_\_\_, Deputy

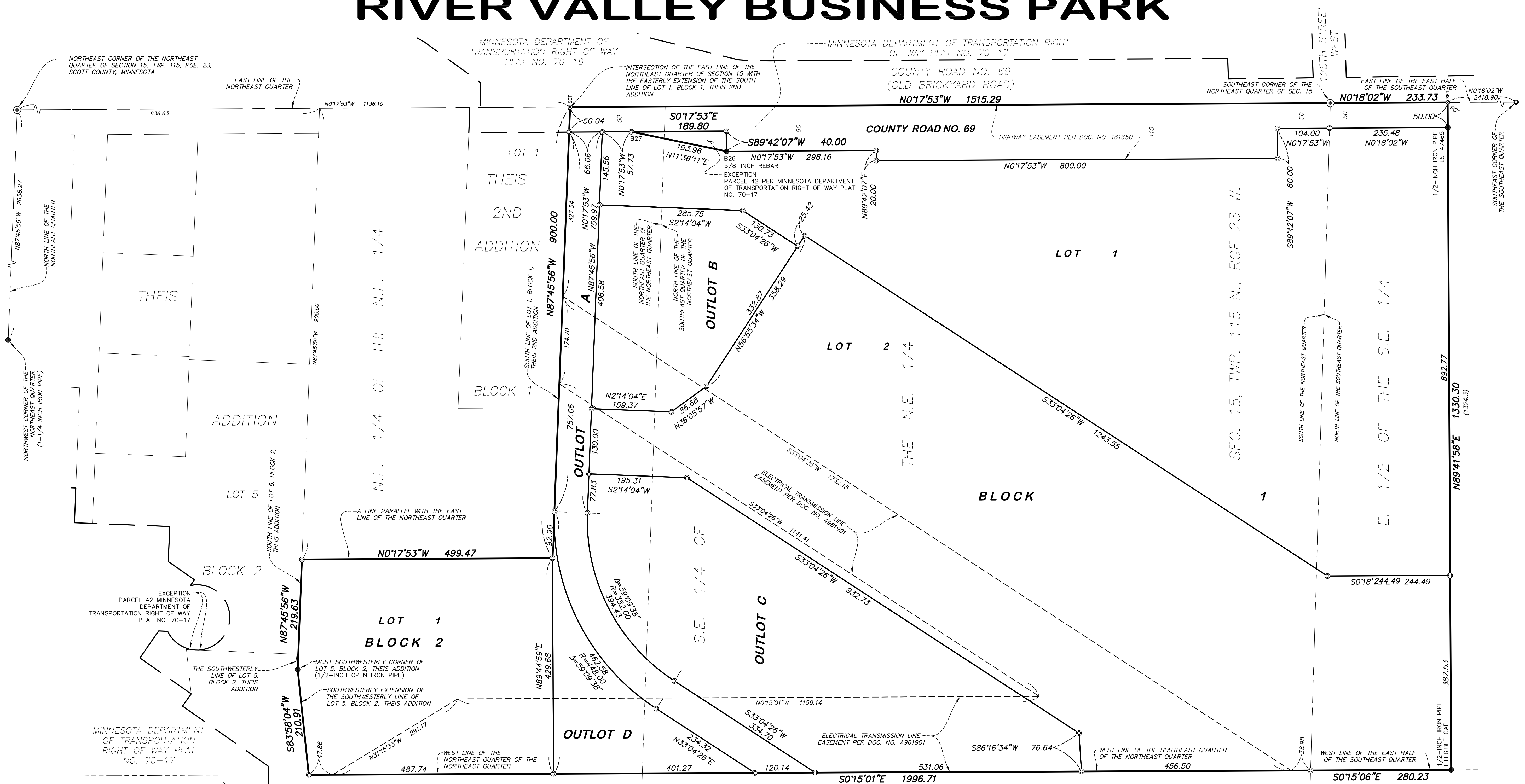
## COUNTY RECORDER

County of Scott, State of Minnesota

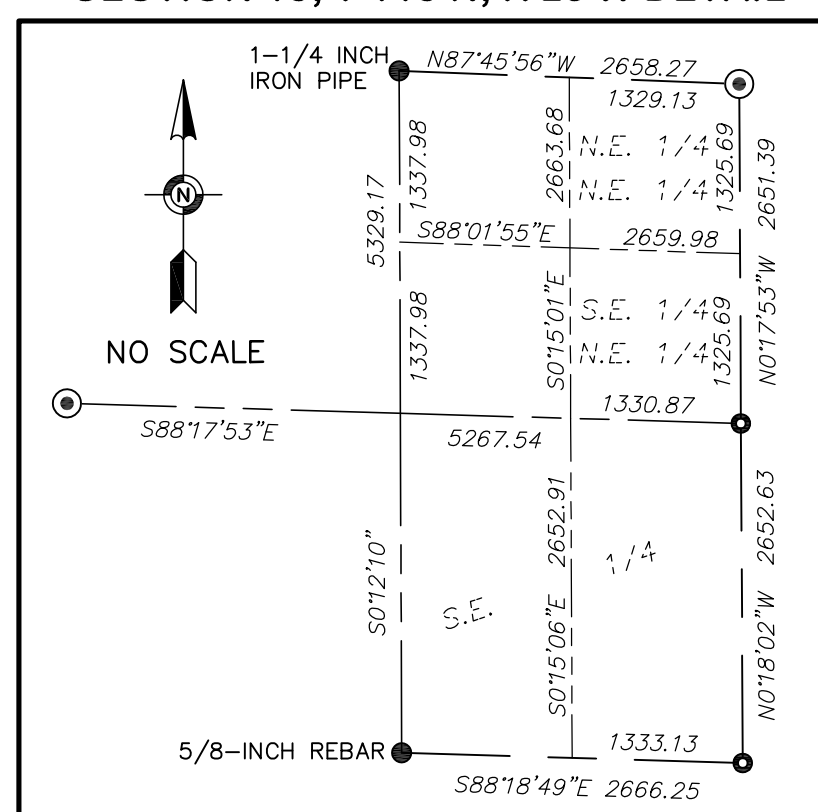
I hereby certify that this plat was recorded in the office of the County Recorder for record this \_\_\_\_\_ day of \_\_\_\_\_, 202\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_ M., as Document No. \_\_\_\_\_.

\_\_\_\_\_  
Scott County Recorder  
(Abstract Property)

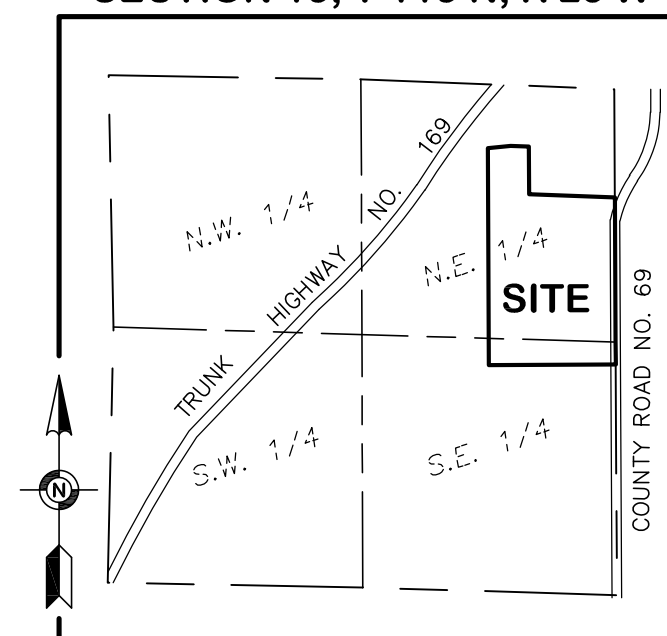
# RIVER VALLEY BUSINESS PARK



SECTION 15, T 115 N, R 23 W DETAIL



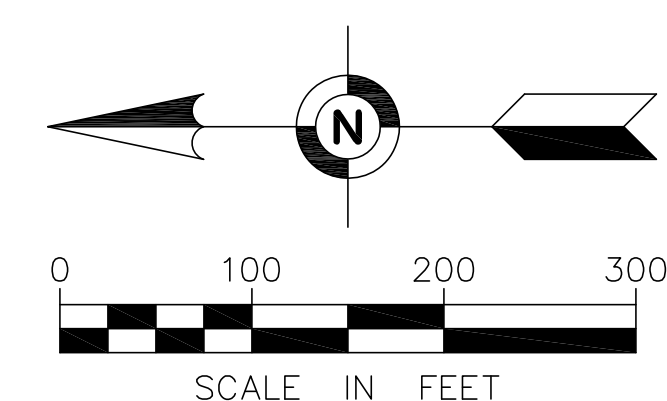
SECTION 15, T 115 N, R 23 W



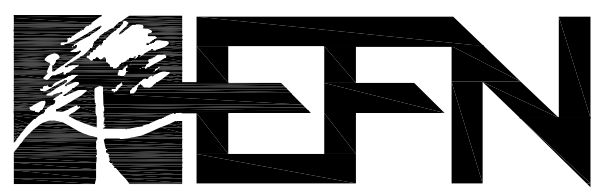
### VICINITY MAP

NO SCALE

BASIS OF BEARINGS  
The east line of the Northeast Quarter of  
Section 15, Township 115 North, Range 23 West  
is assumed to bear North 00 degrees 17  
minutes 53 seconds West



- DENOTES FOUND IRON MONUMENT AS NOTED
  - FOUND SCOTT COUNTY BRASS  
CAPPED MONUMENT
  - ◎ SET 5/8 INCH x 18 INCH REBAR  
MARKED WITH LICENSE NO. 47476
  - ◎ SET PK NAIL
- B26 CORNER PER MINNESOTA  
DEPARTMENT OF TRANSPORTATION  
RIGHT OF WAY PLAT NO. 70-17



**Egan, Field & Nowak, Inc.**

land surveyors since 1872