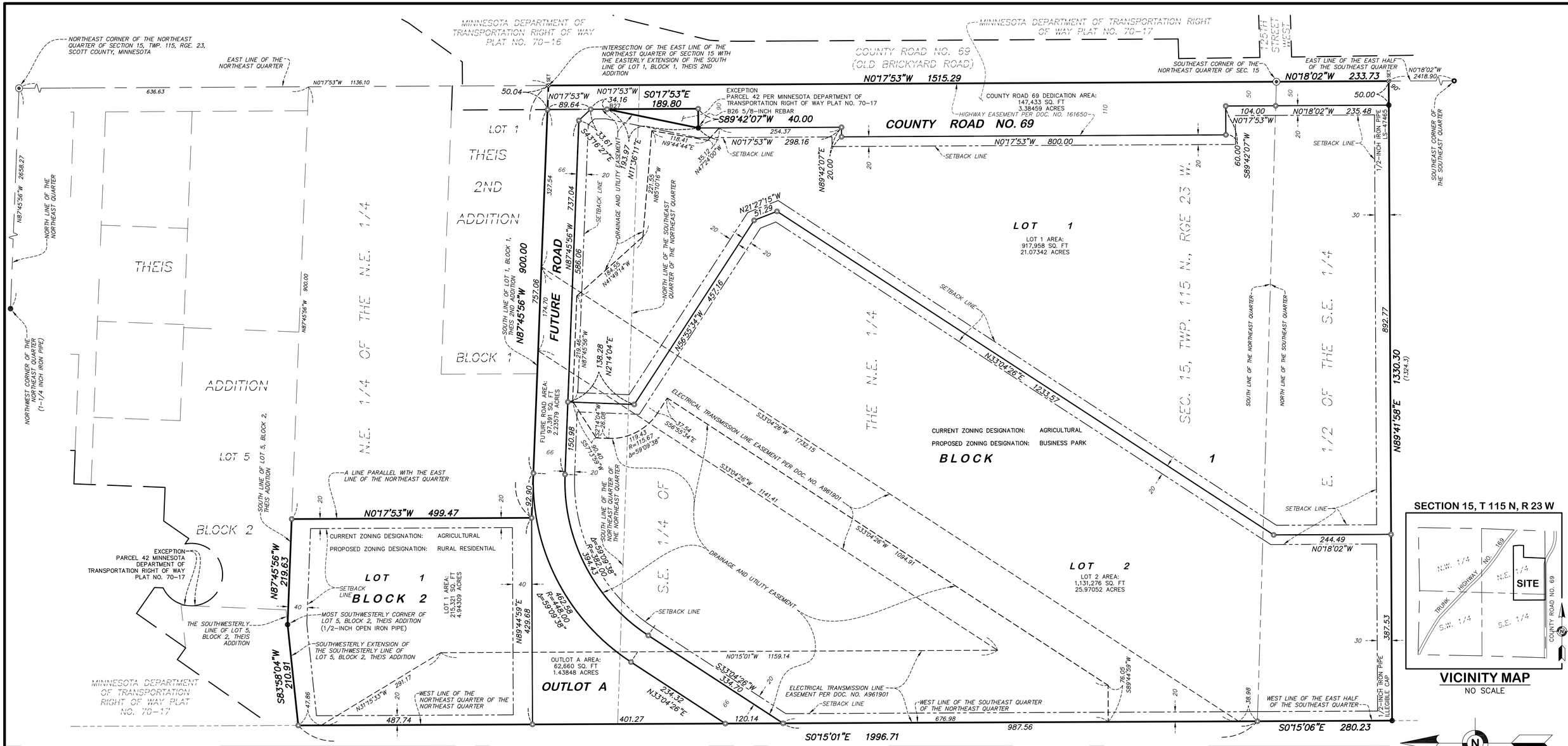

EXISTING LEGAL DESCRIPTION:

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.

PROPOSED LEGAL DESCRIPTIONS:

Lot 1, Block 1, RIVER VALLEY BUSINESS PARK
Lot 2, Block 1, RIVER VALLEY BUSINESS PARK
Outlot A, RIVER VALLEY BUSINESS PARK
Lot 1, Block 2, RIVER VALLEY BUSINESS PARK

AREA SUMMARIES:

Lot 1, Block 1:	917,958 Square Feet, or 21.07342 Acres, more or less	
Lot 2, Block 1:	1,131,276 Square Feet, or 25.97052 Acres, more or less	
Outlot A:	62,660 Square Feet, or 1.43848 Acres, more or less	
Lot 1, Block 2:	215,321 Square Feet, or 4.94309 Acres, more or less	
County Road No. 69:	147,433 Square Feet, or 3.38459 Acres, more or less	
FUTURE ROAD:	97,391 Square Feet, or 2.23579 Acres, more or less	
(Right of Way to be dedicated)		
Total:	2,572,039 Square Feet, or 59.04588 Acres, more or less	

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.

Date of survey: February 16, 2022
Date of signature: July 26, 2022

SEE ATTACHED ALTA/NSPS LAND TITLE SURVEY FOR EXISTING CONDITIONS

Eric A. Roeser
Minnesota License No. 47476
eroeser@efnsurvey.com

ZONING INFORMATION:

Block 1 Current Zoning Designation: Agricultural
Block 1 Proposed Zoning Designation: Business Park*
Setback Information:
Front: 50 Ft Side: 20 Ft Rear: 30 Ft Side/Rear from Residential: 100 Ft
Minimum Lot Width: 100 Ft Minimum Lot Area: 1 acre
Maximum Building Height: 45 Ft Maximum Impervious Area: 80%

Block 2 Current Zoning Designation: Agricultural
Block 2 Proposed Zoning Designation: Rural Residential
Setback Information:
Front: 40 Ft Side: 20 Ft Rear: 40 Ft
Distance from lot line to accessory machinery and buildings necessary to the conduct of agricultural operation: 100 Ft
Minimum Lot Width: 150 Ft Minimum Lot Depth: 200 Ft
Maximum Building Height: 35 Ft Maximum Impervious Area: 30%

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

FIELD BOOK	PAGE

DRAWING NAME: 40414 Preliminary Plat.dwg
JOB NO. 40414
FILE NO.

FIELDWORK CHIEF: LH
DRAWN BY: LS PMD
CHECKED BY: ER

REVISIONS

NO.	DATE	DESCRIPTION

PRELIMINARY PLAT

RIVER VALLEY BUSINESS PARK

DEVELOPER:
OPUS Development, LLC
Joe Mahoney
10350 Bren Road West
Minnetonka, MN 55343

ENGINEER:
Kimley Horn
Katie Olson, PE
767 Eustis Street, Suite 100
St. Paul, MN 5114

PROPERTY ADDRESS:
2175 Colburn Drive
Shakopee, Minnesota 55379

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