

RIVER VALLEY BUSINESS PARK

KNOW ALL PERSONS BY THESE PRESENTS: That Roger J. Theis, Trustee of the Roger J. & Phyllis E. Theis Living Trust dated April 10, 2006, and any amendments thereto, fee owner 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.

Has 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 forever the public ways and also dedicate the easements as created by this plat for drainage and utility purposes only.

In witness whereof said Roger J. Theis, Trustee of the Roger J. & Phyllis E. Theis Living Trust dated April 10, 2006, and any amendments thereto, has hereunto set his hand this _____ day of _____, 20____.

By:

Roger J. Theis, Trustee of the
Roger J. & Phyllis E. Theis Living
Trust dated April 10, 2006, and
any amendments thereto.

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 202____, by Roger J. Theis, as Trustee of the Roger J. & Phyllis E. Theis Living Trust dated April 10, 2006, and any amendments thereto, on behalf of the trust.

Signature

Printed

Notary Public _____ County, _____

My commission expires _____

I hereby certify that I have surveyed and platted the property described on this plat as RIVER VALLEY BUSINESS PARK; that this plat is a correct representation of the survey; that all distances are correctly shown on the plat in feet and hundredths of a foot; that all monuments have been correctly placed in the ground as shown or will be correctly placed in the ground as designated; that the outside boundary lines are correctly designated on the plat; and there are no wet lands as defined in MS 505.01, Subd. 3, or public highways to be designated other than as shown on the plat.

Dated this _____ day of _____, 20____.

Eric A. Roeser, 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.

Signature

Printed

Notary Public _____ County, _____

My commission expires _____

CITY OF SHAKOPEE

We do hereby certify that on the _____ day of _____, 20____, 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.

Mayor

Clerk

CITY 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 _____, 20____.

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 _____, 20____.

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 _____, 20____.

Scott County Auditor/Treasurer

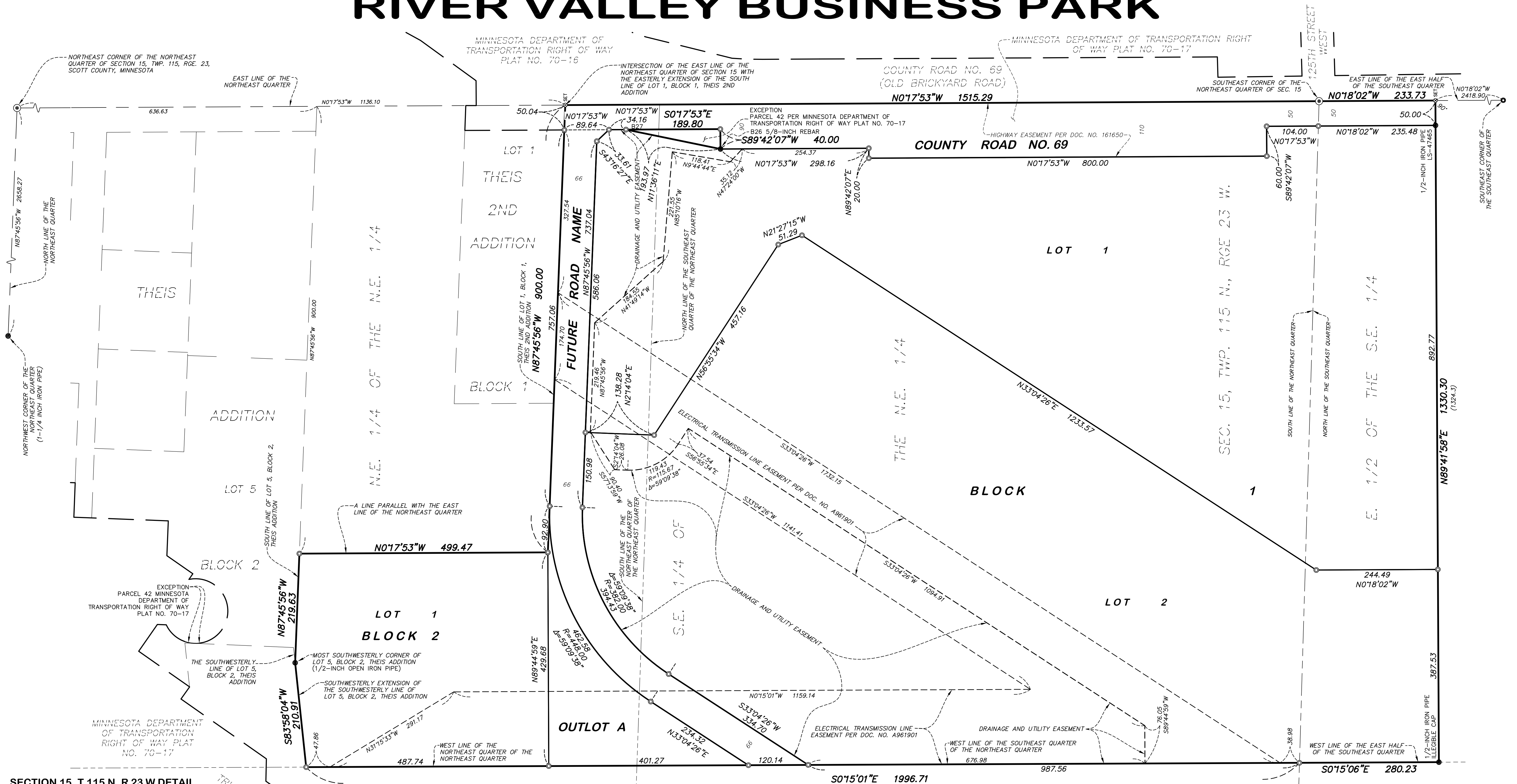
Signed by: _____, Deputy

SCOTT COUNTY RECORDER

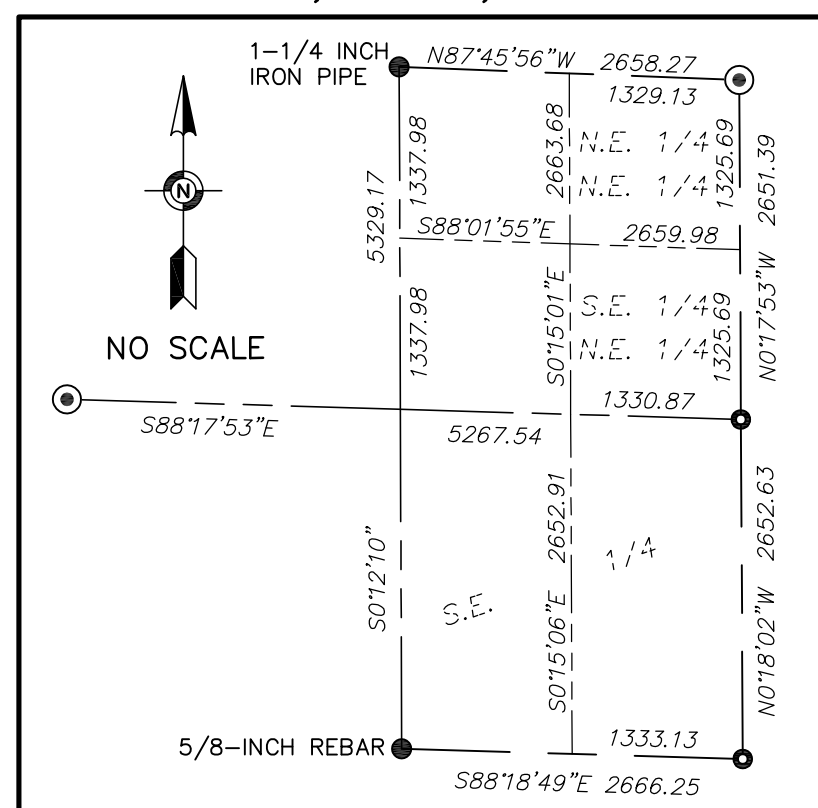
I hereby certify that this plat was recorded in the office of the County Recorder for record this _____ day of _____, 20____, at _____ o'clock ____ M., as Document No. _____.

Scott County Recorder
(Abstract Property)

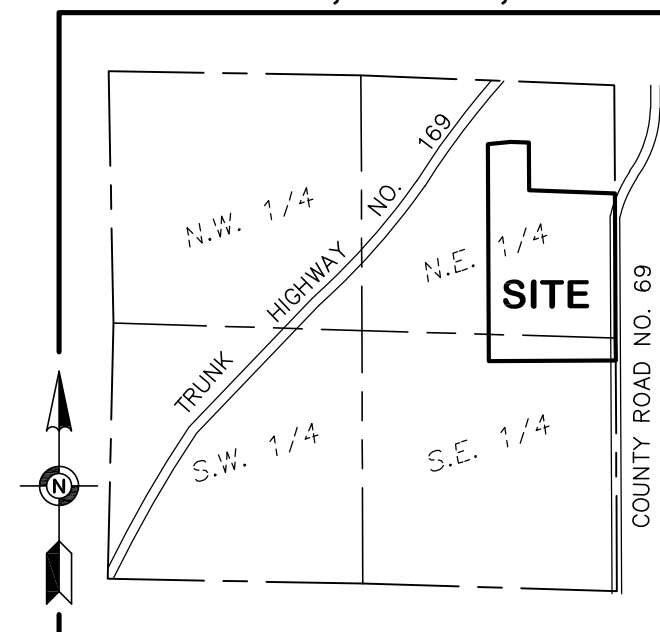
RIVER VALLEY BUSINESS PARK



SECTION 15, T 115 N, R 23 W DETAIL



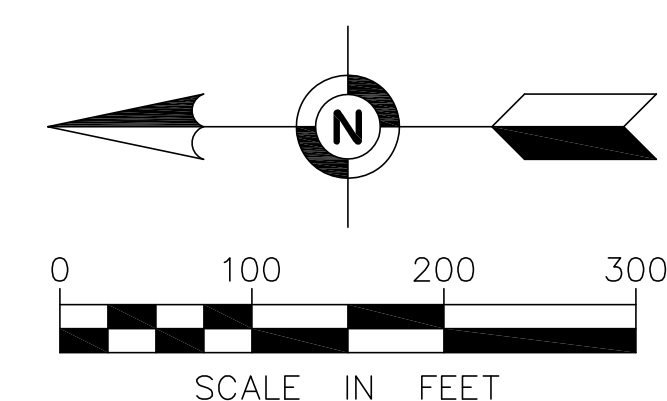
SECTION 15, T 115 N, R 23 W



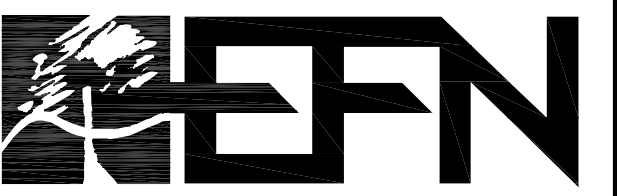
VICINITY MAP

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