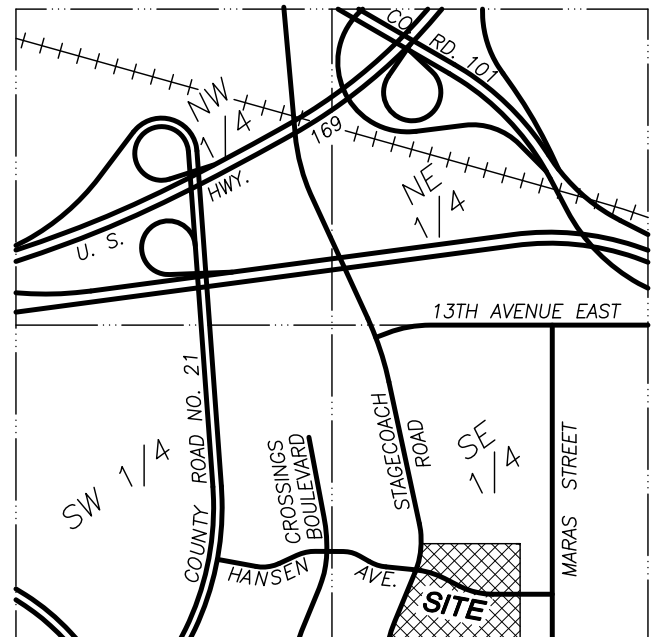


Preliminary Plat of:
RELIAKOR FIRST ADDITION

UTILITY STATEMENT

The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated, although he does certify that they are shown as accurately as possible from information available. The surveyor has not physically located the underground utilities.

Owner:
PFEIFFER PROPERTIES LLP
PID: 270700020



Vicinity Map
Section 12, Township 115, Range 22
No Scale

Owner:
HOLLY ANN ZACHARIAS JACOBY
PID: 279120250

NOTES

- * Bearings shown are based on the Scott County Coordinate System.
- * Utilities shown are from information furnished by the City of Shakopee and respective utility companies in response to Gopher State One Call Ticket No. 220250379 and are verified where possible.
- * Contact Gopher State One Call for utility locations before any construction shall begin. Phone 651-454-0002.
- * Area = 817,688 square feet (18.77 acres).
- * Zoning: I1 (Light Industry).
- * Bench mark: Top nut of hydrant at the southwest corner of Stagecoach Road and Hansen Avenue. Elevation = 744.97 feet (1988 N.A.V.D.).
- * This property is located in Flood Zone X (area of minimal flooding) per Flood Insurance Rate Map Numbers 27139C0043E and 27139C0044E dated February 12, 2021.

Owner:
ROGER CARL ZACHARIAS
PID: 279120260

OWNER

Hansen Avenue, LLC
8600 Hanson Avenue
Shakopee, Minnesota 55379

APPLICANT

Mesenbrink Construction
7765 East 175th Street
Prior Lake, Minnesota 55372
Attention: John Mesenbrink
Phone: 612-968-3800
Email: jemmbc@mesenbrinkconstruction.com

SURVEYOR

Rehder & Associates, Inc.
3440 Federal Drive
Suite 110
Eagan, Minnesota 55122
Attention: Greg Gentz
Phone: 651-337-6726
Email: ggentz@rehder.com

LEGEND

- Iron Monument Found
- Iron Monument Set
- S — Sanitary Sewer
- ST — Storm Sewer
- W — Watermain
- Hyd — Hydrant
- GV — Gate Valve
- MH — Manhole
- CB — Catch Basin
- CS — Cleanout
- Flared End
- Inv. — Invert Elevation
- GP — Guard Post
- PP — Power Pole
- LP — Light Pole
- ET — Electrical Transformer
- CD — Communications Pedestal
- Concrete Surface
- Bituminous Surface
- Guy Wire
- Gas Meter
- Electric Meter
- CS — Curb Stop
- Guard Rail
- Handicap Parking Stall
- Fence

PROPERTY DESCRIPTION

That part of the West one-half of the Southeast one-quarter and the West one-seventh of the East one-half of the Southeast one-quarter, lying Easterly of the centerline of County Road 89, and lying South of the North 1735.18 feet, all in Section 12, Township 115, Range 22, Scott County, Minnesota.

I hereby certify that this preliminary plat was prepared by me or under my direction and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Dated this 16th day of May, 2022

REHDER & ASSOCIATES, INC.

Gary C. Huber

Gary C. Huber, Land Surveyor
Minnesota License No. 22036

Revised June 10, 2022
Revised August 1, 2022

Rehder and Associates, Inc.

CIVIL ENGINEERS AND LAND SURVEYORS

3440 Federal Drive • Suite 110 • Eagan, Minnesota • Phone (651) 452-5051

JOB: 224-1321.145

Owner:
DARRIN T. & CARMEN THOMPSON
PID: 279130220

Owner:
PAHL STACY A. ROEHLER
PID: 279130330

Owner:
HOWARD E. & KIYOKO N. LARSON
PID: 279130250

0 25 50 100 150
Scale in Feet

