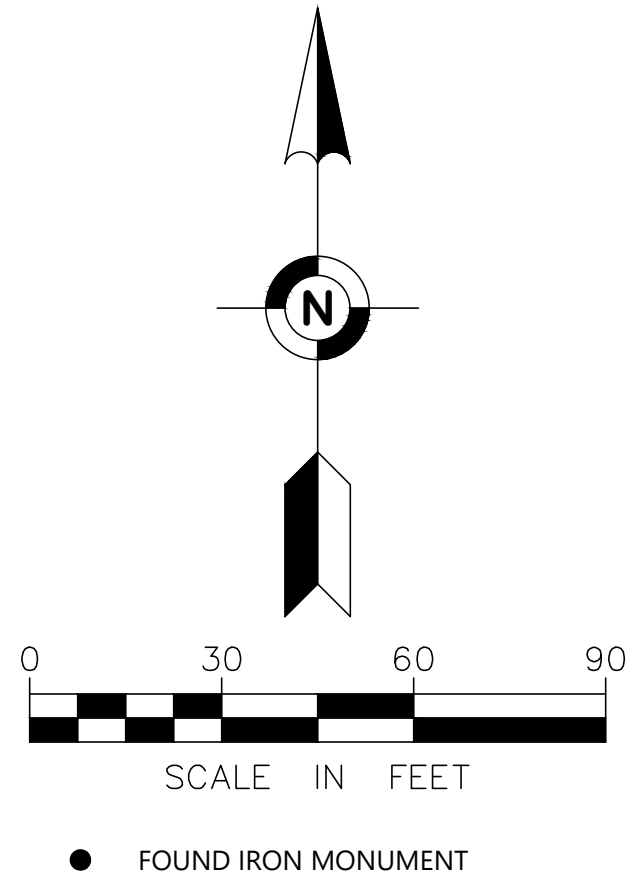




BENCH MARKS:

- Minnesota Department of Transportation Geodetic Station OVERPASS MN139 (#42156)
Elevation = 757.12 (NAVD 88)
- Top Nut Hydrant - South side of Oak Ridge Court 200 feet southwesterly of the northeasterly corner of Lot 4, Block 1, Ridge View Estates. Elevation = 801.36 (NAVD 88)

LEGEND

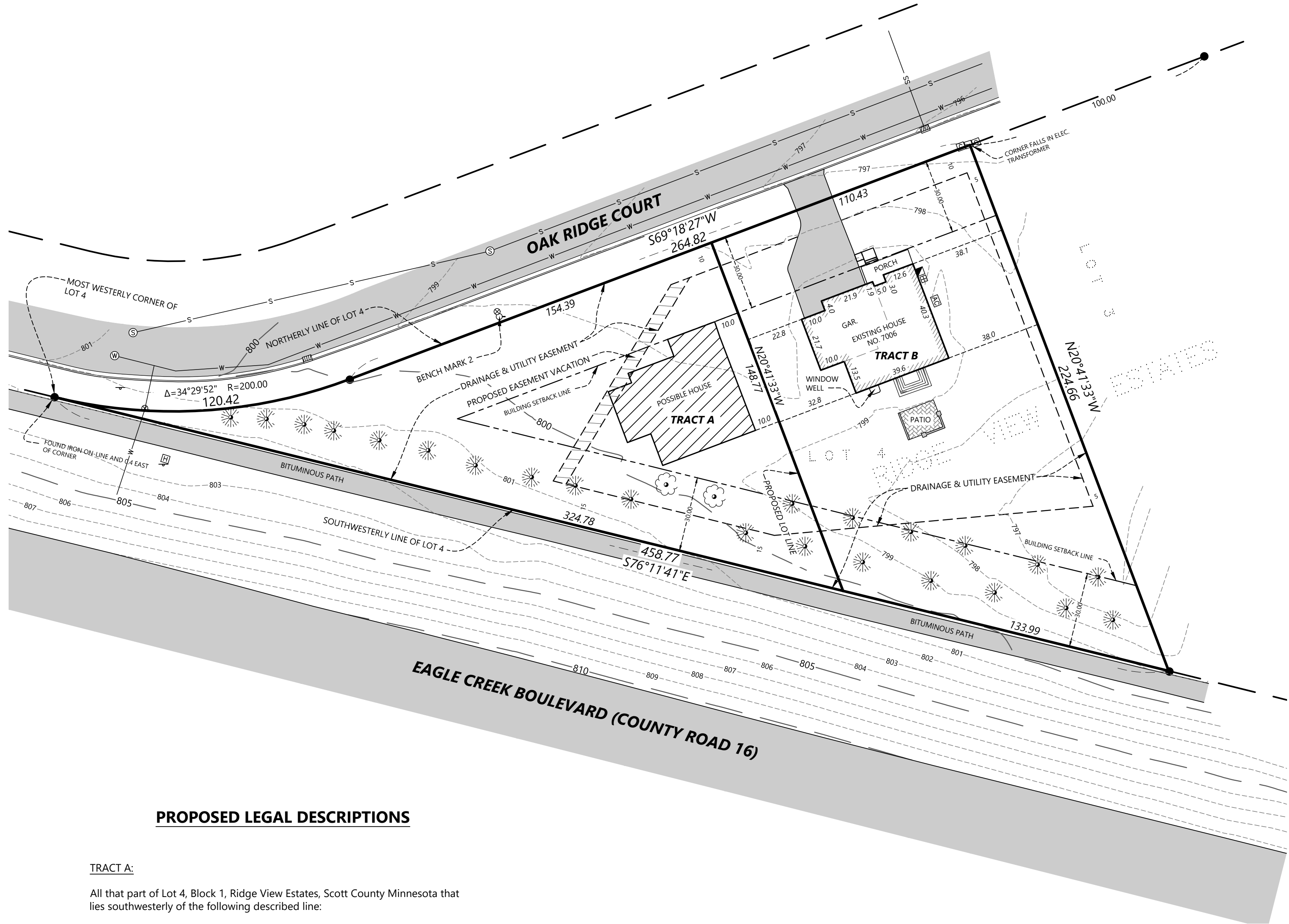
- | | | | |
|--|-----------------------|--|---------------------|
| | AIR CONDITIONER | | BITUMINOUS SURFACE |
| | ELECTRIC METER | | CONCRETE SURFACE |
| | GAS METER | | PAVERS |
| | SANITARY MANHOLE | | O.H.W. CONTOUR LINE |
| | WATER MANHOLE | | SPOT ELEVATION |
| | HANDHOLE | | TREE |
| | SIGN | | |
| | CATCH BASIN | | |
| | GATE VALVE OR SERVICE | | |
| | HYDRANT | | |

LEGAL DESCRIPTION

LOT 4, BLOCK 1
RIDGE VIEW ESTATES
SCOTT COUNTY, MN

GENERAL NOTES:

- The orientation of this bearing system is based on the Scott County Coordinate Grid (NAD 83-2011 Adj.).
- The total area of the property described is 37,100 square feet or 0.8517 Acres.
- The legal description used in the preparation of this survey is based upon the Warranty Deed dated April 27, 2018, filed May 10, 2018 as Document No. A1046312.
- This survey was performed without the benefit of a title insurance policy, title opinion or owners and encumbrance report, and does not purport to shown any easement or encumbrances beyond those that are disclosed by the record subdivision or deed.



PROPOSED LEGAL DESCRIPTIONS

TRACT A:

All that part of Lot 4, Block 1, Ridge View Estates, Scott County Minnesota that lies southwesterly of the following described line:

Commencing at the most westerly corner of said Lot 4; thence South 76 degrees 11 minutes 41 seconds East, an assumed bearing along the southerly or southwesterly line of said Lot 4, a distance of 324.78 feet to the point of beginning of the line to be described; thence North 20 degrees 41 minutes 33 seconds West a distance of 148.77 feet more or less to the northerly line of said Lot 4 and said line there terminating.

TRACT B:

All that part of Lot 4, Block 1, Ridge View Estates, Scott County Minnesota that lies northeasterly of the following described line:

Commencing at the most westerly corner of said Lot 4; thence South 76 degrees 11 minutes 41 seconds East, an assumed bearing along the southerly or southwesterly line of said Lot 4, a distance of 324.78 feet to the point of beginning of the line to be described; thence North 20 degrees 41 minutes 33 seconds West a distance of 148.77 feet more or less to the northerly line of said Lot 4 and said line there terminating.

PROPOSED LOT AREAS

TRACT A = 16,481 SQUARE FEET / 0.3784 ACRES
TRACT B = 20,619 SQUARE FEET / 0.4733 ACRES

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

Dated this 28th day of September, 2022

Brent R Peters
Minnesota License No. 44123

**MINOR SUBDIVISION
FOR
OMAR KARSHE**

PROPERTY ADDRESS:

7006 OAK RIDGE COURT
SHAKOPEE, MN 55379

PROJECT:

20128

TSR: 14-115-22
FILE: SCOTT22

DRAWING REVISION LIST

NO.	DATE	DESCRIPTION



Peters Land Surveying
5505 W. 123rd Street #100C
Savage, MN 55378

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