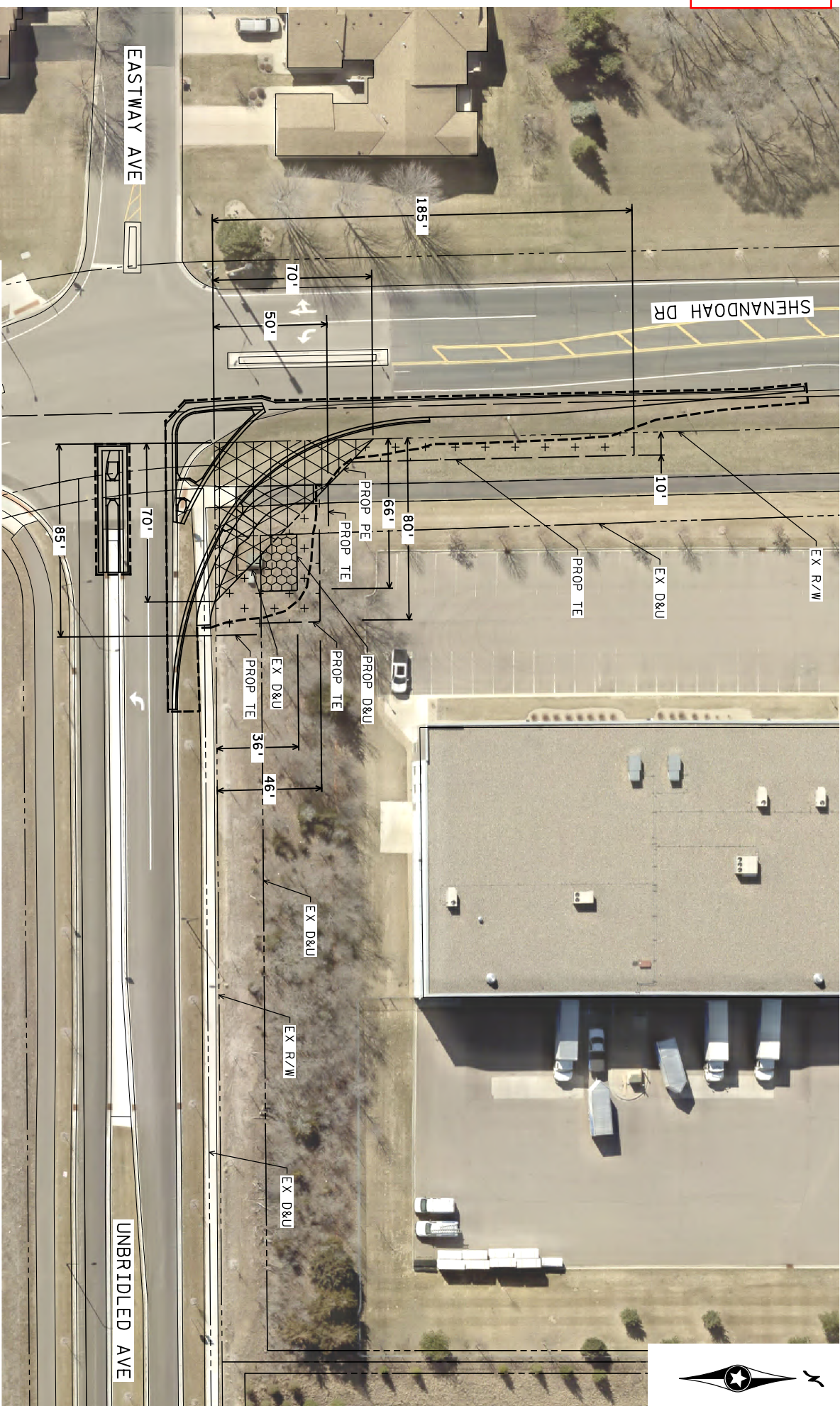




274440010		645 SHENANDOAH DR SHAKOPEE, MN 55379			PROPERTY LINE	_____
					EXISTING R/W	_____
					EXISTING PE	_____
					PROPOSED R/W	_____
					TEMP EASE	_____
					PROPOSED EASEMENT	_____
					PROPOSED CONSTRUCTION	_____
					CONST LIMITS	-----
		EXISTING PARCEL AREA	D&U 	TE 	PE ROADWAY 	
3.40 AC		357.9 SQ FT	2537.3 SQ FT	2449.7 SQ FT		
SHENANDOAH DRIVE TURN LANES						
CITY OF SHAKOPEE		PROJ. NO. CIF-23-016				
[SRF]		DATE	1/19/2023		PARCEL	1

CITY OF SHAKOPEE, MN
SHENANDOAH DRIVE
EASEMENT ACQUISITION
SRF No. 15876
JANUARY 18, 2023

PARCEL 4 DU
OWNER: T AND D ELANDER II, LLC
P.I.N. 274440010
PARCEL LEGAL AND OWNER ACCORDING TO DOC. NO. 978628 & PLAT

A perpetual easement for drainage and utility purposes over, under, across and through part of the following described property:

Lot 1, Block 1, VALLEY VIEW BUSINESS PARK 2ND ADDITION, Scott County, Minnesota.

Said perpetual easement being that part of the North 16.00 feet of the South 36.00 feet of the East 66.00 of said Lot 1 lying easterly of a line run from a point on the south line of said Lot 1 distant 41.60 feet easterly of the southwest corner of said Lot 1 to a point on the north line of said Lot 1 distant 37.66 feet easterly of the northwest corner of said Lot 1. EXCEPT that part thereof lying southwesterly of a line run from a point on the south line of said Lot 1 distant 70.00 feet easterly of the southwest corner of said Lot 1 to a point on the west line of said Lot 1 distant 70.00 feet northerly of said southwest corner.

I hereby certify that this plan, survey, 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.

Print Name: Dean Dusheck



Date: January 18, 2023

License # 16679

CITY OF SHAKOPEE, MN
SHENANDOAH DRIVE
EASEMENT ACQUISITION
SRF No. 15876
JANUARY 18, 2023

PARCEL 4 RW
OWNER: T AND D ELANDER II, LLC
P.I.N. 274440010
PARCEL LEGAL AND OWNER ACCORDING TO DOC. NO. 978628 & PLAT

A perpetual easement for roadway and utility purposes over, under, across and through part of the following described property:

Lot 1, Block 1, VALLEY VIEW BUSINESS PARK 2ND ADDITION, Scott County, Minnesota.

Said perpetual easement being that part of said Lot 1 lying southwesterly of a line run from a point on the south line of said Lot 1 distant 70.00 feet easterly of the southwest corner of said Lot 1 to a point on the west line of said Lot 1 distant 70.00 feet northerly of said southwest corner.

I hereby certify that this plan, survey, 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.

Print Name: Dean Dusheck



Date: March 4, 2020

License # 16679

CITY OF SHAKOPEE, MN
SHENANDOAH DRIVE
EASEMENT ACQUISITION
SRF No. 15876
JANUARY 18, 2023

PARCEL 4 TE
OWNER: T AND D ELANDER II, LLC
P.I.N. 274440010
PARCEL LEGAL AND OWNER ACCORDING TO DOC. NO. 978628 & PLAT

A temporary easement for construction purposes over, under, across and through part of the following described property:

Lot 1, Block 1, VALLEY VIEW BUSINESS PARK 2ND ADDITION, Scott County, Minnesota.

Said temporary easement being that part of the South 20.00 feet of the West 85.00 feet of said Lot 1 lying easterly of a line run from a point on the south line of said Lot 1 distant 70.00 feet easterly of the southwest corner of said Lot 1 to a point on the west line of said Lot 1 distant 70.00 feet northerly of said southwest corner.

Together with a temporary easement for construction purposes over, under, across and through the East 14.00 feet of the West 80.00 feet of the North 16.00 feet of the South 36.00 feet of said Lot 1.

Together with a temporary easement for construction purposes over, under, across and through that part of the North 10.00 feet of the South 46.00 feet of the East 80.00 feet of said Lot 1 lying easterly of a line run from a point on the south line of said Lot 1 distant 41.60 feet easterly of the southwest corner of said Lot 1 to a point on the north line of said Lot 1 distant 37.66 feet easterly of the northwest corner of said Lot 1.

Together with a temporary easement for construction purposes over, under, across and through that part of the South 50.00 feet of said Lot 1 lying easterly of a line run from a point on the south line of said Lot 1 distant 70.00 feet easterly of the southwest corner of said Lot 1 to a point on the west line of said Lot 1 distant 70.00 feet northerly of said southwest corner and also lying westerly of a line run from a point on the south line of said Lot 1 distant 41.60 feet easterly of the southwest corner of said Lot 1 to a point on the north line of said Lot 1 distant 37.66 feet easterly of the northwest corner of said Lot 1.

Together with a temporary easement for construction purposes over, under, across and through that part of the West 10.00 feet of the South 185.00 feet of said Lot 1 lying northerly of a line run from a point on the south line of said Lot 1 distant 70.00 feet easterly of the southwest corner of said Lot 1 to a point on the west line of said Lot 1 distant 70.00 feet northerly of said southwest corner.

Said temporary easements to expire March 31, 2024.

I hereby certify that this plan, survey, 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.

Print Name: Dean Dusheck



Date: January 18, 2023

License # 16679