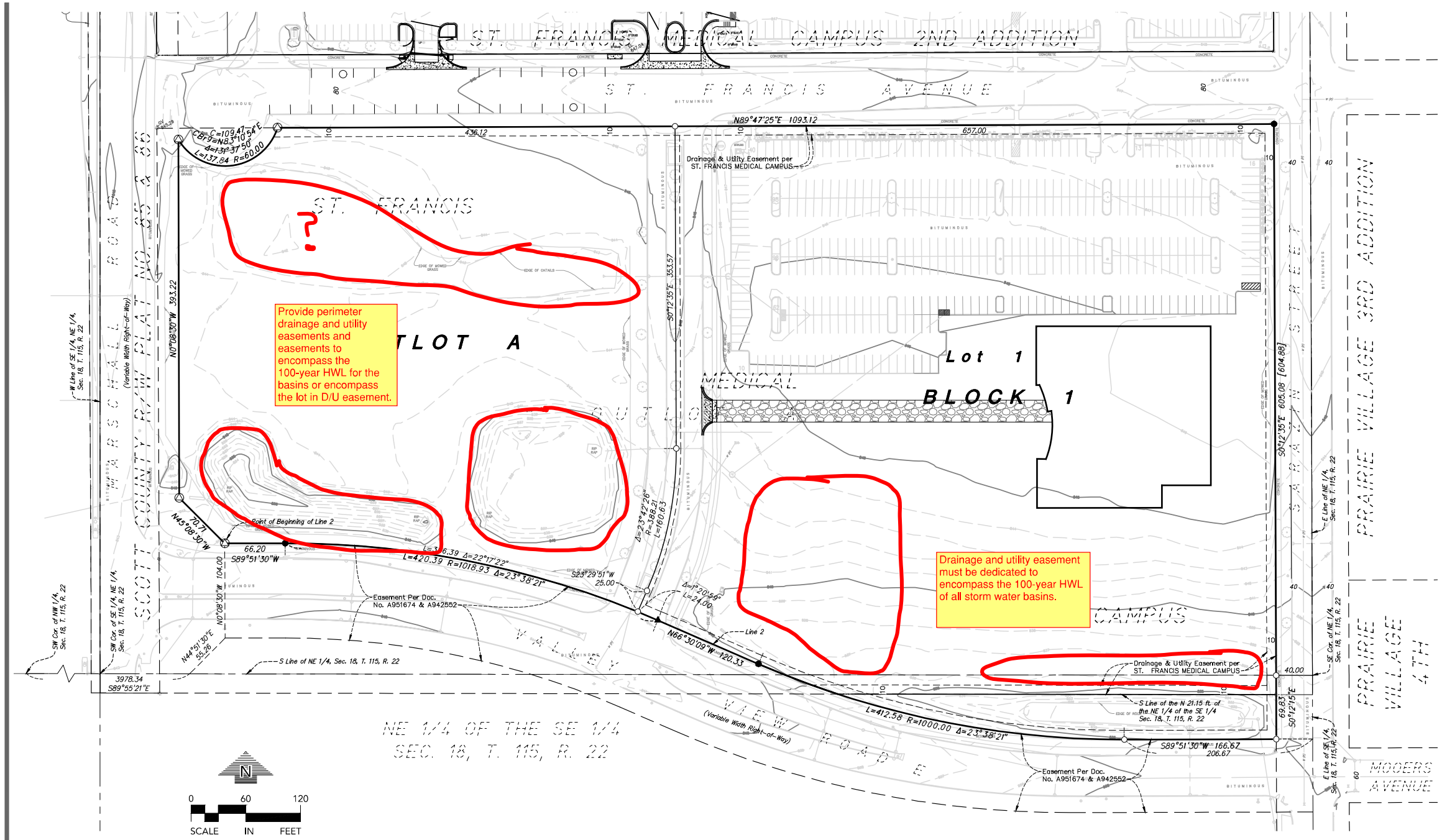


EXISTING	CIVIL LEGEND	PROPOSED
	SANITARY MANHOLE	
	STORM MANHOLE	
	CATCH BASIN	
	CULVERT	
	HYDRANT	
	GATEVALVE	
GPIV	POST INDICATOR VALVE	GPIV
	LIGHT POLE	
	POWER POLE	
	SIGN	
	BENCHMARK	
	SOIL BORINGS	
	WATER MANHOLE	
	TELEPHONE MANHOLE	
	UTILITY MANHOLE	
	ELECTRIC MANHOLE	
W	WATER SERVICE	W
S	SANITARY SERVICE	S
	MANDICAP PARKING	
1.0%	DIRECTION OF FLOW	1.0%
964.8	SPOT ELEVATION	964.8
962	CONTOURS	962
	SANITARY SEWER	
	STORM SEWER	
	WATERMAIN	
FM	FORCEMAIN	FM
DT	DRAINTILE	DT
	SILT FENCE	
	CURB & GUTTER	
	RETAINING WALL	
	TREELINE	
	EASEMENT LINE	
	SETBACK LINE	
X	FENCE LINE	X
TEL	UNDERGROUND TELE	
GAS	UNDERGROUND GAS	
OH	OVERHEAD UTILITY	
FO	UNDERGROUND FIBER OPTIC	
ELE	UNDERGROUND ELECTRIC	
CTV	UNDERGROUND CABLE TV	
	PROPERTY LINE	
	CONIFEROUS TREE	
	DECIDUOUS TREE	
	PARKING COUNTS	23

SURFACE LEGEND

- GRAVEL DRIVE
- EXISTING DRAINAGE PATTERN
- PROPOSED DRAINAGE PATTERN

ZONING INFORMATION

Current Zoning: B2 - Office Business Zone with PUD Overlay

Current Setbacks:
- Width 100 feet
- Front 30 feet
- Side 20 feet
- Rear 30 feet
- Height 55 feet

SITE DATA

Areas:

Lot 1 Block 1	= 425,816 +/- square feet or 9.77 +/- acres
OUTLOT A	= 254,297 +/- square feet or 5.84 +/- acres
Total Property Area	= 680,113 +/- square feet or 15.61 +/- acres

GENERAL NOTES

SURVEYOR:
Loucks
7200 Hemlock Lane, Suite 300
Maple Grove, MN 55330
763-424-5505

OWNER/DEVELOPER:
HGA, Inc.
420 N 5th St, Suite 100
Minneapolis, MN 55401
612-758-4000

1. Prepared February 3, 2023 .
2. The address, if disclosed in documents provided to or obtained by the surveyor, or observed while conducting the fieldwork is 1455 St. Francis Ave, Shakopee, MN 55379.
3. The bearings for this survey are based on the Scott County Coordinate System NAD 83 (1986 Adjust).
4. Benchmark: Located in Shakopee, 0.6 mile east along Trunk Hwy. 169 from the junction of Trunk Hwy. 169 and Co. Rd. 17 (Marschall Rd) in Shakopee, at Trunk Hwy. 169 milepoint 111.40, 103.0 feet south of northbound Trunk Hwy. 169, 6.0 feet north of a fence line, 1.5 feet north of a witness post.
   Elevation = 806.08 (NAVD88)

   Site Benchmark: Top nut of hydrant. Located at the SW corner of Sarazin St. and Valley View Rd. E.
   Elevation = 837.50 (NAVD88)
5. This property is contained in Zone X (areas determined to be outside the 0.2% annual chance floodplain) per Flood Insurance Rate Map No. 27139C0019E, Community Panel No. 2704340019E, effective date of February 12, 2021.
6. The field work was completed on 12/02/21.

LEGAL DESCRIPTION

OUTLOT A, ST. FRANCIS MEDICAL CAMPUS, as is on file and of record in the Office of the County Recorder, in and for Scott County, Minnesota, And also That part of the Northeast Quarter of the Southeast Quarter of Section 18, Township 115, Range 22, Scott County, Minnesota, lying south of the North 21.15 feet, and lying easterly of Scott County Right of Way Plat No. 85 and 86, according to the recorded Plat thereof, all of which lies northerly of Line 2, described below.

Line 2:
Commencing at the West Quarter of Section 18, Township 115, Range 22, Scott County, Minnesota; thence South 89 degrees 55 minutes 21 seconds East, assumed bearing along the south line of the North Half of said Section 18, 3978.34 feet; thence North 44 degrees 51 minutes 30 seconds East, 55.26 feet; thence North 00 degrees 08 minutes 30 seconds West, 104.00 feet to the point of beginning of said Line 2 to be hereinafter described; thence North 89 degrees 51 minutes 30 seconds East, 66.20 feet; thence southeasterly 420.39 feet, along a tangential curve concave to the southwest, having a radius of 1018.93 feet and a central angle of 23 degrees 38 minutes 21 seconds; thence South 66 degrees 30 minutes 09 seconds East, tangent to the last described curve, 120.33 feet; thence easterly 412.58 feet, along a tangential curve concave to the northeast, having a radius of 1000.00 feet, and a central angle of 23 degrees 38 minutes 21 seconds; thence North 89 degrees 51 minutes 30 seconds East, tangent to the last described curved, 206.67 feet, to the east line of the Northeast Quarter of the Southeast Quarter of said Section 18, and said Line 2 there terminating.

SFMC ASC BUILDING
1455 ST. FRANCIS AVENUE
SHAKOPEE, MN 55379

HGA INC
420 NORTH 5TH STREET
SUITE 100
MINNEAPOLIS, MN 55402

LOUCKS
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CIVIL ENGINEERING
LAND SURVEYING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL
7200 Hemlock Lane, Suite 300
Maple Grove, MN 55369
763.424.5505
www.loucksinc.com

CADD QUALIFICATION

CADD files prepared by the Consultant for this project are instruments of the Consultant professional services for use solely with respect to this project. These CADD files shall not be used on other projects, for additions to this project, or for completion of this project by others without written approval by the Consultant. With the Consultant's approval, others may be permitted to obtain copies of the CADD drawing files for information and reference only. All intentional or unintentional revisions, additions, or deletions to these CADD files shall be made at the full risk of that party making such revisions, additions or deletions and that party shall hold harmless and indemnify the Consultant from any & all responsibilities, claims, and liabilities.

SUBMITTAL/REVISIONS

02/03/23	PPLAT ISSUED

PROFESSIONAL SIGNATURE

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.

Max L. Stanislowski - PLS

License No.	48988
Date	02/03/23

QUALITY CONTROL

Loucks Project No.	14510K
Project Lead	MLS
Drawn By	SLS
Checked By	MLS
Field Crew	MJA

VICINITY MAP



PRELIMINARY PLAT OF ST. FRANCIS MEDICAL CAMPUS 3RD ADDITION

1 OF 1

Plotted: 02 / 03 / 2023 10:36 AM W:\2014\14510K\CADD DATA\SURVEY_dwg Sheet Files\S14510K-PPLAT