ST. FRANCIS MEDICAL CAMPUS 3RD ADDITION

KNOW ALL PERSONS BY THESE PRESENTS: That St. Francis Regional Medical Center, a nonprofit corporation, owner of the following described property situated in the County of Scott, State of Minnesota, to wit:

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.

Has caused the same to be surveyed and platted as ST. FRANCIS MEDICAL CAMPUS 3RD ADDITION, and does hereby donate and dedicate to the public for public use forever the public ways and also dedicate the easements as shown on this plat for drainage and utility purposes only.

In witness whereof said St. Francis Regional Medical Center, a nonprofit corporation, has caused these presents to be signed by its proper officer this _____ day of _____, 20_____.

St. Francis Regional Medical Center

_____ _____
Signature Printed Name, Title

STATE OF _____
COUNTY OF _____

This instrument was acknowledged before me this _____ day of _____, 20_____, by _____, as _____ of The St. Francis Regional Medical Center, a nonprofit corporation, on behalf of the company.

_____ _____
Signature Printed Name, Notary
Notary Public, _____ County, _____
My Commission Expires _____

SURVEYOR CERTIFICATE

I Max L. Stanislowski do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this _____ day of _____, 20_____.

_____
Max L. Stanislowski, Licensed Land Surveyor
Minnesota License No. 48988

STATE OF MINNESOTA
COUNTY OF HENNEPIN

This foregoing Surveyor's Certificate was acknowledged before me this _____ day of _____, 20_____, by Max L. Stanislowski, a Licensed Land Surveyor.

_____ _____
Signature Printed Name, Notary
Notary Public, _____ County, Minnesota
My Commission Expires January 31, 2025

CITY COUNCIL OF SHAKOPEE, MINNESOTA

I/We do hereby certify that on the _____ day of _____, 20_____, the City Council of the City of SHAKOPEE, Minnesota, approved this plat.

By: _____, Mayor By: _____, Clerk

CITY ATTORNEY, CITY OF SHAKOPEE, MINNESOTA

I hereby certify that I have examined this plat of ST. FRANCIS MEDICAL CAMPUS 3RD ADDITION and do hereby recommend this plat for approval as to form this _____ day of _____, 20_____.

By: _____
City Attorney

SCOTT COUNTY SURVEYOR

Pursuant to Minnesota Statutes, Chapter 389.09, Subd. 1, as amended, this plat has been reviewed and approved this _____ day of _____, 20_____.

By: _____
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_____.

By: _____, Deputy
Scott County Auditor/Treasurer

SCOTT COUNTY RECORDER

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

By: _____, Deputy
Scott County Recorder

LOUCKS

ST. FRANCIS MEDICAL CAMPUS 3RD ADDITION

ST. FRANCIS MEDICAL CAMPUS 2ND ADDITION

ST. FRANCIS AVENUE

80

N89°47'25"E 1093.12

436.12

657.00

10

Drainage & Utility Easement per ST. FRANCIS MEDICAL CAMPUS

C=109.47
CB:g=N8.3°10'54"E
Δ=131°37'50"
L=137.84 R=60.00

ST. FRANCIS

?

Provide perimeter drainage and utility easements and easements to encompass the 100-year HWL for the basins or encompass the lot in D/U easement.

LOT A

MEDICAL

OUTLOT A

Lot 1

BLOCK 1

Drainage and utility easement must be dedicated to encompass the 100-year HWL of all storm water basins.

CAMPUS

MARSCHALL ROAD
(Variable Width Right-of-Way)

SCOTT COUNTY RAILWAY PLAT NO. 85 & 86

W Line of SE 1/4, NE 1/4, Sec. 18, T. 115, R. 22

N0°08'30"W 393.22

S0°12'35"E 353.57

S0°12'35"E 605.08 [604.88]

SARAZIN STREET

E Line of NE 1/4, Sec. 18, T. 115, R. 22

PRAIRIE VILLAGE 3RD ADDITION

N45°08'30"W 70.71

Point of Beginning of Line 2

66.20
S89°51'30"W

L=396.39 Δ=2°27'22"
L=420.39 R=1018.93 Δ=23°38'21"

S23°29'51"W
25.00

Δ=23°42'26"
R=388.21
L=160.63

Δ=1°20'59"
L=24.00

Easement Per Doc. No. A951674 & A942552

N0°08'30"W 104.00

N44°51'30"E
55.26

Line 2

N66°30'09"W 120.33

S Line of NE 1/4, Sec. 18, T. 115, R. 22

SW Cor of NW 1/4, Sec. 18, T. 115, R. 22

SW Cor of SE 1/4, NE 1/4, Sec. 18, T. 115, R. 22

3978.34
S89°55'21"E

Drainage & Utility Easement per ST. FRANCIS MEDICAL CAMPUS

S Line of the N 21.15 ft. of the NE 1/4 of the SE 1/4 Sec. 18, T. 115, R. 22

69.83
S0°12'15"E

S89°51'30"W 166.67
206.67

L=412.58 R=1000.00 Δ=23°38'21"

Easement Per Doc. No. A951674 & A942552

SE Cor of NE 1/4, Sec. 18, T. 115, R. 22

E Line of SE 1/4, Sec. 18, T. 115, R. 22

40.00

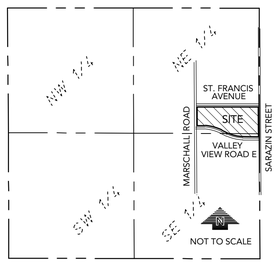
MOOERS AVENUE

60

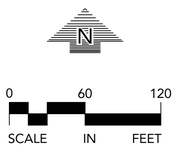
VALLEY VIEW ROAD E
(Variable Width Right-of-Way)

NE 1/4 OF THE SE 1/4
SEC. 18, T. 115, R. 22

VICINITY MAP



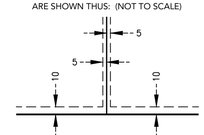
SECTION 18, TOWNSHIP 115, RANGE 22,
SCOTT COUNTY, MINNESOTA



THE SOUTH LINE OF NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 115, RANGE 22, IS ASSUMED TO HAVE A BEARING OF N89°55'21"W.

- ○ DENOTES 1/2 INCH X 14 INCH IRON MONUMENT SET, MARKED "LS 48988"
- ● DENOTES 1/2 INCH IRON PIPE FOUND AND MARKED "LS 15480", UNLESS SHOWN OTHERWISE
- ▲ DENOTES FOUND "PK NAIL"
- ◉ DENOTES FOUND SCOTT COUNTY CAST IRON MONUMENT
- △ DENOTES FOUND ALUMINUM DISK

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS: (NOT TO SCALE)



BEING 5 FEET IN WIDTH, UNLESS OTHERWISE INDICATED AND ADJOINING LOT LINES, AND BEING 10 FEET IN WIDTH, UNLESS OTHERWISE INDICATED, AND ADJOINING RIGHT-OF-WAY LINES, AS SHOWN ON THE PLAT.

LOUCKS