

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.

EXERCISES

..... South line of the North 1735.18 feet of the Southeast Quarter of Section 12, Township 11S, Range 22

Owner:
SHAKOPEE CROSSINGS LIMITED PARTNERSHIP
PID: 274310030

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Vicinity Map

Section 12, Township 115, Range 22
No Scale

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.
220750379 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.

Proposed KME Auto Area

Owner:
RIVERSIDE GROVE MASTER ASSOCIATION
PID: 273500060

Owner:
DARRIN T. & CARMEN THOMPSON
PID: 279130220

Owner:
PAHL STACY A. ROEHLER
PID: 279130330

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

Rehder and Associates, Inc.

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