

DESCRIPTION OF PROPERTY SURVEYED

That part of Lot 2, Block 1, Opus MVW, Scott County, Minnesota, which lies Easterly of a line described as follows: Commencing at the Northwest corner of said Lot 2; thence North 89 degrees 49 minutes 19 seconds East, assumed bearing, along the North line of said Lot 2 a distance of 744.71 feet to the point of beginning of the line to be described; thence South 0 degrees 10 minutes 41 seconds East a distance of 1294.77 feet to the South line of said Lot 2 and said line there terminating.

(Abstract Property)

AND

(Parcel 8 Remnant description, Deed is not recorded yet so still owned by the City of Shakopee)

That part of Lot 1, Block 1, OPUS MVW 2ND ADDITION, Scott County, Minnesota lying northerly of a line described as beginning at the southwest corner of Lot 2, Block 1, OPUS MVW, according to the recorded plat thereof; thence South 89 degrees 18 minutes 14 seconds East, assumed bearing, along the south line of said Lot 2 a distance of 1698.94 feet; thence northeasterly 246.00 feet along a tangential curve concave to the northwest having a radius of 366.50 feet and a central angle of 38 degrees 27 minutes 26 seconds; thence North 52 degrees 14 minutes 20 seconds East, tangent to said curve, a distance of 265.50 feet; thence northeasterly 229.32 feet along a tangential curve concave to the southeast having a radius of 353.50 feet and a central angle of 37 degrees 10 minutes 08 seconds; thence North 89 degrees 24 minutes 28 seconds East, tangent to said curve, a distance of 228.26 feet to the easterly line of said Lot 1 and there terminating.

EXCEPT that part thereof lying within Parcel 17, SCOTT COUNTY RIGHT OF WAY PLAT NO. 110, according to the recorded plat thereof.

PLAT RECORDING INFORMATION

The plat of OPUS MVW was filed of record on February 2, 2000, as Document No. 467540.

The plat of OPUS MVW 2ND ADDITION was filed of record on March 28, 2007, as Document No. 768556.

TITLE COMMITMENT

First American Title Insurance Compnay Commitment for Title Insurance File No. NCS-597809-1-MPLS, commitment date March 15, 2022, was relied upon as to matters of record.

GENERAL NOTES

- 1.) Survey coordinate basis: Scott County Coordinate System
- 2.) Survey bearing basis: plat of OPUS MVW
- 3.) Setback information is per proposed site plans that were provided
- 4.) Existing easements are shown in red.
- 5.) Proposed easements are shown in blue and hatched
- 6.) Easement to be vacated in shown in black and hatched

UTILITY NOTES

- 1.) Utility information from plans and markings was combined with observed evidence of utilities to develop a view of the underground utilities shown hereon. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. In addition, Gopher State One Call locate requests from surveyors may be ignored or result in an incomplete response. Where additional or more detailed information is required, excavation and/or a private utility locate request may be necessary.
- 2.) Other underground utilities of which we are unaware may exist. Verify all utilities critical to construction or design.
- 3.) Some underground utility locations are shown as marked onsite by those utility companies whose locators responded to our Gopher State One Call, ticket numbers 220770224 and 220770390.
- 4.) Contact GOPHER STATE ONE CALL at 651-454-0002 (800-252-1166) for precise onsite location of utilities prior to any excavation.

ZONING NOTES

- 1.) Property is currently zoned I1-Light Industry per City of Shakopee website
- 2.) Total number of buildable lots: 2
- 3.) Total number of outlots: 0
- 4.) Total acreage: 43.098 acres
- 5.) Total acreage of street right of way: 0.494 acres
- 6.) Total acreage of areas to be dedicated for public use: 0
- 7.) Total acreage of outlots: 0

AREAS

Gross = 1,877,348 square feet or 43.098 acres
Proposed Lot 1 = 1,438,260 square feet or 33.018 acres
Proposed Lot 2 = 417,570 square feet or 9.586 acres
Area to be dedicated as Unbridled Avenue = 12,890 square feet or 0.296 acres
Area to be dedicated as Canterbury Road = 8,628 square feet or 0.198 acres

LEGEND

- Denotes iron monument set marked with P.L.S. No. 44890
- Denotes found iron monument marked RLS 17256 unless otherwise noted
- ⦿

Denotes 1.17 inch diameter copper magnetized marker with disc cap affixed stamped LS-44890 set

OWNER

J & J MINNEAPOLIS LLC
405 114TH AVE SE
SUITE 300
BELLEVUE, WA 98004

DEVELOPER

Woolpert, Inc.
1203 Walnut Street
Cincinnati, OH 45202

Contact: Mike Timko
513-527-2562

SURVEYOR

Sunde Land Surveying, LLC
9001 East Bloomington Freeway
Suite 118
Bloomington, MN 55420

Contact: Leonard Carlson
952-881-2455

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 18th day of May, 2023

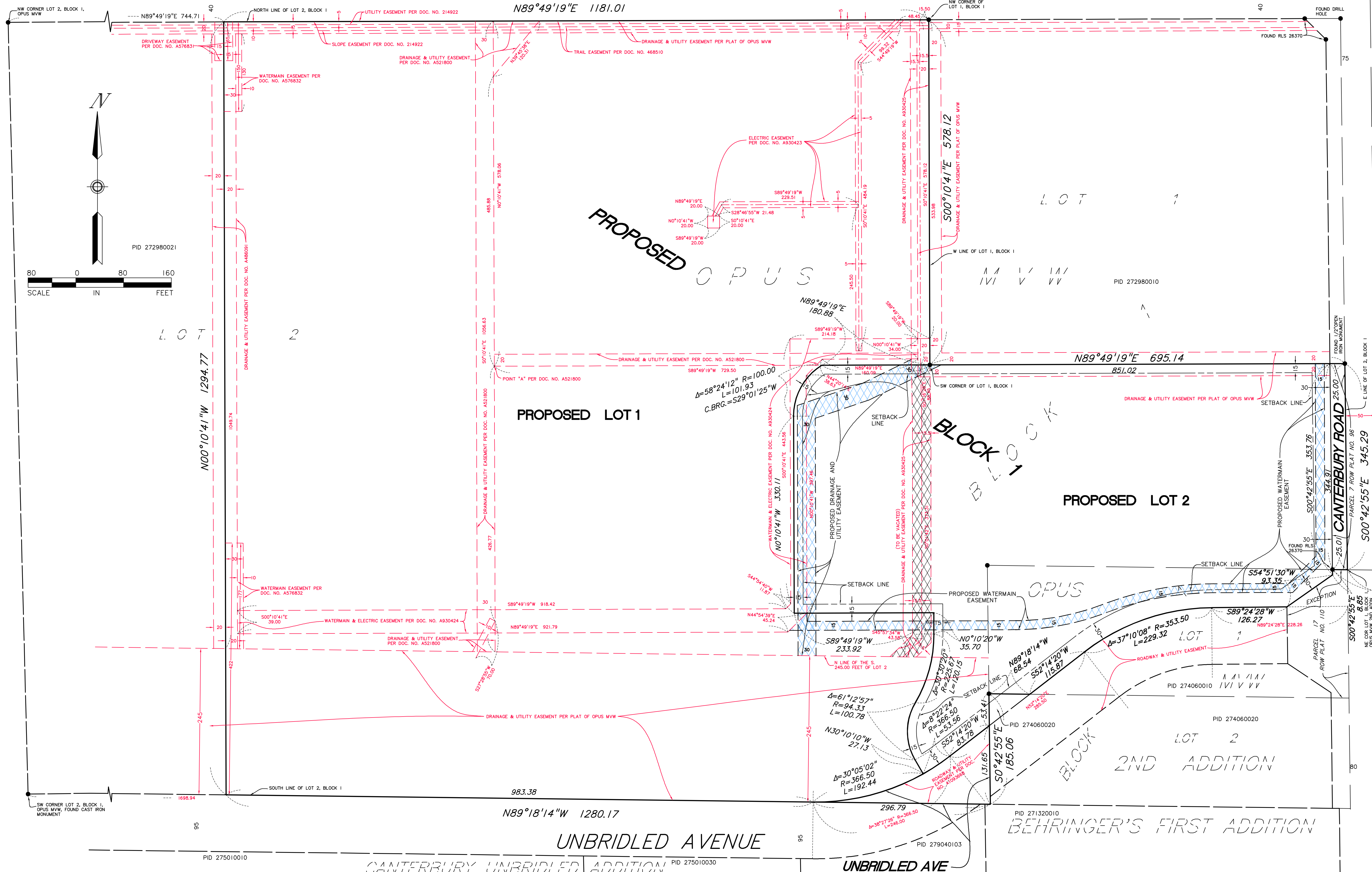
SUNDE LAND SURVEYING, LLC

By: Leonard F. Carlson
Leonard F. Carlson, P.L.S. Minn. Lic. No. 44890

SEE SHEET 2 FOR BOUNDARY

Revision	By	Date
	NDN	
Drawing Title:		
PRELIMINARY PLAT OF:		
J AND J MINNEAPOLIS		
Shakopee, Minnesota		
SUNDE LAND SURVEYING www.sunde.com Main Office: 9001 East Bloomington Freeway (35W) • Suite 118 Bloomington, Minnesota 55420-3435 952-881-2455 (Fax: 952-888-9526)		
Project: 99-148-F	Bk/Pg: 932/62	Date:
Township: 115	Range: 22	Section: 04
File: 99148F PRE PLAT-RI.dwg		Sheet: 1 of 2

4TH AVENUE E



C.I.C. NO. 1075
PID 272950010

PID 279040030

UNCLASSIFIED

CANTERBURY ROAD - COUNTY ROAD 83

C.I.C.	100.	1075
--------	------	------

10.

WALTER DARR ADL
PID 220550100

PID 273810010

(3)	(3)	(3)
(2)	(2)	(2)
(1)	(1)	(1)

PID 273810020

VALLEY
INDUSTRIAL
BOULEVARD S.

• PID 27081010

Dated this 18th day of May, 2023

Certified by: Leonard F. Carlson
Leonard F. Carlson, P.L.S. Minn. Lic. No. 44890

SUNDE
LAND SURVEYING
www.sunde.com

Main Office:
9001 East Bloomington Freeway (35W) • Suite 118
Bloomington, Minnesota 55420-3435
952-881-2455 (Fax: 952-888-9526)

File: 99148F1001-R1 dwo

Sheet: 2 of 2