

EXISTING CONDITIONS SURVEY

SURVEY FOR: **AFFINITY PLUS FEDERAL CREDIT UNION**

PROPERTY ADDRESS:

Unassigned (PID 274810020), Shakopee, Minnesota.

LEGAL DESCRIPTION:

Lot 2, Block 1, SOUTHBRIDGE CROSSINGS EAST 5TH ADDITION, Scott County, Minnesota.

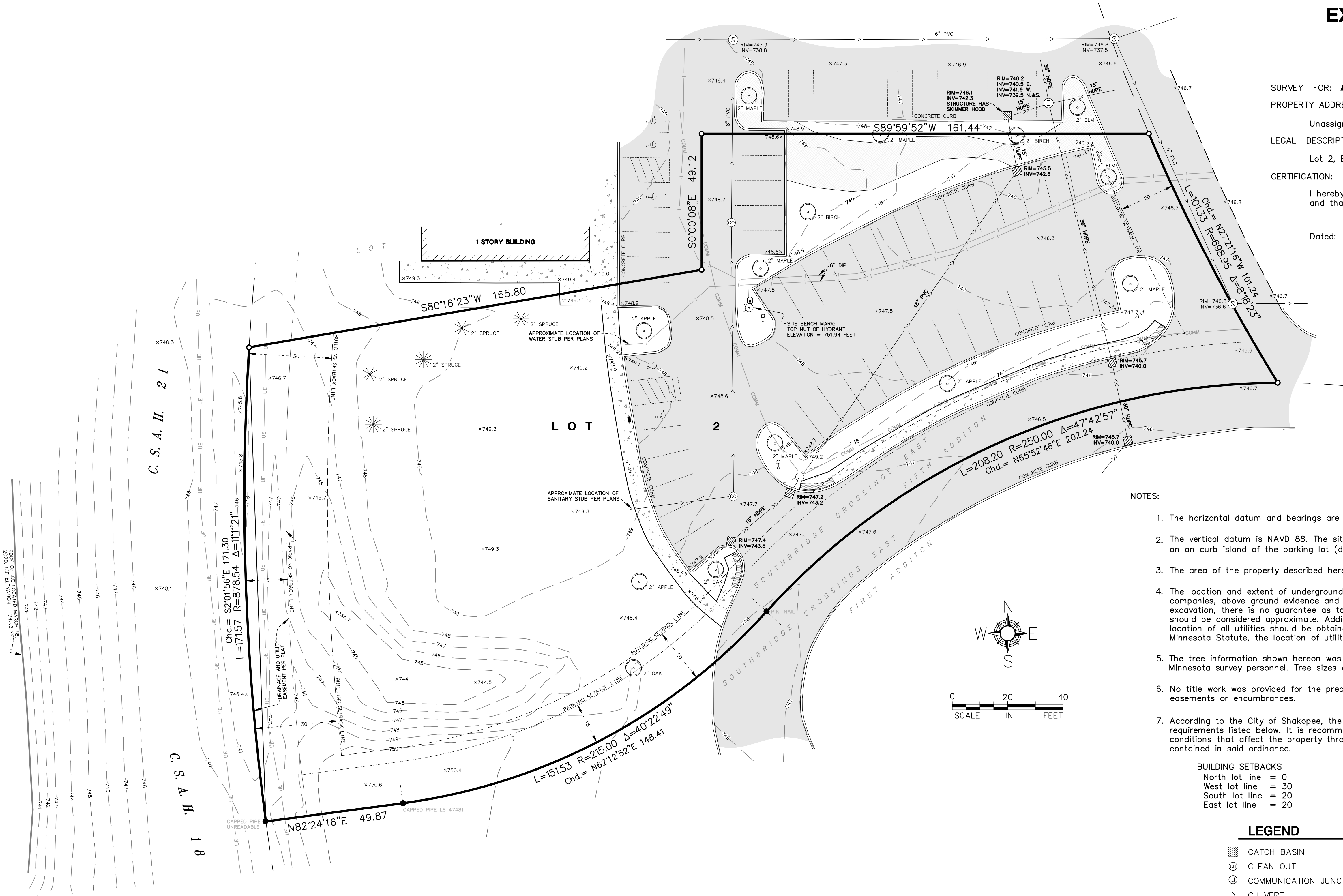
CERTIFICATION:

I hereby certify that this survey 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: April 1, 2020

Anderson Engineering of Minnesota, LLC

by: 
Jack Bolke
Minnesota License No. 20281



NOTES:

- The horizontal datum and bearings are based on the Scott County Coordinate System NAD83 (2011).
- The vertical datum is NAVD 88. The site bench mark is the top-nut-hydrant located in the middle of the subject property, on an curb island of the parking lot (depicted hereon). Elevation = 751.94 feet.
- The area of the property described hereon is 50,875 square feet or 1.1679 acres.
- The location and extent of underground utilities, if shown, are based upon existing drawings provided by the utility companies, above ground evidence and Gopher State One Call markings per ticket number 200711077. Exclusive of excavation, there is no guarantee as to the accuracy or the completeness of this information. The size and location should be considered approximate. Additional underground utilities may be present. Verification of the existence and location of all utilities should be obtained from the utility owners prior to any planning or design. In accordance with Minnesota Statute, the location of utilities shall be confirmed prior to any demolition or construction.
- The tree information shown hereon was collected during the field survey by non-forestry trained Anderson Engineering of Minnesota survey personnel. Tree sizes are estimates and locations are accurate to plus or minus three feet.
- No title work was provided for the preparation of this survey to verify the legal description or the existence of any easements or encumbrances.
- According to the City of Shakopee, the subject property is zoned B1, Highway Business and has the building setback requirements listed below. It is recommended that the property owner obtain a zoning letter from the City to verify all conditions that affect the property through the city zoning ordinance. This survey does not purport to describe all conditions contained in said ordinance.

BUILDING SETBACKS

North lot line = 0
West lot line = 30
South lot line = 20
East lot line = 20

PARKING SETBACKS

North lot line = 0
West lot line = 15
South lot line = 15
East lot line = 0

LEGEND

	CATCH BASIN		COMMUNICATION
	CLEAN OUT		SANITARY SEWER
	COMMUNICATION JUNCTION BOX		STORM SEWER
	CULVERT		UNDERGROUND ELECTRIC
	HANDICAP PARKING		WATER MAIN
	HYDRANT		BITUMINOUS SURFACE
	LIGHT POLE		CONCRETE SURFACE
	SANITARY MANHOLE		LANDSCAPE WOODCHIPS
	SIGN		TRUNCATED DOMES
	STORM MANHOLE		HDPE HIGH-DENSITY POLYETHYLENE PIPE
	WATER VALVE		PVC POLYVINYL CHLORIDE PIPE
	FOUND IRON MONUMENT		DIP DUCTILE IRON PIPE
	SET IRON PIPE WITH P.L.S. NO. 20281		
	CONIFEROUS TREE		
	DECIDUOUS TREE		

ANDERSON

ENGINEERING • ARCHITECTURE • LAND SURVEYING
ENVIRONMENTAL SERVICES • LANDSCAPE ARCHITECTURE

Anderson Engineering of Minnesota, LLC
13605 1st Avenue North, Suite 100
Plymouth, MN 55441
763-412-4000 (o) 763-412-4090 (f)
www.ae-mn.com