

# J AND J MINNEAPOLIS

KNOW ALL PERSONS BY THESE PRESENTS: That J & J Minneapolis, LLC, a Washington limited liability company, owner of the following described property situated in the County of Scott, State of Minnesota, to wit:

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.

AND

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 285.50 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.

Has caused the same to be surveyed and platted as J AND J MINNEAPOLIS 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 J & J Minneapolis, LLC, a Washington limited liability company, has caused these presents to be signed by its proper officer this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

J & J Minneapolis, LLC

By: \_\_\_\_\_, its \_\_\_\_\_

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_ its \_\_\_\_\_ of J & J Minneapolis, LLC, a Washington limited liability company, on behalf of said company.

\_\_\_\_\_  
\_\_\_\_\_  
Notary Public, \_\_\_\_\_  
My Commission Expires \_\_\_\_\_

## SURVEYOR'S CERTIFICATE

I, Leonard F. Carlson, hereby certify that this plat J AND J MINNEAPOLIS 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\_\_\_\_.

\_\_\_\_\_  
Lenoard F. Carlson, Licensed Land Surveyor  
Minnesota License No. 44890

STATE OF MINNESOTA  
COUNTY OF \_\_\_\_\_

The foregoing Surveyor's Certificate was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by Leonard F. Carlson, Licensed Land Surveyor.

\_\_\_\_\_  
\_\_\_\_\_  
Notary Public, \_\_\_\_\_ County, Minnesota  
My Commission Expires \_\_\_\_\_

## CITY OF SHAKOPEE

I/We do hereby certify that on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, the City Council of the City of Shakopee, Minnesota, approved this plat and is in compliance with the provisions of Minnesota Statutes, Section 505.03. Subd. 2.

By: \_\_\_\_\_, its Mayor                      Attest: \_\_\_\_\_, its Clerk

I hereby certify that I have examined this plat of J AND J MINNEAPOLIS and do hereby recommend this plat for approval as to form this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

By: \_\_\_\_\_, City Attorney

## COUNTY SURVEYOR, Scott County, Minnesota

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

By: \_\_\_\_\_  
Scott County Surveyor

## COUNTY AUDITOR/TREASURER, Scott County, Minnesota

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\_\_\_\_.

Scott County Auditor              Scott County Treasurer  
By: \_\_\_\_\_  
Deputy

## COUNTY RECORDER, Scott County, Minnesota

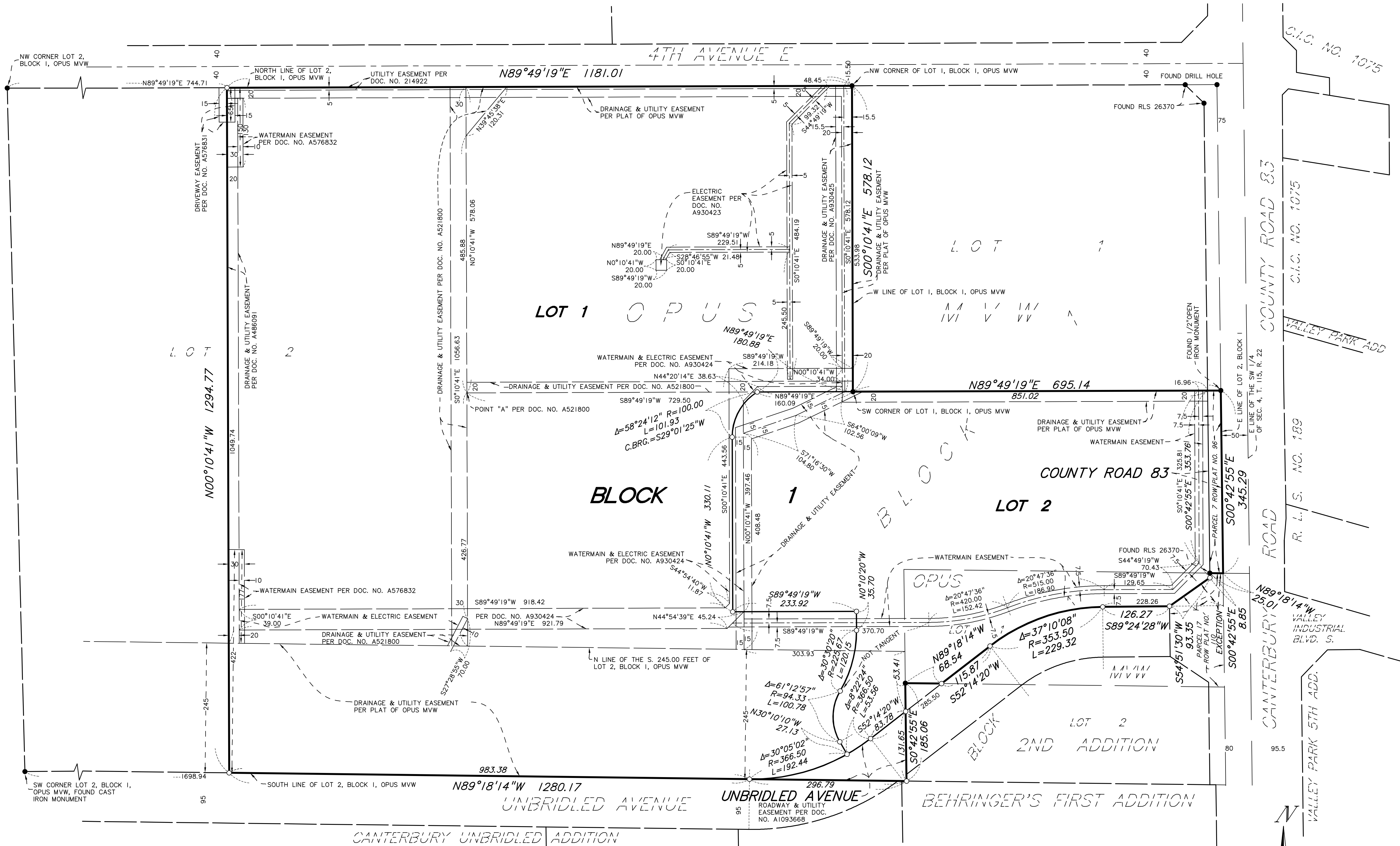
I hereby certify that this plat was recorded in the office of the County Recorder for record on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ at \_\_\_\_\_ o'clock \_\_\_\_M. as Document No. \_\_\_\_\_.

\_\_\_\_\_  
Scott County Recorder

**PRELIMINARY**  
**SUBJECT TO REVISION**



# J AND J MINNEAPOLIS



- Denotes found iron monument, as shown.
  - Denotes 1/2 inch by 14 inch iron monument set marked with P.L.S. No. 44890, unless otherwise shown.
- The north line of Lot 2, Block 1, OPUS MVW is assumed to bear N89°49'19"E.

*PRELIMINARY*  
*SUBJECT TO REVISION*

