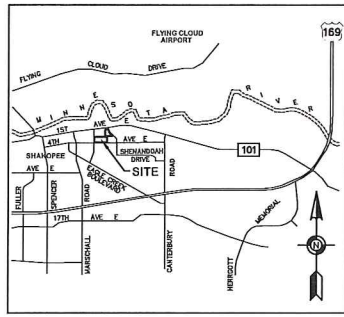
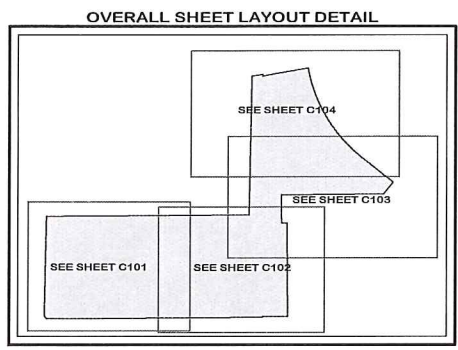
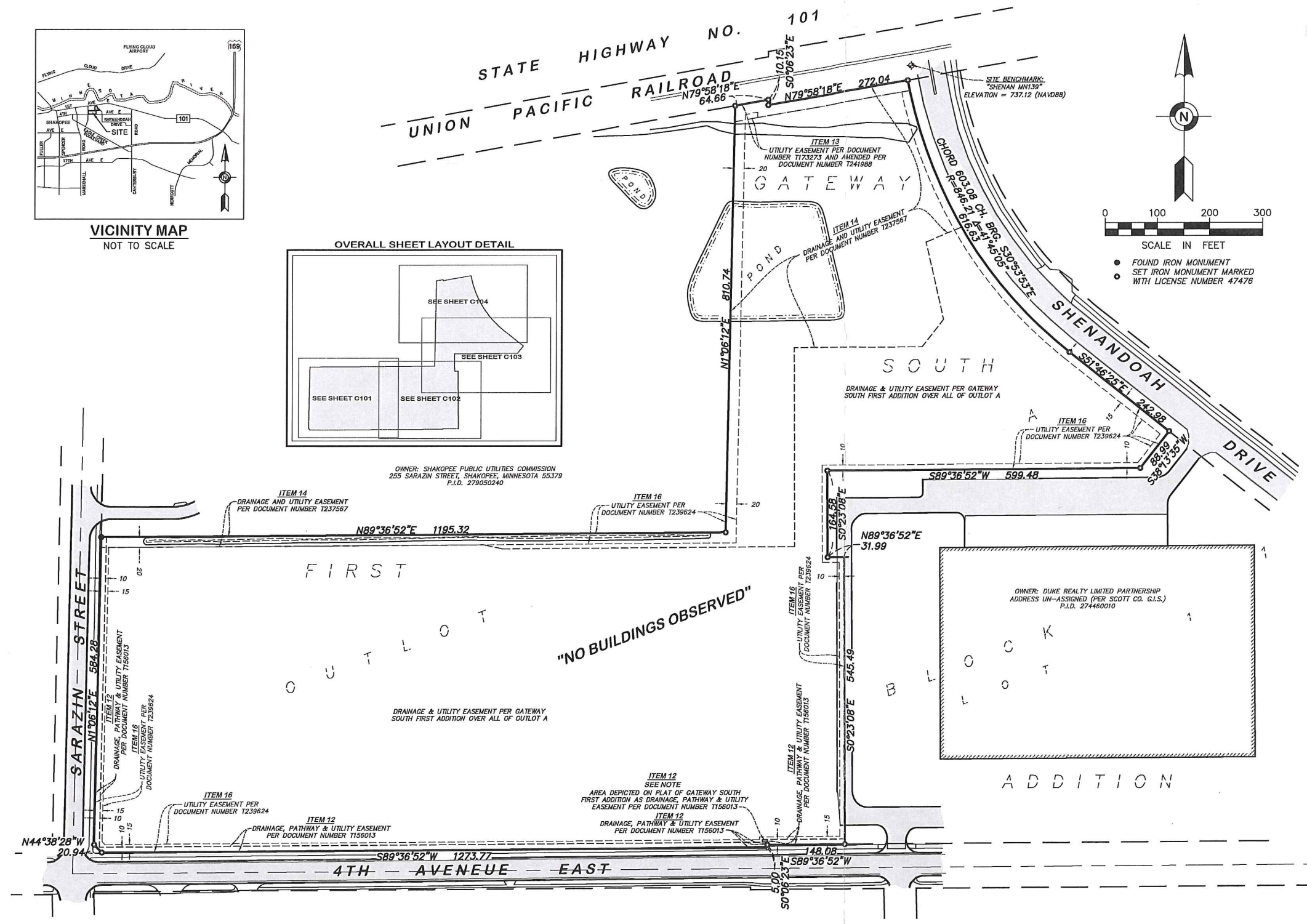




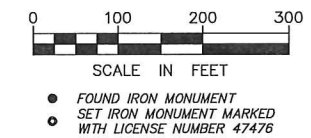
VICINITY MAP
NOT TO SCALE



OWNER: SHAKOPEE PUBLIC UTILITIES COMMISSION
255 SARAZIN STREET, SHAKOPEE, MINNESOTA 55379
P.I.D. 279050240



- NOTES:**
- The orientation of this bearing system is based on the Scott County coordinate grid (NAD 83-86 Adj.).
 - The total area of the property described hereon is 1,269,916 square feet or 29.15328 acres.
 - The legal description and easement information used in the preparation of this survey is based on the Commitment for Title Insurance prepared by First American Title Insurance Company National Commercial Services, Commitment No. NCS-81622-CH12 dated January 11, 2017.
 - Existing utilities, services and underground structures shown hereon were located either physically, from existing records made available to us, by resident testimony, or by locations provided by Gopher State One Call, per Ticket No. 170050295 & 170050308. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. Where additional or more detailed information is required, the client is advised that excavation may be necessary. Other utilities and services may be present and verification and location of all utilities and services should be obtained from the owners of the respective utilities prior to any design, planning or excavation.
 - No zoning report or letter was received from the Insurer pursuant to Optional Table A Item 6(a) & 6(b) of Table A, as set forth in the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys.
 - The property described hereon lies within Flood Zone C (Areas of minimal flooding) per Federal Insurance Rate Map No. 270434 0002 C, dated September 29, 1978.
 - BENCHMARK: Top of Minnesota Department of Transportation Geodetic Control Monument "SHENAN MN139" Elevation = 737.12 feet. (NAVD88) - See location on sheet C104
 - As of the date of this survey the property described hereon contains no striped parking spaces.
 - As of the date of this survey there is observable evidence of current earth moving work, building pads, building construction or building additions on the property described hereon.
 - As of the date of this survey and according to the City of Shakopee Engineering Department there are no completed or proposed changes in street right-of-way lines. As of the date of this survey there is observable evidence of recent street or sidewalk construction or repairs that affect the property described hereon.
 - This survey shows only those improvements visible during the field survey, some structures and improvements covered by ice and snow, or underground may not be shown.
 - No buildings were observed on the property described hereon.



LEGAL DESCRIPTION:
Outlot A, Gateway South First Addition, Scott County, Minnesota.
Torrens Property-Certificate of Title No. 53020

- SURVEY ITEMS PER SCHEDULE B:**
- ITEM 9: Easement for public right of way, utility, hydrant and slope purposes, together with any incidental rights, in favor of the City of Shakopee, a Minnesota municipal corporation, as contained in the Quit Claim Deed, dated September 17, 1985, recorded November 12, 1985 as Document No. 132701. Solid easements do not affect the subject property (all easements are located in the Northeast Quarter of Section 5, Township 115, Range 22) and are not depicted hereon.
- ITEM 10: Easement for public right of way, utility, hydrant and slope purposes, together with any incidental rights, in favor of the City of Shakopee, a Minnesota municipal corporation, as contained in the Quit Claim Deed, dated August 28, 1985, recorded December 8, 1985 as Document No. 132875. Solid easements do not affect the subject property (all easements are located in the Northeast Quarter of Section 5, Township 115, Range 22) and are not depicted hereon.
- ITEM 11: Easement for roadway purposes, together with any incidental rights, in favor of the City of Shakopee, a Minnesota municipal corporation, as contained in the Final Certificate, dated November 19, 1984, recorded August 9, 1989 as Document No. 146375. Solid easement does not affect the subject property (easement is embraced within the right of way of Shenandoah Drive) and is not depicted hereon.
- ITEM 12: Easement for public right-of-way, drainage, utility and pathway purposes, together with any incidental rights, in favor of the City of Shakopee, a Minnesota municipal corporation, as contained in the Easement Agreement, dated March 25, 2004, recorded April 9, 2004 as Document No. T156013. Solid right of way easement does not affect the subject property (easement is embraced within the right of way of 4th Avenue) and is not depicted hereon. Solid easement for drainage, pathway and utility purposes affects the subject property and is depicted hereon.
NOTE: Solid easement as depicted on the plot of GATEWAY SOUTH FIRST ADDITION depicts an area not included within said easement. (See shaded area on Sheet 1)

- SURVEY ITEMS PER SCHEDULE B:**
- ITEM 13: Terms, conditions, covenants, restrictions, obligations, provisions, and nonexclusive easements contained in the Utility Easement Agreement, dated December 1, 2005, recorded December 22, 2005, as Document No. T173273.
Amended by Amendment to Utility Easement Agreement dated August 30, 2016, recorded October 14, 2016 as Document No. T241988.
Solid easement affects the subject property and is depicted hereon.
NOTE: There appears to be a scrivener's error as to the point of commencement and first line call.
- ITEM 14: Easement for drainage and utility purposes, together with any incidental rights, in favor of the City of Shakopee, a Minnesota municipal corporation, as contained in the Drainage and Utility Easement Agreement, dated November 13, 2015, recorded December 16, 2015 as Document No. T237567. Solid easement affects the subject property and is depicted hereon.
- ITEM 15: Terms and conditions of Resolution No. 7627 by the City of Shakopee dated October 20, 2015, recorded May 12, 2016 as Document No. T238535. Solid terms and conditions affect the subject property, there are no survey related items to depict.
- ITEM 16: Terms of Declaration of Protective Covenants, Conditions, Restrictions, Reservations and Easements for Gateway South dated May 12, 2016 as Document No. T238624. Solid Terms of Declaration of Protective Covenants, Conditions, Restrictions, Reservations and Easements for Gateway South affect the subject property. The drainage easement contained in said document is blanket in nature and is not depicted hereon. The temporary easement over road parcel contained in said document is blanket in nature over all roads within Gateway South First Addition and is not depicted hereon. The landscape and access easement contained in said document is blanket in nature and is not depicted hereon. The monument and entrance easement contained in said document is blanket in nature and is not depicted hereon. The ingress, egress and maintenance easement contained in said document is blanket in nature and is not depicted hereon. The utility easement contained in said document is defined and is depicted hereon.
- NOTE: The entirety of Outlot A, GATEWAY SOUTH ADDITION is covered by drainage and utility easement per the plot of GATEWAY SOUTH ADDITION.

CERTIFICATION:
To Duke Realty Corporation, First American Title Insurance Company National Commercial Services:
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6(b), 8, 9, 11, 13, 14, 16, 17 and 18 of Table A thereof. The field work was completed on January 18, 2017.
Date of Plat or Map: January 27, 2017
PRELIMINARY
Eric Roesser
Minnesota License No. 47476

1600 Ulica Avenue South, Suite 250
Minneapolis, MN 55416
952.543.2900 • 952.543.2975 (fx)

Engineer
Kimley-Horn
2550 University Avenue W., Suite 238N
Saint Paul, Minnesota 55114
651-645-4197

Surveyor
Egan, Field & Nowak, Inc.
1229 Tyler Street Northeast, Suite 100
Minneapolis, Minnesota 55413
612-466-3300

Gateway South Building 2

Address Un-Assigned
4th Avenue East
Shakopee, Minnesota 55379

ALTA/NSPS LAND TITLE SURVEY

ISSUANCES

#	Description	Date

DRAWING INFORMATION

Scale: 1" = 100'

Date: 2017/01/27

Checked By: ER

Drawn By: PMD

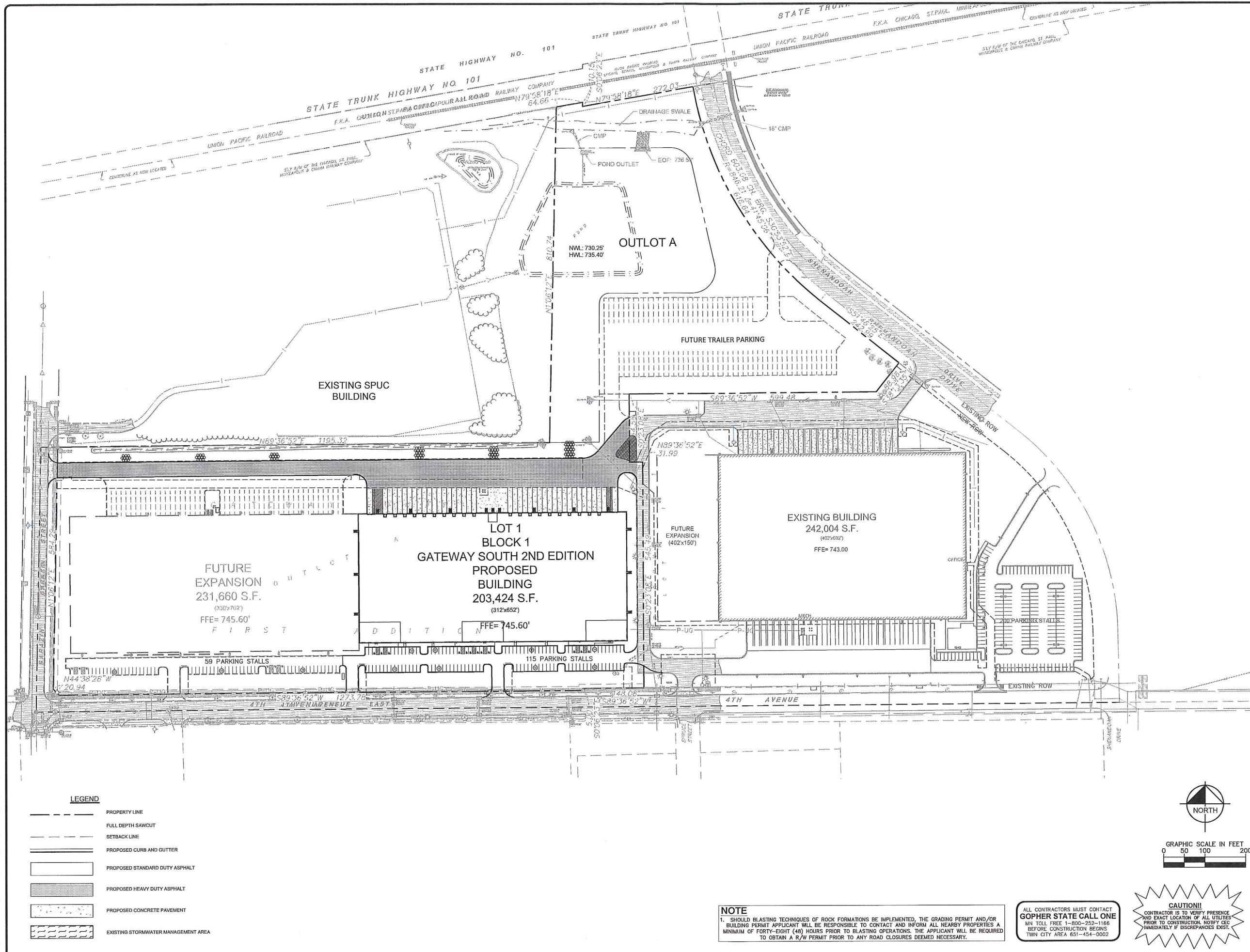
Duke Realty Job #: EFN 37074

DRAWING / SHEET TITLE

ALTA/NSPS LAND TITLE SURVEY
OVERALL BOUNDARY

SHEET NUMBER

C100



1550 Utica Avenue South, Suite 400
Minneapolis, MN 55416
952.543.2900 • 952.543.2975 (fx)

Kimley»»Horn

2550 UNIVERSITY AVENUE WEST, SUITE 238N
ST. PAUL, MN 55114
(651) 645-4197

I HEREBY CERTIFY THAT THIS PLAN,
SPECIFICATION OR REPORT WAS PREPARED BY
ME OR UNDER MY DIRECT SUPERVISION AND
THAT I AM A DULY LICENSED PROFESSIONAL
ENGINEER UNDER THE LAWS OF THE STATE OF
MINNESOTA.

MICHAEL C. BRANDT

DATE: 01-27-2017 MN LIC. NO. 42661

Professional Seal

GATEWAY SOUTH 2101

2101 4TH AVE EAST

OVERALL SITE PLAN

ISSUANCES

2017-0127 - GRADING AND DLI SUBMITTAL

#	Description	Date
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DRAWING INFORMATION

Scale:	AS SHOWN
Date:	01/27/2017
Checked By:	MCB
Drawn By:	ERW JRA
Duke Realty Job #	
A/E Job #:	160917000

DRAWING / SHEET TITLE

OVERALL SITE PLAN

SHEET NUMBER

C200

NOTE

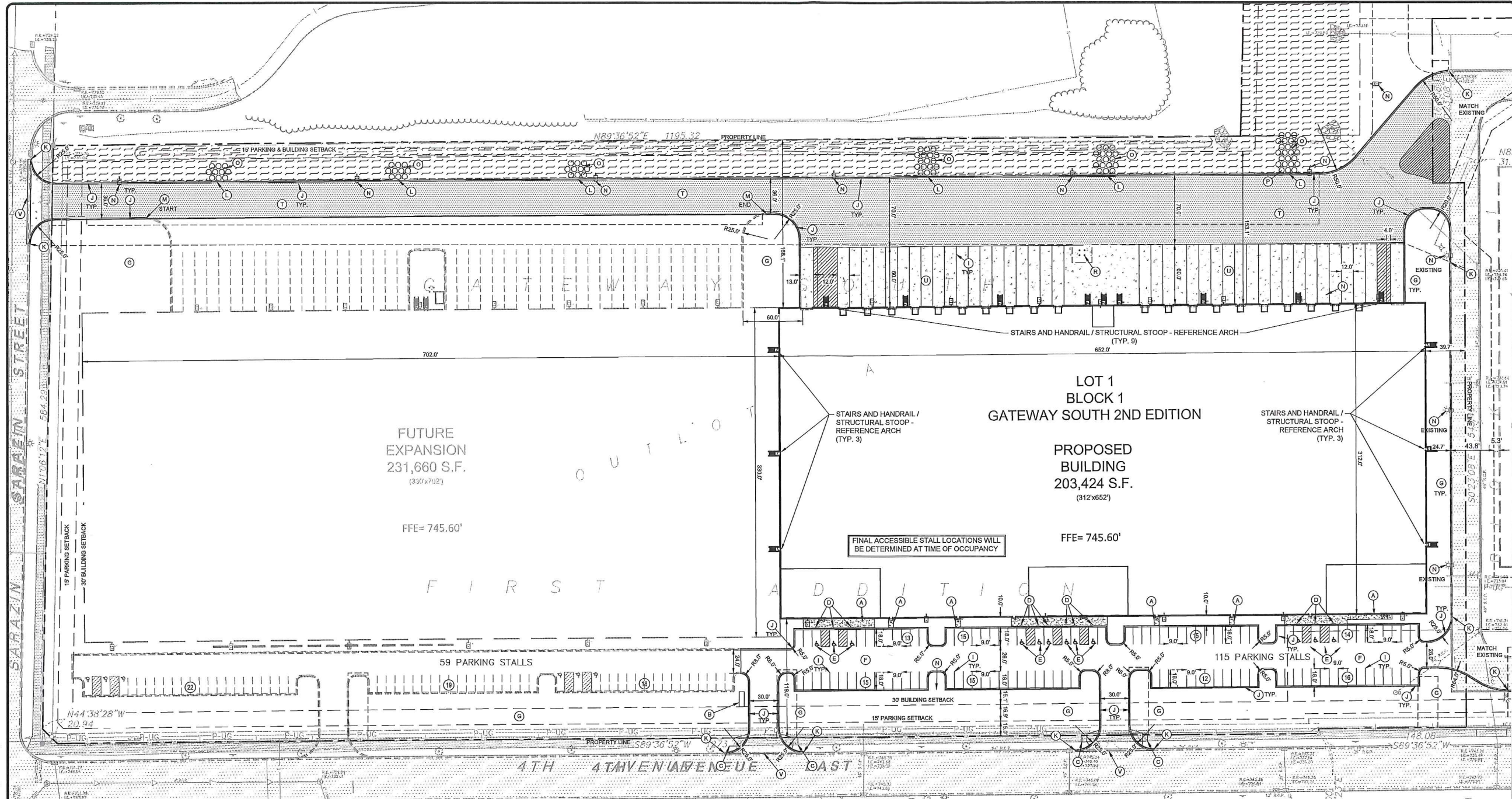
NOTE

1. SHOULD BLASTING TECHNIQUES OF ROCK FORMATIONS BE IMPLEMENTED, THE GRADING PERMIT AND/OR BUILDING PERMIT APPLICANT WILL BE RESPONSIBLE TO CONTACT AND INFORM ALL NEARBY PROPERTIES A MINIMUM OF FORTY-EIGHT (48) HOURS PRIOR TO BLASTING OPERATIONS. THE APPLICANT WILL BE REQUIRED TO OBTAIN A R/W PERMIT PRIOR TO ANY ROAD CLOSURES DEEMED NECESSARY.

ALL CONTRACTORS MUST CONTACT
GOPHER STATE CALL ONE
MN TOLL FREE 1-800-252-1166
BEFORE CONSTRUCTION BEGINS
TWIN CITY AREA 651-454-0002

CAUTION!!

CONTRACTOR IS TO VERIFY PRESENCE
AND EXACT LOCATION OF ALL UTILITIES
PRIOR TO CONSTRUCTION. NOTIFY CEC
IMMEDIATELY IF DISCREPANCIES EXIST.



KEYNOTE LEGEND

- (A) CONCRETE SIDEWALK
- (B) GENERAL LOCATION OF MONUMENT SIGN, REFERENCE SIGNAGE PLANS FOR EXACT PLACEMENT
- (C) ACCESSIBLE CURB RAMP
- (D) ACCESSIBLE PARKING SIGN
- (E) ACCESSIBLE PARKING STALL
- (F) LANDSCAPE AREA - SEE LANDSCAPE PLANS
- (G) STANDARD DUTY ASPHALT PAVEMENT
- (H) AREA STRIPED WITH 4" SYSL @ 45° 2" O.C.
- (I) 4" SWSL PARKING LOT STRIPING (TYP.)
- (J) B612 CURB & GUTTER (TYP.)
- (K) MATCH EXISTING EDGE OF PAVEMENT/ CURB & GUTTER
- (L) CURB CUT
- (M) TEMPORARY BITUMINOUS CURB
- (N) SITE LIGHTING - REFERENCE SITE LIGHTING PLAN
- (O) CLASS III RIP RAP TO BOTTOM OF SWALE
- (P) INSTALL RIP RAP PER DETAIL TO BOTTOM OF SWALE
- (Q) NOT USED
- (R) BOLLARD (TYP.) - REFERENCE ARCHITECTURAL PLANS
- (S) TRANSFORMER - COORDINATE WITH UTILITY
- (T) HEAVY DUTY ASPHALT PAVEMENT
- (U) CONCRETE PAVEMENT
- (V) CONCRETE CURB APRON

BUILDING DATA SUMMARY

AREAS	
PROPOSED BUILDING AREA	203,424 SF (4.67 AC)
FUTURE EXPANSION AREA	231,660 SF (5.32 AC)
PARKING	
PROPOSED PARKING	115 STALLS
ADA STALLS REQUIRED / PROPOSED	6 STALLS / 12 STALLS
FUTURE EXPANSION PARKING	59 STALLS
PROPERTY SUMMARY	
GATEWAY SOUTH 2101 SPEC	
TOTAL PROPERTY AREA	±25.27 AC
TOTAL PUBLIC EASEMENT AREA	±6.40 AC
TOTAL DISTURBED AREA	±19.60 AC
PROPOSED IMPERVIOUS AREA	±18.22 AC (72.10%)*
PROPOSED PERVIOUS AREA	±7.05 AC (27.91%)*
ZONING SUMMARY	
EXISTING ZONING	LIGHT INDUSTRIAL - I1
PARKING SETBACKS	15'
BUILDING SETBACKS	FRONT = 30' SIDE = 30' REAR = 15'

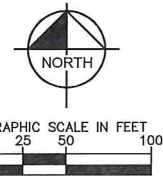
* PERCENTAGES BASED OFF OF A LOT AREA OF ±25.27 AC

SITE PLAN NOTES

- ALL WORK AND MATERIALS SHALL COMPLY WITH PROJECT SPECIFICATIONS, ALL CITY/COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
- CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
- ALL DISTURBED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL, SEED, MULCH AND WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED.
- ALL INNER CURBED RADII ARE TO BE 5' AND OUTER CURBED RADII ARE TO BE 10' UNLESS OTHERWISE NOTED. STRIPED RADII ARE TO BE 5'.
- ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COST SHALL BE INCLUDED IN BASE BID.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, (UNLESS OTHERWISE NOTED ON PLANS) INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITE WORK SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
- SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY BY EGAN, FIELD, & NOWAK, INC.
- PYLON / MONUMENT SIGNS SHALL BE CONSTRUCTED BY OTHERS. SIGNS ARE SHOWN FOR GRAPHICAL & INFORMATIONAL PURPOSES ONLY. CONTRACTOR TO VERIFY SIZE, LOCATION AND ANY REQUIRED PERMITS NECESSARY FOR THE CONSTRUCTION OF THE PYLON / MONUMENT SIGN.
- CONTRACTOR SHALL REFERENCE SITE LIGHTING PLAN FOR SITE LIGHTING AND ARCH / MEP PLANS FOR ELECTRICAL PLAN.
- NO PROPOSED LANDSCAPING SUCH AS TREES OR SHRUBS, ABOVE AND UNDERGROUND STRUCTURES, OR OTHER OBSTRUCTIONS SHALL BE LOCATED WITHIN EXISTING OR PROPOSED UTILITY EASEMENTS AND RIGHTS OF WAY UNLESS SPECIFICALLY NOTED ON PLANS OTHERWISE.

LEGEND

- PROPERTY LINE
- FULL DEPTH SAWCUT
- SETBACK LINE
- PROPOSED CURB AND GUTTER
- PROPOSED STANDARD DUTY ASPHALT
- PROPOSED HEAVY DUTY ASPHALT
- PROPOSED CONCRETE PAVEMENT
- EXISTING STORMWATER MANAGEMENT AREA
- PROPOSED ARCHITECTURAL CONCRETE APRON
- EXISTING ASPHALT PAVEMENT



NOTE

1. SHOULD BLASTING TECHNIQUES OF ROCK FORMATIONS BE IMPLEMENTED, THE GRADING PERMIT AND/OR BUILDING PERMIT APPLICANT WILL BE RESPONSIBLE TO CONTACT AND INFORM ALL NEARBY PROPERTIES A MINIMUM OF FORTY-EIGHT (48) HOURS PRIOR TO BLASTING OPERATIONS. THE APPLICANT WILL BE REQUIRED TO OBTAIN A R/W PERMIT PRIOR TO ANY ROAD CLOSURES DEEMED NECESSARY.

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MN TOLL FREE 1-800-252-1166
BEFORE CONSTRUCTION BEGINS
TWIN CITY AREA 651-454-0002

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1550 Ulica Avenue South, Suite 400
Minneapolis, MN 55415
952.543.2900 • 952.543.2975 (fx)

Kimley»Horn

2550 UNIVERSITY AVENUE WEST, SUITE 238N
ST. PAUL, MN 55114
(651) 645-4197

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

MICHAEL C. BRANDT

DATE: 01-27-2017 MN LIC. NO. 42661

Professional Seal

GATEWAY SOUTH 2101

2101 4TH AVE EAST

SITE PLAN

ISSUANCES

2017-0127 - GRADING AND DLI SUBMITTAL

DRAWING INFORMATION

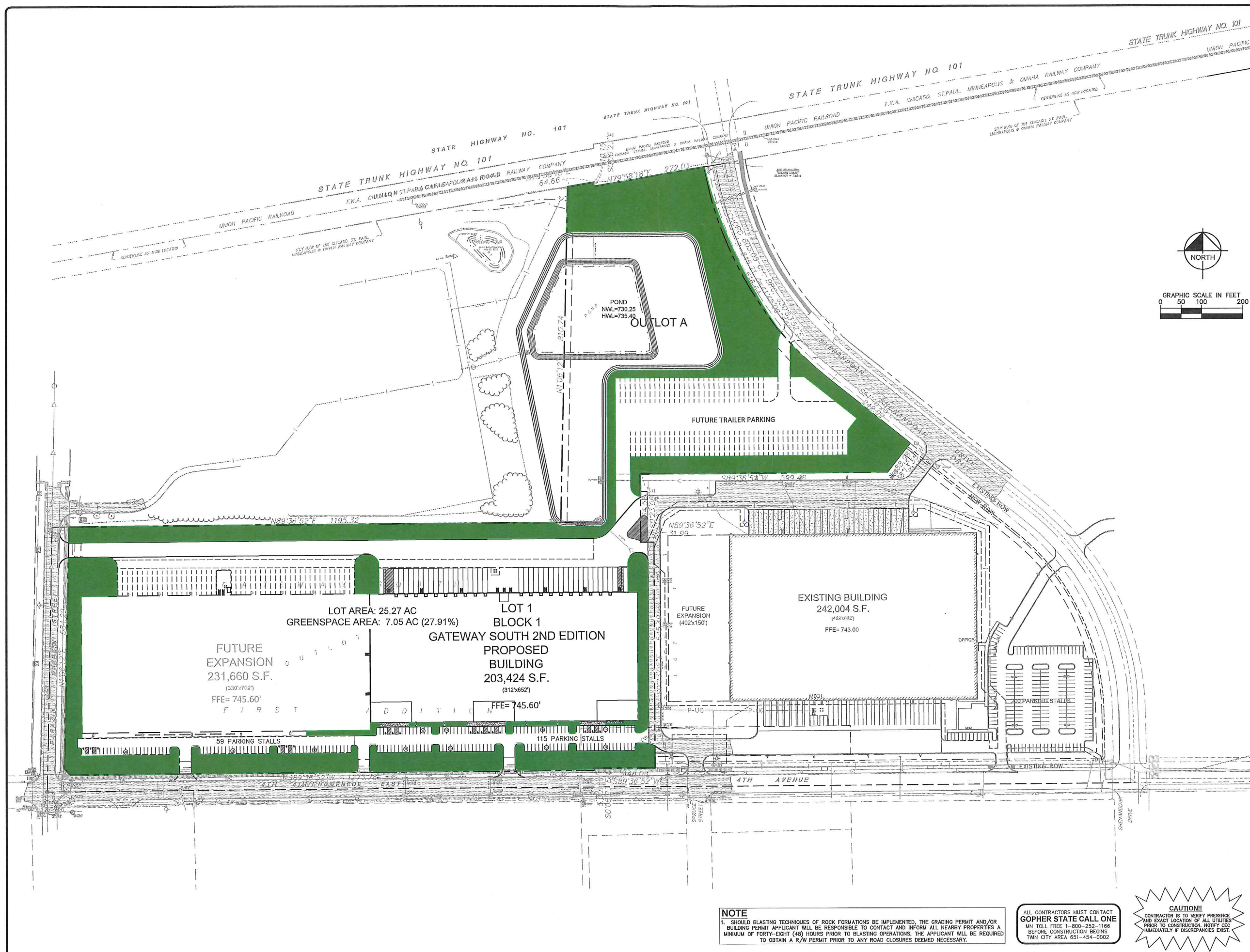
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Date: 01/27/2017
Checked By: MCB
Drawn By: ERW/JRA
Duke Realty Job #: 160917000

DRAWING / SHEET TITLE

SITE PLAN

SHEET NUMBER

C201



Duke REALTY

1550 Uica Avenue South, Suite 400
Minneapolis, MN 55416
952.543.2800 • 952.543.2975 (fx)

Kimley»Horn

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ST. PAUL, MN 55114
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Michael C. Brandt

MICHAEL C. BRANDT
DATE: 01-27-2017 MN LIC. NO. 42661
Professional Seal

GATEWAY SOUTH 2101

2101 4TH AVE EAST

GREENSPACE PLAN

ISSUANCES		
2017-0127 - GRADING AND DLI SUBMITTAL		
DRAWING INFORMATION		
Scale:	AS SHOWN	
Date:	01/27/2017	
Checked By:	MCB	
Drawn By:	ERW/JRA	
Duke Realty Job #:	160917000	
A/E Job #:		

DRAWING / SHEET TITLE

GREENSPACE PLAN

SHEET NUMBER

C202

NOTE
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