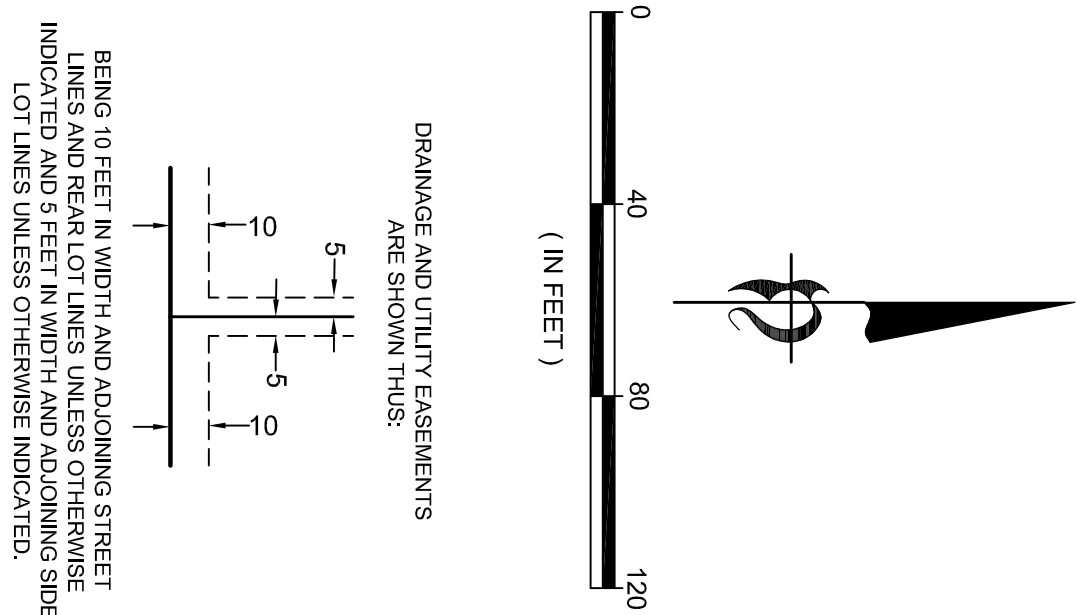
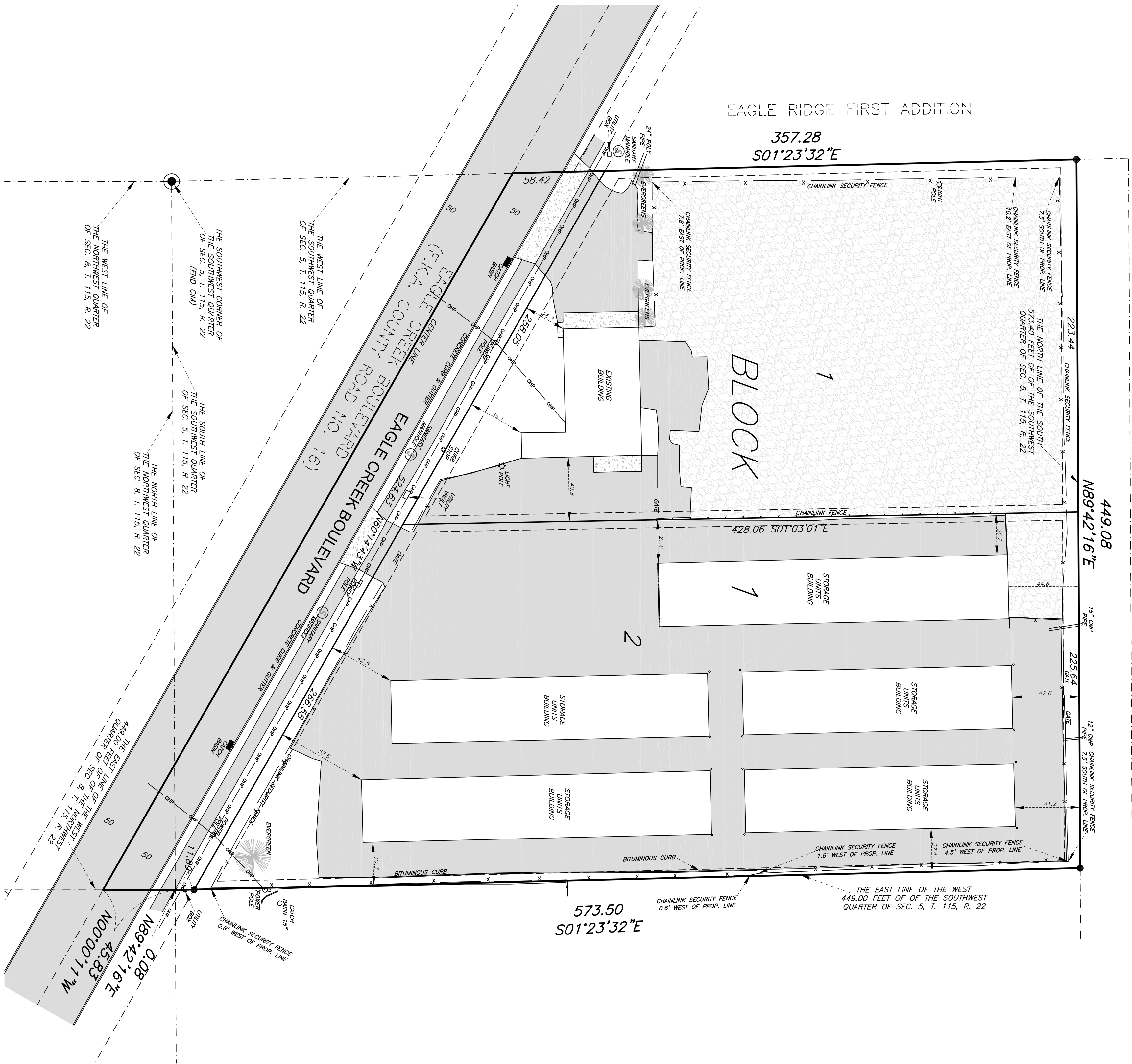




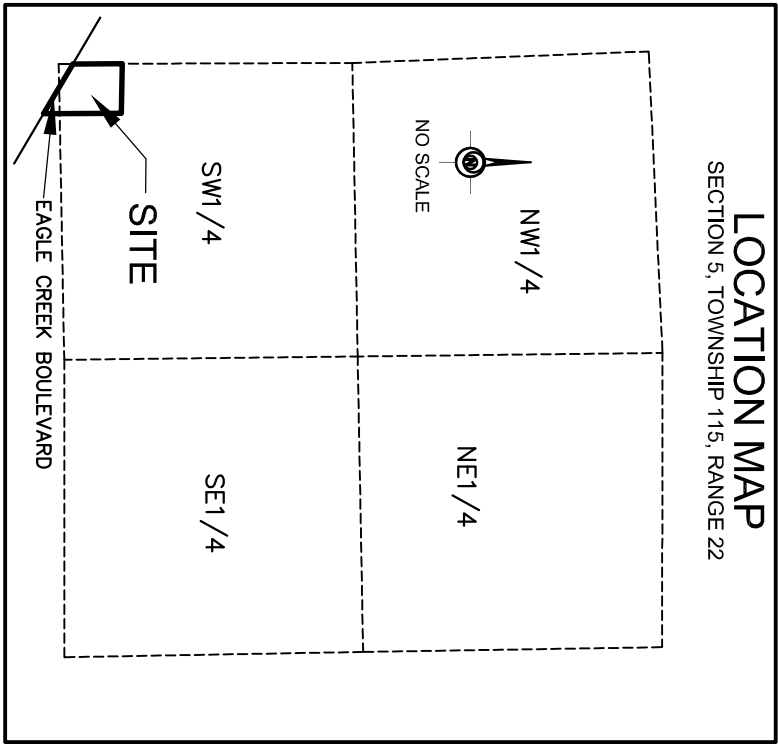
AREAS:
TOTAL PARCEL AREA = 219,379 SF 5.04 ACRES+-
TOTAL AREA OF RIGHT OF WAY = 26,202 SF
LOT 1 = 80,819 SF 1.86 ACRES+-
LOT 2 = 112,368 SF 2.58 ACRES+-

PROPERTY DESCRIPTION

A tract of land lying in section 5 and section 8, Township 115, Range 22, Scott County, Minnesota described as follows: The West 449.0 feet of the South 573.4 feet of section 5, and the West 449.0 feet of section 8, all in Township 115, Range 22, lying northwesterly of the centerline of County Road No. 16.

LEGEND

- DENOTES DECIDUOUS TREE
- DENOTES EVERGREEN TREE
- DENOTES EXISTING SPOT ELEVATIONS
- DENOTES LIGHT POLE
- DENOTES GUY WIRE
- DENOTES POWER POLE
- DENOTES CATCH BASIN
- DENOTES WATER VALVE
- DENOTES FIRE HYD
- DENOTES SANITARY MANHOLE
- DENOTES BITUMINOUS SURFACE
- DENOTES CONCRETE SURFACE
- DENOTES GRAVEL SURFACE
- DENOTES OVERHEAD POWER



PREPARED BY:

Bohlen

Surveying & Associates

31432 Forager Avenue
Northfield, MN 55057
Phone: (507) 945-7788
tbohlena@bohlenaurveying.com

OWNER:

EGE PROPERTIES
LLC
1885 EAGLE CREEK BOULEVARD
SHAKOPEE, MN 55379

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

Thomas J. O'Meara
THOMAS J. O'MEARA

DATE: 6/22/2023
LICENSE NO.: 46167

DATE	BY	REVISIONS

ORIG. DATE: 6-22-23

DESIGN BY:

DRAWN BY: TJO

CHECKED BY: TJO

EGE FIRST ADDITION
SHAKOPEE, MN
PRELIMINARY PLAT

SHEET 1 OF 1