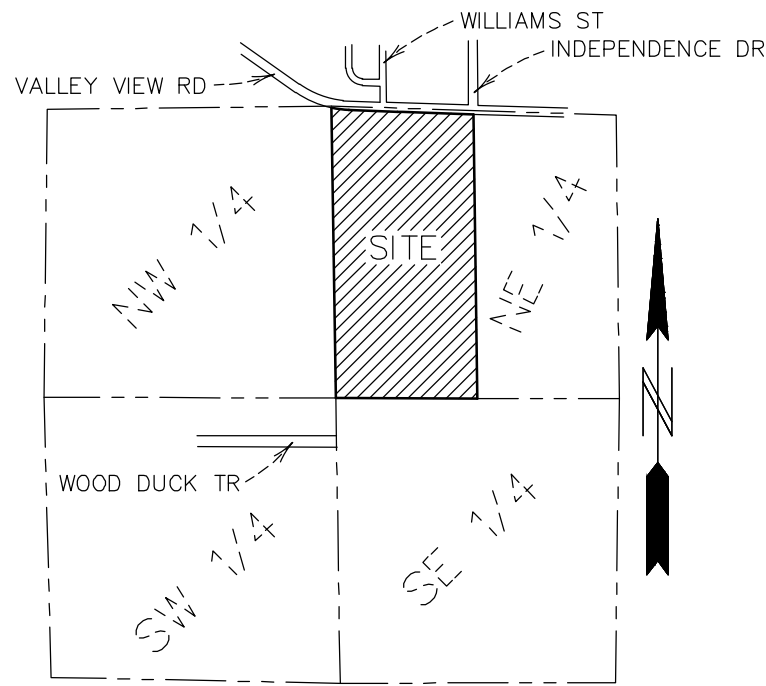




VICINITY MAP
NO SCALE



SECTION 20, TWP. 115, RGE. 22
SCOTT COUNTY, MINNESOTA

LEGAL DESCRIPTION FOR PRELIMINARY PURPOSES ONLY

The West Half of the Northeast Quarter of Section 20, Township 115, Range 22, Scott County, Minnesota, excepting therefrom the following:

Beginning at the northwest corner of said Northeast Quarter; thence South 87 degrees 16 minutes 48 seconds East, assumed basis for bearings, along the north line of said Northeast Quarter 597.18 feet; thence South 0 degrees 00 minutes 00 seconds West 1460.50 feet; thence North 87 degrees 16 minutes 48 seconds West 597.18 feet to the west line of said Northeast Quarter; thence North 0 degrees 00 minutes 00 seconds East, along said west line, 1460.50 feet to the point of beginning.

That part of the West half of the Northeast Quarter of Section 20, Township 115, Range 22, Scott County, Minnesota, described as follows:

Beginning at the northwest corner of said Northeast Quarter; thence South 87 degrees 16 minutes 48 seconds East, assumed basis for bearings, along the north line of said Northeast Quarter, 597.18 feet; thence South 0 degrees 00 minutes 00 seconds West, 1460.50 feet; thence North 87 degrees 16 minutes 48 seconds West, 597.18 feet to the west line of said Northeast Quarter; thence North 0 degrees 00 minutes 00 seconds East, along said west line, 1460.50 feet to the point of beginning.

LEGEND

- Denotes concrete
- Denotes gravel
- Denotes bituminous
- Denotes tree line
- Denotes storm sewer line
- Denotes sanitary sewer line
- Denotes water line
- Denotes overhead utility lines
- Denotes underground fiber optic line
- Denotes underground electric line
- Denotes underground gas line
- Denotes catch basin
- Denotes catch basin beehive
- Denotes flared end section
- Denotes gate valve
- Denotes hydrant
- Denotes service
- Denotes water well

- Denotes manhole other than sanitary or storm
- Denotes sanitary or storm manhole
- Denotes utility pole
- Denotes transformer box
- Denotes fiber optic box
- Denotes electric box
- Denotes light pole
- Denotes telephone box
- Denotes television box
- Denotes cast iron monument
- Denotes found iron pipe
- Denotes flag pole
- Denotes mailbox
- Denotes sign
- Denotes Bollard
- Denotes deciduous tree

BENCH MARK
TOP NUT OF HYDRANT
AT NW QUAD OF
WILLIAMS STREET AND
VALLEY VIEW ROAD
ELEV.=854.74

PIONEERengineering
CIVIL ENGINEERS LAND PLANNERS LAND SURVEYORS LANDSCAPE ARCHITECTS
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www.pioneereng.com

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Professional Surveyor under the laws of the State of Minnesota.
Name: Peter J. Hawkinson
Reg. No.: 42299
Date: 06/30/23

Revisions

Date	06-30-23
Designed	JMM
Drawn	PDS/MBG

EXISTING CONDITIONS

LENNAR
16305 36TH AVENUE NORTH
PLYMOUTH, MINNESOTA 55446

ARBOR BLUFF
SHAKOPEE, MINNESOTA