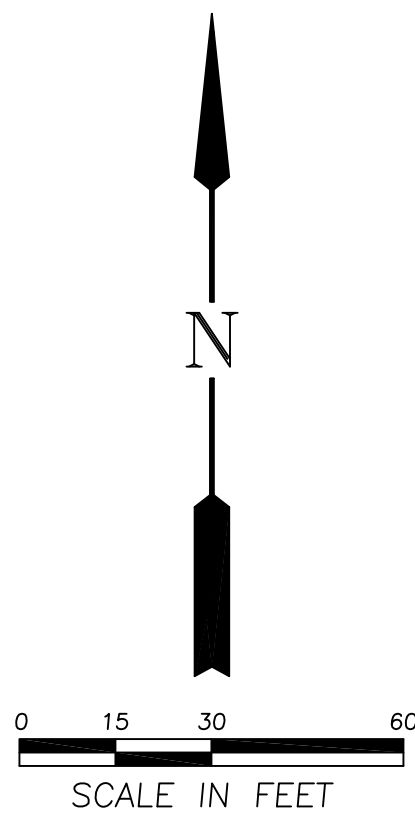


Preliminary Plat of:
RELIAKOR SECOND ADDITION
Shakopee, Minnesota



LEGEND

- Iron Monument Found
- Iron Monument Set
- ⊙ Cast Iron Monument Found
- S— Sanitary Sewer
- ST— Storm Sewer
- W— Watermain
- Hyd. ⬢ Hydrant
- GV • Gate Valve
- MH ○ Manhole
- CB □ Catch Basin
- Inv. Invert Elevation
- Guard Post
- Sign
- PP ○ Power Pole
- LP ⚡ Light Pole
- ⊞ Electrical Transformer
- Communications Pedestal
- Concrete Surface
- Bituminous Surface

OWNER

Maras Street, LLC
7800 Hwy 101 E
Shakopee, Minnesota 55379

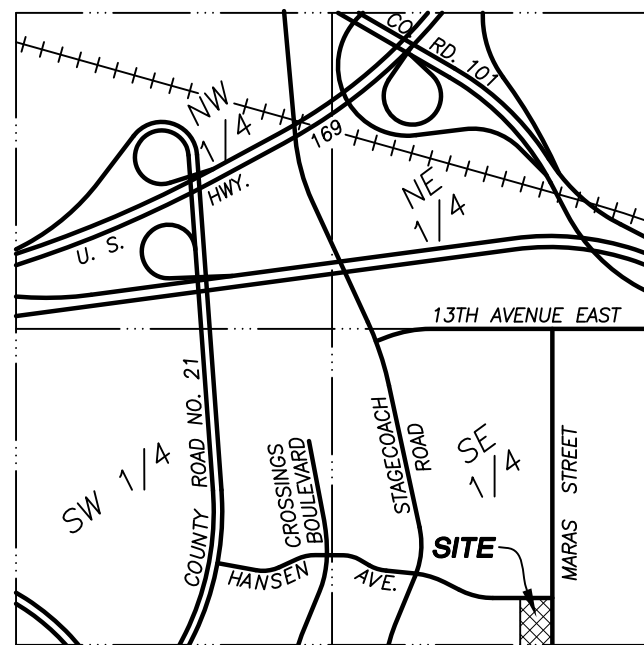
APPLICANT

Mesenbrink Construction
7765 East 175th Street
Prior Lake, Minnesota 55372
Attention: John Mesenbrink
Phone: 612-968-3800
Email: jemmbc@mesenbrinkconstruction.com

SURVEYOR

Rehder & Associates, Inc.
3440 Federal Drive
Suite 110
Eagan, Minnesota 55122
Attention: Greg Gentz
Phone: 651-337-6726
Email: ggentz@rehder.com

VICINITY MAP



Section 12, Township 115, Range 22
No Scale

PROPERTY DESCRIPTION

That part of the West half of the East six-sevenths of the East half of the Southeast Quarter of Section 12, Township 115 North, Range 22 West, Scott County, Minnesota, described as follows: Commencing at the Southwest corner of Lot 4, Block 1, Maras Addition, according to the recorded plat thereof; said point being on the west line of said West half of the East six-sevenths of the East half of the Southwest Quarter; thence on an assumed bearing of South 0 degrees 18 minutes 12 seconds East along said west line of the West half of the East six-sevenths of the East half of the Southeast Quarter 767.25 feet to the actual point of beginning of the tract to be described; thence continuing South 0 degrees 18 minutes 12 seconds East along said west line of West half of the East six-sevenths of the East half of the Southeast Quarter 448.91 feet to the Southwest corner of said West half of the East six-sevenths of the East half of the Southeast Quarter; thence South 89 degrees 58 minutes 54 seconds East along the south line of said West half of the East six-sevenths of the East half of the Southeast Quarter 283.905 feet; thence North 0 degrees 18 minutes 26 seconds West 449.00 feet; thence West parallel with the south line of said Lot 4, 283.87 feet to the actual point of beginning.

SURVEYOR'S NOTES

- Orientation of the bearing system used for this preliminary plat is based on the Scott County coordinate system.
- As shown on this preliminary plat, underground utility lines and structures are shown in an approximate way only, according to information provided by others. Excavations were not made during the process of this survey to locate underground utilities and/or structures. A request that utilities be marked/located for this survey was made through Gopher State One Call (Ticket No. 230470460) and the City of Shakopee. The underground utility lines and structures shown on this map represent the information provided to Rehder & Associates as a result of that request. The surveyor does not guarantee that the information provided was either complete or accurate or that there are no other underground utility lines and structures, active or abandoned, on or adjacent to the subject property. Contact Gopher State One Call for utility locations before any construction shall begin. Phone (651) 454-0002.
- Total Area = 124,365 square feet or 2.86 acres as surveyed.
Area of Lot 1 = 109,858 square feet or 2.52 acres as surveyed.
- Zoning: I1 (Light Industry)
- Bench mark: Top nut of hydrant located at the northeast corner of the subject property. Elevation = 738.40. Vertical datum: NAVD 88.
- This property is located in Flood Zone X (area of minimal flooding) per Flood Insurance Rate Map Number 27139C0044E dated February 12, 2021.

CERTIFICATION

I hereby certify that this preliminary plat was prepared by me or under my direction and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Dated this 8th day of May, 2023
REHDER & ASSOCIATES, INC.

Gary C. Huber, Land Surveyor
Minnesota License No. 22036

REHDER & ASSOCIATES, INC.
Civil Engineers & Land Surveyors

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