

RIDGE CREEK SECOND ADDITION

KNOW ALL PERSONS BY THESE PRESENTS: That U.S. Home Corporation, a Delaware corporation, owner, of the following described property:

Outlot C, RIDGE CREEK FIRST ADDITION, according to the recorded plat thereof, Scott County, Minnesota.

Has caused the same to be surveyed and platted as RIDGE CREEK SECOND ADDITION and does hereby donate and dedicate to the public for public use the public ways and also dedicate the drainage and utility easements as created by this plat.

In witness whereof said U.S. Home Corporation, a Delaware corporation, has caused these presents to be signed by its proper officer this ____ day of _____, 20____.

U.S. Home Corporation, a Delaware corporation

as _____.

This instrument was acknowledged before me on _____ by _____, _____ of U.S. Home Corporation, a Delaware corporation.

Notary Public, _____
My Commission Expires _____

SURVEYOR'S CERTIFICATE

I Peter J. Hawkinson do hereby certify that this plat 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____.

Peter J. Hawkinson, Licensed Land Surveyor
Minnesota License No. 42299

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me on this _____, by Peter J. Hawkinson.

Notary Public, _____
My Commission Expires _____

CITY COUNCIL, Shakopee, Minnesota

This plat of RIDGE CREEK SECOND ADDITION was approved and accepted by the City Council of the City of Shakopee, Minnesota at a regular meeting thereof held this ____ day of _____, 20____, and pursuant to M.S.A. 505.03 Subdv.2, we are in conformance.

By: _____
Mayor

By: _____
City Clerk

CITY ATTORNEY, Shakopee, Minnesota

I hereby certify that I have examined this plat of RIDGE CREEK SECOND ADDITION 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, Section 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 filed in this office this ____ day of _____, 20____, at ____ o'clock ____ M. as Document No. _____.

By: _____
Scott County Recorder

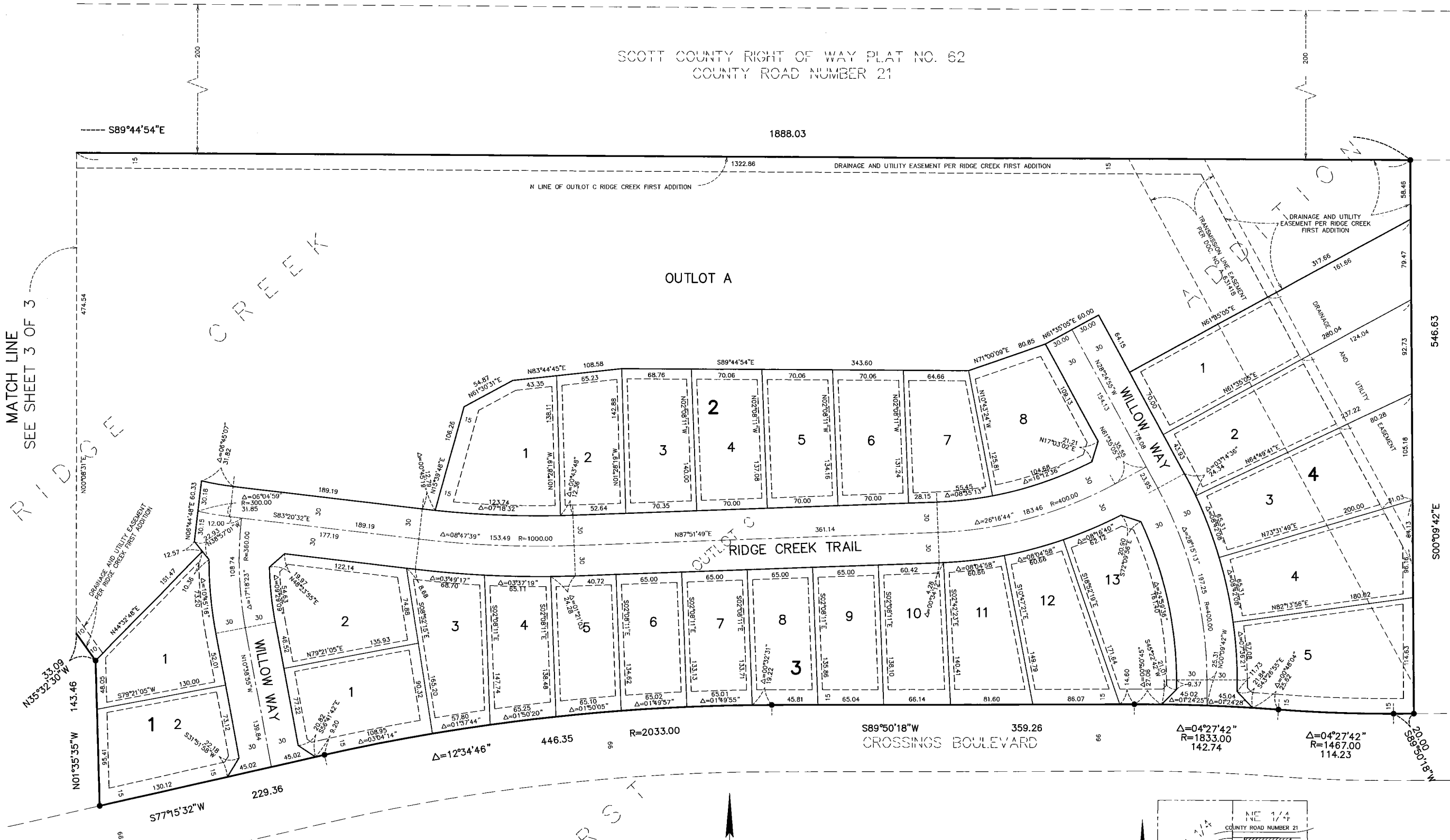
PRINTED

OCT 05 2017

PIONEER
ENGINEERING, P.A.

RIDGE CREEK SECOND ADDITION

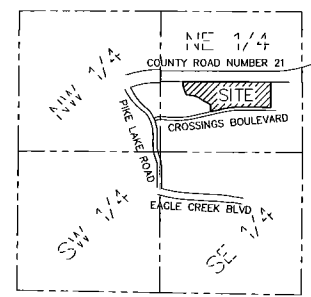
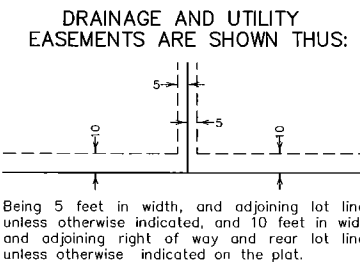
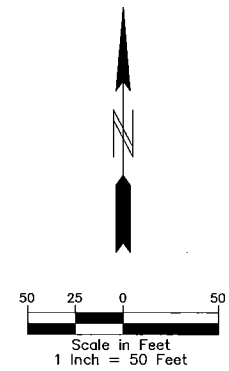
SCOTT COUNTY RIGHT OF WAY PLAT NO. 62
COUNTY ROAD NUMBER 21



THE ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE NORTH LINE OF OUTLOT C RIDGE CREEK FIRST ADDITION, WHICH IS ASSUMED TO HAVE A BEARING OF SOUTH 89°44'54" EAST.

NO MONUMENT SYMBOL SHOWN AT ANY STATUTE REQUIRED LOCATION, INDICATES A PLAT MONUMENT THAT WILL BE SET AND WHICH SHALL BE IN PLACE WITHIN ONE YEAR OF THE FILING OF THE PLAT. SAID MONUMENTS SHALL BE 1/2 INCH X 14 INCH IRON MONUMENTS MARKED BY LICENSE NUMBER 42299.

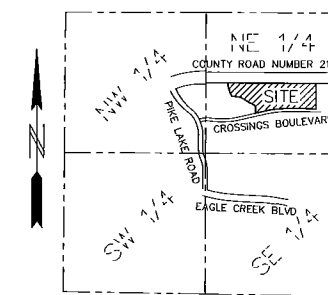
- DENOTES FOUND CAST IRON MONUMENT
- DENOTES 1/2 INCH BY 14 INCH IRON PIPE MONUMENT SET AND MARKED BY LICENSE NUMBER 42299, OR WILL BE SET IN ACCORDANCE WITH MS SECTION 505.021, SUBD. 10.
- DENOTES FOUND 1/2 INCH IRON MONUMENT MARKED BY LICENSE NUMBER 42299 UNLESS OTHERWISE NOTED.



SECTION 14, TWP. 115, RGE. 22
LOCATION MAP
NO SCALE

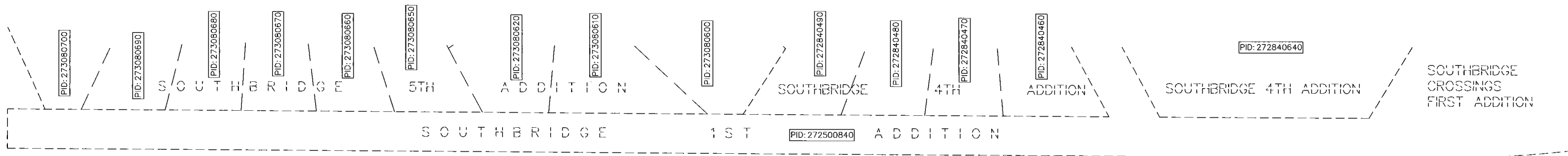
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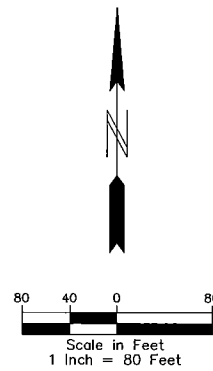
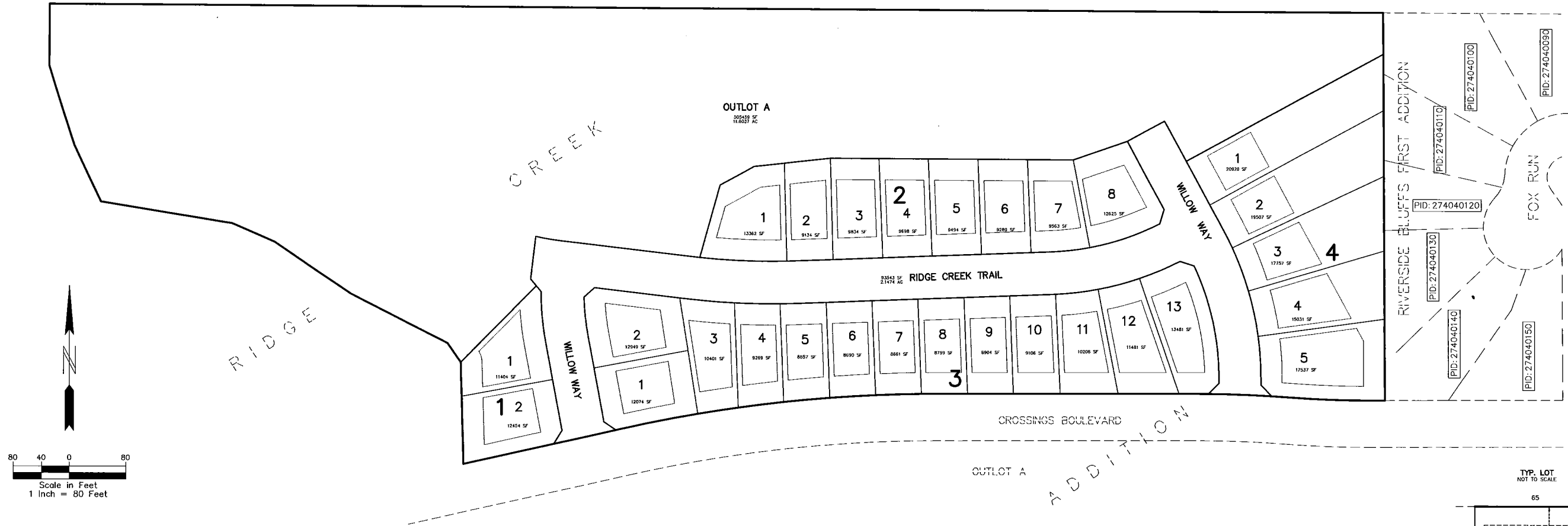


PIONEER*engineering*
CIVIL ENGINEERS LAND PLANNERS LAND SURVEYORS LANDSCAPE ARCHITECTS

RIDGE CREEK SECOND ADDITION
AREA SKETCH



SCOTT COUNTY RIGHT OF WAY PLAT NO. 62
COUNTY ROAD NUMBER 21



ZONING/AREA SUMMARY			
CURRENT ZONING =	PUD		
TOTAL BUILDABLE LOTS =	28		
TOTAL OUTLOTS =	1		
BLOCK 1 =	23,858 SF.	0.5477 AC.	
BLOCK 2 =	82,999 SF.	1.9054 AC.	
BLOCK 3 =	132,840 SF.	3.0496 AC.	
BLOCK 4 =	90,752 SF.	2.0834 AC.	
TOTAL LOT AREA =	330,449 SF.	7.5861 AC.	
TOTAL OUTLOT AREA =	505,459 SF.	11.6037 AC.	
TOTAL R/W AREA =	93,543 SF.	2.1474 AC.	
TOTAL AREA =	929,451 SF.	21.3372 AC.	
MIN. LOT DEPTH/SUBDIV. =	N/A		
MIN. LOT DEPTH/ZONING =	N/A		
LOT WIDTH @ FRT. SETBACK =	65'		

