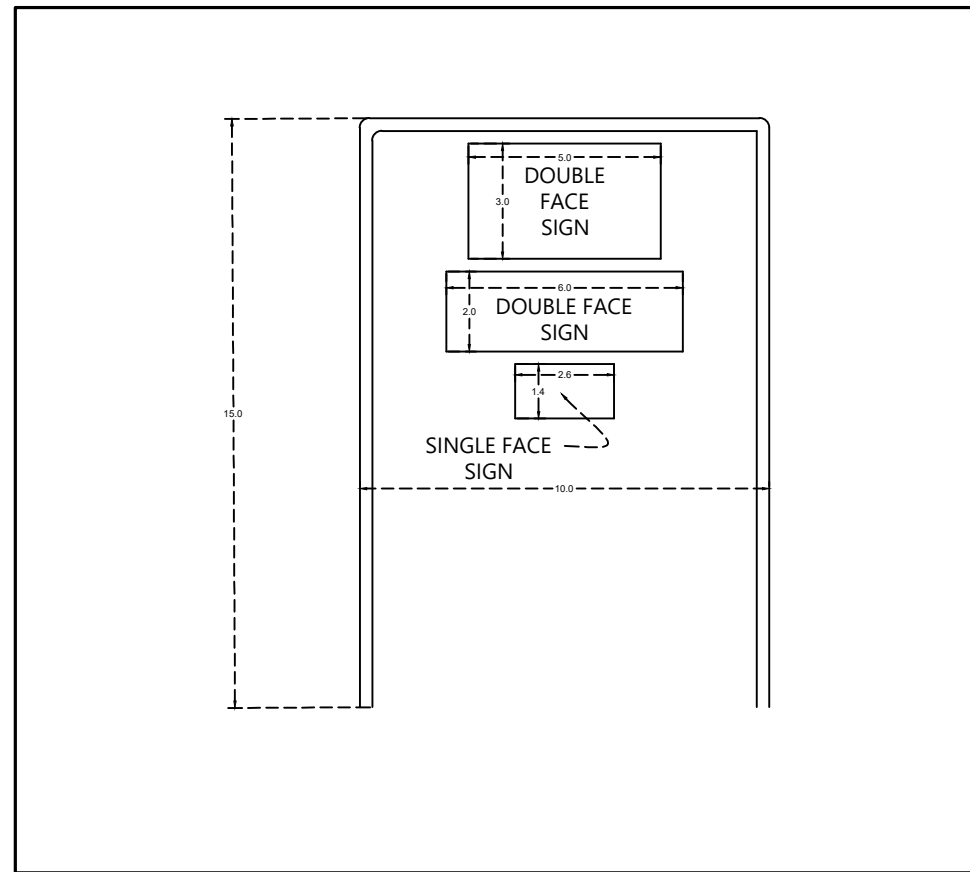


LEGEND

- FOUND IRON MONUMENT
- SANITARY MANHOLE
- ▨ CATCH BASIN
- ⊗ GATE VALVE OR SERVICE
- ⊕ HYDRANT
- ⊠ AIR CONDITIONER
- ☆ BUILDING LIGHT
- ⊞ ELECTRIC METER
- ⊛ LIGHT
- ⊞ POWER POLE WITH LIGHT
- ⊞ COMMUNICATION BOX
- ⊞ SIGN
- ⊞ MAILBOX
- ⊞ VENT
- CHAIN LINK FENCE
- OHW — OVERHEAD WIRE
- BITUMINOUS SURFACE
- ▨ CONCRETE SURFACE
- ▨ GRAVEL SURFACE

SIGN DETAIL



1 INCH = 5 FEET

LEGAL DESCRIPTION:

Lots 1 and 2, Block 25, East Shakopee, Scott County, Minnesota

CERTIFICATION:

I hereby certify that this survey, plan or report 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

Dated this 14th day of April, 2023

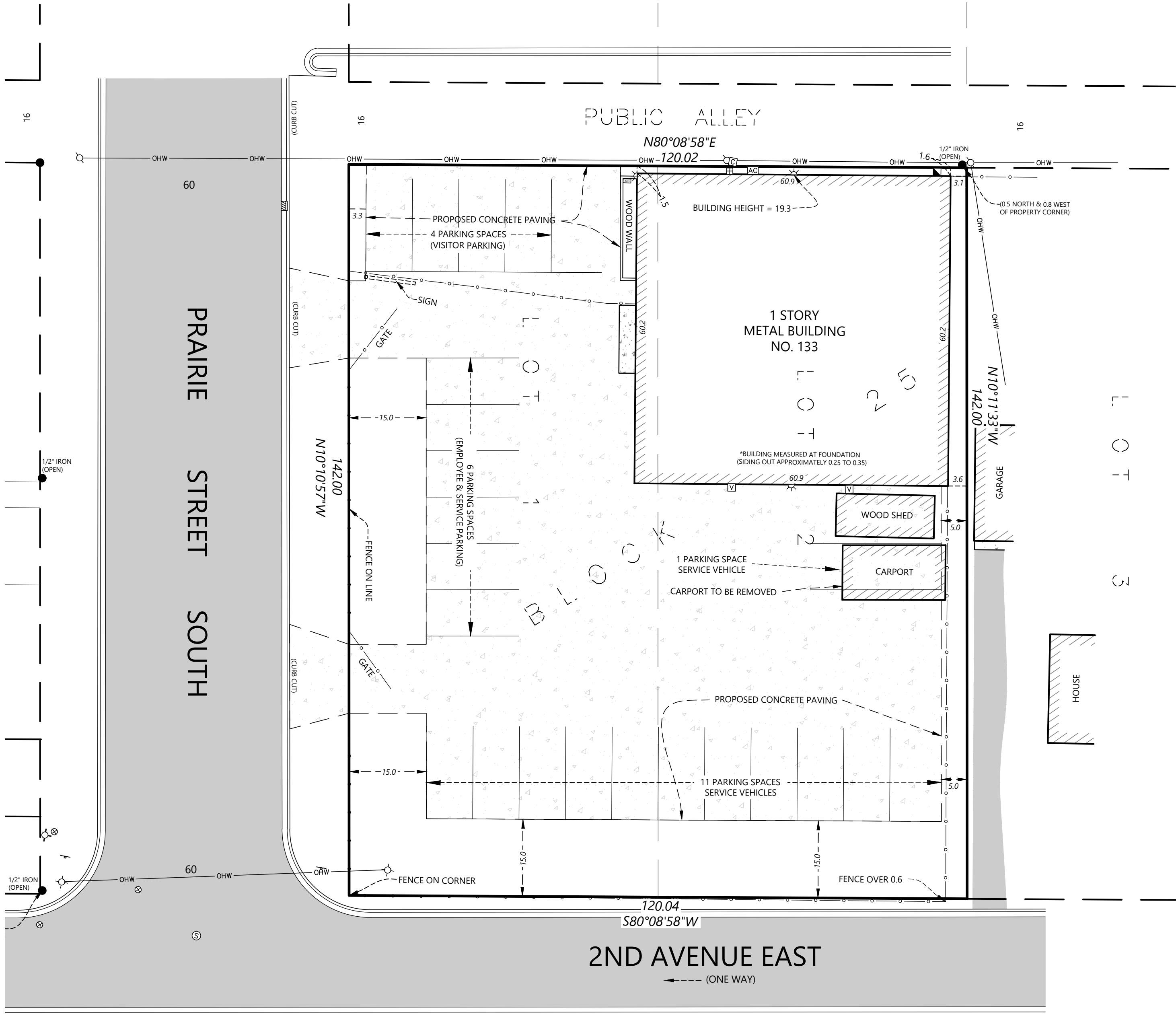
Brent R. Peters
Brent R Peters
Minnesota License No. 44123

SITE PLAN NOTES:

- Existing fence and gates to remain.
- Carport to be removed.

GENERAL NOTES:

- The orientation of this bearing system is based on the Scott County Coordinate Grid (NAD 83-2011 Adj.).
- The total area of the property described hereon is 17,044 square feet or 0.3913 Acres.
- The legal description and easement information used in the preparation of this survey were based on the Owners Policy of Title Insurance prepared by Scott County Abstract & Title, issued by Chicago Title Insurance Company, bearing file number I-34990 and a commitment date of February 21, 2023 at 9:13 A.M.
- The Title or interest in the land at the time of commitment date is Fee Simple and is vested in Leo's Auto Repair, LLC, a limited liability company.
- Sign dimensions were provided by the client.
- This site plan is based upon the boundary survey prepared by Peters Land Surveying, LLC dated April 7, 2023



PROPOSED SITE PLAN

SURVEY FOR:

LEO'S AUTO REPAIR, LLC

PROPERTY ADDRESS:

133 PRAIRIE STREET
SHAKOPEE, MN 55379
P.I.D # 270041001 & 270041200

PROJECT: 20194

TSR: 6-115-22
FILE: SCOTT22

DRAWING REVISION LIST

NO.	DATE	DESCRIPTION
1	5-2-2023	Add parking spaces



Peters Land Surveying
5505 W. 123rd Street #100C
Savage, MN 55378

Phone: 612-346-0824
Web: www.peterslandsurveying.com

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