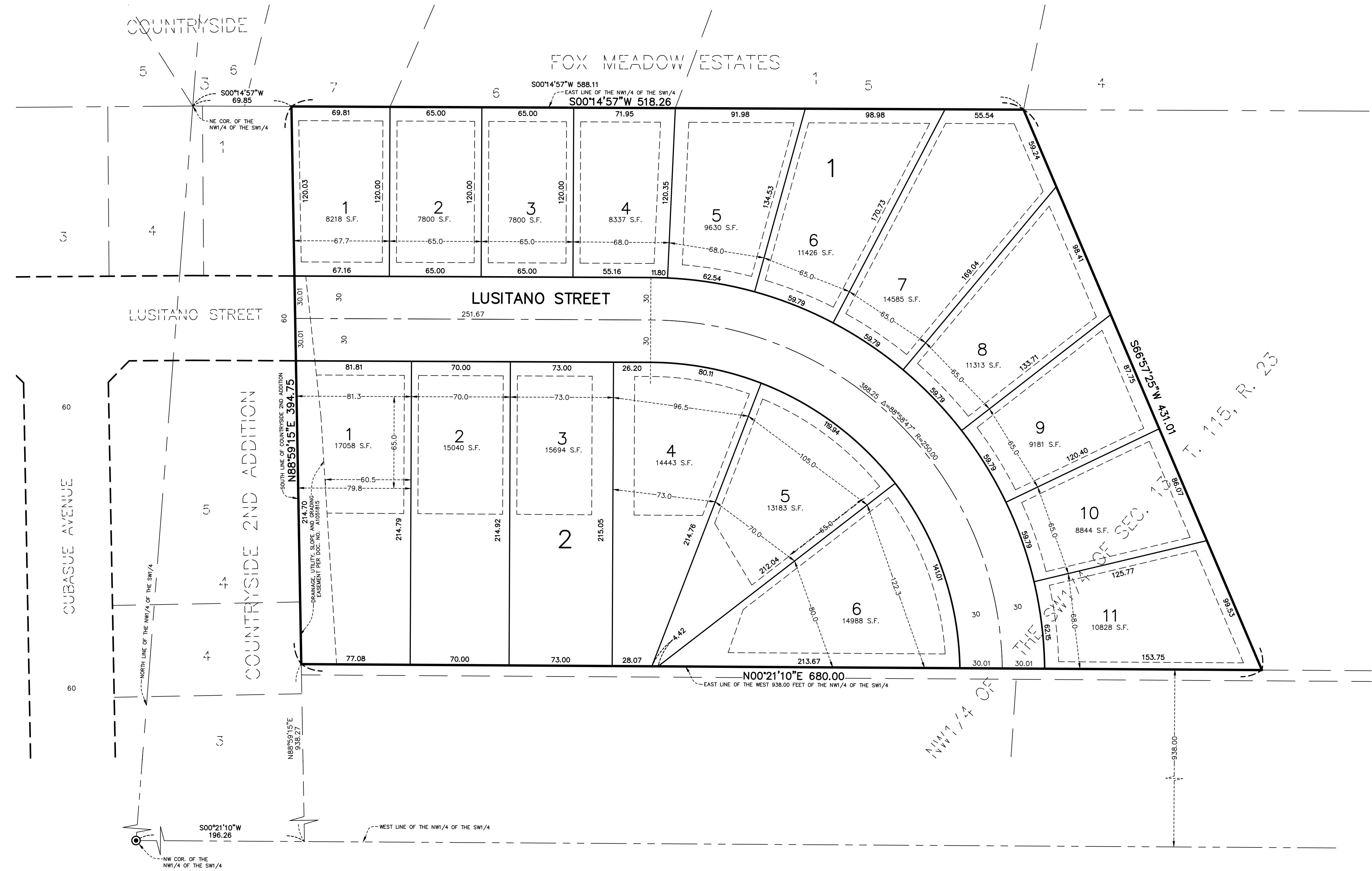
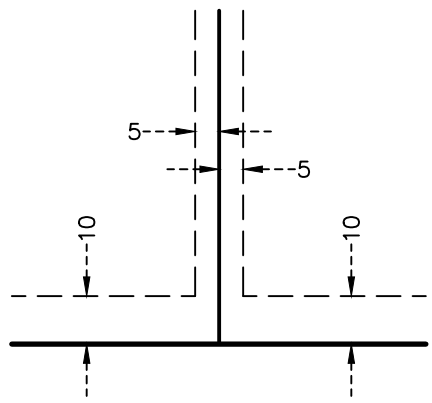
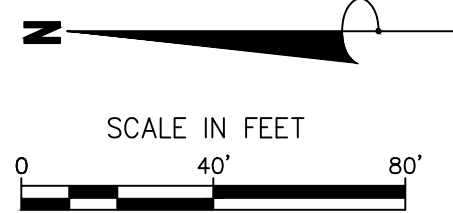




DRAINAGE AND UTILITY EASEMENTS
ARE SHOWN THUS:



DRAINAGE AND UTILITY EASEMENTS BEING
5 FEET IN WIDTH, UNLESS OTHERWISE
INDICATED, ADJOINING LOT LINES, AND
BEING 10 FEET IN WIDTH, UNLESS
OTHERWISE INDICATED, ADJOINING RIGHT
OF WAY LINES, AS SHOWN ON THIS PLAT.



PROPERTY DESCRIPTION

That part of the Northwest Quarter of the Southwest Quarter of Section 13, Township 115, Range 23, Scott County, Minnesota that lies east or the West 938.00 feet thereof and South of a line described as follows:
Beginning at a point on the east line of said Northwest Quarter of the Southwest Quarter distant 69.85 feet South from the Northeast corner of said Northwest Quarter of the Southwest Quarter; thence west to a point on the west line of said Northwest Quarter of the Southwest Quarter distant 196.26 feet south From the Northwest corner of said Northwest Quarter of the Southwest Quarter and said line there terminating.

And lying northerly of a line described as follows:

Commencing at the northeast corner of said Northwest Quarter of the Southwest Quarter; thence South 00 degrees 14 minutes 57 seconds West, assumed bearing, along the east line of said North Quarter a distance of 588.11 feet to the point of beginning of the line to be described; thence South 66 degrees 57 minutes 25 seconds West a distance of 431.01 feet to the east line of the west 938.00 feet of said Northwest Quarter of the Southwest Quarter and said line there terminating.

SITE DATA

LOTS	17 LOTS
TOTAL SITE AREA	5.44 AC.
LOT AREA	4.56 AC.
RIGHT OF WAY AREA	0.88 AC.
GROSS DENSITY	3.13 LOTS/AC
NET DENSITY	3.73 LOTS/AC

EXISTING/PROPOSED ZONING IS R1B - URBAN RESIDENTIAL

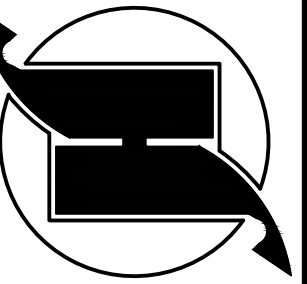
MINIMUM LOT WIDTH	60 FEET
MINIMUM LOT DEPTH	100 FEET

MAXIMUM IMPERVIOUS SURFACE	50%
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MINIMUM BUILDING SETBACKS	
FRONT	25 FEET
SIDE YARD (INTERIOR)	7.5 FEET
SIDE YARD (STREET)	15 FEET
REAR	30 FEET

James R. Hill, Inc.

PLANNERS / ENGINEERS / SURVEYORS
2909 WEST C.R. 42, SUITE 100, BURNSVILLE, MN 55306
PHONE: 952.890.6044 www.jrhinc.com



KANGAS PARCEL
SHAKOPEE, MINNESOTA

PRELIMINARY PLAT
FOR
DONNAY HOMES, INC.

9655 63RD AVENUE NORTH, MAPLE GROVE, MN 55369

DRAWN BY
PLM

DATE
10/23/2023

REVISIONS
A. 12/12/23: Block 1 layout.

CAD FILE
24119pp.dwg

PROJECT NO.
24119-00

2.0