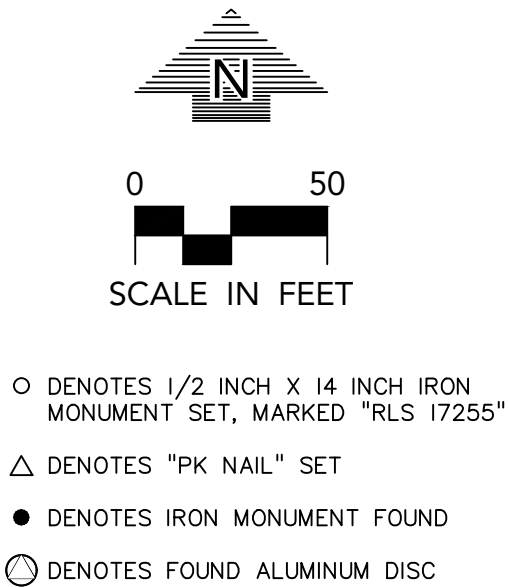
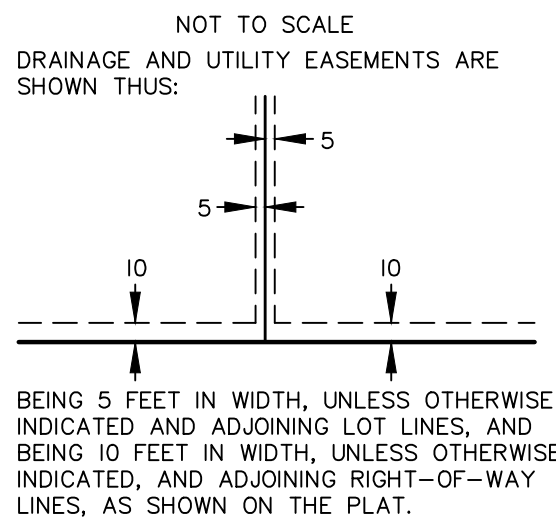
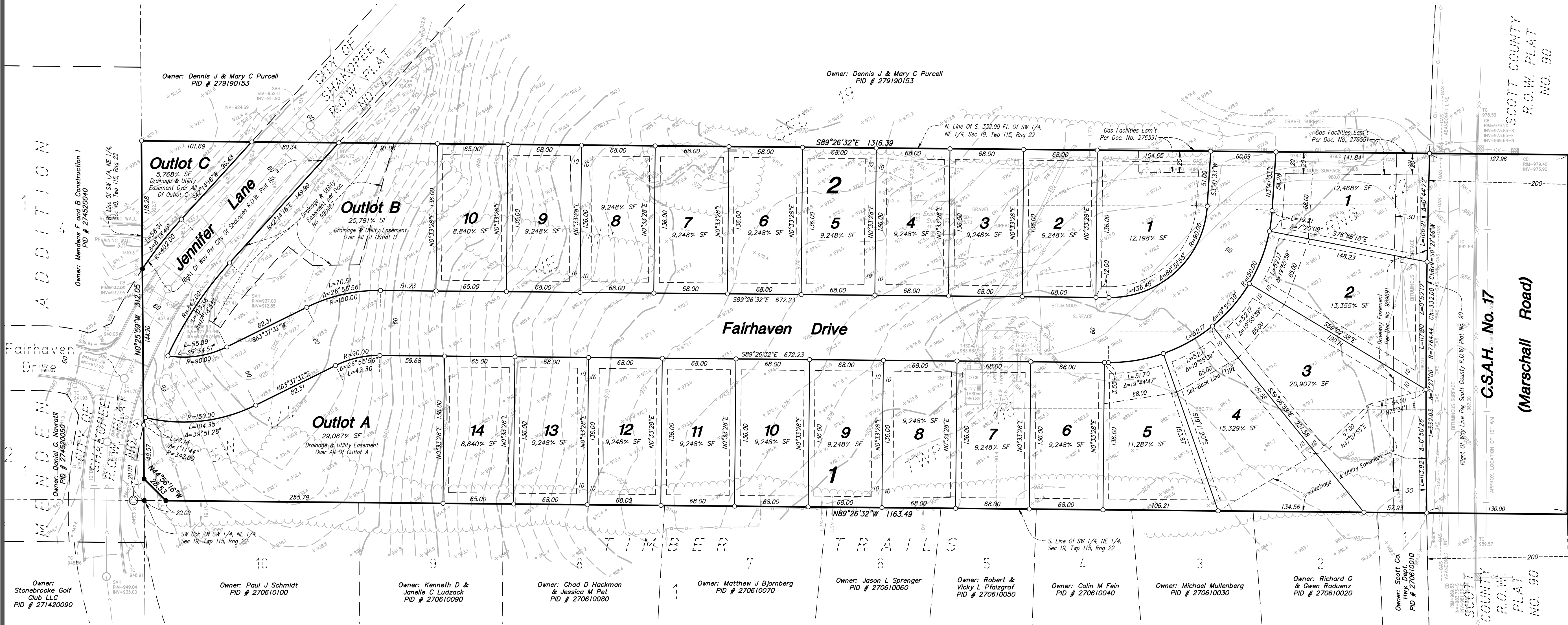




DESCRIPTION OF PROPERTY SURVEYED:

That part of the South 332.0 feet (as measured at right angles) of the Southwest Quarter of the Northeast Quarter (SW 1/4 of Section Nineteen (19), Township One Hundred Fifteen (115), Range Twenty-two (22), Scott County, Minnesota, lying Northeasterly of the following described line: Commencing at the Southwest corner of said Southwest Quarter of the Northeast Quarter; thence North along the West line thereof a distance of 20.00 feet to the point of beginning of the line described; thence Southeasterly to a point on the South line of said Southwest Quarter of the Northeast Quarter distant 20.00 feet Easterly of the Southwest corner thereof and there terminating.

Abstract Property.

ENGINEER/SURVEYOR:
Loucks
7200 Hemlock Lane
Maple Grove, MN 55369
763-424-5505

OWNER/DEVELOPER:
Prairie Meadows, LLC
9655 - 63rd Avenue N
Maple Grove, MN 55369
763-531-0714

BASIS OF BEARINGS:

The bearings for this plat are based on the Scott County Coordinate System NAD 83 (1986 Adjust).

AREAS:

Total Property =	436,316 +/- Sq. Ft. or 10.02 +/- Acres
Marschall Road R.O.W. =	43,131 +/- Sq. Ft. or 0.99 +/- Acres
Jennifer Lane R.O.W. =	13,765 +/- Sq. Ft. or 0.32 +/- Acres
Fairhaven Drive R.O.W. =	67,593 +/- Sq. Ft. or 1.55 +/- Acres
Outlot A =	29,087 +/- Sq. Ft. or 0.67 +/- Acres
Outlot B =	25,781 +/- Sq. Ft. or 0.59 +/- Acres
Outlot C =	5,768 +/- Sq. Ft. or 0.13 +/- Acres
Block 1 =	156,169 +/- Sq. Ft. or 3.59 +/- Acres
Block 2 =	95,022 +/- Sq. Ft. or 2.18 +/- Acres

DATE OF PREPARATION:

December 6, 2017

BENCHMARK:

Benchmark: MnDOT Aluminum Alloy Rod - PASS MN139. 4.0 miles south-southwest of Shakopee, 1.5 miles northwest of Marystown, 1.5 miles east along Co. Rd. 14 from junction of Co. Rd. 14 and Trunk Hwy 169, at Trunk Hwy 169 milepoint 104.1, 37 feet south of Co. Rd. 14, 6 feet west of field entrance, 33.3 feet west-northwest of nail and disk in power pole, 1.0 foot north of witness post. Elevation = 977.86 (NGVD 29)

Site Benchmark: TNH on east side of Jennifer Lane near northerly property line. Elevation = 931.82 (NGVD 29)

EXISTING ZONING:

Zone (R-1B)

PROPOSED ZONING:

Zone (R-1B)

PROPOSED BUILDING SETBACKS:

Front	= 30 Feet (Lots 6-14, Block 1 and Lots 1-10, Block 2)
Front	= 35 Feet (Lots 1-5, Block 1)
Side (Corner)	= 20 Feet
Side (Interior)	= 10 Feet
Rear	= 30 Feet

FLOOD ZONE DESIGNATION:

This property is contained in Flood Insurance Rate Map, Community Panel No. 270434000C, and is a non-printed panel (no special flood hazard areas).

PRAIRIE MEADOWS 2ND ADDITION

1395 Wood Duck Trail
Shakopee, MN

PRAIRIE MEADOWS

9655 - 63rd Avenue N.
Maple Grove, MN 55369

LOUCKS
PLANNING
CIVIL ENGINEERING
LAND SURVEYING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL

7200 Hemlock Lane, Suite 300
Maple Grove, MN 55369
763.424.5505
www.loucksinc.com

CADD QUALIFICATION

CADD files prepared by the Consultant for this project are instruments of the Consultant professional services for use solely with respect to this project. These CADD files shall not be used on other projects, for additions to this project, or for completion of this project by others without written approval by the Consultant. With the Consultant's approval, others may be permitted to obtain copies of the CADD drawing files for information and reference only. All intentional or unintentional revisions, additions, or deletions to these CADD files shall be made at the full risk of that party making such revisions, additions or deletions and that party shall hold harmless and indemnify the Consultant from any & all responsibilities, claims, and liabilities.

SUBMITTAL/REVISIONS

12/06/17	CITY SUBMITTAL
01/29/18	CITY SUBMITTAL

PROFESSIONAL SIGNATURE

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.

Henry D. Nelson
License No. 17255
Date 12/06/17

QUALITY CONTROL

Loucks Project No.	16-265B
Project Lead	HDN
Drawn By	SFM
Checked By	HDN
Field Crew	BS/BP

VICINITY MAP

PRELIMINARY PLAT