

ALTA/NSPS LAND TITLE AND TOPOGRAPHIC SURVEY

OF

VALVOLINE PROJECT

PART OF SECTION 13, TOWNSHIP 115 NORTH, RANGE 22, WEST OF THE FIFTH PRINCIPAL MERIDIAN, IN SCOTT COUNTY, MINNESOTA

40 0 40 80 120

GRAPHIC SCALE
SCALE: 1"=40'

BASIS OF BEARING:
MINNESOTA STATE PLANE
SOUTH ZONE (NAD83)
2011 ADJUSTMENT

LEGEND

CP	CONTROL POINT
BM (R)	BENCHMARK
REC (M)	RECORD MEASURED
REC	RECORDED
DOC	DOCUMENT
OF	FOUND SURVEY MONUMENT
OS	SET 1/2" CAPPED IRON ROD
Δ	SITE CONTROL POINT
■	EXISTING WATER BBOX
×	EXISTING GROUND ELEVATION
×	TOP OF CURB ELEVATION
×	FLOW LINE ELEVATION
×	EDGE OF PAVEMENT ELEVATION
□	EXISTING STORM MANHOLE/CATCH BASIN
□	EXISTING CULVERT
□	EXISTING SANITARY MANHOLE
□	EXISTING WATER BBOX
□	EXISTING HYDRANT
□	EXISTING TELEPHONE RISER
□	EXISTING ELECTRIC HAND HOLE
□	EXISTING UNDERGROUND WATER MARKER
□	EXISTING UNDERGROUND GAS MARKER
□	EXISTING UNDERGROUND FIBEROPTIC MARKER
□	EXISTING UNDERGROUND TELEPHONE MARKER
□	EXISTING UNDERGROUND ELECTRIC MARKER
□	EXISTING UNDERGROUND SANITARY SEWER MARKER
□	EXISTING SIGN
□	EXISTING LIGHT POLE
□	EXISTING DECIDUOUS TREE
□	BOUNDARY LINE
□	BOUNDARY ADJACENT / ROW LINE
□	EASEMENT LINE
□	BUILDING SET BACK LINE
□	UNDERGROUND STORM LINE
□	UNDERGROUND SANITARY LINE
□	UNDERGROUND WATER LINE
□	UNDERGROUND GAS LINE
□	UNDERGROUND TELEPHONE LINE
□	UNDERGROUND FIBER OPTIC LINE
□	UNDERGROUND ELECTRIC LINE
□	EXISTING GROUND CONTOUR
□	EXISTING FENCE
□	EXISTING CURB LINE LINE
□	EXISTING BUILDING
BC-BC	BACK OF CURB WIDTH
INV	UNKNOWN TERMINUS
RCP	INVERT
VCP	REINFORCED CONCRETE PIPE
BSL	VITRIFIED CLAY PIPE
BSL	BUILDING SETBACK LINE

LEGAL DESCRIPTION PER FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO. CP-72385 SUPPLEMENT 1, COMMITMENT DATE: NOVEMBER 20, 2023

PARCEL 1:

LOT 2, BLOCK 1, SOUTHBRIDGE FIELDS SECOND ADDITION.

SCOTT COUNTY, MINNESOTA
ABSTRACT PROPERTY

PARCEL 2:

NON-EXCLUSIVE PRIVATE ACCESS EASEMENT AS CREATED AND DESCRIBED IN DECLARATION OF ACCESS EASEMENT DATED AUGUST 18, 2006, FILED AUGUST 18, 2006, AS DOCUMENT NO. A748778.

SURVEYOR'S TITLE RESPONSE TO SURVEY RELATED SCHEDULE B PART II EXCEPTIONS WITHIN NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO. CP-72385 SUPPLEMENT 1, COMMITMENT DATE: NOVEMBER 20, 2023

SCHEDULE B PART II EXCEPTIONS NUMBERS 1-15 AND 23-24 ARE NOT SURVEY RELATED MATTERS AND INTENTIONALLY NOT LISTED BELOW.

15. EASEMENTS FOR ELECTRIC TRANSMISSION, DISTRIBUTION AND RELATED PURPOSES, AS CREATED AND DESCRIBED IN DOCUMENT DATED AUGUST 13, 1951, FILED MAY 10, 1965, IN BOOK 165 OF DEEDS, PAGES 129-130.

AMENDED BY PARTIAL RELEASE OF EASEMENT DATED AUGUST 18, 1977, FILED OCTOBER 12, 1977, AS DOCUMENT NO. 158533.

RESPONSE: EASEMENT BLANKET IN NATURE OVER NORTHWEST QUARTER OF SECTION 13, AMENDMENT RELEASES SUBJECT PROPERTY, RETAINED EASEMENT LOCATED SOUTH OF SUBJECT PROPERTY.

16. RESERVATION OF MINERALS AND MINERAL RIGHTS IN FAVOR OF WICKES COMPANIES, INC. AS DESCRIBED IN THAT CERTAIN QUIT CLAIM DEED DATED NOVEMBER 10, 1987, FILED NOVEMBER 18, 1987, AS DOCUMENT NO. 241187.

RESPONSE: NOT PLOTTABLE, BLANKET IN NATURE OVER SURVEYED PARCEL AND ADDITIONAL LAND.

17. EASEMENTS FOR UTILITIES AND DRAINAGE AS SHOWN ON THE RECORDED PLAT OF RIVERSIDE FIELDS 1ST ADDITION, FILED JANUARY 22, 2000, AS DOCUMENT NO. 642945.

RESPONSE: AS SHOWN HEREON ALONG THE NORTHEAST SIDE OF SURVEYED PARCEL ALONG COUNTY ROAD 18.

18. EASEMENTS FOR UTILITIES AND DRAINAGE AS SHOWN ON THE RECORDED PLAT OF RIVERSIDE FIELDS 3RD ADDITION, FILED FEBRUARY 4, 2005, AS DOCUMENT NO. 687842.

RESPONSE: AS SHOWN HEREON ALONG THE SOUTHWEST SIDE OF SURVEYED PARCEL.

19. TERMS AND CONDITIONS OF DECLARATION OF ACCESS EASEMENT DATED AUGUST 18, 2006, FILED AUGUST 18, 2006, AS DOCUMENT NO. A748778.

RESPONSE: EASEMENT A AND B IS ACCESS EASEMENT AS SHOWN HEREON ON SOUTH AND WEST SIDE OF SURVEYED PARCEL.

20. TERMS AND CONDITIONS OF CONSENT AND AGREEMENT REGARDING ENCROACHMENTS DATED DECEMBER 12, 2006, FILED DECEMBER 20, 2006, AS DOCUMENT NO. A760097.

RESPONSE: 30' WIDE DRAINAGE AND UTILITY EASEMENT AND PARCEL 2 AS SHOWN HEREON.

21. EASEMENTS FOR UTILITIES AND DRAINAGE AS SHOWN ON THE RECORDED PLAT OF SOUTHBRIDGE FIELDS ADDITION, FILED DECEMBER 20, 2006, AS DOCUMENT NO. 760098.

RESPONSE: AS SHOWN HEREON ALONG THE SOUTHEAST SIDE OF SURVEYED PARCEL.

22. EASEMENTS, COVENANTS, CONDITIONS, AND RESTRICTIONS CONTAINED IN DECLARATION OF COVENANTS AND EASEMENTS FOR SOUTHBRIDGE FIELDS DATED DECEMBER 12, 2006, FILED DECEMBER 20, 2006, AS DOCUMENT NO. A760101.

AMENDED BY FIRST AMENDMENT TO DECLARATION OF COVENANTS AND EASEMENTS FOR SOUTHBRIDGE FIELDS DATED AUGUST 10, 2017, FILED AUGUST 14, 2017, AS DOCUMENT NO. A1031040.

NOTE: THIS DOCUMENT CONTAINS, AMONG OTHER THINGS, PRIVATE DUES AND ASSESSMENTS, AND EASEMENTS.

RESPONSE: ACCESS EASEMENT IS SHOWN ALONG THE SOUTHWEST AND SOUTH SIDE OF SURVEYED PROPERTY.

25. EASEMENTS FOR UTILITIES AND DRAINAGE AS SHOWN ON THE RECORDED PLAT OF SOUTHBRIDGE FIELDS SECOND ADDITION, FILED AUGUST 14, 2017, AS DOCUMENT NO. A1031038.

RESPONSE: AS SHOWN HEREON ALONG THE NORTHWEST SIDE OF SURVEYED PARCEL.

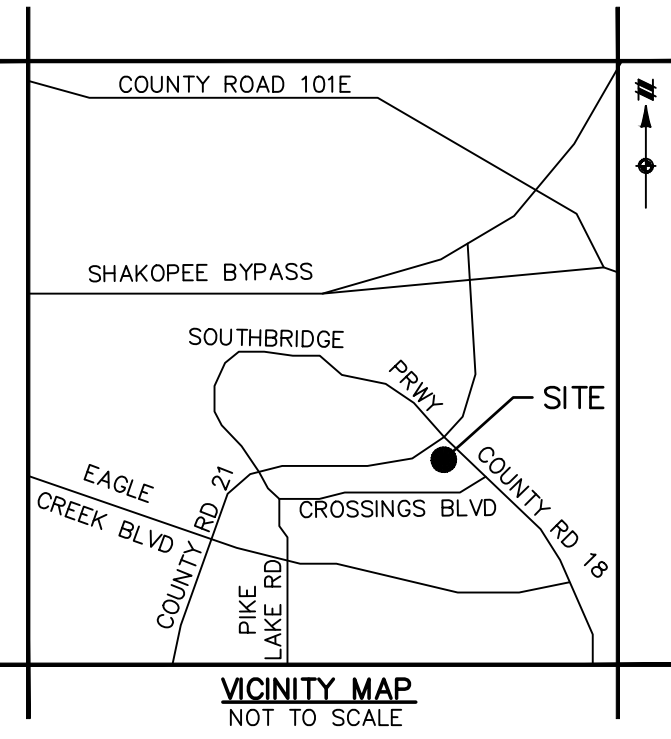
CERTIFIED TO: FIDELITY NATIONAL TITLE INSURANCE COMPANY;
VALVOLINE LLC, A DELAWARE LIMITED LIABILITY COMPANY
SHAKOPEE CROSSINGS, LIMITED PARTNERSHIP, A WISCONSIN LIMITED PARTNERSHIP

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(a), 6(b), 7(a), 7(b), 8, 9, 11(a), 11(b), 13, 14, 16, 17 AND 18 OF TABLE A THEREOF. FIELD WORK WAS COMPLETED ON 1/04/2024.

DATE OF PLAT OR MAP: JANUARY 18, 2024

PRELIMINARY

CHRISTOPHER KELLY
MINNESOTA PROFESSIONAL LAND SURVEYOR NO. 49595
ATWELL, LLC
MY LICENSE EXPIRES 6/30/2024



ALTA TABLE A NOTES: (CORRESPONDING NUMBERS COINCIDE WITH TABLE A ITEMS)

- MONUMENTS SET AT ALL CORNERS OF THE SURVEYED PROPERTY, UNLESS ALREADY MARKED OR REFERENCED BY EXISTING MONUMENTS OR WITNESSES.
- THE CLOSEST ADDRESS TO SUBJECT SITE IS 8245 CROSSINGS BLVD, SHAKOPEE CITY, MN 55379.
- SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION "ZONE X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) BY THE NATIONAL FLOOD INSURANCE PROGRAM, ON FLOOD INSURANCE RATE MAP NO. 27139C0043E, WITH A DATE OF IDENTIFICATION OF FEBRUARY 12, 2021 (EFFECTIVE DATE), FOR COMMUNITY NUMBERS 270432 AND 270434 IN SCOTT COUNTIES, STATE OF MINNESOTA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.
- THE MEASURED ACREAGE OF THE PARCEL IS AS SHOWN HEREON.
- CONTOURS AT 1 FOOT INTERVALS AND GROUND ELEVATIONS SHOWN HEREON PER GROUND SURVEY. SOURCE BENCHMARK AND DATUM SHOWN HEREON.

6.(A) A ZONING SITE PLAN BY NATIONAL DUE DILIGENCE SERVICES, A DIVISION OF AMERICAN SURVEYING AND MAPPING, INC. DATED AUGUST 8, 2023 WAS PROVIDED STATING THE SITE IS ZONED B-1.

PARCEL LINE SETBACKS	REQUIRED
MIN. FRONT YARD	30 FT
MIN. SIDE YARD	20 FT (75 FT WHERE ADJACENT TO RESIDENTIAL ZONING)
MIN. REAR YARD	20 FT (75 FT WHERE ADJACENT TO RESIDENTIAL ZONING)
MIN. CORNER SIDE	30 FT
HEIGHT RESTRICTIONS	REQUIRED
MAX.	45 FT
MIN.	NONE STATED
AREA REQUIREMENTS	REQUIRED
MIN. LOT AREA	1 ACRE (NEW LOTS)
MIN. LOT WTH(AT BUILDING LINE)	NONE STATED
MINIMUM LOT FRONTAGE	NONE STATED
DENSITY RESTRICTIONS	REQUIRED
MAX FLOOR AREA RATIO	NONE STATED
MAX DWELLING UNITS PER ACRE	N/A
MAX LOT COVERAGE(BUILDING)	NONE STATED
MAX IMPERVIOUS SURFACE	15%
MIN LANDSCAPE RATIO	15%
*THE LANDSCAPING SHALL BE CONCENTRATED BETWEEN THE PRINCIPAL STRUCTURE AND ANY ADJACENT STREET RIGHT OF WAY OR OTHER AREAS OF THE LOT WHICH ARE VISIBLE FROM A STREET. STREET TREES SHALL BE PLACED EVERY 40 FEET OR IF NOT PERMITTED, TREE SHALL BE PLACED IN THE FRONT YARD. FOR THE FIRST 10,000 SQ.FT. OF BUILDING FOOTPRINT AREA, 2 TREES / 1,000 SQ.FT. ARE REQUIRED.	

PARKING STANDARDS--PER SEC. 151.143, TABLE 2
PARKING USE CATEGORY: SERVICE GARAGES FOR MAJOR VEHICLE REPAIR
PARKING SPACE FORMULA: 4 MINIMUM, PLUS 1 SPACE / SERVICE STALL

6.(A) ZONING SETBACK REQUIREMENTS SHOWN HEREON PER ZONING SITE PLAN, PAGE Z 1.0, DATED AUGUST 8, 2023 BY NATIONAL DUE DILIGENCE SERVICES, A DIVISION OF AMERICAN SURVEYING AND MAPPING, INC.

- NO BUILDINGS WERE OBSERVED AT THE TIME OF THE SURVEY.
- SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE SURVEY ARE SHOWN HEREON.
- NO PARKING SPACES WERE OBSERVED AT THE TIME OF THE SURVEY.

11.(A) SURFACE EVIDENCE OF UTILITIES LYING WITHIN THE SURVEYED PROPERTY WERE LOCATED WHILE CONDUCTING THIS SURVEY AND ARE DEPICTED. UTILITY LOCATIONS SHOWN ON UTILITY MAPS PROVIDED THROUGH ONE CALL (TICKET 233480956) ARE ALSO DEPICTED ON THIS SURVEY. SEE 811 UTILITIES TABLE FOR DETAILED INFORMATION REGARDING STATUS OF RESPONSES TO ONE CALL TICKET. SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL UNMARKED AND/OR BURIED UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT Warrant DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION AND/OR A PRIVATE UTILITY LOCATE REQUEST MAY BE NECESSARY.

NOTE TO THE CLIENT, INSURER, AND LENDER - WITH REGARD TO TABLE A, ITEM 11, SOURCE INFORMATION FROM PLANS AND MARKINGS WILL BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES PURSUANT TO SECTION 5.E.IV. TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE, IN WHICH CASE THE SURVEYOR SHALL NOTE ON THE PLAT OR MAP HOW THIS AFFECTED THE SURVEYOR'S ASSESSMENT OF THE LOCATION OF THE UTILITIES. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION AND/OR A PRIVATE UTILITY LOCATE REQUEST MAY BE NECESSARY.

11.(B) UNDERGROUND UTILITIES SHOWN PER MARKINGS BY GOPHER STATE ONE CALL, (A PRIVATE UTILITY LOCATOR BY THE SURVEYOR). ALSO, UNDERGROUND UTILITIES ARE SHOWN PER MAPS PROVIDED THROUGH AN 811 DESIGN STAGE TICKET (NUMBER 233480956).

ADDITIONALLY, SURFACE EVIDENCE OF UTILITIES LYING WITHIN THE SURVEYED PROPERTY WERE LOCATED WHILE CONDUCTING THIS SURVEY AND ARE DEPICTED.

NOTE TO THE CLIENT, INSURER, AND LENDER WITH REGARD TO TABLE A, ITEM 11, INFORMATION FROM THE SOURCES LISTED ABOVE WILL BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES PURSUANT TO SECTION 5.E.IV. TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE, IN WHICH CASE THE SURVEYOR SHALL NOTE ON THE PLAT OR MAP HOW THIS AFFECTED THE SURVEYOR'S ASSESSMENT OF THE LOCATION OF THE UTILITIES. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.

- NAMES OF ADJOINING OWNERS OR ADJOINING LANDS ARE SHOWN HEREON.
- THE SITE IS LOCATED APPROXIMATELY 380' NORTH OF THE INTERSECTION OF CROSSINGS BOULEVARD AND PENSTEMON LANE.
- NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK.
- THERE WAS NO INFORMATION OF PROPOSED CHANGES IN STREET RIGHT OF WAYS PROVIDED AND THERE WAS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- OFFSITE EASEMENTS OR SERVITUDES DISCLOSED IN DOCUMENTS PROVIDED SHOWN HEREON.

GENERAL NOTES

- COMPARE ALL DISTANCES AND POINTS IN FIELD AND REPORT ANY DISCREPANCIES IN SAME TO SURVEYOR AT ONCE.
- UTILITIES SHOWN HEREON ARE BY VISIBLE LOCATION OF ABOVE GROUND STRUCTURES, MARKS IN FIELD AND PROVIDED MAPS. UNDERGROUND UTILITIES MAY EXIST THAT ARE NOT SHOWN HEREON.
- CALL 811 ("COMMON GROUND ALLIANCE") NATIONAL UNDERGROUND UTILITY LOCATOR SERVICE) FOR FIELD LOCATION OF UNDERGROUND UTILITY LINES PRIOR TO ANY DIGGING OR CONSTRUCTION.
- NO DIMENSIONS SHOULD BE ASSUMED BY SCALING.

AS-SURVEYED LEGAL DESCRIPTION

THAT PART OF LOT 2, BLOCK 1 IN SOUTHBRIDGE FIELDS SECOND ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 14, 2017 AS DOCUMENT NUMBER A1031038, LOCATED IN THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 115 NORTH, RANGE 22 WEST OF THE FIFTH PRINCIPAL MERIDIAN, SCOTT COUNTY, MINNESOTA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE EASTERLY MOST CORNER OF SAID LOT 2; THENCE SOUTH 45°02'32" WEST 240.10 FEET ALONG THE SOUTHEASTERLY MOST LINE OF SAID LOT 2 TO THE MOST SOUTHERLY LINE OF SAID LOT 2; THENCE SOUTH 69°37'06" WEST 84.03 FEET ALONG SAID SOUTH LINE TO THE WEST LINE OF SAID LOT 2; THENCE NORTHERLY ALONG SAID WEST LINE 81.04 FEET ALONG THE ARC OF A 300.00 FOOT RADIUS CURVE TO THE LEFT, HAVING A CHORD WHICH BEARS NORTH 27°09'08" WEST 80.80 FEET; THENCE CONTINUING ALONG SAID WEST LINE NORTH 35°52'41" WEST 47.60 FEET; THENCE NORTH 45°01'04" EAST 284.24 FEET TO THE NORTHEASTERLY LINE OF SAID LOT 2; THENCE SOUTH 44°58'47" EAST 159.00 FEET ALONG SAID NORTHEASTERLY LINE TO THE POINT OF BEGINNING, CONTAINING 1.068 ACRES OF LAND, MORE OR LESS.

AREA
AS-SURVEYED AREA OF LOT 2: 1.068 ACRES
REMAINING AREA OF LOT 2: 1.232 ACRES
TOTAL AREA OF LOT 2: 2.300 ACRES



Know what's below.
Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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NAPEEVILLE, IL 60063

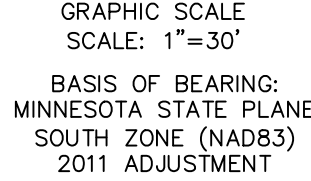


SECTION 13
TOWNSHIP 115 NORTH, RANGE 22 WEST
SCOTT COUNTY, MINNESOTA

VALVOLINE INC
ALTA/NSPS LAND TITLE AND TOPOGRAPHIC SURVEY
8245 CROSSINGS BLVD
SHAKOPEE CITY, MN 55379

CLIENT	VALVOLINE INC
DATE	01/18/2024
REVISIONS	
SCALE	0 20 40
1" = 40 FEET	
DR. STP	GH. SEA
P.M. S. ADAMS	
BOOK	303
JOB	20002184
SHEET NO.	1 OF 2

PART OF SECTION 13, TOWNSHIP 115 NORTH, RANGE 22, WEST OF THE FIFTH PRINCIPAL MERIDIAN, IN SCOTT COUNTY, MINNESOTA



THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE
SOLE RESPONSIBILITY OF THE
CONTRACTOR; NEITHER THE OWNER
NOR THE ENGINEER SHALL BE
EXPECTED TO ASSUME ANY
RESPONSIBILITY FOR SAFETY OF
THE WORK, OF PERSONS ENGAGED
IN THE WORK, OF ANY NEARBY
STRUCTURES, OR OF ANY OTHER
PERSONS.

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SECTION 13
TOWNSHIP 115 NORTH, RANGE 22 WEST
SCOTT COUNTY, MINNESOTA

NT VALVOLINE INC
ALTA/NSPS LAND TITLE AND
TOPOGRAPHIC SURVEY
8245 CROSSINGS BLVD
SHAKOPEE CITY, MN 55379

DATE 01/18/2024

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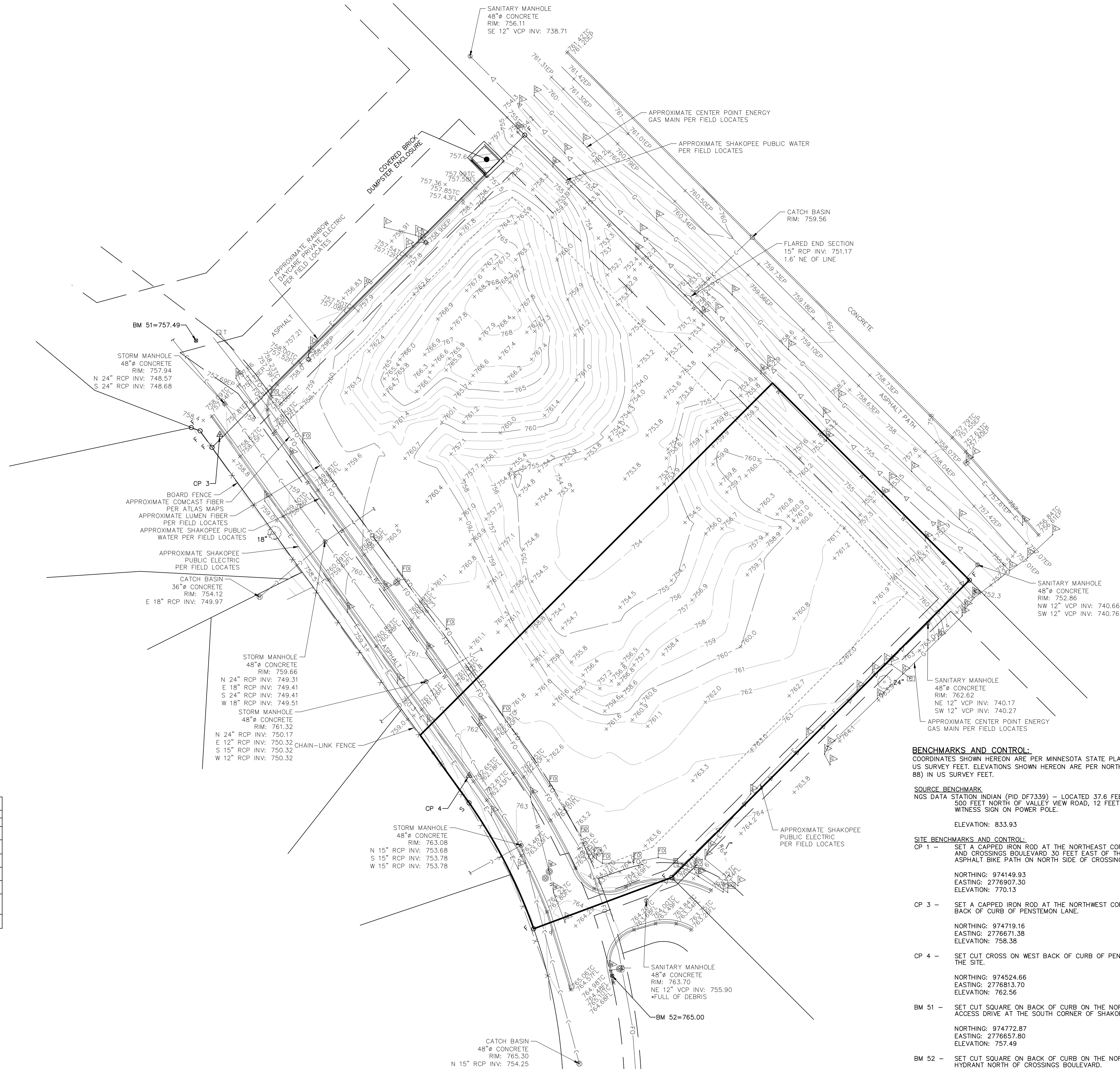
REVISIONS			
SCALE	0 15 30 		
1" = 30 FEET			
DR.	STP	CH.	SEA
P.M. S. ADAMS			
BOOK	303		
JOB	20002184		
SHEET NO.			
2 OF 2			



CP	CONTROL POINT
BM	BENCHMARK
(M)	RECORD
(M)	MEASURED
REC	RECORDED
	DOCUMENT
FOUF	FOUR SURVEY MONUMENT
Q S	SET 1/2" CAPPED IRON ROD
△	SITE CONTROL POINT
+	EXISTING WATER BBOX
x632.60	EXISTING GROUND ELEVATION
x632.60TC	TOP OF CURB ELEVATION
x632.60T	EXISTING WATER BBOX ELEVATION
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○	EXISTING UNDERGROUND TELEPHONE MARKER
○	EXISTING UNDERGROUND ELECTRIC MARKER
○	EXISTING UNDERGROUND SANITARY SEWER MARKER
○	EXISTING FENCE POST
○	EXISTING SIGN
○	EXISTING LIGHT POLE
○	EXISTING DECIDUOUS TREE
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—	UNDERGROUND FIBER OPTIC LINE
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—	EXISTING FENCE
—	EXISTING CURB LINE LINE
	EXISTING BUILDING
BC-BC	BACK OF CURB WIDTH
INV	UNKNOWN TERMINUS
INP	INVERT
VCP	REINFORCED CONCRETE PIPE
BSP	VITRIFIED CLAY PIPE
BSL	BUILDING SETBACK LINE

GOPHER STATE ONE CALL – TICKET NO.: 233480956				
OWNER	RESPONDED	PLOTTED	MARKED	NOTES
COMCAST CITY OF SHAKOPEE	1/8/2024	N	N	CLEAR
LUMIN CENTRALINK CENTER POINT ENERGY	12/15/2023	Y	Y	
SCOTT COUNTY HIGHWAY DEPT SHAKOPEE	12/18/2023	Y	Y	CLEAR
UTILITIES WATER SHAKOPEE	N/A	Y	Y	NO RESPONSE
UTILITIES ELECTRIC	12/15/2023	N	N	CLEAR
ZAYO RANDOLPH	12/15/2023	Y	Y	
	N/A	N	N	NO RESPONSE/

1. COMPARE ALL DISTANCES AND POINTS IN FIELD AND REPORT ANY DISCREPANCIES IN SAME TO SURVEYOR AT ONCE.
2. UTILITIES SHOWN HEREON ARE BY VISIBLE LOCATION OF ABOVE GROUND STRUCTURES, MARKS IN FIELD AND PROVIDED MAPS. UNDERGROUND UTILITIES MAY EXIST THAT ARE NOT SHOWN HEREON.
3. CALL 811 ("COMMON GROUND ALLIANCE" NATIONAL UNDERGROUND UTILITY LOCATOR SERVICE) FOR FIELD LOCATION OF UNDERGROUND UTILITY LINES PRIOR TO ANY DIGGING OR CONSTRUCTION.
4. NO DIMENSIONS SHOULD BE ASSUMED BY SCALING.



BENCHMARKS AND CONTROL:

COORDINATES SHOWN HEREON ARE PER MINNESOTA STATE PLANE SOUTH ZONE (NAD83) 2011 ADJUSTMENT, IN US SURVEY FEET. ELEVATIONS SHOWN HEREON ARE PER NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) IN US SURVEY FEET.

SOURCE BENCHMARK

NGS DATA STATION INDIAN PID DF7339) - LOCATED 37.6 FEET WEST OF MCKENNA ROAD, APPROXIMATELY 500 FEET NORTH OF VALLEY VIEW ROAD, 12 FEET NORTH OF FIELD ENTRANCE, 1.0 FOOT EAST OF WITNESS SIGN ON POWER POLE.

ELEVATION: 833.93

SITE BENCHMARKS AND CONTROL:

CP 1 - SET A CAPPED IRON ROD AT THE NORTHEAST CORNER OF INTERSECTION OF PENSTEMON LANE AND CROSSINGS BOULEVARD 30 FEET EAST OF THE EDGE OF PAVEMENT AND 12 FEET NORTH OF ASPHALT BIKE PATH ON NORTH SIDE OF CROSSINGS BOULEVARD.

NORTHING: 974149.93
EASTING: 2776907.30
ELEVATION: 770.13

CP 3 - SET A CAPPED IRON ROD AT THE NORTHWEST CORNER OF THE SITE WHICH IS 2.0' WEST OF BACK OF CURB OF PENSTEMON LANE.

NORTHING: 974719.16
EASTING: 2776671.38
ELEVATION: 758.38

CP 4 - SET CUT CROSS ON WEST BACK OF CURB OF PENSTEMON LANE AT THE SOUTHWEST CORNER OF THE SITE.

NORTHING: 974524.66
EASTING: 2776813.70
ELEVATION: 762.56

BM 51 - SET CUT SQUARE ON BACK OF CURB ON THE NORTH SIDE PENSTEMON LANE AND WEST OF ACCESS DRIVE AT THE SOUTH CORNER OF SHAKOPEE KINDERCARE.

NORTHING: 974772.87
EASTING: 2776657.80
ELEVATION: 757.49

BM 52 - SET CUT SQUARE ON BACK OF CURB ON THE NORTH SIDE PENSTEMON LANE AT FIRST FIRE HYDRANT NORTH OF CROSSINGS BOULEVARD.

NORTHING: 974410.46
EASTING: 2776895.27
ELEVATION: 765.00