

PRELIMINARY PLAT OF: CDA SHAKOPEE ADDITION

EXISTING LEGAL DESCRIPTION:

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9 and 10, all in Block 74, CITY OF SHAKOPEE, Scott County, Minnesota, together with vacated alley accruing thereto by reason of vacation thereof, as set forth in Resolution R2023-070 adopted July 5, 2023, filed November 15, 2023, as Document No. A1181597.

Abstract Property

PID: 270015670

AREA: 90,000 square feet = 2.066 acres.

TO BE PLATTED AS:

Lot 1, Block 1, CDA SHAKOPEE ADDITION, Scott County, Minnesota.

SUBDIVISION SUMMARY:

The total number of Lots is equal to 1.
The total Site Area is 89,550 square feet.

PROPOSED AREA:

Site Area Lot 1, Block 1, CDA SHAKOPEE ADDITION equals 89,550 square feet = 2.056 acres.

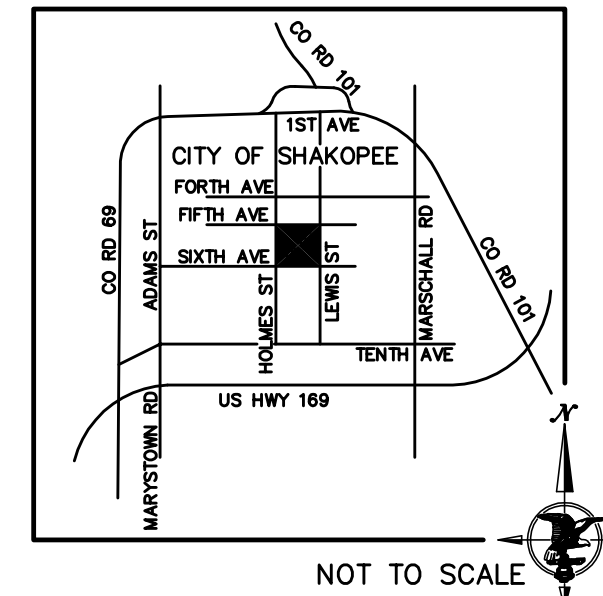
NOTES CORRESPONDING TO EASEMENTS:

⑨ Subject to utility easements, if any lying within the vacated alley in Block 74 of City of Shakopee, set forth in Resolution R2023-070 adopted July 5, 2023, filed November 15, 2023, as Document No. A1181597.

GENERAL NOTES:

- The bearing system used is assumed.
- Utility Notes:
a. The location of the underground utilities shown hereon, if any, are approximate only and can not be completely and reliably depicted. PURSUANT TO MSA 2160 CONTACT GOPHER STATE ONE CALL AT (612) 454-0002 PRIOR TO ANY EXCAVATION. Gopher State One Call locate requests from surveyors for design may be ignored or result in an incomplete or untimely response. Note to the client and any other user of this survey: Source information from available plans and field markings (public or private) are combined with observed evidence to help develop a view of both above and below ground utilities. Without excavation, the location of any shown underground feature is approximate. Further verification may be required.
b. Other underground utilities of which we are unaware may exist.
Note: Verify all utilities critical to construction or design.
- Subject property is identified as being in "Zone X, Other Areas" on Flood Insurance Rate Map No., 27139C0017E, effective date February 12, 2021.
- Site Area = 90,000 square feet = 2.066 acres.
- This survey was made on the ground.
- Elevation datum is from MNDOT based on NAVD 88 data.
HSJ Benchmark #1 is located Top of Nail (AS SHOWN ON SURVEY)
Elevation = 790.57
Benchmark is located Top CIM No. 7005 A, NOT SHOWN ON SURVEY
Elevation = 744.84
- In preparing this survey I have relied upon the supporting documents and the Commitment for Title Insurance issued by Commercial Partners Title and Fidelity National Title Insurance Company, having an effective date of February 24, 2024 and bearing file number File No. CP73370.
- Zoning = Presently R1C (Traditional Neighborhood District) per City of Shakopee.

VICINITY MAP



SCALE: 1 INCH = 30 FEET

REVISIONS

Date:	5-1-24	per comments

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota

Thomas E. Hodorff, L.S.
Minnesota Reg. No. 23677

Date: March 11, 2024

PRELIMINARY PLAT
OF
CDA SHAKOPEE ADDITION

For:

SCOTT COUNTY CDA
C/O IVY PROPERTIES

SITE:

132 5TH AVENUE EAST
SHAKOPEE, MINNESOTA

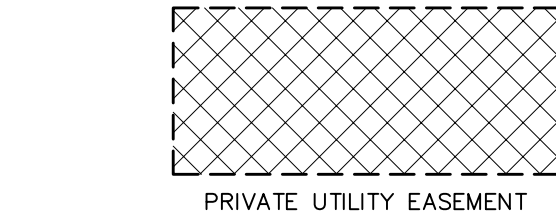
SCOTT COUNTY

HARRY S. JOHNSON CO., INC.
LAND SURVEYORS

9063 Lyndale Avenue South
Bloomington, MN. 55437
Tele. 952-884-5341 Fax 952-884-5344

www.hsjsurveyors.com

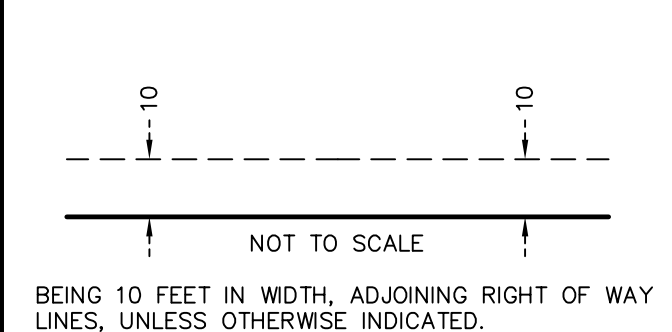
Book 620	File No. 2024-150
Page 68	W.O. Number 2024150
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Sheet No.	1 OF 1



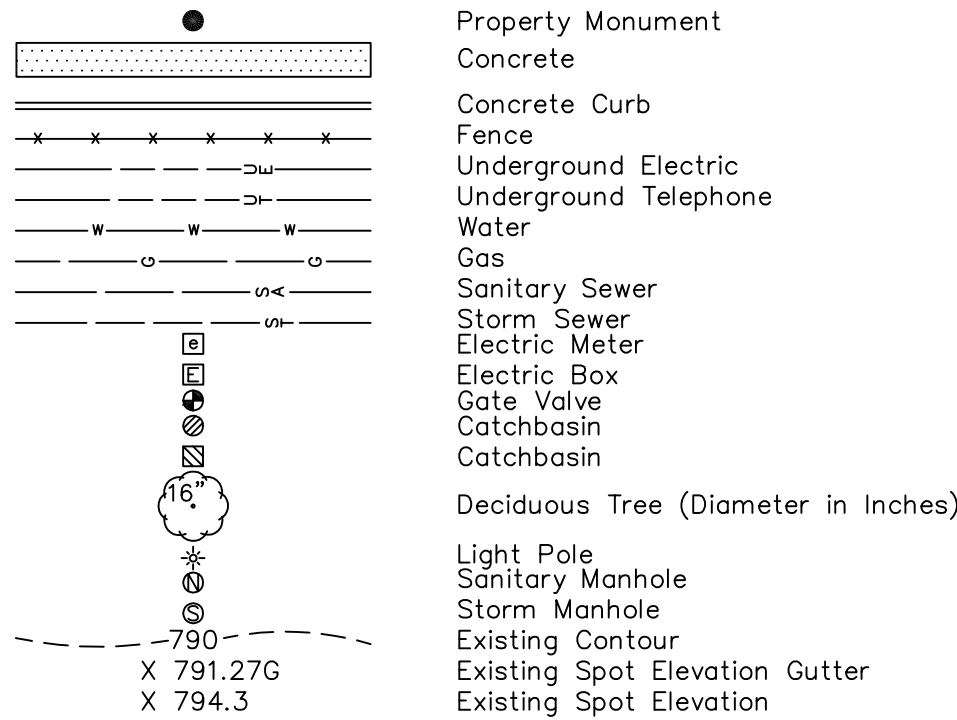
PRIVATE UTILITY EASEMENT

PROPOSED D & U EASEMENTS

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



LEGEND



SITE ADDRESS

132 5th Avenue East
Shakopee, Minnesota 55379

OWNER

Scott County CDA
C/O Ivy Properties

CONTACT

Steve Dunbar (612) 388-1207
323 Washington Avenue North,
Suite 200
Minneapolis, MN 55401

SURVEYOR

Harry S. Johnson Co., Inc.

CONTACT

Tom Hodorff (952) 884-5341
9063 Lyndale Avenue South.
Bloomington, Minnesota 55420