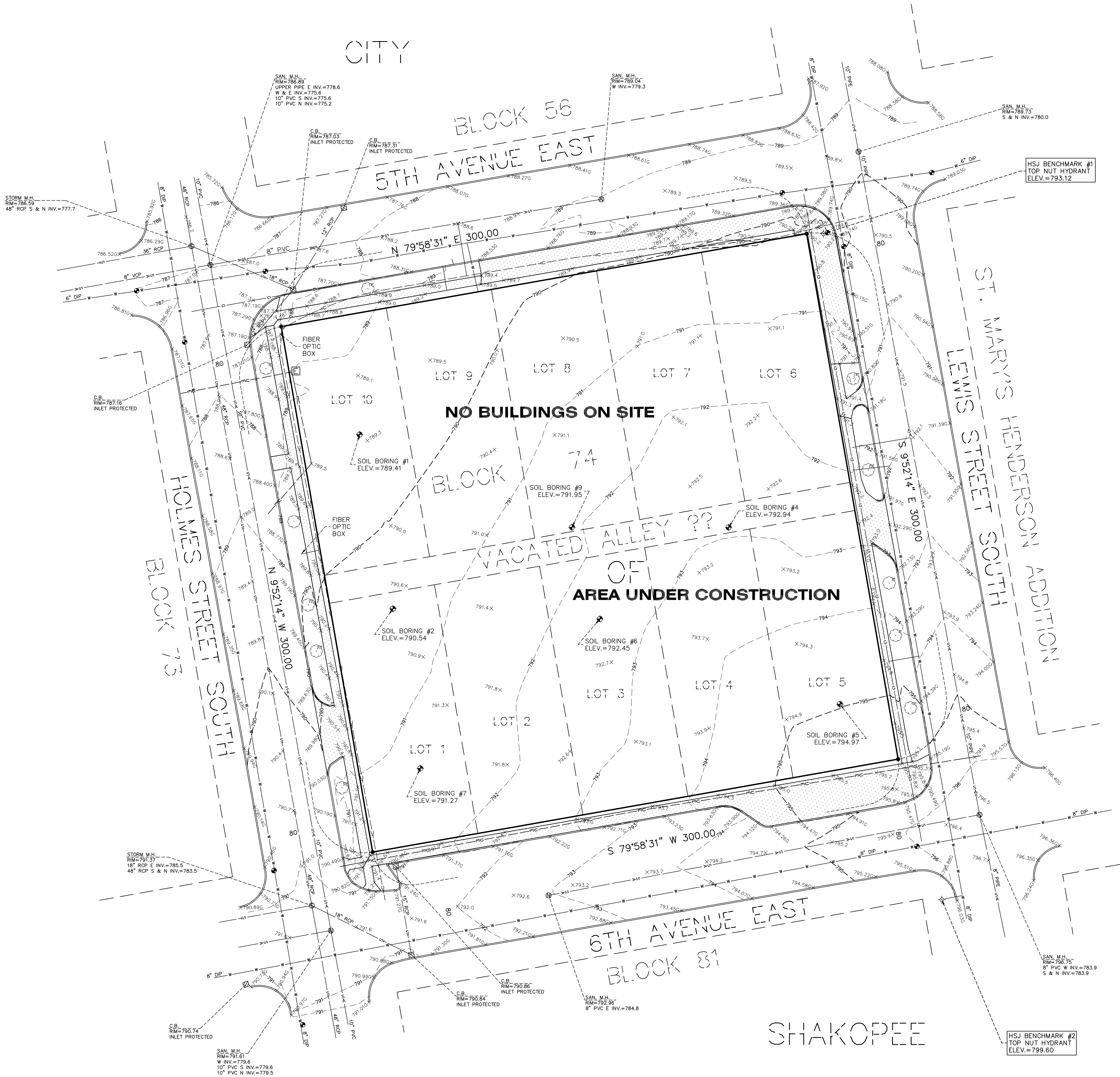




PROPERTY DESCRIPTION
Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, and 10, all in Block 74,
CITY OF SHAKOPEE, Scott County, Minnesota.

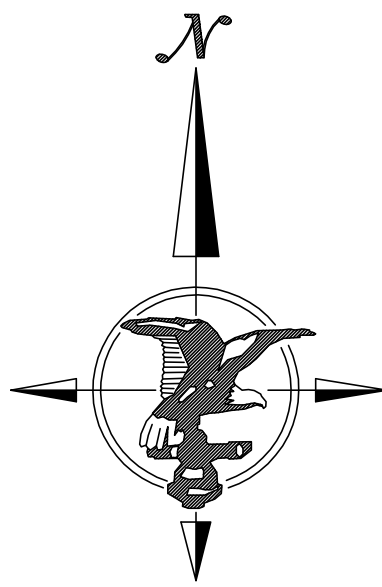
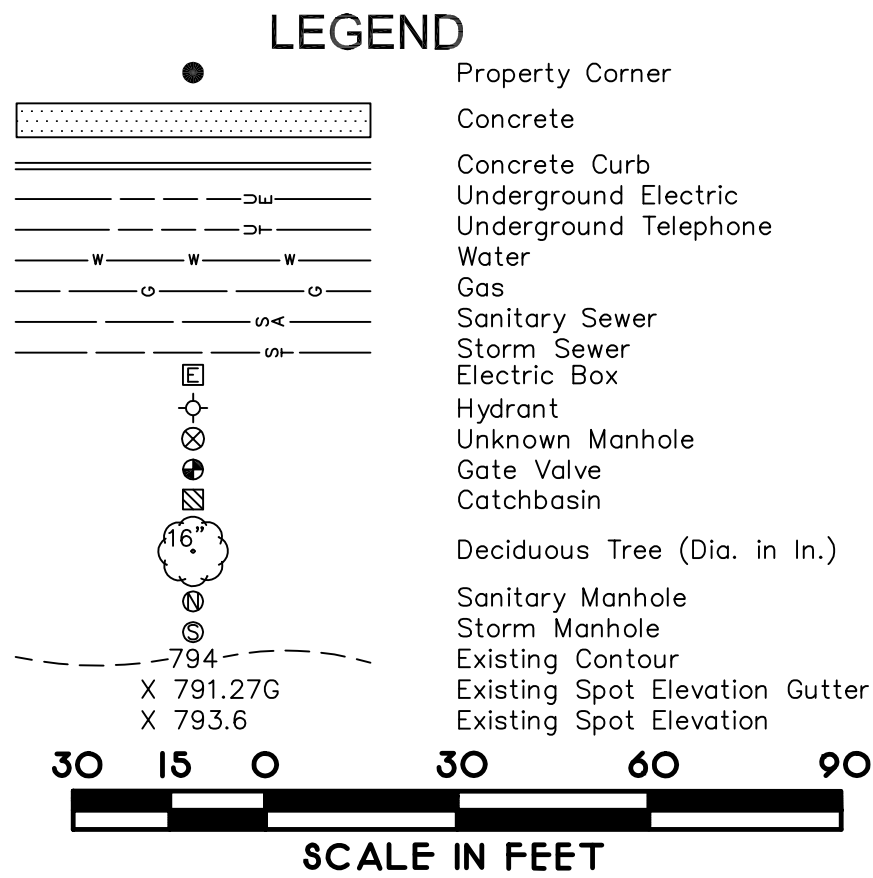
Note: Above legal description taken from Commitment
issued by Scott County Abstract & Title Co., Inc., as
agent for Chicago Title Insurance Company, with an
effective date of March 31, 2023, File Number I-35553.

NOTES CORRESPONDING TO EASEMENTS:
There are no survey matters regarding the Schedule B items listed in Scott County Abstract
& Title Co., Inc. Title Commitment No. I-35553, dated March 31, 2023, that can be
graphically depicted on the survey.

STATEMENT OF POSSIBLE ENCROACHMENTS:
There are no visible above ground encroachments over or across any property lines of
subject property.

GENERAL NOTES:

- The bearing system used is assumed.
- Utility Notes:
 - The location of the underground utilities shown hereon, if any, are approximate only and can not be completely and reliably depicted. PURSUANT TO MSA 216D 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.
 - 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 (Area includes alley).
 - This survey was made on the ground.
 - No current title work was furnished for the preparation of this survey. In preparing this survey I have relied upon the supporting documents and the Commitment for Title Insurance issued by Scott County Abstract & Title Co., Inc. as agent for Chicago Title Insurance Company having an effective date of March 31, 2023 and bearing File Number I-35553. (Note: Current property description does NOT include or mention the east-west alley through Block 74, CITY OF SHAKOPEE)
 - There is visible above ground evidence of earth moving work, building construction or building additions within recent months.
 - Elevation datum is based on NAVD 88 data. HSJ Benchmark #1 is located Top Nut Hydrant (AS SHOWN ON SURVEY) Elevation = 793.12
 - Water line pipe sizes vary between City As-Built maps, verify with City prior to any calculations and or construction. (Sizes shown are not verified)



SCALE: 1 INCH = 30 FEET

REVISIONS

Date:	

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

Date: October 26, 2023

BOUNDARY,
LOCATION &
TOPOGRAPHICAL SURVEY

For:

SCOTT COUNTY CDA

SITE:

132 5TH AVENUE EAST &
505 HOLMES STREET SOUTH

SHAKOPEE, MINNESOTA
SCOTT COUNTY

HARRY S. JOHNSON CO., INC.
LAND SURVEYORS

9063 Lyndale Avenue South
Bloomington, MN. 55437
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Book 667	File No. 2023-210-01
Page 8	W.D. Number 2023210.01
CAD Technician CT	
Sheet No.	1 OF 1