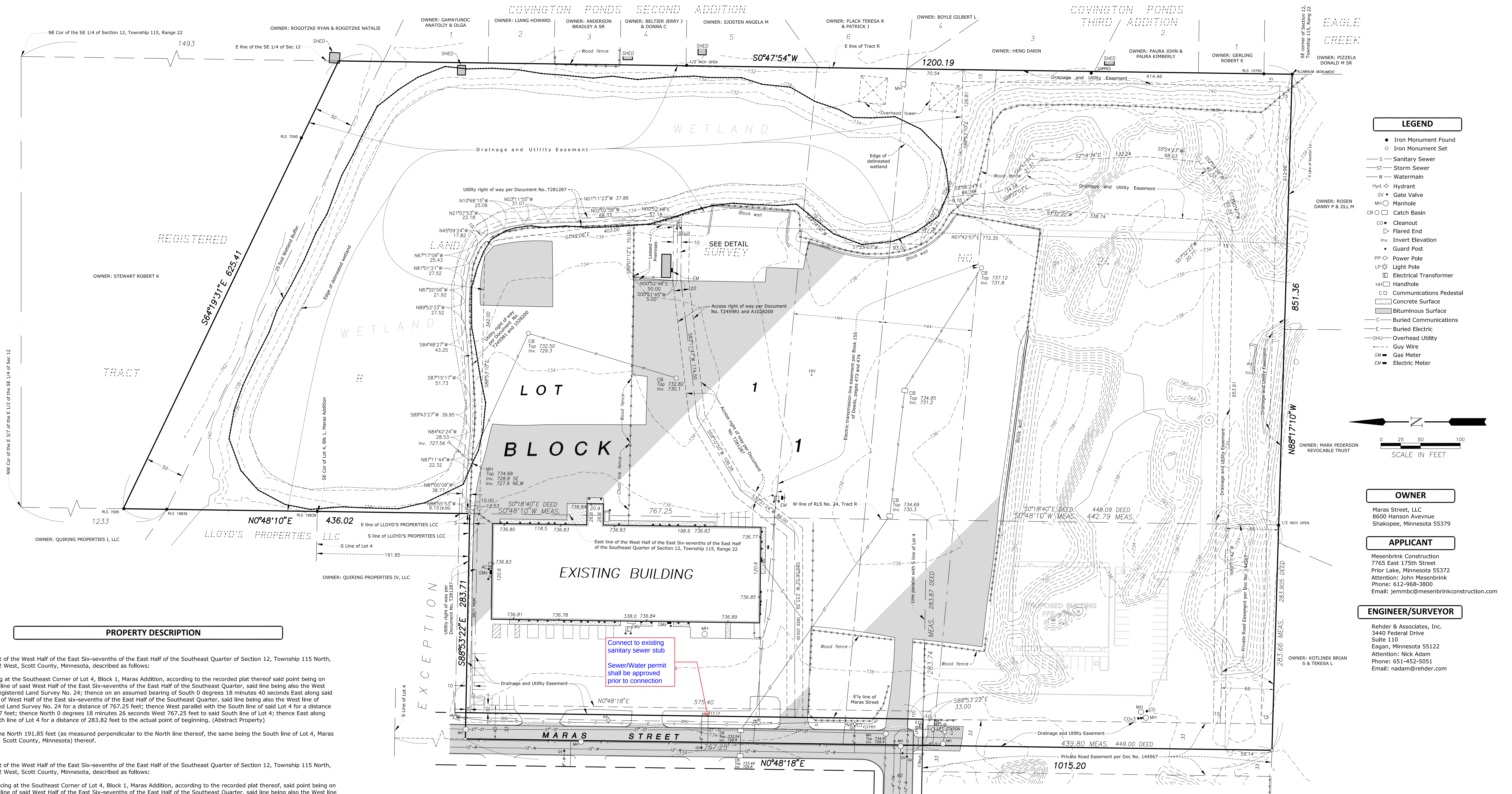


# Preliminary Plat of: MARAS STREET FIRST ADDITION



## PROPERTY DESCRIPTION

That part of the West Half of the East Six-sevenths of the East Half of the Southeast Quarter of Section 12, Township 115 North, Range 22 West, Scott County, Minnesota, described as follows:

Beginning at the Southeast Corner of Lot 4, Block 1, Maras Addition, according to the recorded plat thereof said point being on the East line of said West Half of the East Six-sevenths of the East Half of the Southeast Quarter, said line being also the West line of Registered Land Survey No. 24; thence on an assumed bearing of South 0 degrees 18 minutes 40 seconds East along said East line of West Half of the East Six-sevenths of the East Half of the Southeast Quarter, said line being also the West line of Registered Land Survey No. 24 for a distance of 767.25 feet; thence West parallel with the South line of said Lot 4 for a distance of 283.87 feet; thence North 0 degrees 18 minutes 26 seconds West 767.25 feet to said South line of Lot 4; thence East along said South line of Lot 4 for a distance of 283.82 feet to the actual point of beginning. (Abstract Property)

Except the North 191.85 feet (as measured perpendicular to the North line thereof, the same being the South line of Lot 4, Maras Addition, Scott County, Minnesota) thereof.

and

That part of the West Half of the East Six-sevenths of the East Half of the Southeast Quarter of Section 12, Township 115 North, Range 22 West, Scott County, Minnesota, described as follows:

Commencing at the Southeast Corner of Lot 4, Block 1, Maras Addition, according to the recorded plat thereof, said point being on the East line of said West Half of the East Six-sevenths of the East Half of the Southeast Quarter, said line being also the West line of Registered Land Survey No. 24; thence on an assumed bearing of South 0 degrees 18 minutes 40 seconds East along said East line of West Half of the East Six-sevenths of the East Half of the Southeast Quarter, said line being also the West line of Registered Land Survey No. 24 for a distance of 767.25 feet to the actual point of beginning of the tract to be described; thence continuing South 0 degrees 18 minutes 40 seconds East along said East line of the West Half of the East Six-sevenths of the East Half of the Southeast Quarter, said line being also the West line of Registered Land Survey No. 24 for a distance of 449.09 feet to the Southeast Corner of said West Half of the East Six-sevenths of the East Half of the Southeast Quarter, said corner being also the Southwest Corner of Registered Land Survey No. 24; thence North 89 degrees 58 minutes 57 seconds West along the South line of said West Half of the East Six-sevenths of the East Half of the Southeast Quarter 283.905 feet; thence North 0 degrees 18 minutes 26 seconds West 449.00 feet; thence East parallel with the South line of said Lot 4, 283.87 feet to the actual point of beginning.

and

That portion of Tract R, Registered Land Survey No. 24, files of the Registrar of Titles, Scott County, Minnesota, lying Southerly of a line 50 feet North and parallel to the following described line: Beginning at a point on the East line of the Southeast Quarter, Section 12, Township 115 North, Range 22 West, Scott County, Minnesota, said point 1,493 feet Southerly of the Northeast corner of said Southeast Quarter; thence Northwest on a direct line to a point of exit on the West line of said East 3/7 of the East Half of the Southeast Quarter, said point of exit being 1,233 feet South of the Northwest corner thereof.

## SURVEYOR'S NOTES

- Orientation of the bearing system used for this survey is based on the NAD 83(1996) coordinate projection for Scott County, Minnesota. Vertical Datum: NAVD 88.
- As shown on this survey map, underground utility lines and structures are shown in an approximate way only, according to information provided by others. Excavations were not made during the process of this survey to locate underground utilities and/or structures. A request that utilities be marked/located for this survey was made through Gopher State One Call (Ticket No. 232414090) and the City of Savage. The underground utility lines and structures shown on this map represent the information provided to Rehder & Associates as a result of that request. The surveyor does not guarantee that the information provided was either complete or accurate or that there are no other underground utility lines and structures, active or abandoned, on or adjacent to the subject property.
- Total Area = 1,041,582 square feet or 23.91 acres as surveyed.  
Area of Lot 1 = 1,022,594 square feet or 23.48 acres as surveyed.

## VICINITY MAP



## CERTIFICATION

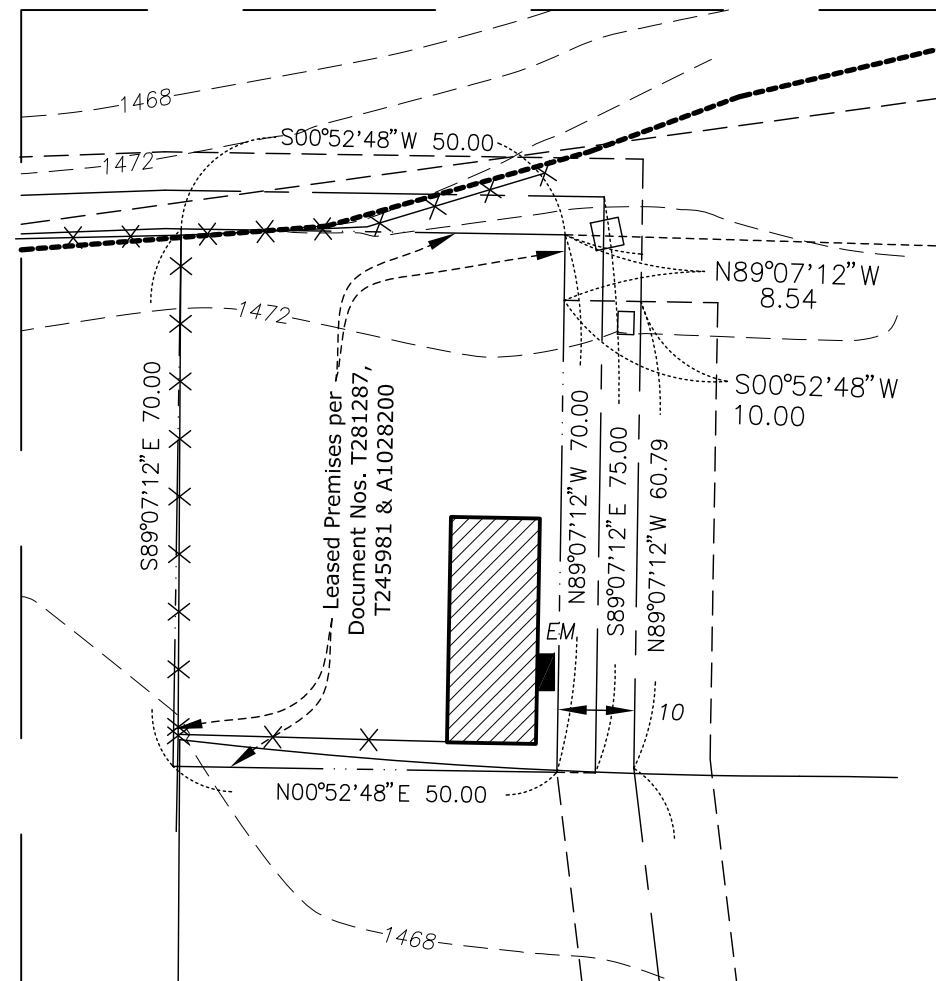
I hereby certify that this preliminary plat was prepared by me or under my direction and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Dated this 24th day of January, 2024  
REHDER & ASSOCIATES, INC.

*Gary C. Huber*  
Gary C. Huber, Land Surveyor  
Minnesota License No. 22036

Revised February 19, 2024 - Added proposed development

## DETAIL



## LEGEND

- Iron Monument Found
- Iron Monument Set
- S — Sanitary Sewer
- ST — Storm Sewer
- W — Watermain
- Hyd. — Hydrant
- GV — Gate Valve
- MH — Manhole
- CB — Catch Basin
- CO — Cleanout
- Flared End
- Invert Elevation
- Guard Post
- PP — Power Pole
- LP — Light Pole
- ET — Electrical Transformer
- Handhole
- Communications Pedestal
- Concrete Surface
- Bituminous Surface
- C — Buried Communications
- E — Buried Electric
- OHU — Overhead Utility
- GW — Guy Wire
- GM — Gas Meter
- EM — Electric Meter

## OWNER

Maras Street, LLC  
8600 Hanson Avenue  
Shakopee, Minnesota 55379

## APPLICANT

Mesenbrink Construction  
7765 East 175th Street  
Prior Lake, Minnesota 55372  
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## ENGINEER/SURVEYOR

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