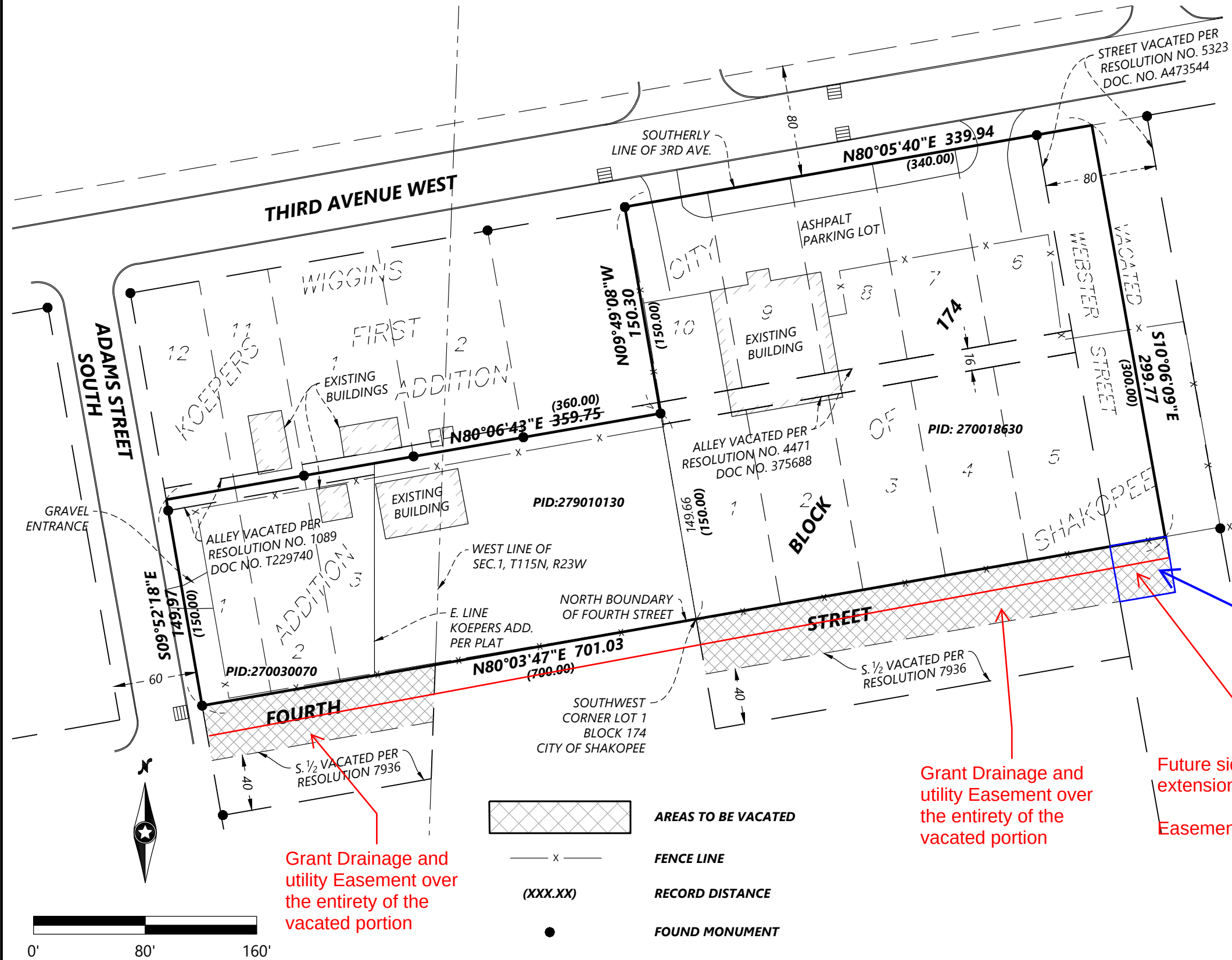




LEGAL DESCRIPTION

The following information was provided in Warranty Deed Document Numbers A1176327 & T281243

Lots 1, 2 and 3, Block 4 KOEPER'S ADDITION TO SHAKOPEE, Scott County, Minnesota, according to the plat thereof on file and of record in the Office of the Register of Deeds in and for said county and state

AND

All that part of the Southwest Quarter of Southwest Quarter, Section 1, Township 115, Range 23, and the Southeast Quarter of the Southeast Quarter, Section 2, Township 115, Range 23, described as follows: Starting with the Southwest corner of Lot 1. Block 174, Shakopee, Scott County, Minnesota, according to the plat of Shakopee City of file and record in the office of the Register of Deeds in and for said county and state; thence North 150 feet along the West line of said Lot extended; thence West and parallel to Third Street (now Third Avenue) to the East boundary of said plat to the North boundary of Fourth Street (now Fourth Avenue) extended Westerly from the Southwest corner of Block 174; thence East along said northern boundary of said Fourth Street (now Fourth Avenue) to the place of beginning.

AND

Block One Hundred Seventy-Four (174), City of Shakopee, according to the plat thereof on file and of record in the Office of the County Recorder, Scott County, Minnesota, together with any right, title, and interest in and to adjoining streets and alleys in the above Block, City of Shakopee.

GENERAL NOTES

1. Bearings of property lines shown hereon are based on the Scott County coordinate system (NAD 83 - 2011 Control Adjustment)
2. Length
3. Record County
4. Basis of bearing is the Southerly line of 3rd Avenue West which is assumed to bear N80°06'38"E.

SPU: Applicant shall grant drainage and utility easement over the portion of 4th Street that is intersected by Webster Street (shown circled in blue) for a future watermain extension.

Grant Drainage and utility Easement over the entirety of the vacated portion

Future sidewalk/trail extension.

Easement needed?

I HEREBY CERTIFY THAT THIS PLAN 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

CHRIS AMBOURN

DATE: 2/6/2024 LICENSE NO. 43055

DESIGNED:	
CHECKED:	CNA
DRAWN:	MSC
FIELD CREW:	MSC
FIELD WORK DATE:	1/31/24

PREPARED FOR:

DANNY'S CONSTRUCTION

1066 3RD AVENUE WEST
SHAKOPEE, MN

Westwood

Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
Fax (952) 937-5822 Minnetonka, MN 55343
Toll Free (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.

CERTIFICATE
OF SURVEY

SHEET NUMBER:

1 OF

1

PROJECT NUMBER: 0051802