

ARBOR BLUFF SECOND ADDITION

KNOW ALL PERSONS BY THESE PRESENTS: That U.S. Home, LLC, a Delaware limited liability company, owner of the following described property situated in the County of Scott, State of Minnesota, to wit:

Outlots A and B, ARBOR BLUFF, according to the recorded plat thereof Scott County, Minnesota.

AND

All that part of the West half of the Northeast Quarter of Section 20, Township 115, Range 22, Scott County, Minnesota, except the following:

Beginning at the northwest corner of said Northeast Quarter; thence South 87 degrees 16 minutes 48 seconds East, assumed basis for bearings, along the north line of said Northeast Quarter, 597.18 feet; thence South 0 degrees 00 minutes 00 seconds West, 1460.50 feet; thence North 87 degrees 16 minutes 48 seconds West, 597.18 feet to the west line of said Northeast Quarter; thence North 0 degrees 00 minutes 00 seconds East, along said west line, 1460.50 feet to the point of beginning.

And also except that part lying northerly of the following described line and its westerly and southeasterly extensions:

Commencing at the northwest corner of the Northeast Quarter; thence South 00 degrees 53 minutes 24 seconds East, assumed bearing, along the west line of the northeast quarter, 1460.50 feet, thence South 88 degrees 10 minutes 09 seconds East, 597.16 feet; thence North 00 degrees 53 minutes 21 seconds West, 413.59 feet to the point of beginning; thence South 48 degrees 36 minutes 57 seconds East, 99.16 feet; thence South 48 degrees 29 minutes 51 seconds East, 87.98 feet; thence South 61 degrees 17 minutes 11 seconds East, 87.98 feet; thence South 72 degrees 04 minutes 01 seconds East, 98.67 feet; thence South 18 degrees 02 minutes 42 seconds East, 45.80 feet; thence South 67 degrees 26 minutes 05 seconds East, 137.95 feet; thence southwesterly 87.80 feet, along a non-tangential curve concave to the northwest, with a radius of 320.00 feet, central angle 15 degrees 43 minutes 12 seconds, and a chord bearing South 30 degrees 25 minutes 31 seconds West; thence South 51 degrees 42 minutes 53 seconds East, 60.00 feet; thence northeasterly, 145.68 feet, along a non-tangential curve concave to the northwest, with a radius of 380.00 feet, central angle 21 degrees 57 minutes 58 seconds, and a chord bearing North 27 degrees 18 minutes 08 seconds East; thence South 73 degrees 40 minutes 51 seconds East, 130.00 feet; thence North 11 degrees 11 minutes 47 seconds East, 81.53 feet; thence South 82 degrees 51 minutes 24 seconds East, 41.95 feet; thence southeasterly, 78.93 feet, along a non-tangential curve concave to the northeast, with a radius of 833.50 feet, central angle 05 degrees 25 minutes 32 seconds, and a chord bearing South 15 degrees 52 minutes 45 seconds East to the east line of the west half of the northeast quarter and said line there terminating.

Has caused the same to be surveyed and platted as ARBOR BLUFF SECOND ADDITION and does hereby donate and dedicate to the public for public use the public ways and also dedicate the drainage and utility easements as created by this plat.

In witness whereof said U.S. Home, LLC, a Delaware limited liability company, has caused these presents to be signed by its proper officer this day of _____, 20____.

U.S.Home, LLC
By: _____, its _____.

This instrument was acknowledged before me on this _____, by _____ as _____ of U.S. Home, LLC, a Delaware limited liability company, on behalf of the company.

Notary Public, _____
My Commission Expires _____

SURVEYOR'S CERTIFICATE

I Peter J. Hawkinson do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this ____ day of _____, 20____.

Peter J. Hawkinson, Licensed Land Surveyor
Minnesota License No. 42299

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me on this _____, by Peter J. Hawkinson.

Notary Public, _____
My Commission Expires _____

CITY COUNCIL, Shakopee, Minnesota

This plat of ARBOR BLUFF SECOND ADDITION was approved and accepted by the City Council of the City of Shakopee, Minnesota at a regular meeting thereof held this ____ day of _____, 20____, and pursuant to M.S.A. 505.03 Subdv.2, we are in conformance.

By: _____ By: _____
Mayor City Clerk

CITY ATTORNEY, Shakopee, Minnesota

I hereby certify that I have examined this plat of ARBOR BLUFF SECOND ADDITION and do hereby recommend this plat for approval as to form this ____ day of _____, 20____.

By: _____
City Attorney

COUNTY SURVEYOR, Scott County, Minnesota

Pursuant to Minnesota Statutes, Section 389.09, Subd. 1, as amended, this plat has been reviewed and approved this ____ day of _____, 20____.

By: _____
Scott County Surveyor

COUNTY AUDITOR/TREASURER, Scott County, Minnesota

I hereby certify that the current and delinquent taxes on the lands described within are paid and the transfer is entered this ____ day of _____, 20____.

Scott County Auditor Scott County Treasurer

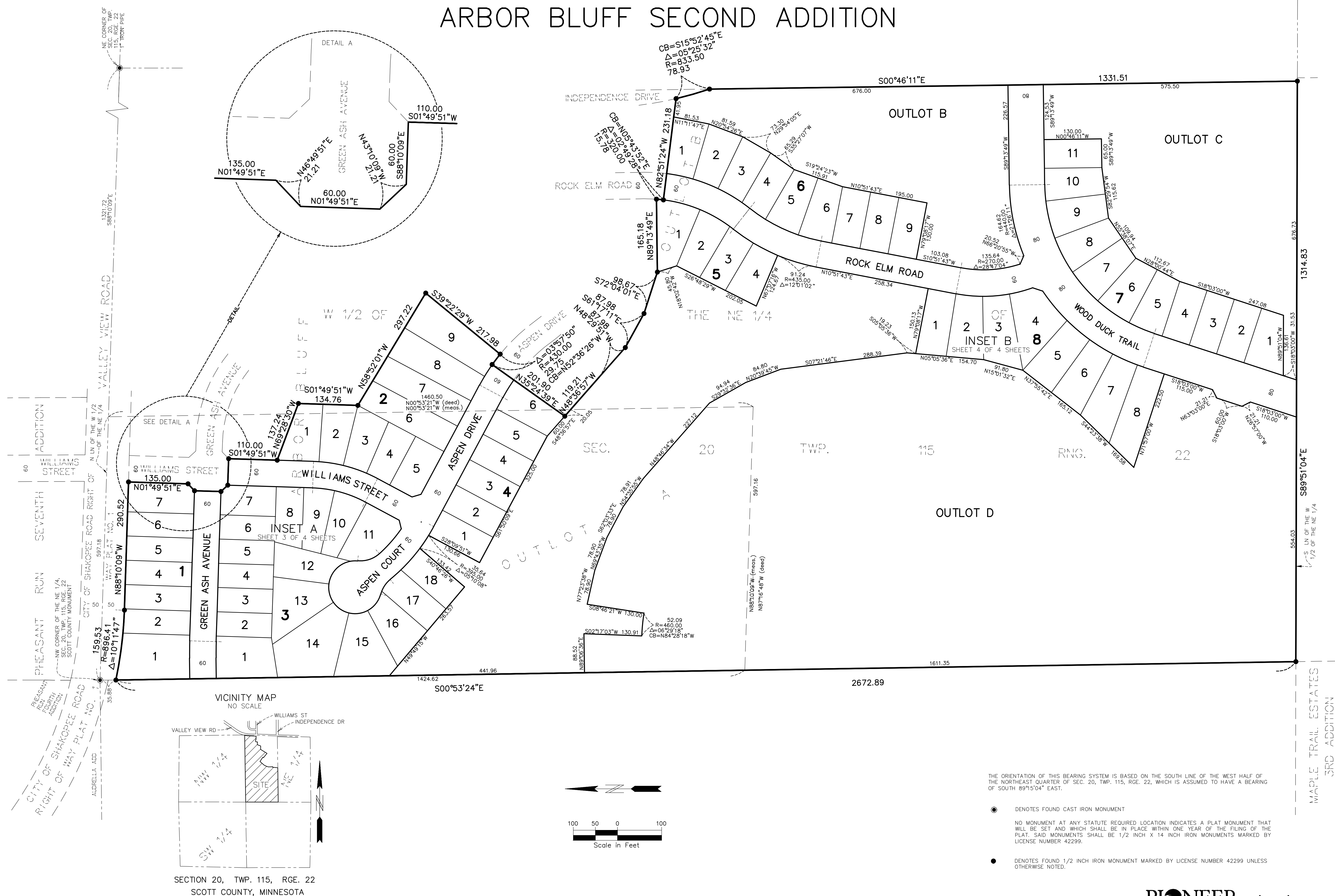
By: _____
Deputy

COUNTY RECORDER, Scott County, Minnesota

I hereby certify that this plat was filed in this office this ____ day of _____, 20____, at _____ o'clock _____.M. as Document No. _____.

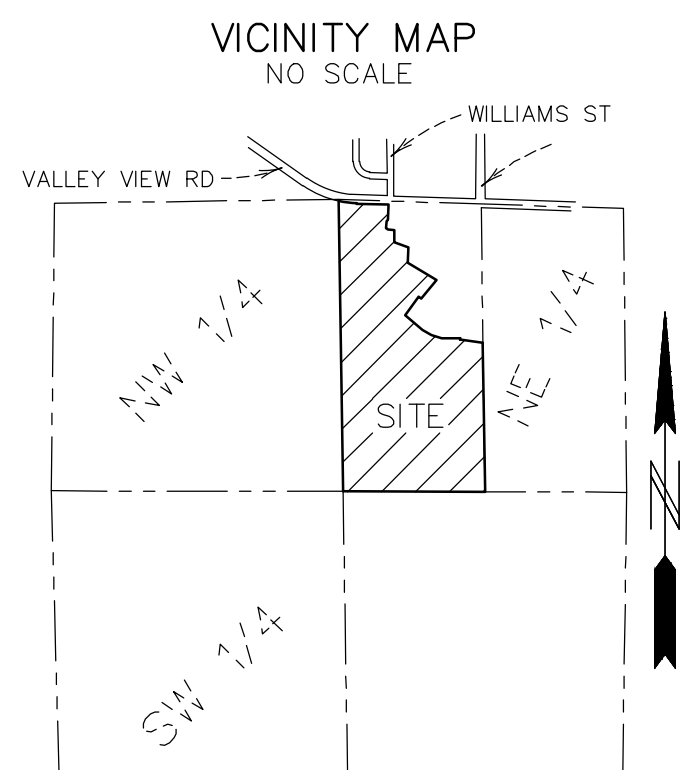
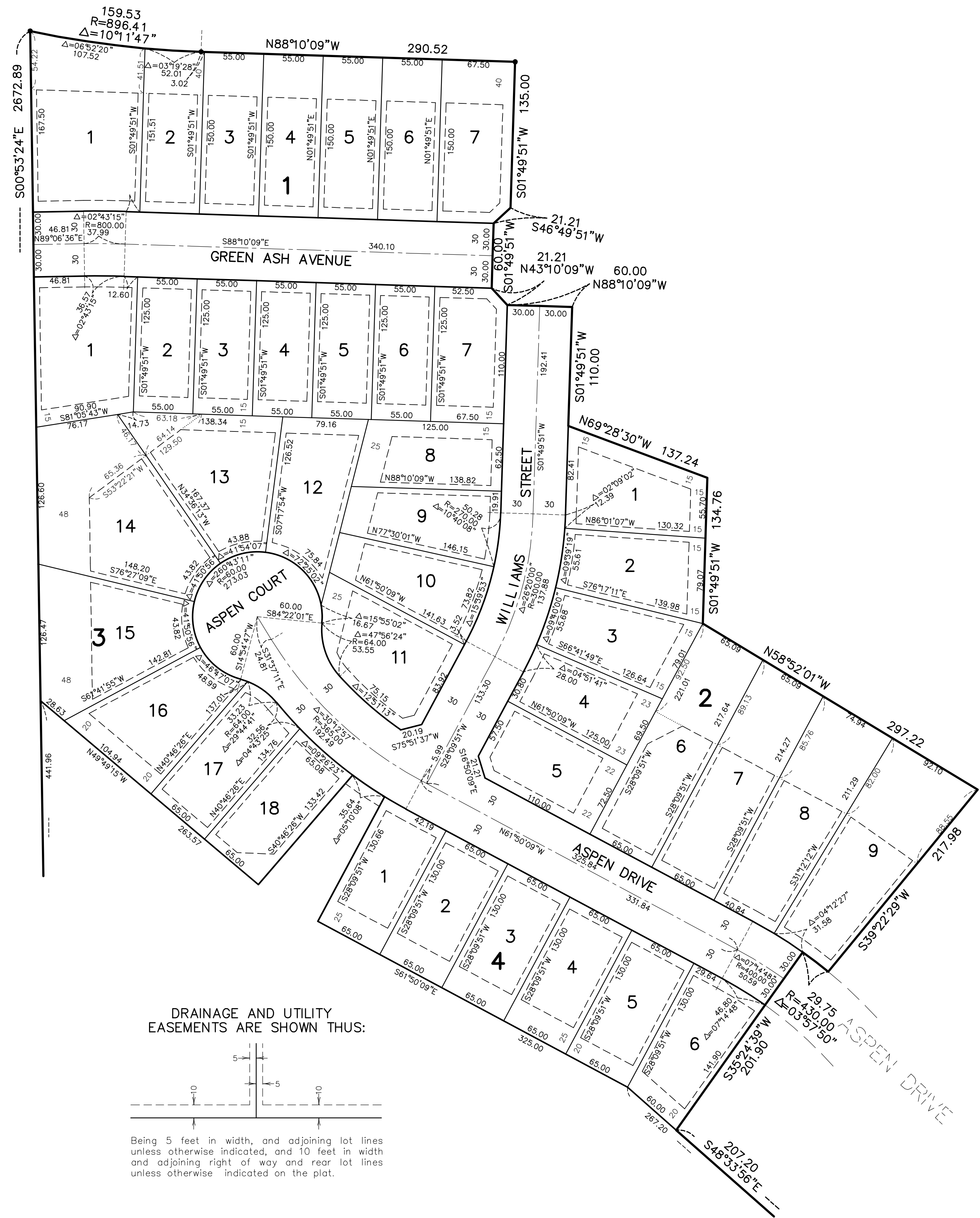
By: _____
Scott County Recorder

ARBOR BLUFF SECOND ADDITION



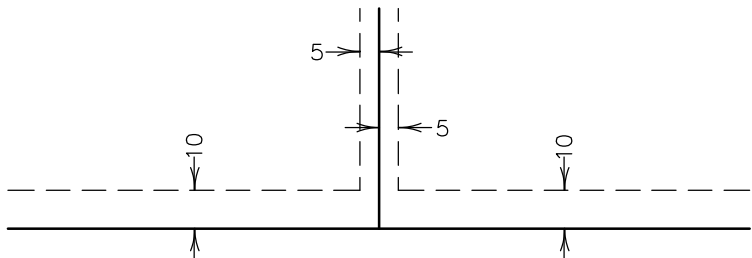
ARBOR BLUFF SECOND ADDITION

INSET A



SECTION 20, TWP. 115, RGE. 22
SCOTT COUNTY, MINNESOTA

DRAINAGE AND UTILITY
EASEMENTS ARE SHOWN THUS:



Being 5 feet in width, and adjoining lot lines
unless otherwise indicated, and 10 feet in width
and adjoining right of way and rear lot lines
unless otherwise indicated on the plat.

THE ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE SOUTH LINE OF THE WEST HALF OF
THE NORTHEAST QUARTER OF SEC. 20, TWP. 115, RGE. 22, WHICH IS ASSUMED TO HAVE A BEARING
OF SOUTH 89°15'04" EAST.

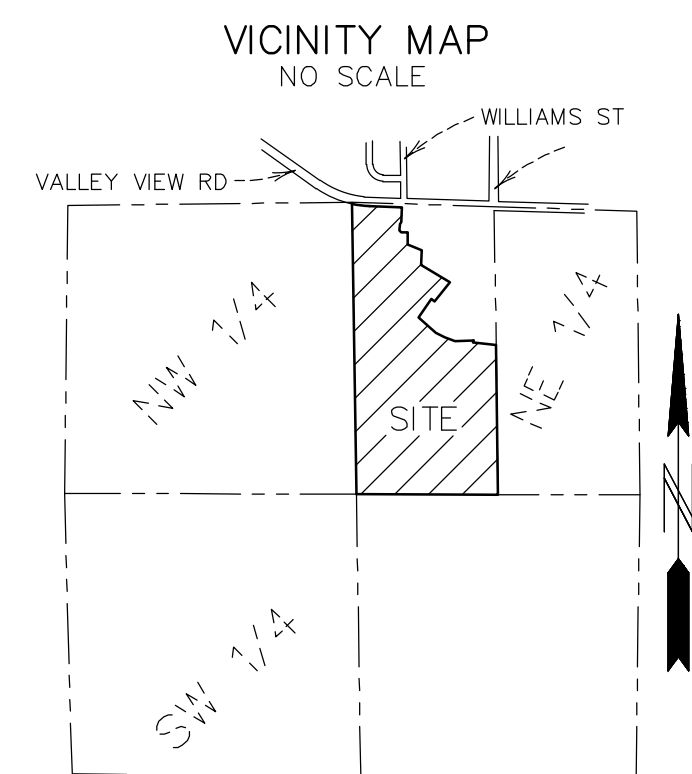
● DENOTES FOUND CAST IRON MONUMENT

NO MONUMENT AT ANY STATUTE REQUIRED LOCATION INDICATES A PLAT MONUMENT THAT
WILL BE SET AND WHICH SHALL BE IN PLACE WITHIN ONE YEAR OF THE FILING OF THE
PLAT. SAID MONUMENTS SHALL BE 1/2 INCH X 14 INCH IRON MONUMENTS MARKED BY
LICENSE NUMBER 42299.

● DENOTES FOUND 1/2 INCH IRON MONUMENT MARKED BY LICENSE NUMBER 42299 UNLESS
OTHERWISE NOTED.

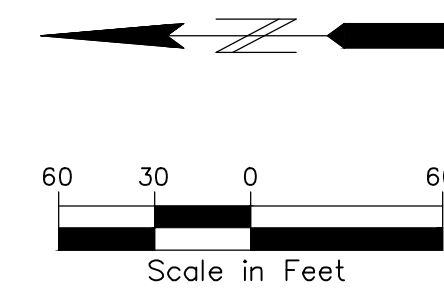
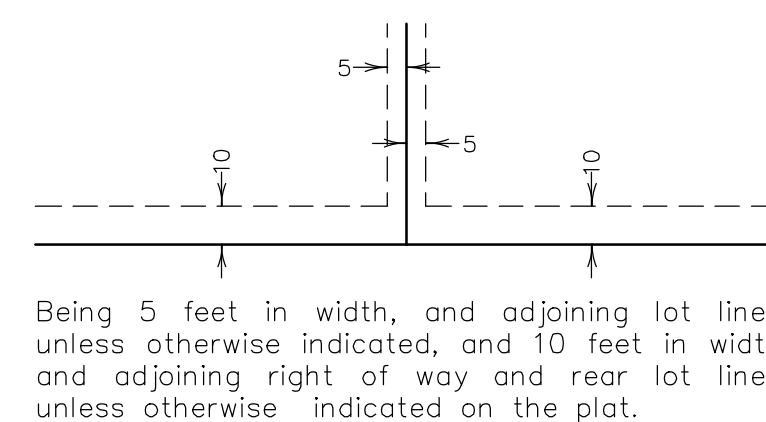
ARBOR BLUFF SECOND ADDITION

INSET B



SECTION 20, TWP. 115, RGE. 22
SCOTT COUNTY, MINNESOTA

DRAINAGE AND UTILITY
EASEMENTS ARE SHOWN THUS:



THE ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE SOUTH LINE OF THE WEST HALF OF THE NORTHEAST QUARTER OF SEC. 20, TWP. 115, RGE. 22, WHICH IS ASSUMED TO HAVE A BEARING OF SOUTH 89°15'04" EAST.

- DENOTES FOUND CAST IRON MONUMENT
- NO MONUMENT AT ANY STATUTE REQUIRED LOCATION INDICATES A PLAT MONUMENT THAT WILL BE SET AND WHICH SHALL BE IN PLACE WITHIN ONE YEAR OF THE FILING OF THE PLAT. SAID MONUMENTS SHALL BE 1/2 INCH X 14 INCH IRON MONUMENTS MARKED BY LICENSE NUMBER 42299.
- DENOTES FOUND 1/2 INCH IRON MONUMENT MARKED BY LICENSE NUMBER 42299 UNLESS OTHERWISE NOTED.

ARBOR BLUFF SECOND ADDITION

Area Sketch

AREA SUMMARY		
BLOCK 1 =	67,482 SF.	1.55 AC.
BLOCK 2 =	103,926 SF.	2.39 AC.
BLOCK 3 =	166,994 SF.	3.83 AC.
BLOCK 4 =	51,517 SF.	1.18 AC.
BLOCK 5 =	29,191 SF.	0.67 AC.
BLOCK 6 =	79,430 SF.	1.82 AC.
BLOCK 7 =	99,549 SF.	2.29 AC.
BLOCK 8 =	93,164 SF.	2.14 AC.
OUTLOT A =	334,357 SF.	7.68 AC.
OUTLOT B =	178,364 SF.	4.09 AC.
OUTLOT C =	219,615 SF.	5.04 AC.
OUTLOT D =	959,199 SF.	22.02 AC.
TOTAL LOT AREA =	691,253 SF.	15.87 AC.
TOTAL OUTLOT AREA =	1,691,535 SF.	38.83 AC.
TOTAL AREA =	2,382,788 SF.	54.70 AC.

