

1. The bearing system is based on the Scott County coordinate system, with a bearing of N03°24'50"W for the West line of the SW 1/4 of Section 11, Township 115 N, Range 233 W. The originating monuments utilized to establish the horizontal position of this survey was the W 1/4 corner and the SW corner of said section.
2. The vertical datum is based on NAVD88. The originating benchmarks are 7005 AN and OPEE, both referenced from the MnDOT Geodetic Database.
3. Subject property's address are shown on survey.
4. Subject property's property identification number are shown on survey.
5. The gross area of the subject property is 1,370,513 Square Feet or 31.463 acres.
6. The subject property is zoned B1, Highway Business (Tracts A & B, Parcels 1 & 2) and R1B, Urban Residential (Tract B & C, Parcel 3), per the City of Shakopee zoning map dated July, 2017.
7. There are no buildings on the subject property.

See SHEET 1 OF 2

Lot 1, Block 1 =	122,671 Square Feet or 2.816 acres
Lot 2, Block 1 =	132,151 Square Feet or 3.034 acres
Lot 1, Block 2 =	163,034 Square Feet or 3.743 acres
Lot 1, Block 3 =	568,003 Square Feet or 13.040 acres
Lot 2, Block 3 =	194,083 Square Feet or 4.456 acres
ROW =	190,571 Square Feet or 4.375 acres
Total =	1,370,513 Square Feet or 31.463 acres

Owner: City of Shakopee

Engineer/Surveyor: WSB & Associates, Inc.
701 Xenia Avenue South, Suite 300
Minneapolis, MN 55416

Engineer/Surveyor: WSB & Associates, Inc.
701 Xenia Avenue South, Suite 300
Minneapolis, MN 55416

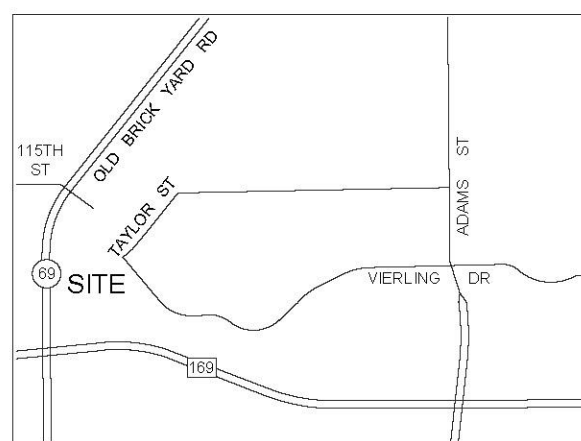
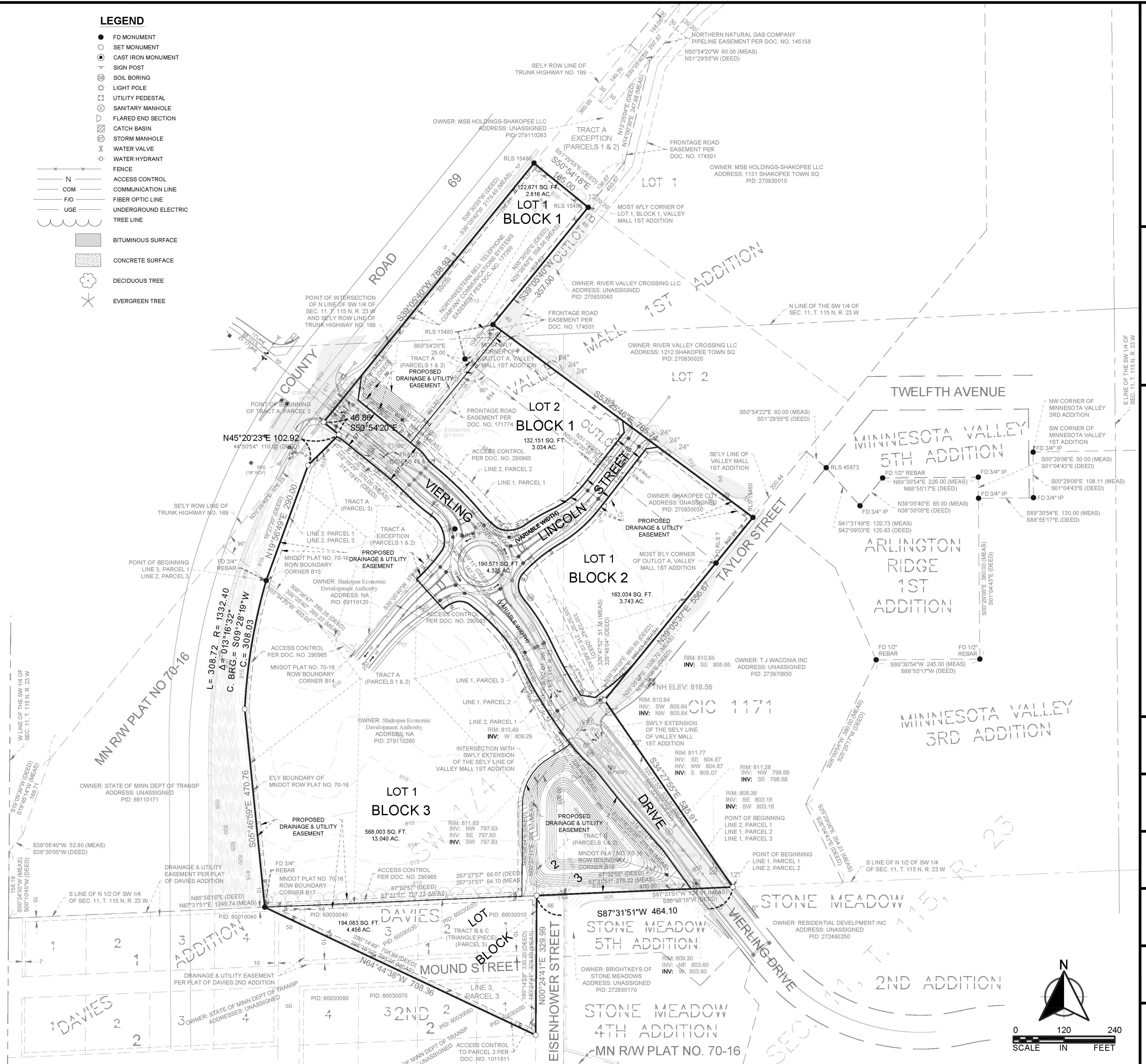
- FD MONUMENT
- SET MONUMENT
- CAST IRON MONUMENT
- ⊕ SIGN POST
- ⊕ SOIL BORING
- ⊕ UTILITY POLE
- ⊕ LIGHT PEDESTAL
- ⊕ SANITARY MANHOLE
- ⊕ FLARED END SECTION
- ▨ CLATCH BASIN
- ⊕ STORM MANHOLE
- ⊕ WATER VALVE
- ⊕ WATER HYDRANT
- FENCE
- ACCESS CONTROL
- COMMUNICATION LINE
- FIBER OPTIC LINE
- UNDERGROUND ELECT
- TREE LINE
- BITUMINOUS SURFACE
- CONCRETE SURFACE
- DECIDUOUS TREE
- EVERGREEN TREE



BITUMINOUS SURFACE

 CONCRETE SURFACE DECIDUOUS TREE

EVERGREEN TREE

[illegible]

WSB
Associates, Inc.

701 Xenia Avenue South, Suite 300
Minneapolis, MN 55416
www.wsbing.com

763-541-1700 • Fax 763-541-1700

INFRASTRUCTURE ■ ENGINEERING ■ PLANNING ■ CONSTRUCTION

69/169 Intersection

Shakopee, MN

ALTA/ACSM Land Title Survey

PROJECT NO.

: 010413-000

DRAWING TYPE

Preliminary Pla

DRAFTER

JRH

REVIEWED

JJR

DATE _____

9/28/17

SHEET

2 OF 2