

1. The bearing system is based on the Scott County coordinate system, with a bearing of S00°24'50"W for the West line of the SW 1/4 of Section 11, Township 115 N, Range 23 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. The gross area of the subject property is 544,836 Square Feet or 12.507 acres.
4. The subject property is zoned B1, Highway Business, per the City of Shakopee zoning map dated July, 2017.
5. There are no buildings on the subject property.

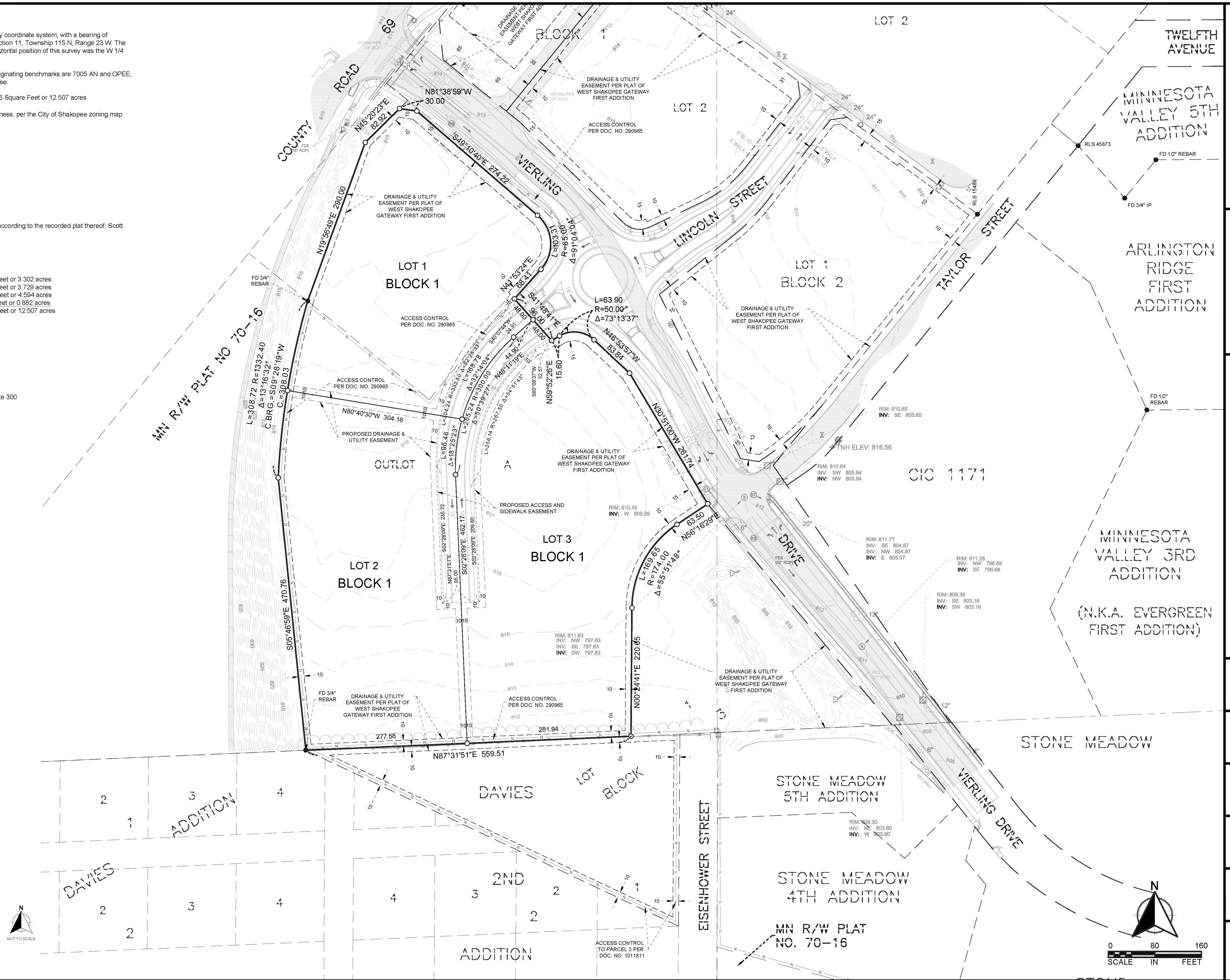
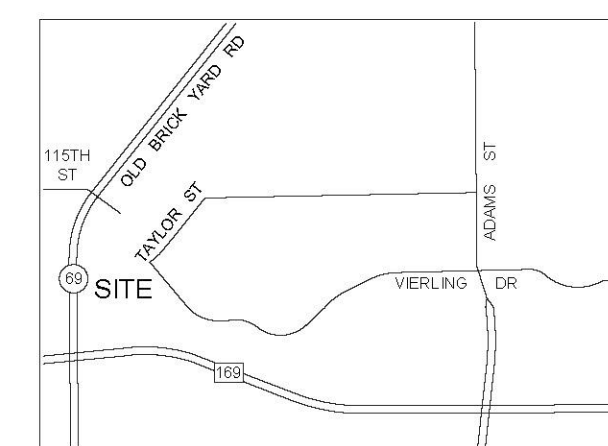
Outlot A, West Shakopee Gateway First Addition, according to the recorded plat thereof, Scott County, Minnesota.

Lot 1, Block 1 =	143,842 Square Feet or 3.302 acres
Lot 2, Block 1 =	162,431 Square Feet or 3.729 acres
Lot 3, Block 1 =	200,127 Square Feet or 4.594 acres
<u>Proposed Access Easement =</u>	<u>38,436 Square Feet or 0.882 acres</u>
Total =	544,836 Square Feet or 12.507 acres

Owner: City of Shakopee

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
✱	LIGHT POLE
⊞	UTILITY PEDESTAL
Ⓢ	SANITARY MANHOLE
▨	FLARED END SECTION
▧	CATCH BASIN
⊗	STORM MANHOLE
⊕	WATER VALVE
⦿	WATER HYDRANT
— x — x —	FENCE
— N —	ACCESS CONTROL
— COM —	COMMUNICATION LINE
— F/O —	FIBER OPTIC LINE
— UGE —	UNDERGROUND ELECTRIC
~~~~~	TREE LINE
	BITUMINOUS SURFACE
	CONCRETE SURFACE
	DECIDUOUS TREE
	EVERGREEN TREE

[illegible]

**WSB**  
& Associates, Inc.

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INFRASTRUCTURE ■ ENGINEERING ■ PLANNING ■ CONSTRUCTION

## 69/169 Intersection

Shakopee, MN

## Preliminary Plat

PROJECT NO.

P: 010413-000

DRAWING TYPE

### Preliminary Plat

DRAFTER

JRH

REVIEWED

DATE _____

2/12/18

**SHEET**

**1 OF 1**