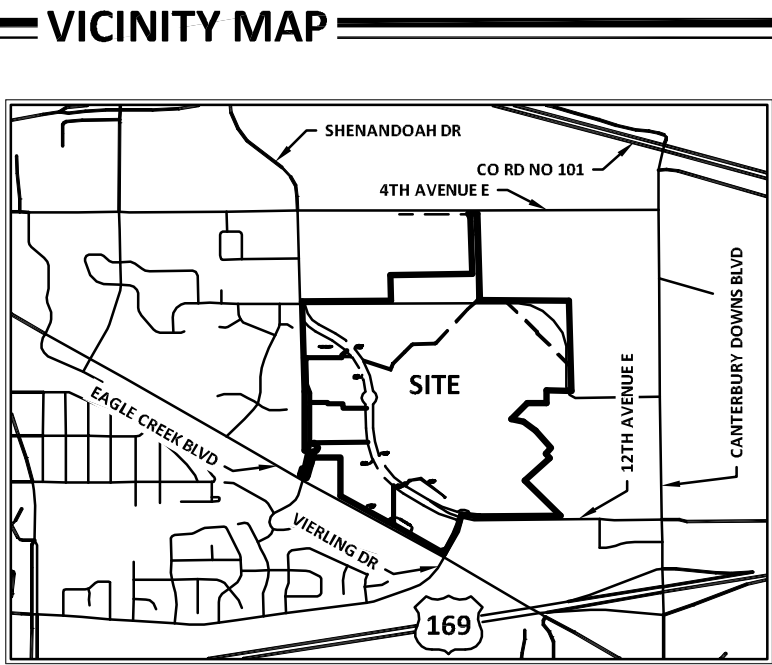


BLOCK 1	GROSS	AREA
Lot 1	8,510,627 Sq. Ft.	195.377 Acres
BLOCK 2	GROSS	AREA
Lot 1	576,592 Sq. Ft.	13.237 Acres
BLOCK 3	GROSS	AREA
Lot 1	475,106 Sq. Ft.	10.907 Acres
OUTLOT	GROSS	AREA
A	313,938 Sq. Ft.	7.207 Acres
B	207,654 Sq. Ft.	4.767 Acres
C	204,573 Sq. Ft.	4.696 Acres
D	457,114 Sq. Ft.	10.494 Acres
E	86,588 Sq. Ft.	1.988 Acres
F	720,425 Sq. Ft.	16.539 Acres
G	10,742 Sq. Ft.	0.247 Acres
Total	2,001,034 Sq. Ft.	45.938 Acres
Right of Way	GROSS	AREA
All Streets	460,622 Sq. Ft.	10.57 Acres



DESCRIPTION

LOT 1, BLOCK 1, CANTERBURY PARK FIFTH ADDITION
LOT 1, BLOCK 1, CANTERBURY PARK SIXTH ADDITION
OUTLOT B, CANTERBURY PARK SIXTH ADDITION
OUTLOT C, CANTERBURY PARK SIXTH ADDITION
OUTLOT D, CANTERBURY PARK SIXTH ADDITION
OUTLOT F, CANTERBURY PARK SIXTH ADDITION
OUTLOT G, CANTERBURY PARK SIXTH ADDITION
OUTLOT H, CANTERBURY PARK SIXTH ADDITION
THAT PART OF VACATED SHENANDOAH DRIVE AS DEDICATED ON CANTERBURY PARK SIXTH ADDITION

SCOTT COUNTY, MINNESOTA

PROPERTY SUMMARY

OUTLOTS: 1,850,251 S.F.
BUILDABLE LOTS: 9,733,879 S.F.
RIGHT-OF-WAY: 429,549 S.F.
12,013,679 S.F. (GROSS)

LOT SUMMARY

NUMBER OF LOTS: 3
AVERAGE LOT SIZE: 3,187,441 S.F.
MINIMUM LOT SIZE: 475,106 S.F.
MAXIMUM LOT SIZE: 8,510,627 S.F.

SITE DENSITY

PROPOSED DENSITY: 0.018 UNITS PER ACRE (GROSS)
0.022 UNITS PER ACRE (NET)

DEVELOPMENT NOTES

- ALL AREAS ARE ROUNDED TO THE NEAREST SQUARE FOOT.
- STREET NAMES ARE SUBJECT TO APPROVAL BY THE CITY.
- DRAINAGE AND UTILITY EASEMENTS SHALL BE PROVIDED AS REQUIRED. DRAINAGE AND UTILITY EASEMENTS WILL BE PROVIDED OVER ALL PUBLIC UTILITIES AND UP TO 1 FOOT ABOVE THE HIGH WATER LEVEL OF ALL PONDS.

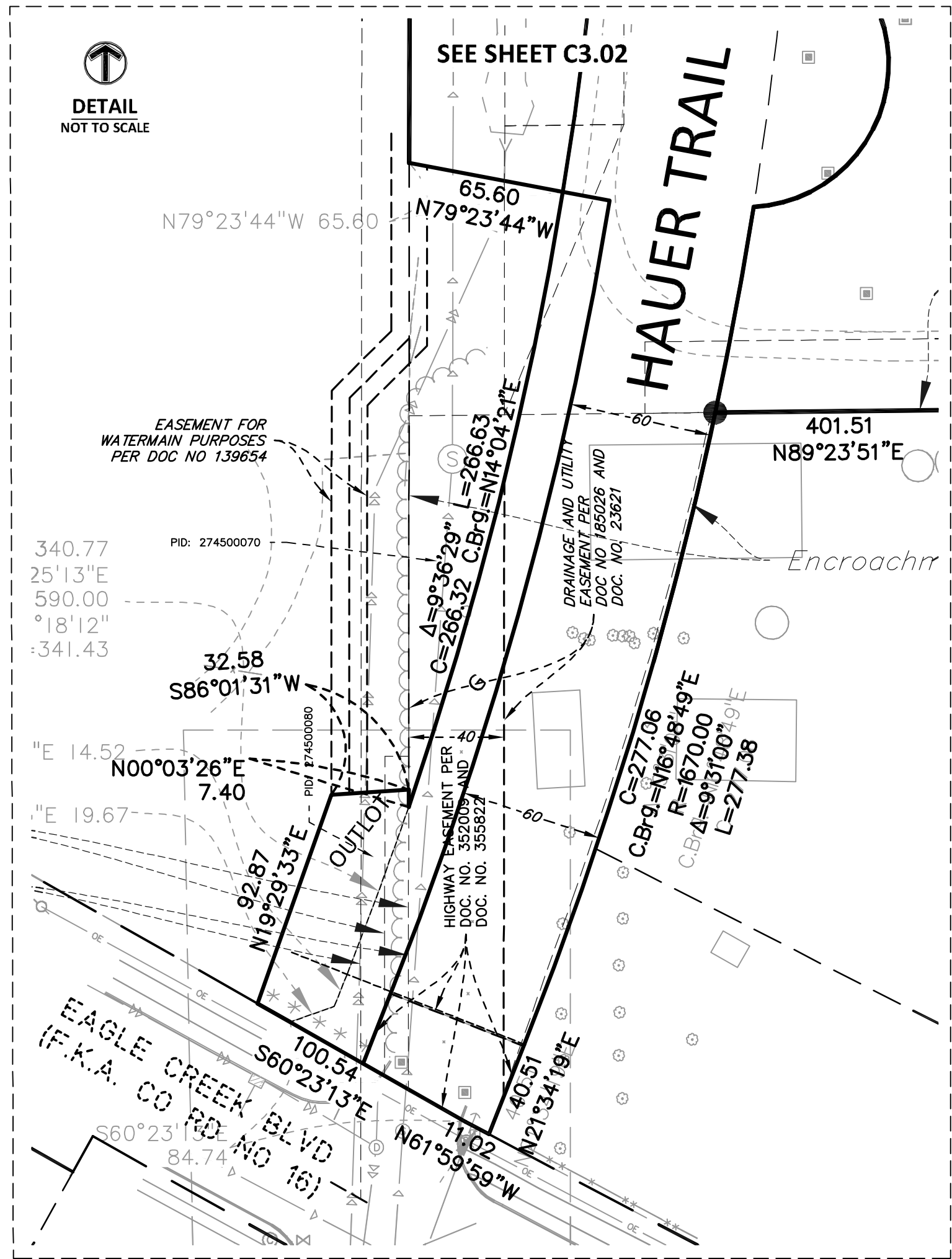
SITE SETBACKS

EXISTING ZONE: MR (MAJOR RECREATION)

FRONT YARD: 1/2 OF THAT STRUCTURE'S HEIGHT OR 50 FEET, WHICHEVER IS GREATER
REAR YARD: 1/2 OF THAT STRUCTURE'S HEIGHT OR 30 FEET, WHICHEVER IS GREATER
SIDE YARD: 1/2 OF THAT STRUCTURE'S HEIGHT OR 25 FEET, WHICHEVER IS GREATER

PROPOSED ZONE: PUD (PLAN UNIT DEVELOPMENT)

FRONT YARD: PER PLAN
REAR YARD: PER PLAN
SIDE YARD: PER PLAN
ARTERIAL STREET: PER PLAN



12800 Whitewater Drive, Suite 300
Minnetonka, MN 55343
763.476.6010 telephone
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Engineering | Surveying | Planning | Environmental

Client
DORAN
CANTERBURY I,
LLC.
7803 GLENROY ROAD
SUITE 200
BLOOMINGTON, MN 55439

Project
CANTERBURY
VILLAGE

Location
SHAKOPEE, MN

1100 CANTERBURY ROAD

Certification

I hereby certify that this survey, plan or report 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.

Mark R. Salo
Registration No. 4083 Date: 03/29/2018
If applicable, I certify that I am a duly licensed LAND SURVEYOR under the laws of the State of Minnesota.

Summary

Designed: GDA Drawn: JMW/JTA
Approved: EWM Book / Page:
Phase: PUD SUBMITTAL Initial Issue: 05/11/2017

Revision History

No. Date By Submittal / Revision
A 08/01/17 JMW City Resubmittal
03/01/18 JMW Preliminary PUD Submittal
03/28/2018 LCC City Resubmittal

Sheet Title
PRELIMINARY
PLAT

Sheet No. Revision
C3.01

Project No. 20629.01