



PROPERTY DESCRIPTION

EXISTING:  
THAT PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 115, RANGE 23, SCOTT COUNTY, MINNESOTA DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE ON AN ASSUMED BEARING OF NORTH 01 DEGREES 22 MINUTES 16 SECONDS WEST, ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER A DISTANCE OF 130.82 FEET; THENCE NORTH 88 DEGREES 37 MINUTES 44 SECONDS EAST A DISTANCE OF 1332.46 FEET TO THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE SOUTH 00 DEGREES 44 MINUTES 43 SECONDS EAST ALONG SAID EAST LINE A DISTANCE OF 257.21 FEET TO THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE SOUTH 00 DEGREES 06 MINUTES 47 SECONDS EAST ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 13 A DISTANCE OF 69.85 FEET; THENCE SOUTH 88 DEGREES 37 MINUTES 44 SECONDS WEST A DISTANCE OF 1332.80 FEET TO A POINT ON THE WEST LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER DISTANT 196.26 FEET SOUTH FROM THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE NORTH 00 DEGREES 00 MINUTES 16 SECONDS WEST ALONG SAID WEST LINE A DISTANCE OF 196.26 FEET TO THE POINT OF BEGINNING.

PROPOSED:  
LOTS 1-5, BLOCK 1, LOTS 1-6, BLOCK 2, LOTS 1-15, BLOCK 3, LOTS 1-5, BLOCK 4 AND OUTLOT A, COUNTRYSIDE SECOND ADDITION, SCOTT COUNTY, MN.

AREA SUMMARY

EXISTING:  
436,428 SQ. FT. OR 10.02 ACRES

PROPOSED:  
LOTS 1-5, BLOCK 1, COUNTRYSIDE SECOND ADDITION - 39,382 SQ. FT. OR 0.90 ACRES  
LOTS 1-6, BLOCK 2, COUNTRYSIDE SECOND ADDITION - 60,322 SQ. FT. OR 1.38 ACRES  
LOTS 1-15, BLOCK 3, COUNTRYSIDE SECOND ADDITION - 148,812 SQ. FT. OR 3.42 ACRES  
LOTS 1-5, BLOCK 4, COUNTRYSIDE SECOND ADDITION - 47,386 SQ. FT. OR 1.09 ACRES  
OUTLOT "A", COUNTRYSIDE SECOND ADDITION - 11,675 SQ. FT. OR 0.27 ACRES  
ROAD C.S.A.H. NO. 15, COUNTRYSIDE SECOND ADDITION - 25,515 SQ. FT. OR 0.59 ACRES  
ROAD LUSTANO STREET, PINA STREET, CUBASUE AVENUE - 103,338 SQ. FT. OR 2.37 ACRES

PRELIMINARY PLAT SUMMARY

OWNER / DEVELOPER:  
RANDY KUBES  
1221 E. 4TH AVENUE  
SUITE 100  
SHAKOPEE, MN 55379  
612-599-7440  
RANDYKUBES@KUBESREALTY.COM

SURVEYOR:  
TROSEN LAND SURVEYING, LLC  
SCOTT TROSEN  
236 LEWIS STREET SOUTH  
SHAKOPEE, MN 55379  
612-990-1182  
SCOTT@TROSENLANDSURVEYING.COM

ENGINEER:  
CAMPION ENGINEERING SERVICES, INC  
MARTY CAMPION  
1800 PIONEER CREEK CENTER  
MAPLE PLAIN, MN 55364  
763-479-5172  
MCAMPION@CAMPIONENG.COM

MUNICIPALITY: SHAKOPEE, MN

AREA SUMMARY: OVERALL PARCEL AREA 436429 SQ. FT. OR 10.02 ACRES

ZONING: UER-URBAN EXPANSION RESERVE DISTRICT  
SETBACKS: (UER)  
FRONT - 150 FEET FROM COUNTY ROAD CENTERLINE OR 100 FEET FROM RIGHT OF WAY WHICHEVER IS GREATER  
SIDE YARD - 30 FEET  
REAR YARD - 30 FEET

PROPOSED ZONING: R1B-URBAN RESIDENTIAL  
SETBACKS: (R1B)  
FRONT - 30 FEET  
SIDE YARD - 30 FEET  
REAR YARD - 30 FEET

OWNER APPLYING FOR COMP PLAN AMENDMENT AND VARIANCE FOR MODIFIED SETBACKS:  
25 FOOT FRONTS ON LOT 6-10, BLOCK 3 AND 7.5 FOOT SIDE YARD SETBACKS ON ALL LOTS

LOT SUMMARY: 31 RESIDENTIAL  
1 OUTLOT

NOTES

1. FOR THE PURPOSES OF THIS SURVEY THE WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 13 IS ASSUMED TO BEAR NORTH 01 DEGREES 01 MINUTES 41 SECONDS WEST.

LEGEND

- = BITUMINOUS SURFACE
- = EXISTING ELEVATION
- = EXISTING CONTOURS
- = TREE LINE
- = FLARED END SECTION
- = SIGN
- = POWERPOLE
- = GUY WIRE
- = ELECTRIC METER
- = UTILITY BOX
- = SOIL BORING
- = FOUND MONUMENT
- = SET MONUMENT-1/2" IRON PIPE 18" LONG WITH PLASTIC CAP INSCRIBED LS# 47465

BENCHMARK

BENCHMARK  
TOP NUT HYDRANT:  
LOCATED AT THE SOUTHWEST QUADRANT OF DANUBE AVENUE AND PINA STREET  
ELEVATION = 871.93

TOP NUT HYDRANT:  
LOCATED AT THE SOUTHWEST QUADRANT OF DANUBE AVENUE AND LUSTANO STREET  
ELEVATION = 859.43

REVISIONS

| REV. NO. | DATE | REVISIONS DESCRIPTION |
|----------|------|-----------------------|
|          |      |                       |
|          |      |                       |
|          |      |                       |
|          |      |                       |

PROJECT: TLS1701  
DRAWING: TLS1701.dwg  
DRAWN BY: SCT  
CHECKED BY: SCT  
SUBMITTED: 02/06/2018

CLIENT:  
Randy Kubes  
1221 E. 4th Avenue  
Suite 100  
Shakopee, MN 55379  
612-599-7440

PROJECT:

COUNTRYSIDE SECOND ADDITION  
12495 MARYSTOWN RD  
SHAKOPEE, MN 55379  
Scott County, Minnesota

PRELIMINARY PLAT

SHEET 1 OF 1

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.

SCOTT C. TROSEN, MN LS 47465.

DATE: 2/06/2018 REVISED:



TROSEN LAND SURVEYING, LLC  
236 LEWIS STREET SOUTH  
SHAKOPEE, MN 55379  
PH: 612-990-1182  
WWW.TROSENLANDSURVEYING.COM