



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 11S, RANGE 23S, 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 -	44,648 SQ. FT. OR 1.02 ACRES
OUTLOT "A", COUNTRYSIDE SECOND ADDITION -	14,411 SQ. FT. OR 0.33 ACRES
ROAD C.S.A.H. 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

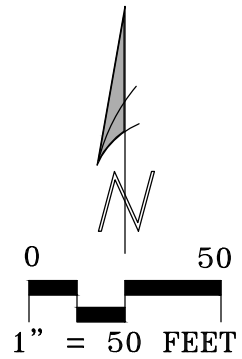
ENGINEER: CAMPION ENGINEERING SERVICES, INC
MARTY CAMPION
1800 PIONEER CREEK CENTER
MAPLE PLAIN, MN 55364
763-479-5172
MCAMPION@CAMPIONENG.COM

MUNICIPALITY: SHAKOPEE, MN

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

ZONING: SETBACKS:
FRONT - 30 FEET
SIDE YARD ON STREET - 20 FEET
SIDE YARD - 10 FEET
REAR YARD - 30 FEET

LOT SUMMARY: 31 RESIDENTIAL
1 OUTLOT



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

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 L# 47465

TREE INVENTORY

ASH:	MAPLE:	OAK:	SPRUCE
1 - 10"	3 - 6"	1 - 8"	11 - 12"
	4 - 8"	1 - 10"	4 - 14"
	1 - 12"	1 - 12"	4 - 16"
		1 - 14"	
		1 - 36"	

NOTES: THE SPECIES OF A TREE IS DIFFICULT TO DETERMINE WITHOUT FOLIAGE. THE TREE INVENTORY WAS TAKEN WHEN NO LEAVES WERE ON THE TREES AND A CERTIFIED ARBORIST WAS NOT EMPLOYED TO DETERMINE SPECIES. ONCE FOLIAGE IS PRESENT, THIS INVENTORY WILL BE UPDATED.

EVERY ATTEMPT WILL BE TAKEN TO PRESERVE AS MANY SUBSTANTIAL TREES DURING DEVELOPMENT AS POSSIBLE.

IT IS ASSUMED THE TREES THAT ARE IN THE PROPOSED DEDICATION TO MARYSTOWN ROAD WILL REMAIN.

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: 4/03/2018



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

REVISIONS		REVISIONS DESCRIPTION
REV.	DATE	REVISIONS DESCRIPTION
1	4-3-2018	Resized Outlot A
		Changed Side Lot Setbacks

PROJECT:	TLS1701
DRAWING:	TLS1701.dwg
DRAWN BY:	SGT
CHECKED BY:	SGT
SUBMITTED:	02.08.2018

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