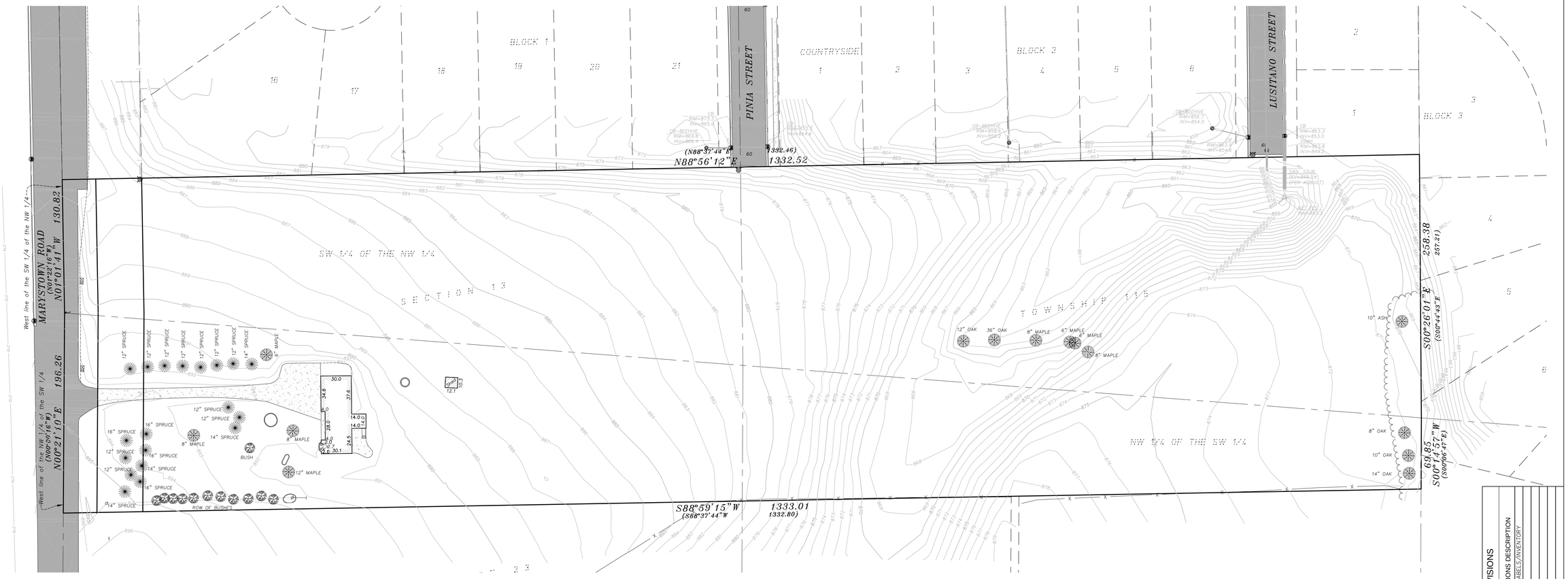
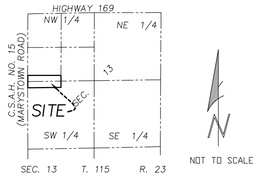


VICINITY MAP



BENCHMARK

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

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

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.

PROPERTY DESCRIPTION

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.

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
- x 896.5 = EXISTING ELEVATION
- 890 / 889 = 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
- (SXX°XX'XX"W) (XXXX.XX) = DEED BEARINGS AND DISTANCES

0 50
1" = 50 FEET

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: 4/4/2018

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

CERTIFICATE OF SURVEY

SHEET 1 OF 1

REVISIONS

REV. NO.	DATE	REVISIONS DESCRIPTION
1	4/4/2018	TREE LABELS/INVENTORY

PROJECT:	KRC1701
DRAWING:	cert-KRC1701.dwg
DRAWN BY:	SCT/JJ
CHECKED BY:	SCT
SUBMITTED:	02.06.2018

CLIENT:
Kubes Realty
1221 4th Ave. E.
Shakopee, MN 55379
952-445-9110

PROJECT:
12495 Marystown Road
Shakopee, MN 55379

Being p/o The NW 1/4 of the SW 1/4 and the NW 1/4 of the SW 1/4 of Section 13, Township 115 , Range 23, Scott County, Minnesota