

REGISTERED LAND SURVEY NO. _____

I, Leonard F. Carlson, hereby certify that, in accordance with the provisions of Minnesota Statutes, Section 508A.47, I have surveyed the following described property situated in the County of Scott, State of Minnesota:

PARCEL 1:

Lots 8, 9 and 10, Block 12 and the northerly half of the vacated alley in said Block 12 adjoining said Lots 8, 9, and 10, Block 12; that part of Lots 1 and 2, Block 13, lying northerly of County Road 69, formerly known as Highway 169; that part of Lots 6, 7, 8, 9 and 10, said Block 13, lying south of a line beginning at the intersection of the centerline of Spring Avenue and the west line of Cass Street and ending at a point on the west line of Lot 10, Block 177, 50.00 feet south of the northwest corner thereof; the vacated alley in said Block 13 adjoining said Lots 1 and 2 and said Lots 9 and 10; together with the easterly half of vacated Cass Street lying southerly of Spring Avenue and northerly of the centerline of said vacated alley in Block 12 extended westerly and the westerly half of said vacated Cass Street adjoining said Lot 6, Block 13, all in SHAKOPEE CITY, also known as CITY OF SHAKOPEE, according to the recorded plat thereof, Scott County, Minnesota.

PARCEL 2:

Those parts of the following described property:

Blocks 14, 15, 16, 17, 18 and 176, SHAKOPEE CITY, together with the vacated alleys in said Blocks; excepting therefrom Tracts A and B, REGISTERED LAND SURVEY NO. 89; And excepting therefrom that part of the south half of Lots 1 and 2, said Block 18, lying west of a line parallel with and 80.00 feet east of the west line of said Lot 1, as measured along the north line of said south half of Lots 1 and 2, Block 18, SHAKOPEE CITY.

Tracts A and B, REGISTERED LAND SURVEY NO. 89.

Block 2, KOEPER'S ADDITION TO SHAKOPEE, together with the vacated alley in said Block 2;

Together with vacated Washington Street, vacated Webster Street, vacated Cass Street, vacated Clay Street and vacated Pierce Street lying between Second Avenue and First Avenue, SHAKOPEE CITY.

Together with the west half of vacated Shumway Street lying south of said First Avenue and north of the south line of said Tract B, REGISTERED LAND SURVEY NO. 89, extended easterly to the centerline of said Shumway Street.

Together with the east half of vacated Shumway Street lying south of said First Avenue and north of the north line of the south half of Lots 1 and 2, Block 18, extended westerly to said centerline of Shumway Street.

That part of Government Lot 5, Section 1 and Sections 1 and 2, Township 115, Range 23, lying outside of the plats of KOEPER'S ADDITION and SHAKOPEE CITY (also known as CITY OF SHAKOPEE);

All according to the recorded plats thereof, Scott County, Minnesota;

described as beginning at the northeast corner of said Block 18, SHAKOPEE CITY; thence on an assumed bearing of South 80 degrees 06 minutes 31 seconds West, along the southerly line of said First Avenue, a distance of 1139.43 feet to the east line of said Block 15, SHAKOPEE CITY; thence South 10 degrees 04 minutes 54 seconds East, along said east line of Block 15, SHAKOPEE CITY, a distance of 25.92 feet to the southerly line of the railroad; thence westerly 51.41 feet, along said southerly line of the railroad, being a non-tangential curve concave to the south, having a radius of 933.16 feet, a central angle of 3 degrees 09 minutes 23 seconds and a chord which bears South 81 degrees 41 minutes 13 seconds West to a point of tangency in said southerly line of the railroad; thence South 80 degrees 06 minutes 31 seconds West, tangent to said curve and along said southerly line of the railroad, a distance of 18.61 feet to an angle point in said southerly line of the railroad; thence North 10 degrees 04 minutes 48 seconds West, along said southerly line of the railroad, a distance of 1.00 foot to an angle point in said southerly line of the railroad; thence South 80 degrees 06 minutes 31 seconds West, along said southerly line of the railroad, a distance of 549.93 feet to an angle point in said southerly line of the railroad; thence South 10 degrees 04 minutes 39 seconds East, along said southerly line of the railroad, a distance of 1.00 foot to an angle point in said southerly line of the railroad; thence South 80 degrees 06 minutes 31 seconds West, along said southerly line of the railroad, a distance of 78.13 feet to a point of curvature in said southerly line of the railroad; thence southwesterly a distance of 347.24 feet, along said southerly line of the railroad, being a tangential curve concave to the southeast, having a radius of 664.56 feet and a central angle of 29 degrees 56 minutes 14 seconds to a point of tangency in said southerly line of the railroad; thence South 50 degrees 10 minutes 17 seconds West, tangent to the last described curve and along said southerly line of the railroad, a distance of 105.98 feet to a point of curvature in said southerly line of the railroad; thence southwesterly a distance of 268.58 feet, along said southerly line of the railroad, being a tangential curve concave to the northwest, having a radius of 718.50 feet and a central angle of 21 degrees 25 minutes 03 seconds; thence North 80 degrees 06 minutes 17 seconds East 104.52 feet to a point on the west line of Lot 4, said Block 2, KOEPER'S ADDITION TO SHAKOPEE, distant 46.00 feet north of the southwest corner of said Lot 4, Block 2; thence South 10 degrees 04 minutes 50 seconds East, along said west line of Lot 4, Block 2, a distance of 26.00 feet to a point 20.00 feet north of said southwest corner of Lot 4, Block 2; thence North 74 degrees 23 minutes 31 seconds East 100.46 feet to a point on the westerly line of Lot 6, said Block 2, distant 30.00 feet northwesterly of the southwest corner of said Lot 6, Block 2; thence North 10 degrees 04 minutes 49 seconds West, along said westerly line of Lot 6, Block 2, a distance of 18.00 feet to a point distant 48.00 feet northwesterly of said southwest corner of Lot 6, Block 2 and the intersection with Line A described below; thence North 77 degrees 33 minutes 34 seconds East, along said Line A, a distance of 450.36 feet to the centerline of said vacated Webster Street; thence South 10 degrees 04 minutes 43 seconds East, along said centerline of vacated Webster Street, a distance of 68.00 feet to the northerly line of Second Avenue; thence North 80 degrees 06 minutes 17 seconds East, along said northerly line of Second Avenue, a distance of 379.93 feet to the centerline of said vacated Cass Street; thence North 80 degrees 09 minutes 44 seconds East, along said northerly line of Second Avenue, a distance of 719.95 feet to the southeast corner of said Block 16, SHAKOPEE CITY; thence North 80 degrees 07 minutes 48 seconds East 79.78 feet to the southwest corner of said Block 17, SHAKOPEE CITY; thence North 80 degrees 05 minutes 51 seconds East, along said northerly line of Second Avenue, a distance of 340.00 feet to the centerline of vacated Shumway Street; thence North 10 degrees 06 minutes 24 seconds West, along said centerline of vacated Shumway Street, a distance of 71.14 feet to the intersection of the northerly line of said Tract A, REGISTERED LAND SURVEY NO. 89 and its extension; thence North 80 degrees 06 minutes 01 second East, along said north line of the south half of Lots 1 and 2, Block 18, SHAKOPEE CITY, and its extension, a distance of 120.00 feet to a line parallel with and 80.00 feet east of the west line of said Lot 1, Block 18, as measured along said north line of the south half of Lots 1 and 2, Block 18, SHAKOPEE CITY; thence South 10 degrees 06 minutes 24 seconds East, along the last described parallel line, a distance of 71.13 feet to said northerly line of Second Avenue; thence North 80 degrees 05 minutes 51 seconds East, along said northerly line of Second Avenue, a distance of 219.51 feet to the southeast corner of said Block 18, SHAKOPEE CITY; thence North 10 degrees 02 minutes 35 seconds West, along the east line of said Block 18, SHAKOPEE CITY, a distance of 300.50 feet to the point of beginning.

Line A is described as commencing at a point on said westerly line of Lot 6, Block 2, KOEPER'S ADDITION TO SHAKOPEE, a distance of 48.00 feet northwesterly of said southwest corner of Lot 6, Block 2; thence easterly to Point A described below; thence continuing easterly to a point on the westerly line of Lot 1, said Block 176, SHAKOPEE CITY, distant 65.60 feet northerly (as measured along said westerly line) of the southwest corner of said Lot 1; thence continuing easterly parallel with the southerly line of said Block 176, SHAKOPEE CITY, a distance of 79.00 feet; thence northeasterly to a point on the easterly line of Lot 5, said Block 176, SHAKOPEE CITY, distance 108.00 feet northerly (as measured along said easterly line) of the southeast corner of said Lot 5; thence continuing easterly parallel with said southerly line of Block 176 and easterly extension thereof, a distance of 40.00 feet to the center line of vacated Webster Street; thence southerly along said center line of vacated Webster Street, a distance of 40.00 feet to the point of beginning of Line A; thence westerly to said point on the westerly line of Lot 6, Block 2, KOEPER'S ADDITION TO SHAKOPEE, distant 48.00 feet northerly of the southwest corner of Lot 6 and said Line A there terminating.

Point A is described as commencing at said southwest corner of Lot 6, Block 2, KOEPER'S ADDITION TO SHAKOPEE; thence along the south line of said Lot 6 extended east, a distance of 50.00 feet; thence north and parallel with the westerly line of said Lot 6, a distance of 56.00 feet to said Point A.

PARCEL 3:

Those parts of the following described property:

Block 176, SHAKOPEE CITY, together with the vacated alley in said Block;

Block 2, KOEPER'S ADDITION TO SHAKOPEE, together with the vacated alley in said Block 2;

Together with vacated Adams Street, vacated Washington Street and vacated Webster Street lying between Second Avenue and First Avenue, SHAKOPEE CITY and KOEPER'S ADDITION TO SHAKOPEE.

That part of Government Lot 5, Section 1 and Sections 1 and 2, Township 115, Range 23 lying outside of the plats of KOEPER'S ADDITION TO SHAKOPEE and SHAKOPEE CITY (also known as CITY OF SHAKOPEE);

All according to the recorded plats thereof, Scott County, Minnesota;

described as commencing at the northeast corner of Block 18, said SHAKOPEE CITY; thence on an assumed bearing of South 80 degrees 06 minutes 31 seconds West, along the southerly line of said First Avenue and the northerly line of said railroad, a distance of 1837.40 feet to a point of curvature in said northerly line of the railroad and the point of beginning; thence southwesterly a distance of 360.04 feet, along said north line of the railroad, being a tangential curve concave to the southeast, having a radius of 689.06 feet and a central angle of 29 degrees 56 minutes 14 seconds to a point of tangency in said northerly line of the railroad; thence South 50 degrees 10 minutes 17 seconds West, tangent to the last described curve and along said northerly line of the railroad, a distance of 105.98 feet to a point of curvature in said northerly line of the railroad; thence southwesterly a distance of 185.14 feet, along said northerly line of the railroad, being a tangential curve concave to the northwest, having a radius of 693.89 feet and a central angle of 15 degrees 17 minutes 15 seconds to an angle point in said northerly line of the railroad; thence South 77 degrees 32 minutes 40 seconds West, along said northerly line of the railroad and not tangent to the last described curve, a distance of 114.78 feet to the east line of said vacated Adams Street; thence South 80 degrees 06 minutes 17 seconds West, along said northerly line of the railroad, a distance of 30.00 feet to the centerline of said vacated Adams Street and an angle point in said northerly line of the railroad; thence North 10 degrees 04 minutes 53 seconds West, along said centerline of vacated Adams Street and said northerly line of the railroad, a distance of 62.00 feet; thence South 80 degrees 06 minutes 24 seconds West 30.00 feet to the westerly line of said vacated Adams Street; thence North 10 degrees 04 minutes 53 seconds West 40.01 feet to the southerly right of way line of County Road 69, (formerly Highway 169); thence northeasterly a distance of 225.82 feet, along said southerly right of way line of County Road 69, being a non-tangential curve concave to the southeast, having a radius of 1352.42 feet, a central angle of 9 degrees 34 minutes 01 second and a chord which bears North 58 degrees 30 minutes 35 seconds East to an angle point in said southerly right of way line of County Road 69; thence North 10 degrees 04 minutes 50 seconds West, along said southerly right of way line of County Road 69, a distance of 5.22 feet to an angle point in said southerly right of way line of County Road 69; thence northeasterly 121.35 feet, along said southerly right of way line of County Road 69, being a non-tangential curve concave to the southeast, having a radius of 1357.42 feet, a central angle of 5 degrees 07 minutes 20 seconds and a chord which bears North 65 degrees 55 minutes 03 seconds East to said southerly line of First Avenue; thence North 80 degrees 06 minutes 31 seconds East, along said southerly line of First Avenue, a distance of 454.22 feet to the point of beginning.

PARCEL 4:

Those parts of the following described property:

Block 10, KOEPER'S ADDITION TO SHAKOPEE, together with the vacated alley in said Block 10;

Lots 1 and 2, Block 1, KODA ENERGY ADDITION, together with the vacated alley lying easterly of the east line of vacated Adams Street and westerly of the East line of Section 2, Township 115, Range 23;

Blocks 37 and 38, SHAKOPEE CITY (also known as CITY OF SHAKOPEE), together with the vacated alleys in said Blocks 37 and 38;

Together with vacated Adams Street, vacated Cass Street, vacated Clay Street, vacated Pierce Street and vacated Second Avenue, (formerly known as Second Street), SHAKOPEE CITY and KOEPER'S ADDITION TO SHAKOPEE.

All according to the recorded plats thereof, Scott County, Minnesota;

described as beginning at the northwest corner of said Block 10, KOEPER'S ADDITION TO SHAKOPEE; thence South 10 degrees 06 minutes 13 seconds East, (assuming the north line of said Block 10, KOEPER'S ADDITION TO SHAKOPEE, is at a bearing of North 80 degrees 06 minutes 30 seconds East), along the west line of said Block 10, KOEPER'S ADDITION TO SHAKOPEE, a distance of 300.00 feet to the southwest corner of said Block 10, KOEPER'S ADDITION TO SHAKOPEE; thence North 80 degrees 06 minutes 30 seconds East, along the south line of said Block 10, KOEPER'S ADDITION TO SHAKOPEE, a distance of 300.00 feet to the southeast corner of said Block 10, KOEPER'S ADDITION TO SHAKOPEE; thence North 79 degrees 46 minutes 24 seconds East 60.13 feet to the southwest corner of said Lot 1, Block 1, KODA ENERGY ADDITION; thence North 80 degrees 06 minutes 02 seconds East, along the south line of said Block 1, KODA ENERGY ADDITION and the south line of said Blocks 38 and 37, SHAKOPEE CITY, and their extensions, a distance of 1834.84 feet to a point 35.00 feet easterly of the southeast corner of said Block 37, SHAKOPEE CITY; thence North 9 degrees 59 minutes 46 seconds West 46 seconds West, along a line parallel with the east line of said Block 37, SHAKOPEE CITY, a distance of 300.00 feet; thence South 80 degrees 00 minutes 14 seconds West 8.00 feet; thence North 9 degrees 59 minutes 46 seconds West 9.13 feet to a line lying 10 feet north of and parallel with the north line of said Blocks 37 and 38, SHAKOPEE CITY, and their extensions; thence South 80 degrees 09 minutes 44 seconds West, along said line lying 10 feet north of and parallel with the north line of said Blocks 37, and 38, SHAKOPEE CITY, a distance of 707.01 feet to the northerly extension of the west line of said Block 38, SHAKOPEE CITY; thence South 10 degrees 00 minutes 31 seconds East, along said northerly extension of the west line of Block 38, SHAKOPEE CITY, a distance of 10.00 feet to the northwest corner of said Block 38, SHAKOPEE CITY; thence South 80 degrees 09 minutes 44 seconds West 40.00 feet to the northeast corner of said Lot 1, Block 1, KODA ENERGY ADDITION; thence South 80 degrees 06 minutes 17 seconds West, along the north line of said Lot 1, Block 1, KODA ENERGY ADDITION, a distance of 1079.89 feet to the northwest corner of said Lot 1, Block 1, KODA ENERGY ADDITION; thence South 79 degrees 46 minutes 34 seconds West 60.63 feet to the northeast corner of said Block 10, KOEPER'S ADDITION TO SHAKOPEE; thence South 80 degrees 06 minutes 30 seconds West, along said north line of Block 10, KOEPER'S ADDITION TO SHAKOPEE, a distance of 300.00 feet to the point of beginning.

I hereby certify that this Registered Land Survey was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota and that this Registered Land Survey is a correct representation of said parcel of land.

Dated this _____ day of _____, 20____.

Leonard F. Carlson, Licensed Land Surveyor
Minnesota License No. 44890

City of Shakopee

We do hereby certify that on the _____ day of _____, 20____, the City Council of the City of Shakopee, Minnesota, has approved this Registered Land Survey.

BY: _____ its Chairman

ATTEST: _____ its Clerk

SCOTT COUNTY AUDITOR/TREASURER:

Pursuant to Minnesota Statutes, Section 508A.47, Subd. 4, taxes payable in the year 20____ on the land hereinbefore described have been paid. Also pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes transfer entered this _____ day of _____, 20____.

Scott County Auditor

Scott County Treasurer

Signed by: _____, Deputy

SCOTT COUNTY SURVEYOR:

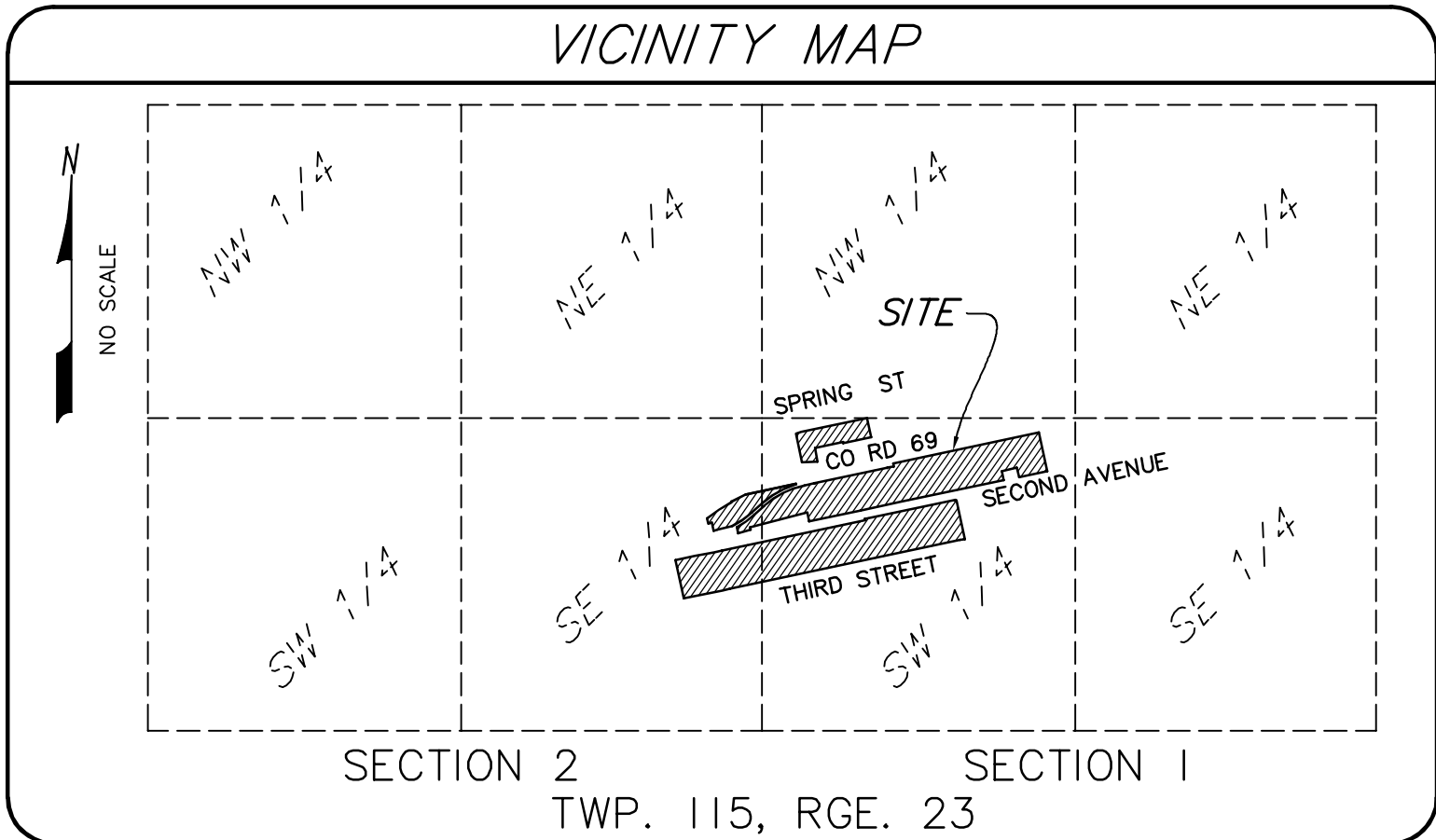
Pursuant to Minnesota Statutes, Section 389.09, Subd. 1, this Registered Land Survey is approved this _____ day of _____, 20____.

Scott County Surveyor

SCOTT COUNTY REGISTRAR OF TITLES:

I hereby certify that this Registered Land Survey No. _____ was filed in this office this _____ day of _____, 20____, at _____ o'clock ____M., as Document No. _____.

Scott County Registrar of Titles

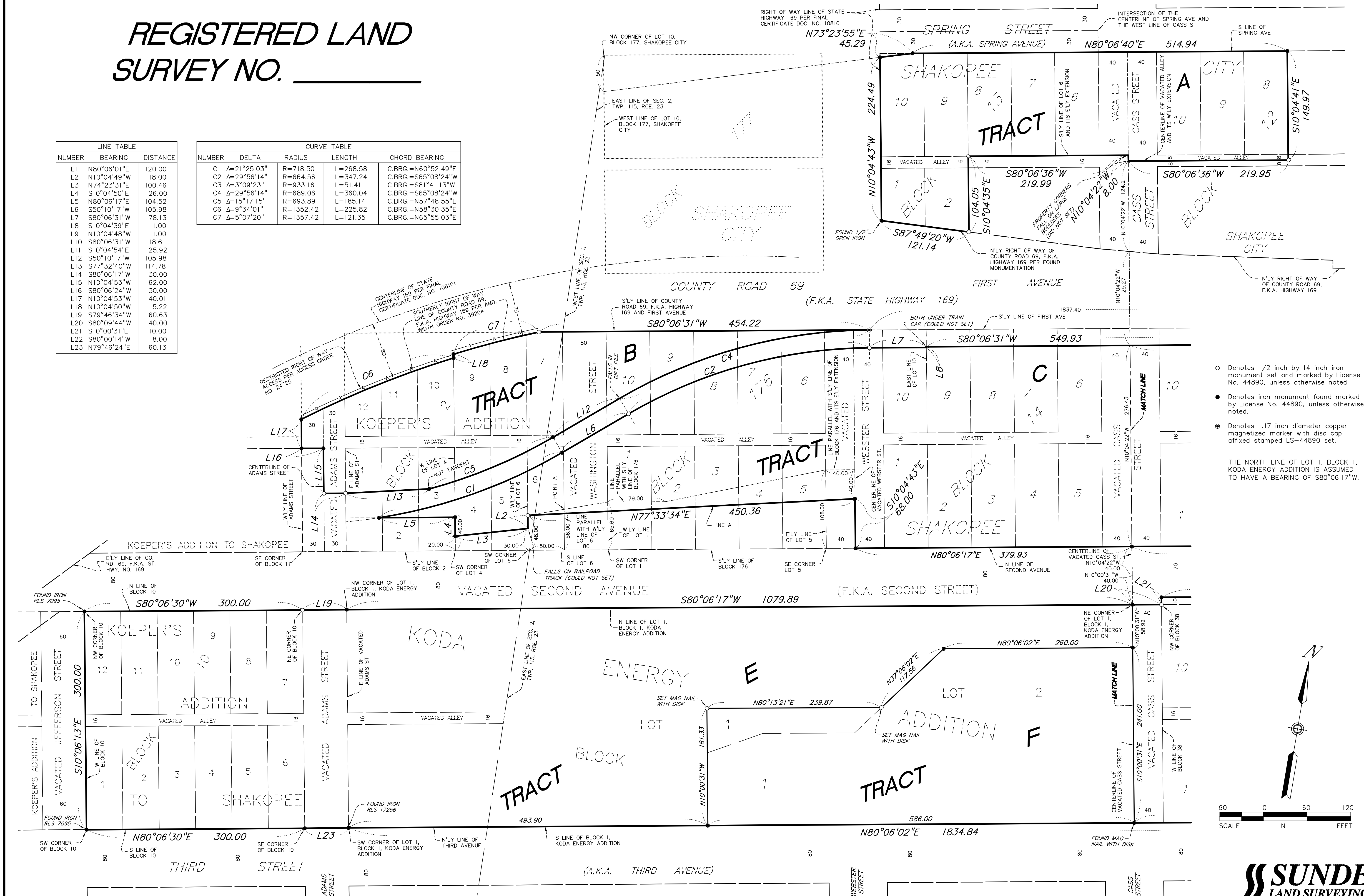


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LAND SURVEYING

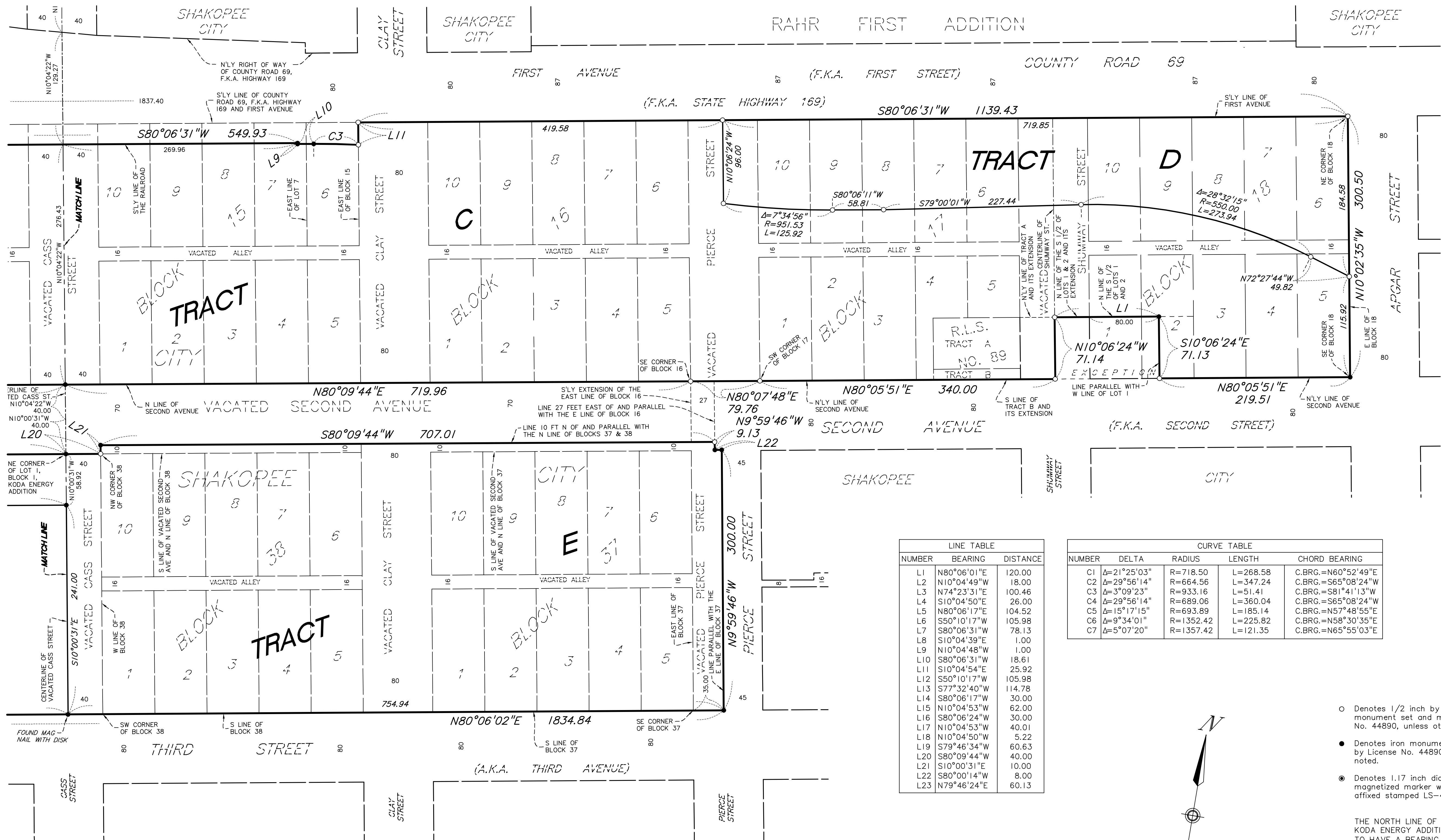
REGISTERED LAND
SURVEY NO. _____

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	N80°06'01"E	120.00
L2	N10°04'49"W	18.00
L3	N74°23'31"E	100.46
L4	S10°04'50"E	26.00
L5	N80°06'17"E	104.52
L6	S5°10'17"W	105.98
L7	S80°06'31"W	78.13
L8	S10°04'39"E	1.00
L9	N10°04'48"W	1.00
L10	S80°06'31"W	18.61
L11	S10°04'54"E	25.92
L12	S50°10'17"W	105.98
L13	S77°32'40"W	114.78
L14	S80°06'17"W	30.00
L15	N10°04'53"W	62.00
L16	S80°06'24"W	30.00
L17	N10°04'53"W	40.01
L18	N10°04'50"W	5.22
L19	S79°46'34"W	60.63
L20	S80°09'44"W	10.00
L21	S10°00'31"E	40.00
L22	S80°00'14"W	8.00
L23	N79°46'24"E	60.13

CURVE TABLE				
NUMBER	DELTA	RADIUS	LENGTH	CHORD BEARING
C1	$\Delta = 21^{\circ}25'03''$	$R = 718.50$	$L = 268.58$	$C.B.R. = N60^{\circ}52'49''E$
C2	$\Delta = 29^{\circ}56'14''$	$R = 664.56$	$L = 347.24$	$C.B.R. = S65^{\circ}08'24''E$
C3	$\Delta = 3^{\circ}09'23''$	$R = 933.16$	$L = 51.41$	$C.B.R. = S81^{\circ}41'13''W$
C4	$\Delta = 29^{\circ}56'14''$	$R = 689.06$	$L = 360.04$	$C.B.R. = S65^{\circ}08'24''W$
C5	$\Delta = 15^{\circ}17'15''$	$R = 639.89$	$L = 185.14$	$C.B.R. = N57^{\circ}48'55''E$
C6	$\Delta = 9^{\circ}34'01''$	$R = 1352.42$	$L = 225.82$	$C.B.R. = N58^{\circ}30'35''E$
C7	$\Delta = 5^{\circ}07'20''$	$R = 1357.42$	$L = 121.35$	$C.B.R. = N65^{\circ}55'03''E$



REGISTERED LAND SURVEY NO. _____



LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	N80°06'01"E	120.00
L2	N10°04'49"W	18.00
L3	N74°23'31"E	100.46
L4	S10°04'50"E	26.00
L5	N80°06'17"E	104.52
L6	S50°10'17"W	105.98
L7	S80°06'31"W	78.13
L8	S10°04'39"E	1.00
L9	N10°04'48"W	1.00
L10	S80°06'31"W	18.61
L11	S10°04'54"E	25.92
L12	S50°10'17"W	105.98
L13	S77°32'40"W	114.78
L14	S80°06'17"W	30.00
L15	N10°04'53"W	62.00
L16	S80°06'24"W	30.00
L17	N10°04'53"W	40.01
L18	N10°04'50"W	5.22
L19	S79°46'34"W	60.63
L20	S80°09'44"W	40.00
L21	S10°00'31"E	10.00
L22	S80°00'14"W	8.00
L23	N79°46'24"E	60.13

CURVE TABLE				
NUMBER	DELTA	RADIUS	LENGTH	CHORD BEARING
C1	Δ=21°25'03"	R=718.50	L=268.58	C.BRG.=N60°52'49"E
C2	Δ=29°56'14"	R=664.56	L=347.24	C.BRG.=S65°08'24"W
C3	Δ=3°09'23"	R=933.16	L=51.41	C.BRG.=S81°41'13"W
C4	Δ=29°56'14"	R=689.06	L=360.04	C.BRG.=S65°08'24"W
C5	Δ=15°17'15"	R=693.89	L=185.14	C.BRG.=N57°48'55"E
C6	Δ=9°34'01"	R=1352.42	L=225.82	C.BRG.=N58°30'35"E
C7	Δ=5°07'20"	R=1357.42	L=121.35	C.BRG.=N65°55'03"E

○ Denotes 1/2 inch by 14 inch iron monument set and marked by License No. 44890, unless otherwise noted.

● Denotes iron monument found marked by License No. 44890, unless otherwise noted.

⊙ Denotes 1.17 inch diameter copper magnetized marker with disc cap affixed stamped LS-44890 set.

THE NORTH LINE OF LOT 1, BLOCK 1, KODA ENERGY ADDITION IS ASSUMED TO HAVE A BEARING OF S80°06'17"W.

