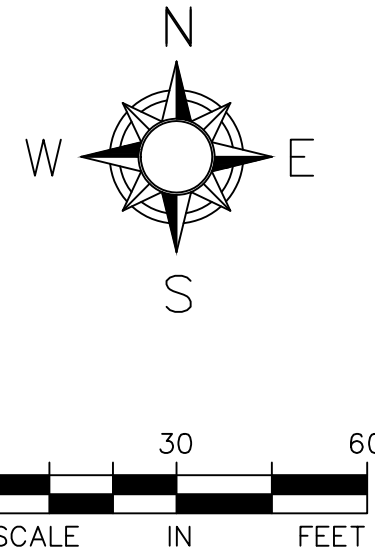
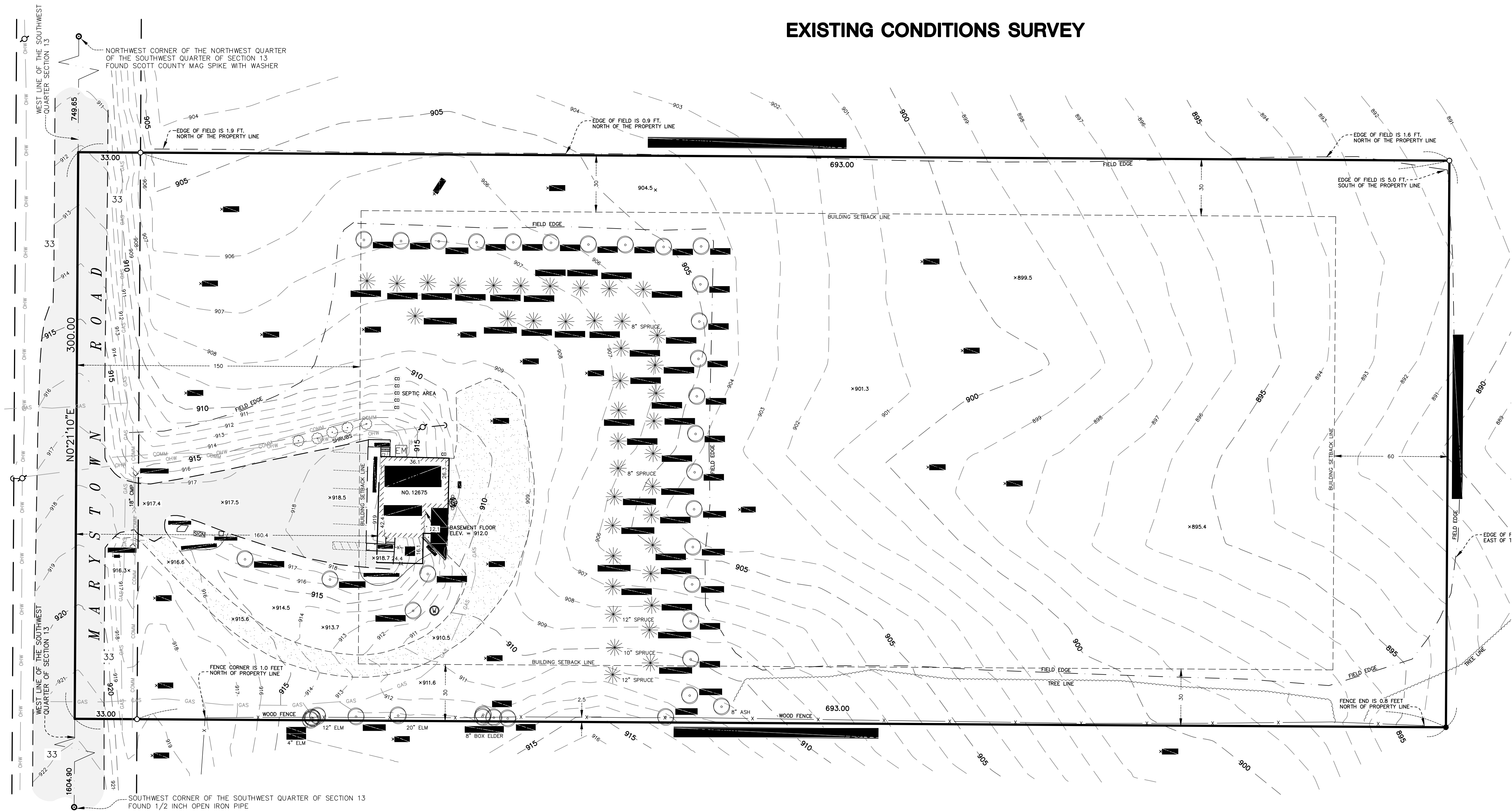


Sep 20, 2018 -- 8:11am -- ehedman
Xref Filename: \\15154_Title Block 24x36\\

Y:\\15100\\15154 SCOTT BUILDERS - SHAKOPEE VET CLINIC\\08 Survey\\01 CAD files\\15154_s_base.dwg

EXISTING CONDITIONS SURVEY



LEGEND

- AIR CONDITIONER
- CLEAN OUT
- CULVERT
- ELECTRIC METER
- GAS METER
- GUARD POST
- LIGHT POLE
- POWER POLE
- POWER POLE ANCHOR
- SIGN
- WELL
- SET IRON PIPE WITH P.L.S. NO. 20281
- FOUND IRON MONUMENT
- CONIFEROUS TREE
- DECIDUOUS TREE
- PARKING STRIPES
- COMMUNICATION
- FENCE
- GAS MAIN
- OVERHEAD WIRES
- STORM SEWER
- UNDERGROUND ELECTRIC
- CONCRETE SURFACE
- BITUMINOUS SURFACE
- GRAVEL SURFACE

NOTES:

- The horizontal datum and bearings are based on the Scott County Coordinate System NAD83 (2011).
- The vertical datum is NAVD 88. The Primary Benchmark is MnDot control disk OPEE elevation = 828.66 feet.
- The area of the property described hereon is 217,800 square feet or 5.0 acres, less the area of Marystown road (west 33 ft.) is 207,900 feet or 4.77 acres
- The location and extent of underground utilities, if shown, are based upon existing drawings provided by the utility companies, above ground evidence and Gopher State One Call markings per ticket number 182054339. There is no guarantee as to the accuracy or the completeness of this information. The size and location should be considered approximate. Additional underground utilities may be present. Verification of the existence and location of all utilities should be obtained from the utility owners prior to any planning or design. In accordance with Minnesota Statute, the location of utilities shall be confirmed prior to any demolition or construction.
- The tree information shown hereon was collected during the field survey by non-forestry trained Anderson Engineering of Minnesota survey personnel. Tree sizes are estimates and locations are accurate to plus or minus three feet.
- No title work was provided for the preparation of this survey to verify the legal description or the existence of any easements or encumbrances.
- According to the City of Shakopee, the subject property is zoned UER (Urban Expansion Reserve) and has the building setback requirements listed below. It is recommended that the property owner obtain a zoning letter from the City to verify all conditions that affect the property through the city zoning ordinance. This survey does not purport to describe all conditions contained in said ordinance.

BUILDING SETBACKS

Front	=	150 feet
Side	=	30 feet
Rear	=	60 feet

SURVEY FOR: **SHAKOPEE VETERINARY CLINIC**

PROPERTY ADDRESS: 12675 Marystown Road, Shakopee, Minnesota.

LEGAL DESCRIPTION: (Per document number A1040587)

A tract of land in the Northwest Quarter of the Southwest Quarter (NW 1/4 SW 1/4) of Section 13, Township 115 North, Range 23 West, described as follows:

Commencing at the Northwest corner of said Northwest Quarter of the Southwest Quarter (NW 1/4 SW 1/4) and thence South along the West line thereof a distance of 749.65 feet to the actual point of beginning, thence continuing South along said West line a distance of 300.0 feet; thence East at right angles to said West line a distance of 726.0 feet; thence North at right angles a distance of 300.0 feet; thence West at right angles a distance of 726.0 feet to the actual point of beginning.

Subject to a road over the West 33 feet thereof. Said tract containing 5.0 acres.

CERTIFICATION:

I hereby certify that this survey 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.

Dated: July 26, 2018

Anderson Engineering of Minnesota, LLC

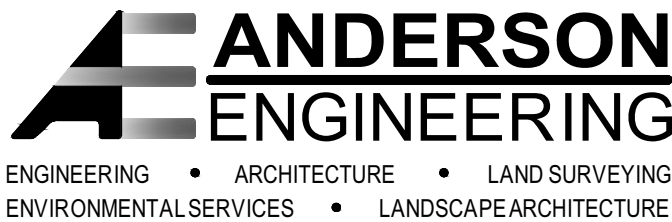
by:

Jack Bolke
Minnesota License No. 20281

5		
4		
3		
2		
1	9/20/18	CITY C.U.P. APPLICATION
NO.	DATE	DESCRIPTION OF REVISIONS

DESIGNED:	RLS
DRAWN:	JN
CHECKED BY:	

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.
PRINT NAME: **ROBERT L. SWANSON**
SIGNATURE: *NOT FOR CONSTRUCTION*
DATE: **9/20/18** LICENSE # **24094**



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SURVEY

SHAKOPEE VETERINARY CLINIC
SHAKOPEE, MINNESOTA

COMM. NO. 15154	PLOTTED:
DRAWING NO.	S1