



LEGEND

- Denotes iron monument set marked with P.L.S. No. 44900
- Denotes found iron monument
- Denotes 1.17 inch diameter copper magnetized marker with disc cap affixed stamped LS-44900 set
- AC Denotes air conditioner
- AGP Denotes above ground pipe
- AIS Denotes advertising and information sign
- BE Denotes building entrance
- BR Denotes bike rack
- BTC Denotes top of bituminous curb
- BTL Denotes beavertail curb
- BWB Denotes brick wall base
- CB Denotes catch basin
- CBX Denotes control box
- CBX Denotes communication box
- CIP Denotes cast iron pipe
- CLP Denotes clothes line pole
- CMH Denotes communication manhole
- CO Denotes clean out
- COL Denotes building column
- CST Denotes curb stop
- CWB Denotes concrete wall base
- DB Denotes decorative brick
- DC Denotes drain grate
- DIP Denotes ductile iron pipe
- EB Denotes electric box
- EM Denotes electric meter
- EMH Denotes electric manhole
- EO Denotes electric outlet
- FF Denotes finished floor
- FD Denotes fire hooking
- FLWP Denotes flower planter
- FOL Denotes fiber optic line
- FP Denotes flag pole
- FW Denotes face of walk
- G Denotes concrete gutter
- GASV Denotes gas valve
- GM Denotes gas meter
- GP Denotes guard post
- GRDL Denotes ground light
- GW Denotes guy wire
- GYP Denotes guy pole
- HCR Denotes disabled ramp
- HCS Denotes disabled sign
- HH Denotes hand hole
- HHD Denotes communication hand hole
- HHE Denotes electric hand hole
- HHF Denotes fiber optic hand hole
- HYD Denotes fire hydrant
- INV Denotes structure invert
- KWB Denotes keystone wall base
- LA Denotes landscaping
- LP Denotes light pole
- MB Denotes mailbox
- MC Denotes metal cover
- MH Denotes manhole
- MOWELL Denotes monitoring well
- MST Denotes metal step
- OD Denotes overhead door
- OHE Denotes overhead electric line
- OHU Denotes overhead utility lines
- OPC Denotes outdoor power center
- PEP Denotes polyethylene pipe
- PIV Denotes post indicator valve
- PKS Denotes parking sign
- PLP Denotes power and light pole
- PPU Denotes power pole with underground utility
- PVC Denotes polyvinylchloride pipe
- RPC Denotes reinforced concrete pipe
- RD Denotes roof drain
- SAN Denotes sanitary manhole
- SAN S Denotes sanitary sewer
- SAN C Denotes sanitary cleanout
- SMH Denotes storm manhole
- ST Denotes soil test
- STC Denotes surmountable curb
- ST S Denotes storm sewer
- TAD Denotes truncated domes
- TC Denotes top of concrete curb
- TCS Denotes traffic control sign
- TD Denotes trench drain
- TRANS Denotes transformer
- TRC Denotes trash compactor
- UGC Denotes underground communication line
- UGE Denotes underground electric line
- VCP Denotes vitrified clay pipe
- W Denotes water line
- WV Denotes water valve

DESCRIPTION OF PROPERTY SURVEYED

Lots 2, 3, 4 and 5, Block 31, City of Shakopee, and the south half of vacated alley adjacent thereto, according to the plat thereof on file and of record in the office of the Scott County Recorder in and for said County.

AND

Lots 2, 3, 4, 5 and 6, excepting the North 20 feet of the East 20 feet of Lot 4, Block 47, City of Shakopee, according to the plat thereof on file and of record in the office of the County Recorder, Scott County, Minnesota.

AND

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9 and 10, Block 48, City of Shakopee, according to the plat thereof on file and of record in the office of the County Recorder, Scott County, Minnesota.

AND

All of Block 57; all of Block 58; the West 33 feet of Courthouse Square; the alleys as located in Blocks 57, Block 58, and the West 33 feet of Courthouse Square; and that part of Fuller Street lying between Courthouse Square and Block 57, and lying northerly of Fifth Avenue and southerly of Fourth Avenue, according to the plat of Shakopee City on file and of record in the Office of the Scott County Recorder, in Scott County, Minnesota.

AND

All of Court House Square, City of Shakopee, according to the plat thereof on file and of record in the office of the County Recorder, Scott County, Minnesota.

AND

North 71.0 feet of East 90.0 feet of North one-half of Block 59, City of Shakopee, according to the plat thereof on file and of record in the office of the County Recorder, Scott County, Minnesota.

PLAT RECORDING INFORMATION

The plat of Shakopee City was filed of record on December 27, 1855.

TITLE COMMITMENT

This survey was prepared without the benefit of current title work. Easements, appurtenances, and encumbrances may exist in addition to those shown hereon. This survey is subject to revision upon receipt of a current title insurance commitment or attorney's title opinion.

GENERAL NOTES

- Survey coordinate basis: Scott County Coordinate System (HARN 1996 ADJ)
- There were no wetland delineation markers observed in the process of conducting the fieldwork.
- At the time fieldwork was performed for this survey, there was a significant amount of snow on the ground. Physical features were located to the best of our ability, but there may be additional features that were not visible and, therefore, not shown hereon.

UTILITY NOTES

- Utility information from plans and markings was combined with observed evidence of utilities to develop a view of the underground utilities shown hereon. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. In addition, Gopher State One Call locate requests from surveyors may be ignored or result in an incomplete response. Where additional or more detailed information is required, excavation and/or a private utility locate request may be necessary.
- Other underground utilities of which we are unaware may exist. Verify all utilities critical to construction or design.
- Some underground utility locations are shown as marked onsite by those utility companies whose locators responded to our Gopher State One Call, ticket number 180260415.
- Contact GOPHER STATE ONE CALL at 651-454-0002 (800-252-1166) for precise onsite location of utilities prior to any excavation.

FLOOD ZONE NOTE

- The subject property appears to lie within Zone C (Areas of Minimal flooding) per the National Flood Insurance Program, Flood Insurance Rate Map Community Panel No. 2704340001C, dated September 29, 1978. This information was obtained from the FEMA Map Service Center web site.

ZONING NOTE

- Zoning information shown hereon was obtained from the City of Shakopee web site on February 20, 2018.

BENCHMARKS (BM)

(NGVD 29)

- Top of top nut of fire hydrant at southwest quadrant of Atwood Street and 4th Avenue W. Elevation = 788.53 feet
- Top of top nut of fire hydrant at southwest quadrant of Fuller Street and 3rd Avenue W. Elevation = 766.36 feet
- Top of top nut of fire hydrant at southwest quadrant of Holmes Street and 3rd Avenue W. Elevation = 767.29 feet
- Top of top nut of 2nd fire hydrant north of 5th Avenue W. on west side of Holmes Street. Elevation = 788.15 feet
- Top of top nut of fire hydrant at southwest quadrant of Holmes Street and 4th Avenue W. Elevation = 778.36 feet
- Top of top nut of fire hydrant at southwest quadrant of Atwood Street and 5th Avenue W. Elevation = 795.36 feet

CONTROL STATIONS WITH COUNTY COORDINATES
(HARN 1996 ADJ)

STA. NUMBER	NORTHING	EASTING	ELEVATION
4005	217703.388	445758.066	786.55
4007	217483.051	444948.470	792.89
4010	217936.613	444878.584	784.85
4014	218394.553	445635.911	764.74

AREAS

Lots 2-5, Block 31 = 36,093 square feet or 0.829 acres
 Lots 2-5, Block 47 = 33,659 square feet or 0.773 acres
 Lot 6, Block 47 = 8,501 square feet or 0.195 acres
 All of Block 48 = 90,556 square feet or 2.079 acres
 All of Block 57 and Courthouse Square = 205,175 square feet or 4.710 acres
 All of Block 58 = 90,420 square feet or 2.076 acres
 Part of Block 59 = 6,390 square feet or 0.147 acres

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.

Dated this 23rd day of February, 2018

SUNDE LAND SURVEYING, LLC.

By: *Ailee J. Olson*
 Ailee J. Olson, P.L.S. Minn. Lic. No. 44900

Added tunnel information & sheet 4	MAP	4/24/2018
Revision	By	Date
	MAP	

Drawing Title:
**BOUNDARY, LOCATION, TOPOGRAPHIC
 and UTILITY SURVEY FOR:
 SCOTT COUNTY GOVERNMENT CENTER
 200 4TH AVE. W., SHAKOPEE, MN**

SUNDE
 LAND SURVEYING
 www.sunde.com

Project: 2017-240	By: P/g 950/56	Date:
Township: 115	Range: 23	Section: 01
File: 2017240A001.dwg		Sheet: 1 of 4

30 0 30 60
 SCALE IN FEET