

DESCRIPTION

The South Half of the Southwest Quarter and the Northwest Quarter of the Southeast Quarter of Section 14, Township 115, Range 23, and a parcel in the Southeast corner of the Northeast Quarter of the Southwest Quarter of Section 14, Township 115, Range 23, described as follows:

Commencing at the southeast corner of said Northeast Quarter of the Southwest Quarter; thence running west 35 feet; thence northeasterly to a point 35 feet north of the southeast corner of the Northeast Quarter of the Southwest Quarter; thence south 35 feet to the place of beginning.

all located in Scott County, Minnesota.

TOGETHER WITH

Outlot G, WINDERMERE SOUTH 2ND ADDITION, according to the proposed plat thereof, Scott County, Minnesota.

PROPERTY SUMMARY

- Subject property's address is 1520 130th Street W, its property identification number is 279140210.
- The gross area of the subject property is 121.898 Acres or 5,309,820 Square Feet.
- The subject property is zoned None Established, per City of Shakopee zoning map dated May 2019.

BENCHMARKS

BENCHMARK #1

Cast iron monument at south quarter corner of Section 14. Elev.=975.37

BENCHMARK #2

Cast iron monument at southwest quarter corner of Section 14. Elev.=943.37

SURVEY NOTES

- The bearing system for this survey is based on the Scott County coordinate system, NAD83 (1986 Adjust).
- The surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. Utility information shown hereon, if any, is a compilation of map information and those visible utilities that were located during the survey field work. The surveyor further does not warrant that the underground utilities shown hereon, if any, are in the exact location as indicated, although he does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities. Pursuant to MS 216.D contact Gopher State One Call at (651-454-0002) prior to any excavation.
- The subject property lies within Flood Plain Zone X - 'Areas determined to be outside the 0.2% annual chance floodplain', as depicted by scaled map location and graphic plotting according to FEMA, FIRM Map No. 270428 0010 dated 02/19/1987.
- Topography shown on this survey is per a combination of field survey data by Sambatek and LIDAR data obtained from MN Department of Natural Resources MnTOPO website (<http://arcgis.dnr.state.mn.us/maps/mntopo/>).
- Field work was completed on 05/17/2019.

LOT SUMMARY

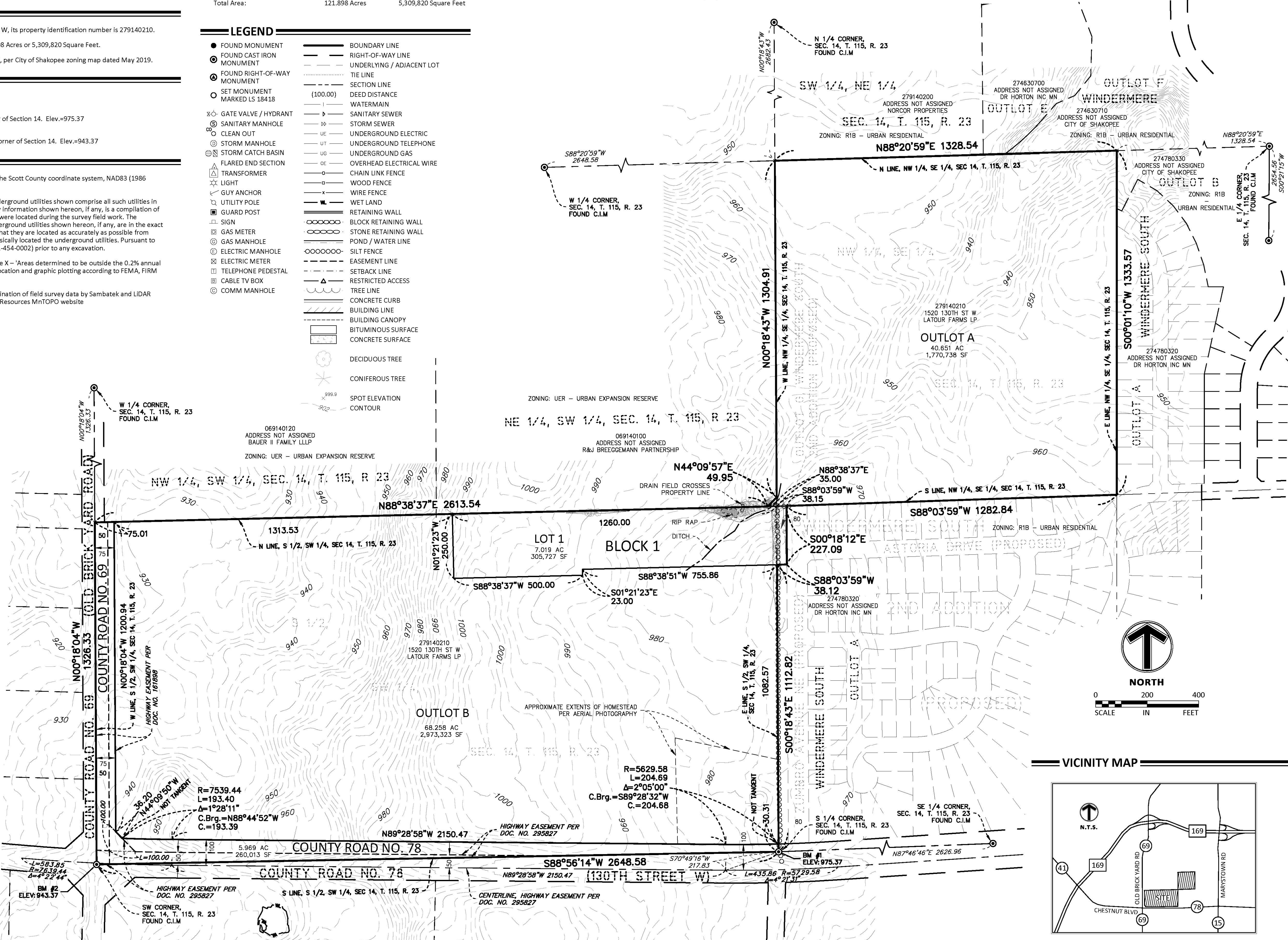
Total Number of Lots:	1	
Total Number of Outlots:	2	
Minimum Lot Depth:	1,260 ft	
Minimum Lot Width:	227.04 ft	
Lot 1, Block 1:	7.019 Acres	305,727 Square Feet
Outlot A:	40.651 Acres	1,770,738 Square Feet
Outlot B:	68.259 Acres	2,973,342 Square Feet
Right of Way Area:	5.969 Acres	260,013 Square Feet
Outlot Area:	108.910 Acres	4,744,080 Square Feet
Total Area:	121.898 Acres	5,309,820 Square Feet

LEGEND

● FOUND MONUMENT	— BOUNDARY LINE
○ FOUND CAST IRON MONUMENT	— RIGHT-OF-WAY LINE
⊙ FOUND RIGHT-OF-WAY MONUMENT	— UNDERLYING / ADJACENT LOT
○ SET MONUMENT MARKED LS 18418	— TIE LINE
⊗ GATE VALVE / HYDRANT	— SECTION LINE
⊙ SANITARY MANHOLE	— DEED DISTANCE
⊙ CLEAN OUT	— WATERMAIN
⊙ STORM MANHOLE	— SANITARY SEWER
⊙ STORM CATCH BASIN	— STORM SEWER
⊙ FLARED END SECTION	— UNDERGROUND ELECTRIC
⊙ TRANSFORMER	— UNDERGROUND TELEPHONE
⊙ LIGHT	— UNDERGROUND GAS
⊙ GUY ANCHOR	— OVERHEAD ELECTRICAL WIRE
⊙ UTILITY POLE	— CHAIN LINK FENCE
⊙ GUARD POST	— WOOD FENCE
⊙ SIGN	— WIRE FENCE
⊙ GAS METER	— WET LAND
⊙ GAS MANHOLE	— RETAINING WALL
⊙ ELECTRIC MANHOLE	— BLOCK RETAINING WALL
⊙ ELECTRIC METER	— STONE RETAINING WALL
⊙ TELEPHONE PEDESTAL	— POND / WATER LINE
⊙ CABLE TV BOX	— SILT FENCE
⊙ COMM MANHOLE	— EASEMENT LINE
	— SETBACK LINE
	— RESTRICTED ACCESS
	— TREE LINE
	— CONCRETE CURB
	— BUILDING LINE
	— BUILDING CANOPY
	— BITUMINOUS SURFACE
	— CONCRETE SURFACE
	— DECIDUOUS TREE
	— CONIFEROUS TREE
	— SPOT ELEVATION
	— CONTOUR

CONTACT INFORMATION

Developer:	Shakopee Public Utilities Commission 255 Sarazin St. Shakopee, MN 55379 (952) 445-1988
Owner:	La Tour Farms L P 1067 Tyler St Shakopee, MN 55379
Designer/Surveyor:	Sambatek, Inc. 12800 Whitewater Dr, Suite 300 Minnetonka, MN 55343 (763) 476-6010



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Minnetonka, MN 55343
763.476.6010 telephone
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Engineering | Surveying | Planning | Environmental

Client SPU

Project LA TOUR TERRACE

Location SHAKOPEE, MN

1520 130TH STREET WEST

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.

DRAFT

Keith E. Dahl
Registration No. 18418 Date: 07/30/2019
If applicable, contact us for a wet signed copy of this survey which is available upon request at Sambatek's, Minnetonka, MN office.

Summary

Designed: Drawn: DL
Approved: KED Book / Page: 1300/50
Phase: PPLAT Initial Issue: 07/30/2019

Revision History

No. Date By Submittal / Revision

Sheet Title PRELIMINARY PLAT

Sheet No. Revision

1/1

Project No. 20709.05