

CITY OF SHAKOPEE, MN
BARENSCHEER BLVD
EASEMENT ACQUISITION
SRF No. 12489
NOVEMBER 11, 2019

PARCEL 1 TE

OWNER: J & J MINNEAPOLIS, LLC

P.I.N. 272980020

PARCEL LEGAL AND OWNER ACCORDING WARRANTY DEED 899365

A 15.00 foot temporary easement for construction purposes over, under, across and through the following described property:

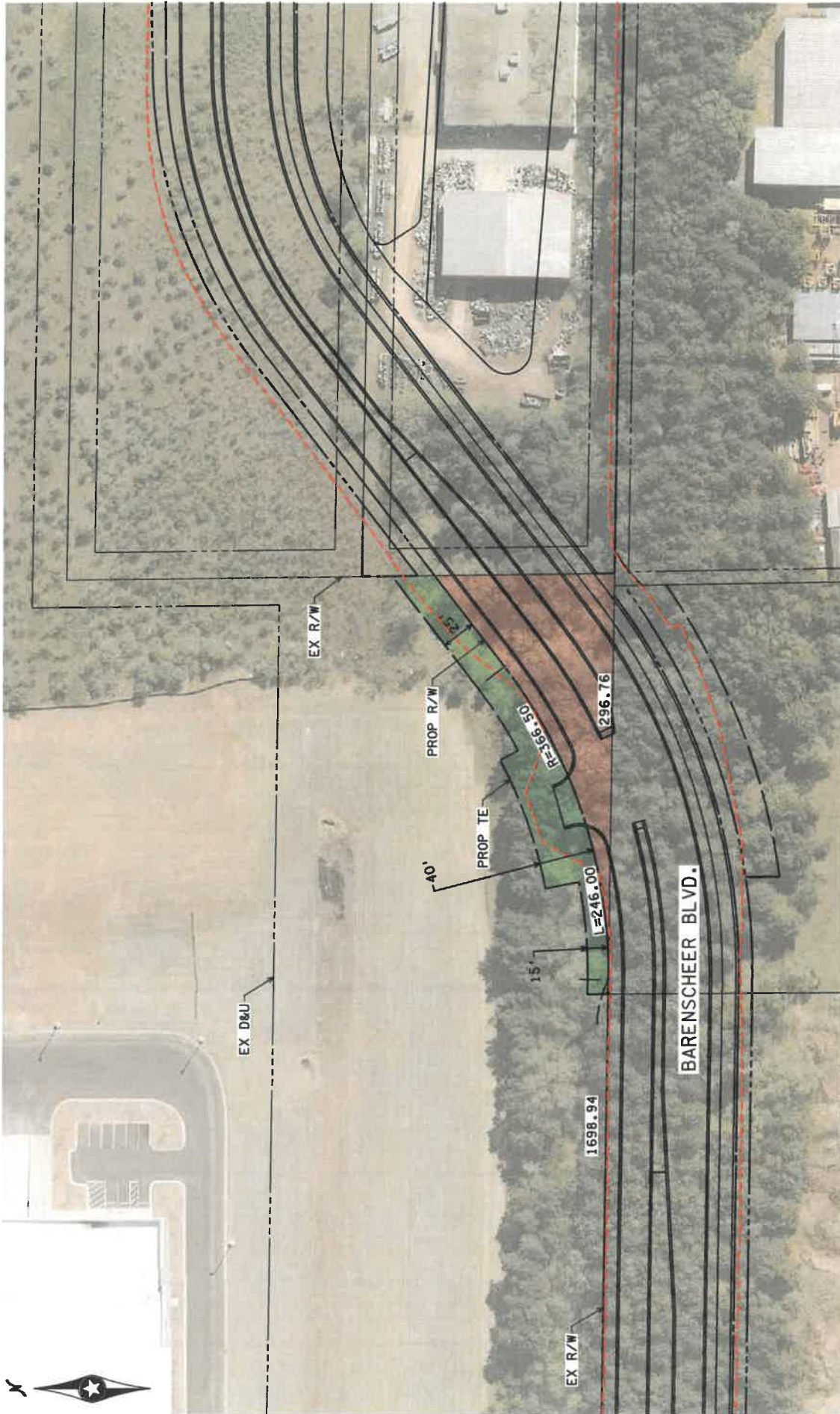
That part of Lot 2, Block 1, OPUS MVW, according to the recorded plat thereof, which lies easterly of a line described as follows: Commencing at the northwest corner of said Lot 2; thence North 89 degrees 49 minutes 19 seconds East, assumed bearing, along the north line of said Lot 2 a distance of 744.71 feet to the point of beginning of the line to be described; thence South 0 degrees 10 minutes 41 seconds East a distance of 1294.77 feet to the south line of said Lot 2 and there terminating.

Said temporary easement lies northerly of and adjacent to a line described as commencing at the southwest corner of said Lot 2; thence South 89 degrees 18 minutes 14 seconds East, assumed bearing, along the south line of said Lot 2 a distance of 1688.48 feet to the actual point of beginning; thence continuing South 89 degrees 18 minutes 14 seconds East along said south line a distance of 10.46 feet; thence northeasterly 74.76 feet along a tangential curve concave to the north having a radius of 366.50 and a central angle of 11 degrees 41 minutes 13 seconds and there terminating.

Together with a 40.00 foot temporary easement for construction purposes over, under, across and through said Lot 2. Said temporary easement lies northerly of and adjacent to a line described as beginning at the terminus of the above described line; thence northeasterly along the continuation of the curve in the above described line a distance of 112.20 feet and there terminating.

Together with a 25.00 foot temporary easement for construction purposes over, under, across and through said Lot 2. Said temporary easement lies northerly of and adjacent to a line described as beginning at the terminus of the above described line; thence northeasterly along the continuation of the curve in the above described line a distance of 59.04 feet; thence North 52 degrees 14 minutes 20 seconds East, tangent to said curve, a distance of 285.50 feet and there terminating.

Said temporary easements to expire _____.



272980020	3700 4TH AVE E, SHAKOPEE MN				
	EXISTING PARCEL AREA	TOTAL ACQ	D&U	TE	R/W
	41.68 AC				
BARENSCHEER BOULEVARD CONSTRUCTION					
CITY OF SHAKOPEE					
PROJ. NO. 19-004-11					
DATE					11/11/2019
PARCEL					1

PROPERTY LINE
EXISTING R/W
EXISTING PE
PROPOSED R/W
TEMP EASE
PROPOSED EASEMENT
PROPOSED CONSTRUCTION
CONST LIMITS



CITY OF SHAKOPEE, MN
BARENSCHEER BLVD
EASEMENT ACQUISITION
SRF No. 12489
NOVEMBER 11, 2019
REVISED: NOVEMBER 12, 2019

PARCEL 1 RW
OWNER: J & J MINNEAPOLIS, LLC
P.I.N. 272980020
PARCEL LEGAL AND OWNER ACCORDING WARRANTY DEED 899365

A perpetual easement for roadway and utility purposes over, under, across and through part of the following described property:

That part of Lot 2, Block 1, OPUS MVW, according to the recorded plat thereof, which lies easterly of a line described as follows: Commencing at the northwest corner of said Lot 2; thence North 89 degrees 49 minutes 19 seconds East, assumed bearing, along the north line of said Lot 2 a distance of 744.71 feet to the point of beginning of the line to be described; thence South 0 degrees 10 minutes 41 seconds East a distance of 1294.77 feet to the south line of said Lot 2 and there terminating.

Said perpetual easement being that part of said Lot 2 lying southerly of a line described as beginning at the southwest corner of said Lot 2; thence South 89 degrees 18 minutes 14 seconds East, assumed bearing, along the south line of said Lot 2 a distance of 1698.94 feet; thence northeasterly 246.00 feet along a tangential curve concave to the northwest having a radius of 366.50 feet and a central angle of 38 degrees 27 minutes 26 seconds; thence North 52 degrees 14 minutes 20 seconds East, tangent to said curve, a distance of 285.50 feet and there terminating.