

ADMINISTRATIVE SUBDIVISION

of Lions Park
for:
City of Shakopee, Minnesota

LEGAL DESCRIPTION OF PROPERTY SURVEYED (per recorded deed):

Property ID - 279120272

That part of the Northwest 1/4 of the Southwest 1/4 of Section 12, Township 115, Range 23, Scott County, Minnesota, which lies northwesterly of Parcel 48 (Permanent Drainage Easement) as shown on Minnesota Department of Transportation Right of Way Plat No. 70-2, according to said plat on file and of record in the office of the County Recorder, Scott County, Minnesota, and which lies southerly of a line drawn at right angles to the East line of said Southwest 1/4 of the Northwest 1/4 from a point 596.20 feet south of the Northeast corner of said Northwest Quarter of the Southwest Quarter, said point being 1954.54 feet southerly from the Northeast corner of the Southwest 1/4 of the Northwest 1/4 of said Section 12, said 1954.54 feet measured along the East lines of said Southwest 1/4 of the Northwest 1/4 and Northwest 1/4 of the Southwest 1/4, and lying easterly of a line drawn parallel with and distant 40.00 feet northerly of the following described line.

Commencing at the Southwest corner of Lot 1, Block 3, Orchard Park West P.U.D. 3RD Addition, according to said plat on file and of record in the office of the County Recorder, Scott County, Minnesota; thence South 00 degrees 16 minutes 45 seconds West, assumed bearing along the Southerly extension of the Westerly line of said Lot 1, 41.89 feet, to its intersection with a line drawn parallel with and distant 40.00 feet Southerly of the Southerly line of said Lot 1, and its Westerly extension thereof, to the point of beginning of said line to be hereinafter described; thence South 73 degrees 38 minutes 33 seconds West, 28.23 feet; thence Westerly, 459.56 feet, along a tangential curve, concave to the North, having a radius of 455.00 feet and a central angle of 57 degrees 52 minutes 12 seconds, to the point of reverse curvature; thence Northwesterly, 305.55 feet, along a tangential curve, concave to the Southwest, having a radius of 455.00 feet and a central angle of 38 degrees 28 minutes 34 seconds, and said line there terminating.

Property ID - 279120273

That part of the Northwest 1/4 of the Southwest 1/4 of Section 12, Township 115, Range 23, Scott County, Minnesota, except that part of St. Marks Cemetery described as follows: Beginning at the Northeast corner of said Northwest 1/4 of the Southwest 1/4, thence southerly along the East line of said Northwest 1/4 of the Southwest 1/4 a distance of 596.20 feet to a point 1954.54 feet southerly from the Northeast corner of the Southwest 1/4 of the Northwest 1/4 of said Section 12, said 1954.54 feet measured along the East lines of said Southwest 1/4 of the Northwest 1/4 and Northwest 1/4 of the Southwest 1/4; thence westerly parallel with a line drawn at right angles to the East line of said Southwest 1/4 of the Northwest 1/4 a distance of 484.10 feet; thence northerly parallel with the East line of said Northwest 1/4 of the Southwest 1/4 a distance of 643.27 feet more or less to the North line of said Northwest 1/4 of the Southwest 1/4; thence easterly along the North line of said Northwest 1/4 of the Southwest 1/4 a distance of 485.95 feet more or less to the point of beginning.

also except that part of CSAH No 15 as shown as Parcel 48 on Minnesota Department of Transportation Right of Way Plat No 70-2 according to the recorded plat thereof on file and of record in the office of the County Recorder, Scott County, Minnesota.

and also except Park Place, according to the recorded plat thereof on file and of record in the office of the County Recorder, Scott County, Minnesota.

and also except that part of the Northwest 1/4 of the Southwest 1/4 of Section 12, Township 115, Range 23, Scott County, Minnesota, which lies northwesterly of Parcel 48 (Permanent Drainage Easement) as shown on Minnesota Department of Transportation Right of Way Plat No. 70-2, according to said plat on file and of record in the office of the County Recorder, Scott County, Minnesota, and which lies southerly of a line drawn at right angles to the East line of said Southwest 1/4 of the Northwest 1/4 from a point 596.20 feet south of the Northeast corner of said Northwest Quarter of the Southwest Quarter, said point being 1954.54 feet southerly from the Northeast corner of the Southwest 1/4 of the Northwest 1/4 of said Section 12, said 1954.54 feet measured along the East lines of said Southwest 1/4 of the Northwest 1/4 and Northwest 1/4 of the Southwest 1/4, and lying easterly of a line drawn parallel with and distant 40.00 feet northerly of the following described line.

Commencing at the Southwest corner of Lot 1, Block 3, Orchard Park West P.U.D. 3RD Addition, according to said plat on file and of record in the office of the County Recorder, Scott County, Minnesota; thence South 00 degrees 16 minutes 45 seconds West, assumed bearing along the Southerly extension of the Westerly line of said Lot 1, 41.89 feet, to its intersection with a line drawn parallel with and distant 40.00 feet Southerly of the Southerly line of said Lot 1, and its Westerly extension thereof, to the point of beginning of said line to be hereinafter described; thence South 73 degrees 38 minutes 33 seconds West, 28.23 feet; thence Westerly, 459.56 feet, along a tangential curve, concave to the North, having a radius of 455.00 feet and a central angle of 57 degrees 52 minutes 12 seconds, to the point of reverse curvature; thence Northwesterly, 305.55 feet, along a tangential curve, concave to the Southwest, having a radius of 455.00 feet and a central angle of 38 degrees 28 minutes 34 seconds, and said line there terminating.

Property ID - 279120380

That part of the Southwest 1/4 of the Northwest 1/4 of Section 12, Township 115, Range 23, Scott County, Minnesota described as follows: Beginning at the Southwest corner of said Southwest 1/4 of the Northwest 1/4; thence North along the West line of said Southwest 1/4 of the Northwest 1/4 distance 671.24 feet; thence South 54 degrees 08 minutes 30 seconds East distant 1036.35 feet; thence South 00 degrees 15 minutes 00 seconds West distant 148.05 feet to the South line of said Southwest 1/4 of the Northwest 1/4; thence North 84 degrees 17 minutes 30 seconds West along said South line 843.47 feet to the point of beginning. For purpose of this description the West line of the Northwest 1/4 is assumed to be a North bearing. Containing 7.99 acres.

Property ID - 279120370

That part of the Southwest 1/4 of the Northwest 1/4 of Section 12, Township 115, Range 23, Scott County, Minnesota, described as follows: Beginning at a point on the West line of said Southwest 1/4 of the Northwest 1/4 distant 671.24 feet North of said Southwest corner thereof, thence North along said West line 135.73 feet; thence South 84 degrees 18 minutes 52 seconds East distant 846.97 feet; thence South 00 degrees 15 minutes 00 seconds West distant 658.91 feet; thence North 54 degrees 08 minutes 30 seconds West distant 1036.35 feet to the point of beginning. For the purpose of this description the West line of the Northwest 1/4 is assumed to be a North bearing. Containing 10.77 acres.

LEGAL DESCRIPTION OF PROPOSED PARCELS (per county coordinates)

PARCEL A

That part of the Northwest 1/4 of the Southwest 1/4 of Section 12, Township 115, Range 23, Scott County, Minnesota, except that part of St. Marks Cemetery described as follows: Beginning at the Northeast corner of said Northwest 1/4 of the Southwest 1/4, thence southerly along the East line of said Northwest 1/4 of the Southwest 1/4 a distance of 596.20 feet to a point 1954.54 feet southerly from the Northeast corner of the Southwest 1/4 of the Northwest 1/4 of said Section 12, said 1954.54 feet measured along the East lines of said Southwest 1/4 of the Northwest 1/4 and Northwest 1/4 of the Southwest 1/4; thence westerly parallel with a line drawn at right angles to the East line of said Southwest 1/4 of the Northwest 1/4 a distance of 484.10 feet; thence northerly parallel with the East line of said Northwest 1/4 of the Southwest 1/4 a distance of 643.27 feet more or less to the North line of said Northwest 1/4 of the Southwest 1/4; thence easterly along the North line of said Northwest 1/4 of the Southwest 1/4 a distance of 485.95 feet more or less to the point of beginning.

also except that part of CSAH No 15 as shown as Parcel 48 on Minnesota Department of Transportation Right of Way Plat No 70-2 according to the recorded plat thereof on file and of record in the office of the County Recorder, Scott County, Minnesota.

and also except Park Place, according to the recorded plat thereof on file and of record in the office of the County Recorder, Scott County, Minnesota.

and also except that part of the Northwest 1/4 of the Southwest 1/4 of Section 12, Township 115, Range 23, Scott County, Minnesota described as follows: Commencing at the Northeast corner of the Northwest 1/4 of the Southwest 1/4; thence South 00 degrees 16 minutes 45 seconds West, a distance of 596.20 feet to a point 1954.54 feet southerly from the Northeast corner of the Southwest 1/4 of the Northwest 1/4 of said Section 12; thence South 89 degrees 44 minutes 32 seconds West, a distance of 668.81 feet to a point lying easterly of a line drawn parallel with and distant 678.13 feet East of the West line of said Northwest 1/4 of the Southwest 1/4; thence South 00 degrees 38 minutes 48 seconds West, along said parallel line, a distance of 405.58 feet to the point of beginning; thence North 25 degrees 44 minutes 05 seconds East, a distance of 161.33 feet; thence South 64 degrees 25 minutes 13 seconds East, a distance of 201.64 feet; thence South 25 degrees 31 minutes 23 seconds West, a distance of 207.03 feet to a point on the north line of Vierling Drive, as it is currently constructed; thence along said north line, a distance of 175.29 feet along a non-tangential curve concave to the Southwest, having a radius of 495.00 feet, a delta angle of 20 degrees 17 minutes 21 seconds, and a chord bearing of North 69 degrees 39 minutes 01 second West to a point on a line drawn parallel with and distant 678.13 feet East of the West line of said Northwest 1/4 of the Southwest 1/4; thence North 00 degrees 38 minutes 48 seconds East, along said parallel line, a distance of 67.92 feet to the point of beginning.

TOGETHER WITH that part of the Southwest 1/4 of the Northwest 1/4 of Section 12, Township 115, Range 23, Scott County, Minnesota described as follows: Beginning at the Southwest corner of said Southwest 1/4 of the Northwest 1/4; thence North 00 degrees 24 minutes 50 seconds West, along the West line of said Southwest 1/4 of the Northwest 1/4, a distance of 806.97 feet; thence South 84 degrees 43 minutes 42 seconds East, a distance of 846.97 feet; thence South 00 degrees 08 minutes 50 seconds East, a distance of 807.07 feet to the South line of said Southwest 1/4 of the Northwest 1/4; thence North 84 degrees 41 minutes 55 seconds West, along said South line, a distance of 843.48 feet to the point of beginning.

PARCEL B

That part of the Northwest 1/4 of the Southwest 1/4 of Section 12, Township 115, Range 23, Scott County, Minnesota described as follows: Commencing at the Northeast corner of the Northwest 1/4 of the Southwest 1/4; thence South 00 degrees 16 minutes 45 seconds West, a distance of 596.20 feet to a point 1954.54 feet southerly from the Northeast corner of the Southwest 1/4 of the Northwest 1/4 of said Section 12; thence South 89 degrees 44 minutes 32 seconds West, a distance of 668.81 feet to a point lying easterly of a line drawn parallel with and distant 678.13 feet East of the West line of said Northwest 1/4 of the Southwest 1/4; thence South 00 degrees 38 minutes 48 seconds West, along said parallel line, a distance of 405.58 feet to the point of beginning; thence North 25 degrees 44 minutes 05 seconds East, a distance of 161.33 feet; thence South 64 degrees 25 minutes 13 seconds East, a distance of 201.64 feet; thence South 25 degrees 31 minutes 23 seconds West, a distance of 207.03 feet to a point on the north line of Vierling Drive, as it is currently constructed; thence along said north line, a distance of 175.29 feet along a non-tangential curve concave to the Southwest, having a radius of 495.00 feet, a delta angle of 20 degrees 17 minutes 21 seconds, and a chord bearing of North 69 degrees 39 minutes 01 second West to a point on a line drawn parallel with and distant 678.13 feet East of the West line of said Northwest 1/4 of the Southwest 1/4; thence North 00 degrees 38 minutes 48 seconds East, along said parallel line, a distance of 67.92 feet to the point of beginning.

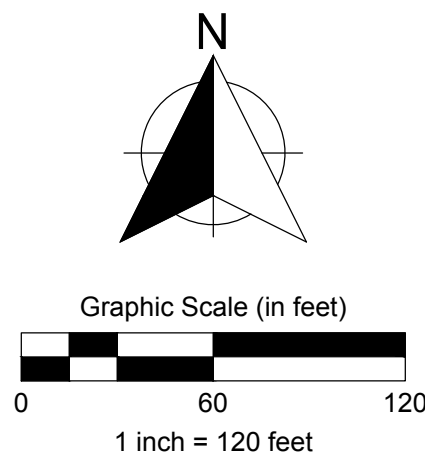
LEGEND

PROPOSED BOUNDARY
EXISTING LOT LINE (TO BE REMOVED)
EASEMENT LINE
RIGHT OF WAY LINE
FOUND MONUMENT
MONUMENT TO BE SET

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

Dallas Westerlund
MN License No. 53797
dwesterlund@wsbeng.com

2/28/20
DATE



wsb
WSB PROJECT NO.:
014706-000