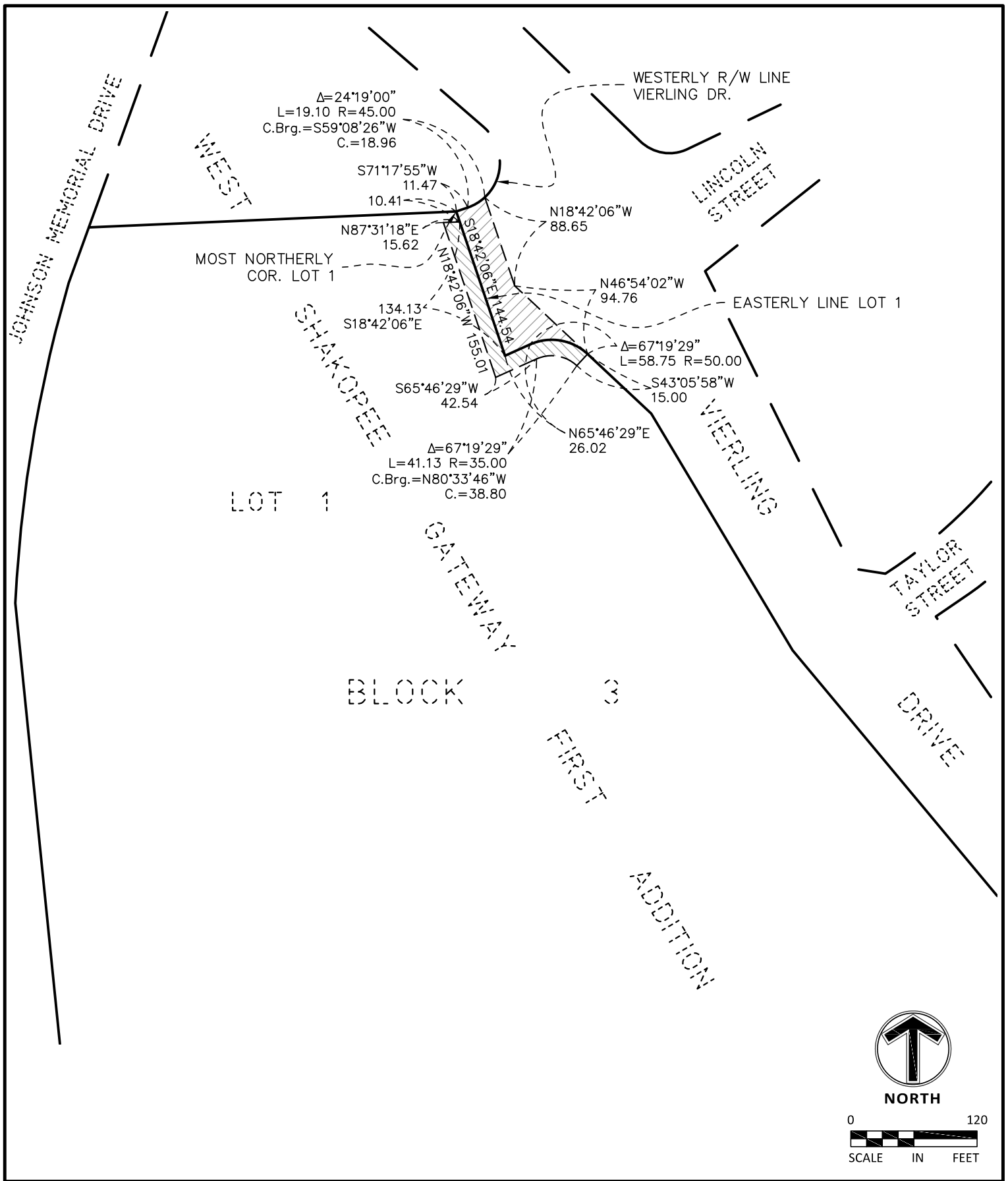


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## **ROAD DESCRIPTION VACATION**

That part of Vierling Drive as dedicated in the plat of WEST SHAKOPEE GATEWAY FIRST ADDITION, Scott County, Minnesota described as follows:

Beginning at the most northerly corner of Lot 1, Block 3 of said WEST SHAKOPEE GATEWAY FIRST ADDITION; thence South 18 degrees 42 minutes 06 seconds East, assumed bearing along the easterly line of said Lot 1, 144.54 feet; thence North 65 degrees 46 minutes 29 seconds East along said easterly line, 26.02 feet; thence Easterly said easterly line, along a tangential curve, concave to the South, having a radius of 50.00 feet, a central angle of 67 degrees 19 minutes 29 seconds, for an arc length of 58.75 feet; thence North 46 degrees 54 minutes 02 seconds West, 94.76 feet; thence North 18 degrees 42 minutes 06 seconds West, 88.65 feet to a point on the westerly right-of-way line of said Veirling Drive; thence Southwesterly along said westerly line, along a non tangential curve, concave to the Northwest, having a radius of 45.00 feet, a central angle of 24 degrees 19 minutes 00 seconds, for an arc length of 19.10 feet, the chord of said curve bears South 59 degrees 08 minutes 26 seconds West; thence South 71 degrees 17 minutes 55 seconds West along said westerly line, 11.47 feet to the point of beginning and there terminating.

Containing 5,340 square feet or 0.1226 acres.

## **EASEMENT DESCRIPTION VACATION**

An easement for drainage and utility purposes as dedicated in the plat of WEST SHAKOPEE GATEWAY FIRST ADDITION, Scott County, Minnesota described as follows:

Commencing at the most northerly corner of Lot 1, Block 3 of said WEST SHAKOPEE GATEWAY FIRST ADDITION; thence South 18 degrees 42 minutes 06 seconds East, assumed bearing along the easterly line of said Lot 1, 10.41 feet to the point of beginning; thence continuing South 18 degrees 42 minutes 06 seconds East along said easterly line, 134.13 feet; thence North 65 degrees 46 minutes 29 seconds East along said easterly line, 26.02 feet; thence Easterly along said easterly line, along a tangential curve, concave to the South, having a radius of 50.00 feet, a central angle of 67 degrees 19 minutes 29 seconds, for an arc length of 58.75 feet; thence South 43 degrees 05 minutes 58 seconds West, 15.00 feet; thence Westerly along a non tangential curve, concave to the South, having a radius of 35.00 feet, a central angle of 67 degrees 19 minutes 29 seconds, for an arc length of 41.13 feet, the chord of said curve bears North 80 degrees 33 minutes 46 seconds West; thence South 65 degrees 46 minutes 29 seconds West, 42.54 feet; thence North 18 degrees 42 minutes 06 seconds West, 155.01 feet; thence North 87 degrees 31 minutes 18 seconds East, 15.62 feet to the point of beginning and there terminating.

Containing 3,432 square feet or 0.0788 acres.

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Engineering | Surveying | Planning | Environmental

**OPUS DEVELOPMENT**  
VIERLING INDUSTRIAL  
SHAKOPEE, MN  
VACATION EXHIBIT

|                    |
|--------------------|
| Designed: -        |
| Drawn: LCC         |
| Approved: CEJ      |
| Issued: 03/11/2020 |
| Rev.:              |
| Date:              |

Exhibit Number

**2/2**

Project No. 21258