

PRELIMINARY PLAT OF
CANTERBURY PARK NINTH ADDITION

LEGAL DESCRIPTION OF PROPERTY TO BE PLATTED

Lot 1, Block 3, CANTERBURY PARK SEVENTH ADDITION, Scott County, Minnesota.

OUTLOT F, CANTERBURY PARK SEVENTH ADDITION, Scott County, Minnesota.

PRESENT ADDRESSES

THE SUBJECT PROPERTY ADDRESS:
UNASSIGNED
PROPERTY ID - 274760030 & 274760090

TAXPAYER / PROPERTY OWNER

CANTERBURY DEVELOPMENT LLC
1100 CANTERBURY RD S
SHAKOPEE, MN 55379RD INC.

LAND SURVEYOR

WENCK ASSOCIATES,
1800 PIONEER CREEK
CENTER, MAPLE PLAIN, MN
CHRIS AMBOURN
MN. LICENSE NUMBER 43055

DATE OF PRELIMINARY PLAT

MARCH 5, 2020

PLATTED AREAS

GROSS LAND AREA TO BE PLATTED = 1,189,303 OR 27.303 ACRES±

OUTLOT A = 152,527 S.F. OR 3.502 ACRES ±

OUTLOT B = 78,087 S.F. OR 1.793 ACRES ±

OUTLOT C = 63,003 S.F. OR 1.445 ACRES ±

OUTLOT D = 67,388 S.F. OR 1.547 ACRES ±

OUTLOT E = 134,038 S.F. OR 3.077 ACRES ±

OUTLOT F = 579,008 S.F. OR 13.292 ACRES ±

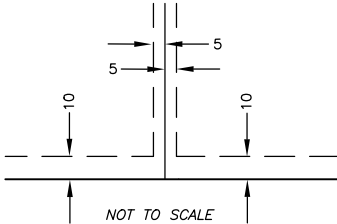
LOT 1, BLOCK 1 = 72,986 S.F. OR 1.676 ACRES ±

DEDICATED RIGHT-OF WAY = 42,266 S.F. OR 0.970 ACRES ±

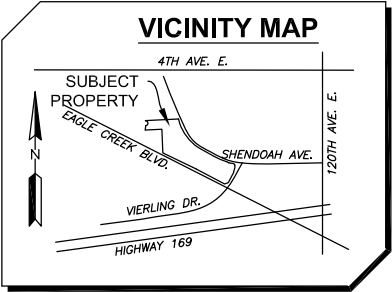
LEGEND

- DENOTES IRON MONUMENT FOUND
- DENOTES 1/2 INCH X 14 INCH IRON MONUMENT SET WITH PLASTIC CAP MARKED RLS NO. 43055 UNLESS OTHERWISE INDICATED

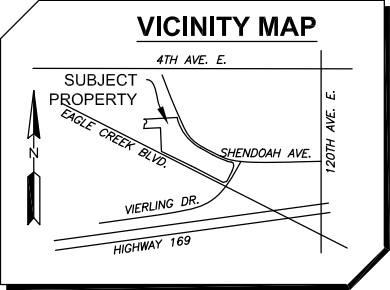
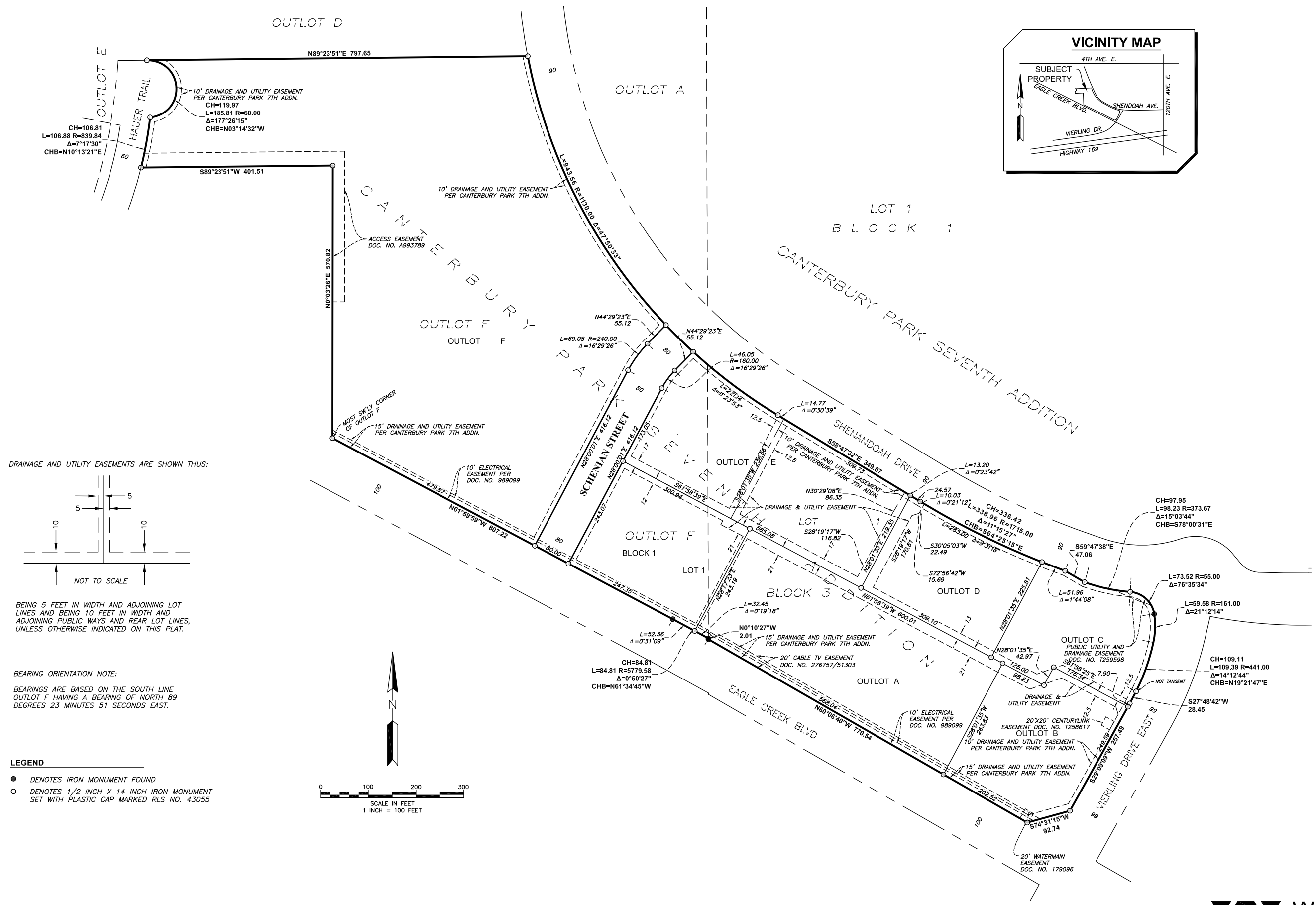
DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



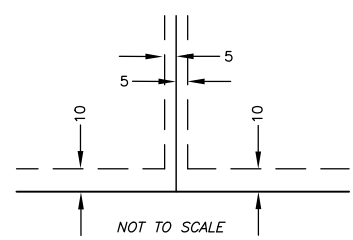
BEING 5 FEET IN WIDTH AND ADJOINING LOT LINES AND BEING 10 FEET IN WIDTH AND ADJOINING PUBLIC WAYS AND REAR LOT LINES, UNLESS OTHERWISE INDICATED ON THIS PLAT.



CANTERBURY PARK NINTH ADDITION



DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



BEING 5 FEET IN WIDTH AND ADJOINING LOT LINES AND BEING 10 FEET IN WIDTH AND ADJOINING PUBLIC WAYS AND REAR LOT LINES, UNLESS OTHERWISE INDICATED ON THIS PLAT.

BEARING ORIENTATION NOTE:

BEARINGS ARE BASED ON THE SOUTH LINE OUTLOT F HAVING A BEARING OF NORTH 89 DEGREES 23 MINUTES 51 SECONDS EAST.

LEGEND

- DENOTES IRON MONUMENT FOUND
- DENOTES 1/2 INCH X 14 INCH IRON MONUMENT SET WITH PLASTIC CAP MARKED RLS NO. 43055

