



PRELIMINARY PLAT  
**PRAIRIE POINTE**  
City of Shakopee, Scott County, Minnesota

Existing Legal Description

The North 30 rods and 4.7 feet (499.7 feet) of the Northwest Quarter of the Southwest Quarter, Section 5, Township 115, Range 22, Scott County, Minnesota EXCEPT the Easterly 59 rods and 1.5 feet (975.0 feet) thereof, all distances measured along the North-South and East-West lines thereof.

Proposed Legal Descriptions

Lots 1 and 2, Block, PRAIRIE POINT, Scott County, Minnesota.

Zoning & Development Information

Property Currently Zoned: B-1, Highway Business District  
Proposed Zoning: PUD

Proposed Building Setbacks (for main structure)  
Right of Way - 50 feet  
Side Yard - 20 feet  
Rear Yard - 20 feet

Refer to Site Plan from Westwood Eng. for proposed building location.

Proposed Number of Lots = 2

Area of proposed:  
Lot 1, Block 1 = 58,280 sq. ft. (1.34 acres)  
Lot 2, Block 1 = 88,327 sq. ft. (2.03 acres)

Right-of-Way Dedication = 32,573 sq. ft. (0.75 acres)

Total Area of Development = 177,181 sq. ft. (4.07 acres)

Miscellaneous Notes

**MN 1** Legal description and easements per title commitment from Guaranty Commercial Title, Inc. issuing agent for Old Republic Title Ins. Co., File No. 65275, dated October 21, 2019.

**MN 2** Property Address: 1760 4th Ave. E. Shakopee, MN 55379  
PID No.: 279050180

**MN 3** Area of Parcel as described = 177,181 sq. ft. (area includes right of way easements)

**MN 4** Property is in Flood Zone "X" (area of minimal flooding) per FEMA panel map number 2704340002C dated 09/29/1978.

**MN 5** Benchmark: Top nut of hydrant located at NE quadrant of 4th Ave. and Sarazin Street.  
Elevation = 754.53 feet

Personnel

**ENGINEER:**  
Westwood  
12701 Whitewater Drive, Suite 300  
Minnetonka, MN 55343  
phone 952-937-5150

**Developer:**  
Beacon Interfaith Housing  
2610 University Avenue W.,  
Suite 100  
St. Paul, MN 55114  
Attn: Matt Soucek  
phone: 651-789-6260  
MSoucek@beaconinterfaith.org

**SURVEYOR**  
Demarc  
Surveying and Engineering  
7601 73rd Avenue N.  
Brooklyn Park, MN 55428  
Attn: Greg Prasch  
phone: 763-560-3093  
fax: 763-560-3522  
gregprasch@demarcinc.com

Survey Certification

I 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.

Prepared this 3rd day of March, 2020.

**DEMARC**  
LAND SURVEYING & ENGINEERING  
7601 73rd Avenue North  
Minneapolis, Minnesota 55428  
(763) 560-3093  
Demarcinc.com

Signed: *Gregory R. Prash*  
Gregory R. Prash Registration No. 24992

File No. F:\survey\5-115-22 - scott\1760 4th ave east\01 Surveying - 88782\01 CAD\01 Source\02 ALTA.dwg  
F.B. No. 1109-74 Proj. No. 88782

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