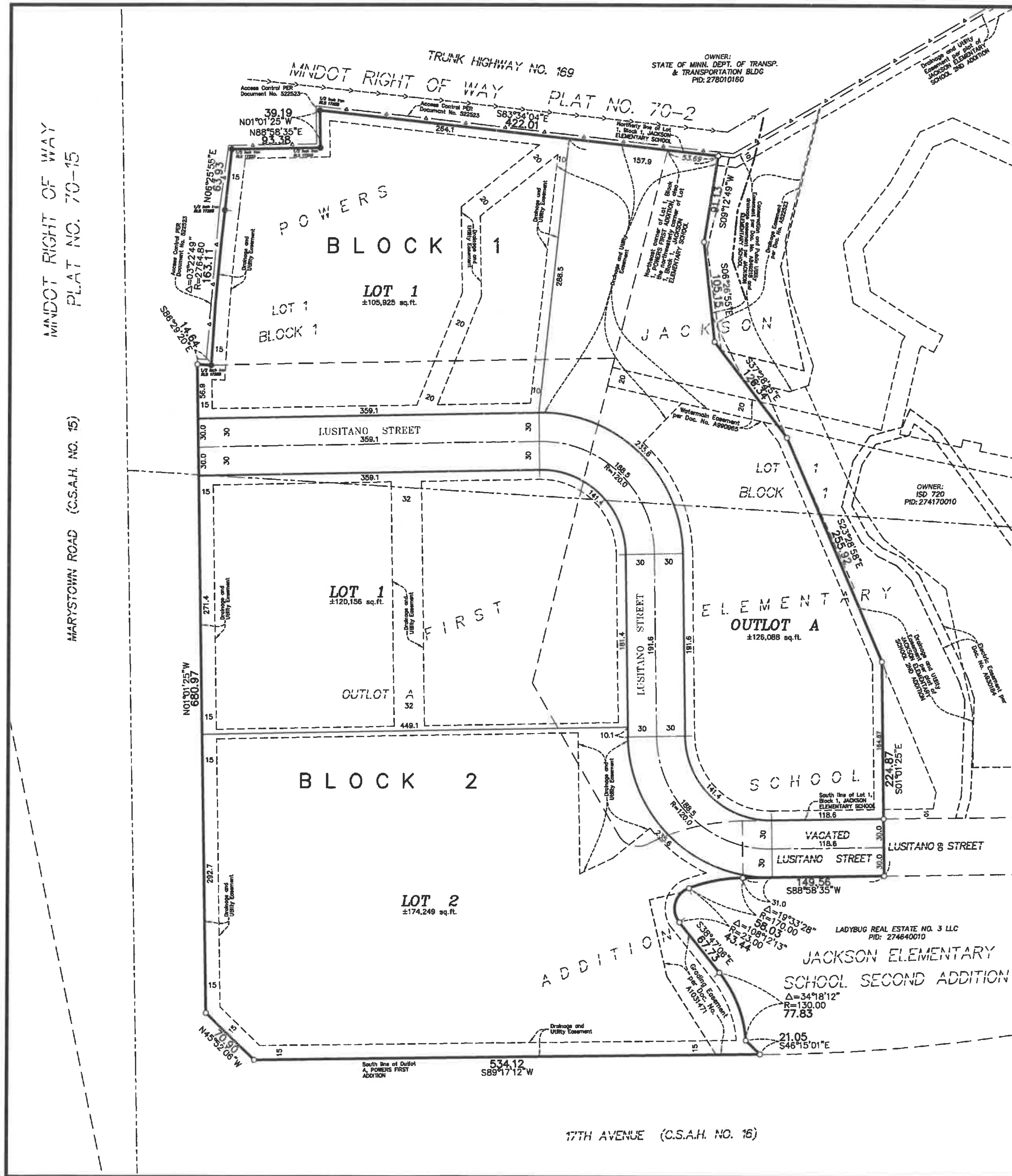

PARCEL DESCRIPTION:

Lot 1, Block 1, POWERS FIRST ADDITION, according to the recorded plat thereof, Scott County, Minnesota.

AND

Outlot A, POWERS FIRST ADDITION, according to the recorded plat thereof, Scott County, Minnesota.

AND

That part of vacated Lusitano Street, as created and dedicated in POWERS FIRST ADDITION, according to the recorded plat thereof, Scott County, Minnesota, accruing thereto by reason of street vacation.

AND

That part of Lot 1, Block 1, JACKSON ELEMENTARY SCHOOL, according to the recorded plat thereof, Scott County, Minnesota, lying westerly of the following described line and its northerly and southerly extensions thereof:

Commencing at the Northwest corner of said Lot 1, Block 1, JACKSON ELEMENTARY SCHOOL, also being the northeast corner of Lot 1, Block 1, POWERS FIRST ADDITION; thence South 83 degrees 34 minutes 04 seconds East, assumed bearing, along the northerly line of said Lot 1, Block 1, JACKSON ELEMENTARY SCHOOL, 53.69 feet to the point of beginning of said line to be described; thence South 09 degrees 12 minutes 49 seconds West, 91.13 feet; thence South 06 degrees 26 minutes 55 seconds East, 105.15 feet; thence South 37 degrees 28 minutes 15 seconds East, 126.34 feet; thence South 23 degrees 28 minutes 58 seconds East, 255.92 feet; thence South 01 degree 01 minute 25 seconds East, 164.87 feet to the South line of said Lot 1, Block 1, JACKSON ELEMENTARY SCHOOL, and said line there terminating.

GENERAL NOTES:

1) *Bearings shown hereon are based on the South line of Outlot A, POWERS FIRST ADDITION, which is assumed to bear S89°17'12"W.*

2) *The following is a list of existing easements to be vacated, amended, or released:*

–A portion of the drainage and utility easements per JACKSON ELEMENTARY SCHOOL.

–Drainage and utility easement per Doc. No. A1085415.

–Utility and roadway easement per Doc. No. A1085416.

–Utility easement per Doc. No. A1085418.

–Access easement per Doc. No. A1085419.

–Access easement per Doc. No. A1085421.

–Temporary Construction Easement per Doc. No. 1085425.

SITE DATA

TOTAL SITE AREA	±13.53 AC.
TOTAL ROW AREA	±1.45 AC.
TOTAL OUTLOT AREA	±2.89 AC.
OUTLOT A	±2.89 AC.
TOTAL LOT AREA	±9.19 AC.
TOTAL NUMBER OF LOTS	3
GROSS DENSITY	0.22 LOTS/AC.
UTILITIES	AVAILABLE

LEGEND

● – Denotes Scott County Monument, as noted

● – Denotes Found Iron Monument, as noted

○ – Denotes 5/8 inch by 14 inch rebar, marked with RLS 40361

——Δ—— – Denotes Access Control Permitted to Trunk Highway No. 169

N

0 30 60 120

(SCALE IN FEET)

Carlson McCain

ENVIRONMENTAL · ENGINEERING · SURVEYING

3890 Pheasant Ridge Dr. NE #100, Blaine, MN

Phone: 763-489-7900 Fax: 763-489-7959

PRELIMINARY PLAT

POWERS SECOND ADDITION

Shakopee, Minnesota

TRIDENT - SHAKOPEE WEST, LLC

3601 18th Street South, Suite 103

St. Cloud, MN 56301

REVISIONS	
1.	
2.	
3.	
4.	
5.	
6.	
DRAWN BY:	KCM
ISSUE DATE:	5/01/20
FILE NO:	1667

I hereby 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.

Name: Thomas R. Balluff

Signature: [signature]

Date: 5/01/20 License #: 40361

Save Date: 04/30/20 f:\jobs\7381 - 7400\7389 - shakopee apartments\cad c3d\survey\preliminary\7389-prp.dwg