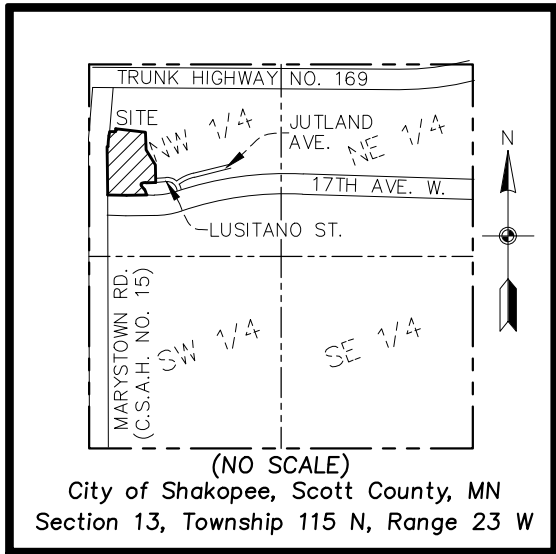


VICINITY MAP



POWERS SECOND ADDITION

KNOW ALL PERSONS BY THESE PRESENTS: That Trident-Shakopee West, LLC a Minnesota limited liability company, fee owner of the following described property situated in the County of Scott, State of Minnesota, to wit:

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.

Has caused the same to be surveyed and platted as POWERS SECOND ADDITION and does hereby donate and dedicate to the public for public use forever the public ways, as shown on this plat and also dedicate the easements created by this plat for drainage and utility purposes only.

In witness whereof said Trident-Shakopee West, LLC a Minnesota limited liability company, has caused these presents to be signed by its proper officer this ____ day of _____, 20____

TRIDENT-SHAKOOPEE WEST, LLC

By: _____
Jeffrey Drown, President

STATE OF _____
COUNTY OF _____

This instrument was acknowledged before me on _____ by Jeffrey Drown, as President of Trident-Shakopee West, LLC, a Minnesota limited liability company.

Notary Public, _____
My commission expires _____

I, Thomas R. Balluff, do hereby certify that I have surveyed and platted or directly supervised the survey and platting of the property described on this plat as POWERS FIRST ADDITION; that I am a duly licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on the plat have been or will be correctly set within one year as indicated on the plat; that all water boundaries and wet lands as defined in MS 505.01, Subd. 3 existing as of the date of this certification are shown and labeled on the plat; and that all public ways are shown and labeled on the plat. Dated this ____ day of _____, 20____

Thomas R. Balluff, Licensed Land Surveyor
Minnesota License No. 40361

STATE OF _____
COUNTY OF _____

This instrument was acknowledged before me on _____ by Thomas R. Balluff.

Notary Public, _____
My commission expires _____

CITY COUNCIL, CITY OF SHAKOPEE

We do hereby certify that on the ____ day of _____, 20____, the City Council of the City of Shakopee, Minnesota, approved this plat and is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

By: _____, Mayor

By: _____, City Clerk

CITY ATTORNEY, CITY OF SHAKOPEE

I hereby certify that I have examined this plat of POWERS SECOND ADDITION and do hereby recommend this plat for approval as to form this ____ day of _____, 20____

By: _____, City Attorney

SCOTT COUNTY SURVEYOR

Pursuant to Minnesota Statutes, Chapter 389.09, Subd. 1, as amended, this plat has been reviewed and approved this ____ day of _____, 20____

By: _____
Scott County Surveyor

SCOTT COUNTY AUDITOR/TREASURER

I hereby certify that the current and delinquent taxes on the lands described within are paid and the transfer is entered this ____ day of _____, 20____

Scott County Auditor/Treasurer

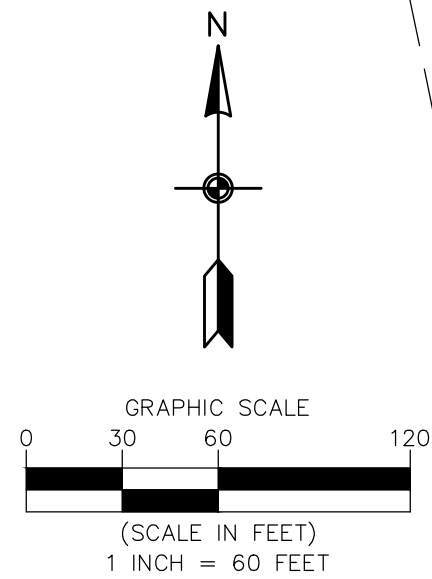
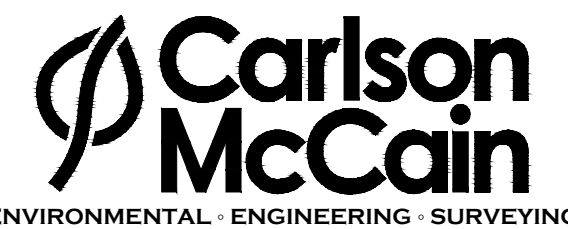
Signed by: _____, Deputy

SCOTT COUNTY RECORDER

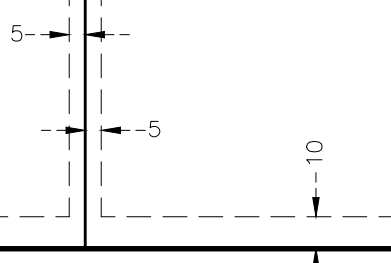
Document Number _____

I hereby certify that this plat was recorded in the office of the County Recorder for record on this ____ day of _____, 20____, at ____ o'clock ____ M., as Document No. _____.

By: _____
Scott County Recorder



DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS: (NOT TO SCALE)



being 10 feet in width when adjoining right of way lines and 5 feet in width when adjoining lot lines unless otherwise shown on this plat.

Orientation of this bearing system is based on the South line of Outlot A, POWERS FIRST ADDITION, which is assumed to have a bearing of South 89 degrees 17 minutes 12 seconds West.

- Denotes found 1/2 inch iron monument capped with RLS 17225
- Denotes 5/8 inch by 14 inch rebar, set or to be set within one year of recording of this plat and marked with license number 40361
- Δ — Denotes no access permitted to State Trunk Highway No. 169 per Quit Claim deed, Doc. No. A 522523, unless noted otherwise

17TH AVENUE (C.S.A.H. NO. 16)

C O U N T R Y S I D E