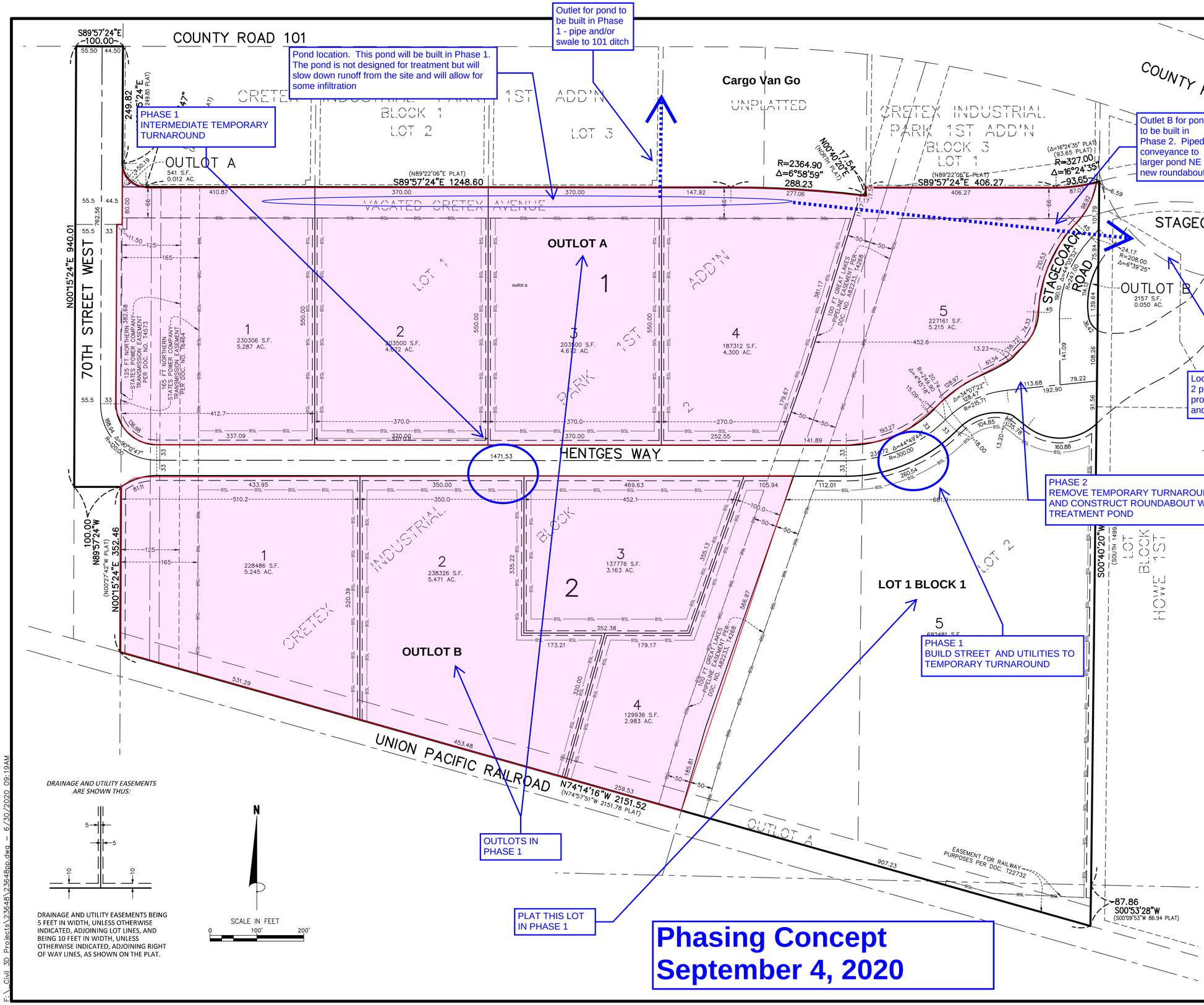

PROPERTY DESCRIPTION

Lot 1, and Lot 2, Block 2; and Outlot A; all in the plat of CRETEX INDUSTRIAL PARK 1ST ADD'N, according to the plat thereof on file and of record in the Office of the Registrar of Titles, Scott County, Minnesota.
(Cretex Industrial Park, LLC)

AND

[illegible] of vacated Cretex Avenue lying in Cretex Industrial Park 1st [illegible] reserving unto the City of Shakopee, a perpetual easement under and over said vacated street, for utilities, with the right to install, maintain, repair, lay or relay the utilities by the City, its licenses and franchise holders. Pursuant to Document No. 43986 filed October 12, 1988.
(Cretex Industrial Park, LLC)

AND

The North 380 feet of the East 100 feet East Half of the Southwest Quarter lying southerly of Highway 101 right of way
(City of Shakopee)

AND

The North 940 feet of the East 100 feet East Half of the Southwest Quarter lying southerly of Highway 101 right of way, EXCEPT the North 380 feet thereof
(J L Shiely Co.)

SITE DATA

LOTS	10 LOTS
OUTLOTS	2 OUTLOT
TOTAL SITE AREA	63.47 AC.
LOT AREA	56.91 AC.
RIGHT OF WAY AREA	6.50 AC.
OUTLOT AREA	0.06 AC.

EXISTING/PROPOSED ZONING IS I2 – HEAVY INDUSTRIAL

MINIMUM LOT WIDTH	100 FEET
MINIMUM LOT DEPTH PROVIDED	335 FEET
MINIMUM LOT AREA	1 ACRE
MAXIMUM IMPERVIOUS SURFACE	85%

MINIMUM BUILDING SETBACKS

FRONT	30 FEET
SIDE YARD	15 FEET
REAR	30 FEET
SIDE OR REAR FROM RESIDENTIAL ZONE	100 FEET
SIDE OR REAR FROM RAILROAD	0 FEET

James R. Hill, Inc.
PLANNERS / ENGINEERS / SURVEYORS
2999 WEST C.R. 42, SUITE 100, BURNSVILLE, MN 55306
PHONE: 952.890.6044 mhampton@jrhinc.com
www.jrhinc.com

HENTGES INDUSTRIAL PARK
SHAKOPEE, MINNESOTA
PRELIMINARY PLAT
FOR
CRETEX INDUSTRIAL PARK, LLC

DRAWN BY	PLM
DATE	6/2/2020
REVISIONS	A 6/22/20: Legal & layout B 6/29/20: Layout
CAD FILE	23648pp.dwg
PROJECT NO.	23648pp
	2.0

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