

RIDGE CREEK FIRST ADDITION

KNOW ALL PERSONS BY THESE PRESENTS: That U.S. Home Corporation, a Delaware corporation, owner, of the following described property:

The Southwest Quarter of the Northeast Quarter, the Southeast Quarter of the Northeast Quarter, EXCEPTING the Easterly 591.75 feet thereof, all in Section 14, Township 11S, Range 22, Scott County, Minnesota.
Together with:
That part of the West Half of the Southeast Quarter of Section 14, Township 11S, Range 22 lying Northerly of the North right of way line of County Road No. 16, EXCEPTING THEREFROM the West 410 feet thereof.
Together with:
The North 467 feet of the East 467 feet of the West Half of the Southeast Quarter of Section 14, Township 11S, Range 22, Scott County, Minnesota.
Has caused the same to be surveyed and platted as RIDGE CREEK FIRST ADDITION and does hereby donate and dedicate to the public for public use the public ways and also dedicate the drainage and utility easements as created by this plat.

In witness whereof said U.S. Home Corporation, a Delaware corporation, has caused these presents to be signed by its proper officer this _____ day of _____, 2015.

U.S. Home Corporation, a Delaware corporation

as _____,

This instrument was acknowledged before me on _____ by _____ of U.S. Home Corporation, a Delaware corporation.

Notary Public, _____
My Commission Expires _____

SURVEYOR'S CERTIFICATE
I Peter J. Hawkins do hereby certify that this plat was prepared by me or under my direct supervision; 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 this plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.
Dated this _____ day of _____, 20____.

Peter J. Hawkins, Licensed Land Surveyor
Minnesota License No. 42299

STATE OF MINNESOTA
COUNTY OF _____
This instrument was acknowledged before me on this _____, by Peter J. Hawkins.

Notary Public, _____
My Commission Expires _____

CITY COUNCIL, Shakopee, Minnesota
This plat of RIDGE CREEK FIRST ADDITION was approved and accepted by the City Council of the City of Shakopee, Minnesota at a regular meeting thereof held this _____ day of _____, 20____, and pursuant to M.S.A. 505.03 Subdv.2, we are in conformance.

By: _____ Mayor
City Manager

CITY ATTORNEY, Shakopee, Minnesota
I hereby certify that I have examined this plat of RIDGE CREEK FIRST ADDITION and do hereby recommend this plat for approval as to form this _____ day of _____, 20____.
By: _____ City Attorney

COUNTY SURVEYOR, Scott County, Minnesota
Pursuant to Minnesota Statutes, Section 389.09, Subd. 1, as amended, this plat has been reviewed and approved this _____ day of _____, 20____.
By: _____ Scott County Surveyor

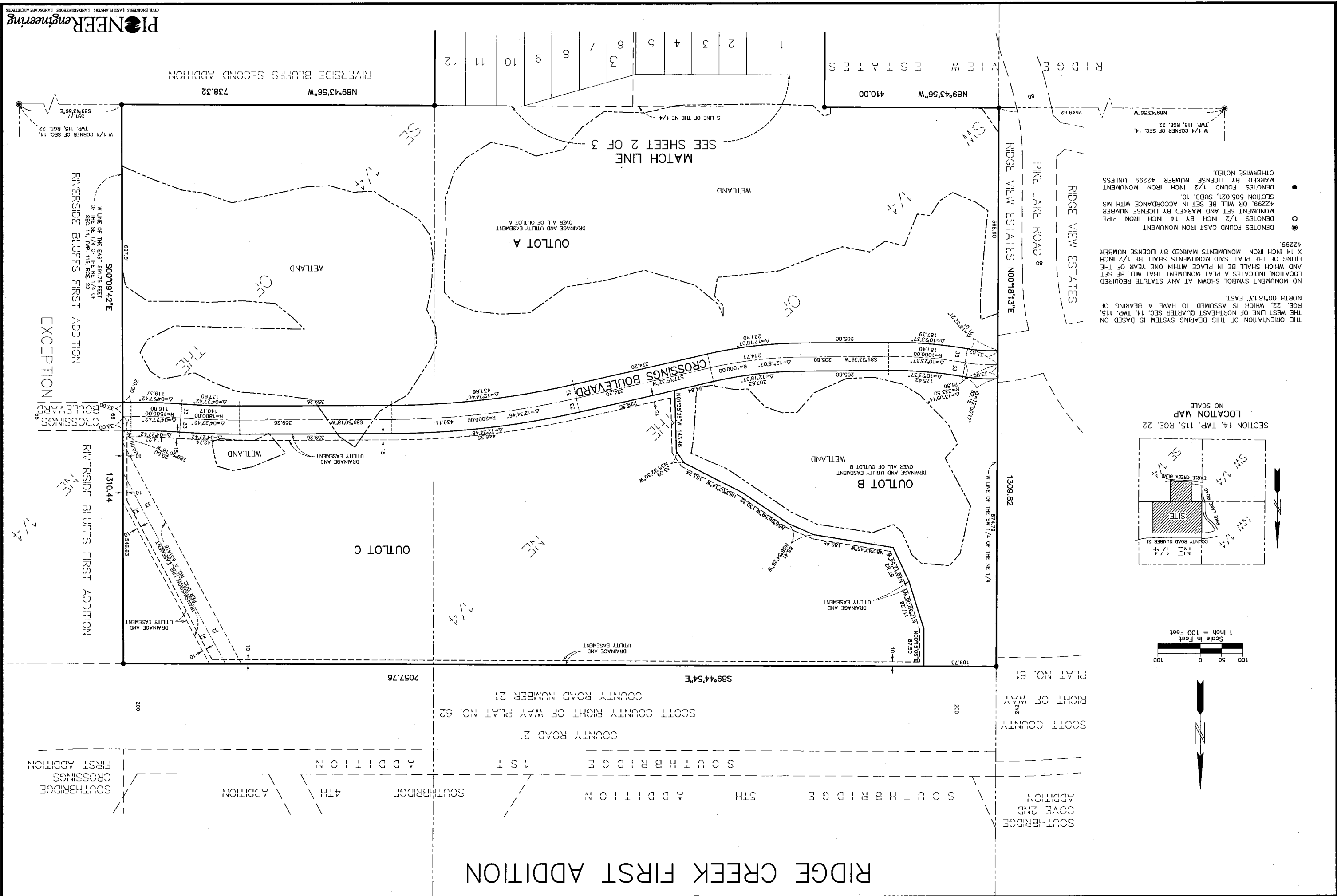
COUNTY AUDITOR/TREASURER, Scott County, Minnesota
I hereby certify that the current and delinquent taxes on the lands described within are paid and the transfer is entered this _____ day of _____, 20____.

Scott County Auditor
Scott County Treasurer
By: _____ Deputy

COUNTY RECORDER, Scott County, Minnesota
I hereby certify that this plat was filed in this office this _____ day of _____, 20____, at _____ o'clock
M. as Document No. _____
By: _____ Scott County Recorder

PRINTED
APR 19 2017
PIONEER
ENGINEERING, P.A.



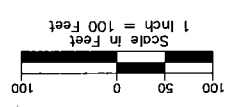
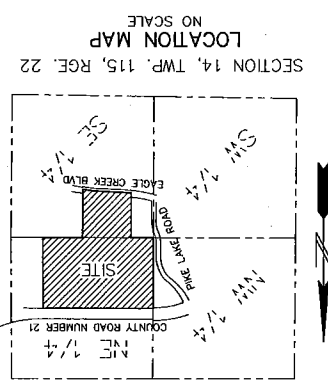


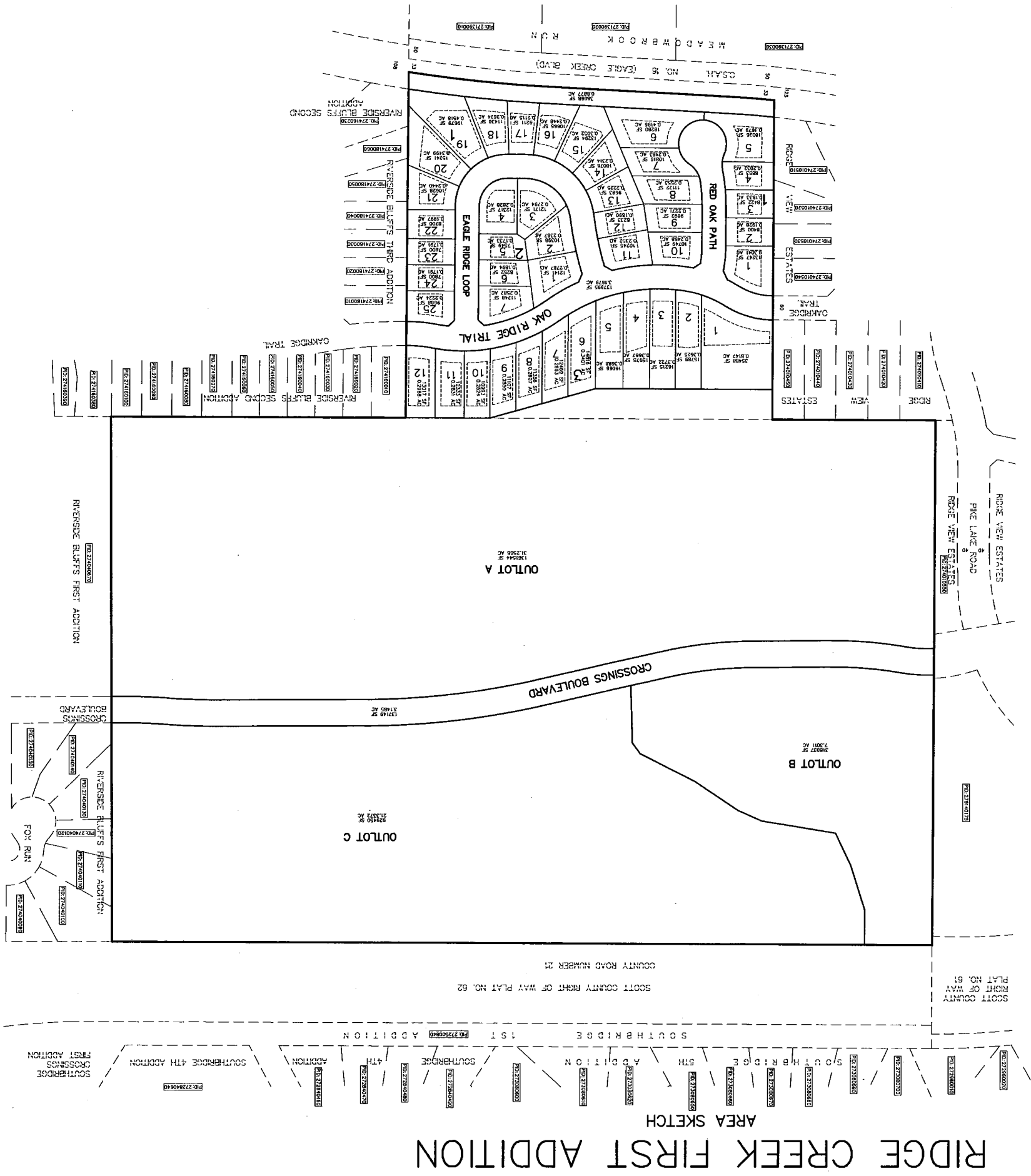
THE ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE WEST LINE OF NORTHEAST QUARTER SEC. 14, TWP. 11S, RGE. 22, WHICH IS ASSUMED TO HAVE A BEARING OF NORTH 00°18'13" EAST.

NO MONUMENT SYMBOL SHOWN AT ANY STATUTE REQUIRED LOCATION, INDICATES A PLAT MONUMENT THAT WILL BE SET AND WHICH SHALL BE IN PLACE WITHIN ONE YEAR OF THE FILING OF THE PLAT. SAID MONUMENTS SHALL BE 1/2 INCH X 1/4 INCH IRON MONUMENTS MARKED BY LICENSE NUMBER 42299.

● DENOTES 1/2 INCH IRON PIPE MONUMENT SET AND MARKED BY LICENSE NUMBER 42299, OR WILL BE SET IN ACCORDANCE WITH MS SECTION 505.021, SUBD. 10.

○ DENOTES FOUND 1/2 INCH IRON MONUMENT MARKED BY LICENSE NUMBER 42299 UNLESS OTHERWISE NOTED.





AREA SKETCH
RIDGE CREEK FIRST ADDITION

ZONING/AREA SUMMARY

CURRENT ZONING =	PUD
TOTAL BUILDABLE LOTS =	44
TOTAL OUTLOTS =	3
Block 1 =	278,194 SF. 6.3865 AC.
Block 2 =	74,074 SF. 1.7005 AC.
Block 3 =	185,548 SF. 4.2596 AC.
TOTAL LOT AREA =	537,816 SF. 12.3466 AC.
TOTAL OUTLOT AREA =	2,609,031 SF. 59.8951 AC.
TOTAL R/W AREA =	313,812 SF. 7.2041 AC.
TOTAL AREA =	3,460,659 SF. 79.4458 AC.
MIN. LOT DEPTH/SUBDIV. =	N/A
MIN. LOT DEPTH/ZONING =	N/A
LOT WIDTH @ FRT. SETBACK =	65'

