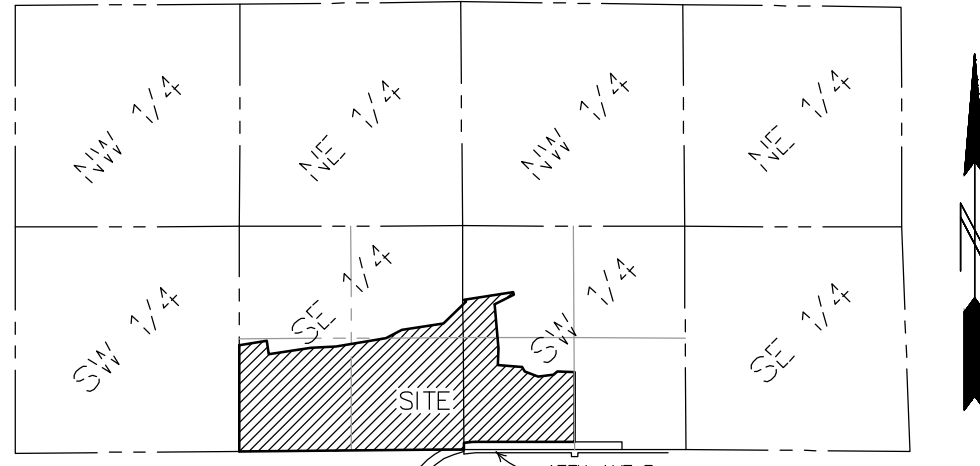
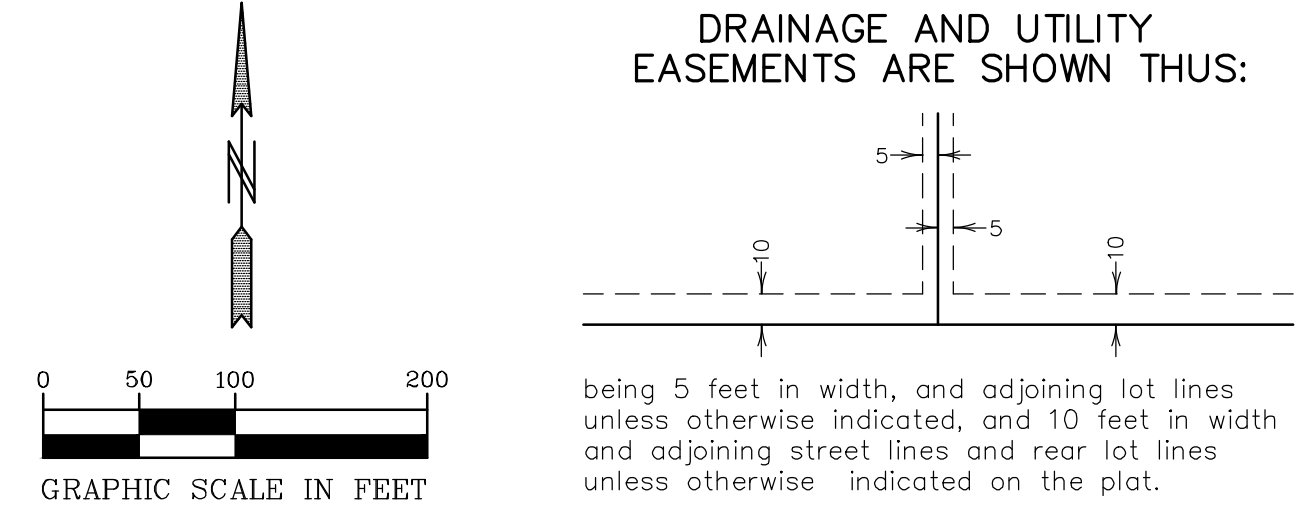
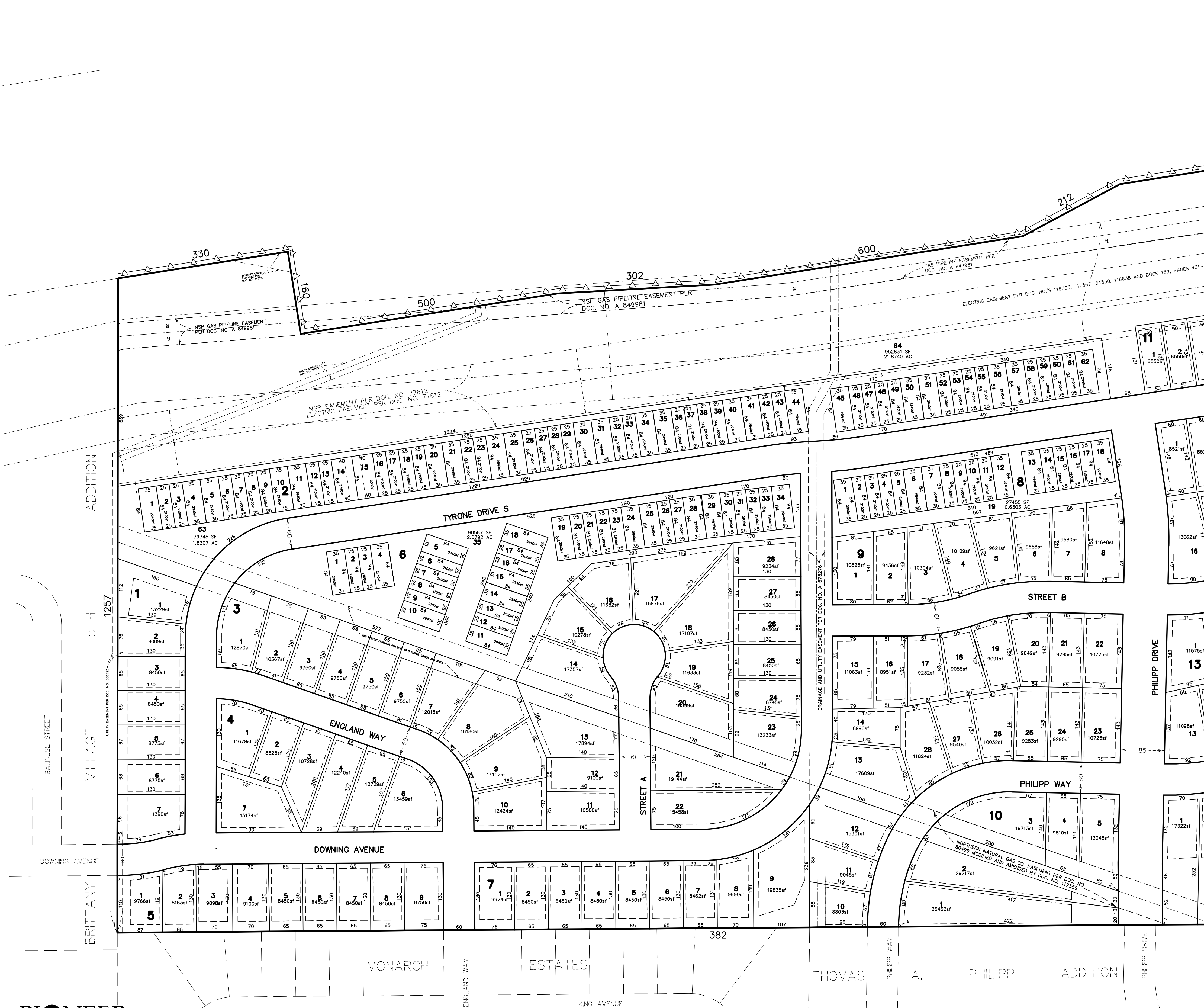




SECTION 8 and 9, TWP. 115, RGE. 22  
LOCATION MAP  
NO SCALE

PROPOSED LEGAL FOR PRELIMINARY PLAT PURPOSES ONLY.

Parcel 1:  
That part of the Southeast Quarter of the Southeast Quarter of Section 8, Township 115, Range 22, Scott County, Minnesota, lying southerly of the Southerly Right of Way line of MINNESOTA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAT NO. 70-7, Scott County, Minnesota.

Parcel 2:  
That part of the Southwest Quarter of the Southeast Quarter of Section 8, Township 115, Range 22, Scott County, Minnesota, lying southerly of the Southerly Right of Way line of MINNESOTA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAT NO. 70-7, Scott County, Minnesota.

Parcel 3:  
That part of the Northeast Quarter of the Southeast Quarter of Section 8, Township 115, Range 22, Scott County, Minnesota, lying southerly of the Southerly right of way line of MINNESOTA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAT NO. 70-7, Scott County, Minnesota.

Parcel 4:  
That part of Tracts A, B, C, D and E described below:  
Tract A: That part of Lot 7, Block 1, KILLARNEY HILLS, Scott County, Minnesota;  
Tract B: That part of Lot 6, Block 1, KILLARNEY HILLS, Scott County, Minnesota, together with that part of vacated Sharon Parkway accruing thereto by reason of the vacation thereof;  
Tract C: That part of Lot 6, Block 4, KILLARNEY HILLS, Scott County, Minnesota, together with that part of vacated Sharon Parkway accruing thereto by reason of the vacation thereof;  
Tract D: That part of Lot 7, Block 4, KILLARNEY HILLS, Scott County, Minnesota, together with that part of vacated Tyrone Drive accruing thereto by reason of the vacation thereof;  
Tract E: That part of Outlot E, KILLARNEY HILLS, Scott County, Minnesota, together with that part of vacated Tyrone Drive accruing thereto by reason of the vacation thereof;

All of which is lying within the following described tract: Commencing at Right of Way Boundary Corner B22 as shown on the Minnesota Department of Transportation Right of Way Plat No. 70-8 as the same is on file and of record in the office of said County Recorder; thence westerly on an azimuth of 261 degrees 04 minutes 17 seconds along the boundary of said plat for 340.32 feet to the Right of Way Boundary Corner B23 and the point of beginning of the tract to be described; thence on an azimuth of 351 degrees 04 minutes 17 seconds for 30.47 feet; thence on an azimuth of 260 degrees 56 minutes 24 seconds for 595.34 feet; thence on an azimuth of 135 degrees 48 minutes 12 seconds for 35.66 feet to Right of Way Boundary Corner B26 as shown on said Plat No. 70-8; thence on an azimuth of 226 degrees 04 minutes 09 seconds for 48.42 feet to the west line of Outlot E, Killarney Hills; thence southerly along said west line to the southwest corner of said Outlot E; thence easterly along the south line of said Outlot E to the southeast corner thereof; thence northerly along the east line of said Outlot E to Right of Way Boundary Corner B24 as shown on said Plat No. 70-8; thence northeasterly on an azimuth of 63 degrees 09 minutes 55 seconds along the boundary of said Plat No. 70-8 for 252.95 feet to said Right of Way Boundary Corner B23 and the point of beginning.

Parcel 5:  
That part of Outlot E, KILLARNEY HILLS lying southeasterly of MINNESOTA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAT NO. 70-19 and the west 1/2 of vacated Tyrone Drive adjacent to said Outlot E, Scott County, Minnesota.

Parcel 6:  
Outlot A, KILLARNEY HILLS, except for Parcel 3, City of SHAKOPEE RIGHT OF WAY PLAT NO. 3, Scott County, Minnesota.

Parcel 7:  
Outlot B, KILLARNEY HILLS, except for Parcel 2, City of SHAKOPEE RIGHT OF WAY PLAT NO. 3, Scott County, Minnesota.

Parcel 8:  
Outlot C, KILLARNEY HILLS, except for Parcel 1, City of SHAKOPEE RIGHT OF WAY PLAT NO. 3, Scott County, Minnesota.

Parcel 9:  
Outlot D, KILLARNEY HILLS, Scott County, Minnesota.

Parcel 10:  
Outlot F, KILLARNEY HILLS, Scott County, Minnesota.

Parcel 11:  
Outlot G, KILLARNEY HILLS, Scott County, Minnesota.

|                                                                                                      |        |           |
|------------------------------------------------------------------------------------------------------|--------|-----------|
| TOTAL GROSS AREA                                                                                     | 117.27 | ACRES     |
| TOTAL LOT AREA                                                                                       | 91.71  | ACRES     |
| NUMBER OF LOTS                                                                                       | 245    |           |
| NUMBER OF OUTLOTS                                                                                    | 1      |           |
| TOTAL OUTLOT AREA                                                                                    | 3.94   | ACRES     |
| TOTAL RIGHT OF WAY AREA OF LOCAL STREETS                                                             | 17.82  | ACRES     |
| RIGHT OF WAY AREA OF 117TH AVE NW                                                                    | 3.79   | ACRES     |
| GROSS DENSITY                                                                                        | 2.07   | LOTS/ACRE |
| NET DENSITY (EXCLUDES 117TH AVE NW, BLOCK 6, LOT 35, BLOCK 2 LOT 63, BLOCK 8 LOT 19, BLOCK 16 LOT 1) | 7.21   | LOTS/ACRE |

**PIONEER**engineering  
CIVIL ENGINEERS LAND PLANNERS LAND SURVEYORS LANDSCAPE ARCHITECTS  
2422 Enterprise Drive  
Mendota Heights, MN 55120  
(651) 681-1914  
Fax: 681-9488  
www.pioneereng.com

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Professional Surveyor under the laws of the State of Minnesota.  
Name: Peter J. Hawkinson  
Reg. No.: 42299 Date: 3-6-2020

Revisions  
1. 3-16-2020 Lot & Block No.'s Added  
2. 11-16-2020 Revise Layout  
Date: 3-6-2020  
Designed: NAP  
Drawn: NCR/MSN

PRELIMINARY PLAT

SUMMERGATE  
17305 CEDAR AVENUE SOUTH  
LAKEVILLE, MINNESOTA 55044

SUMMERLAND PLACE  
SHAKOPEE, MINNESOTA