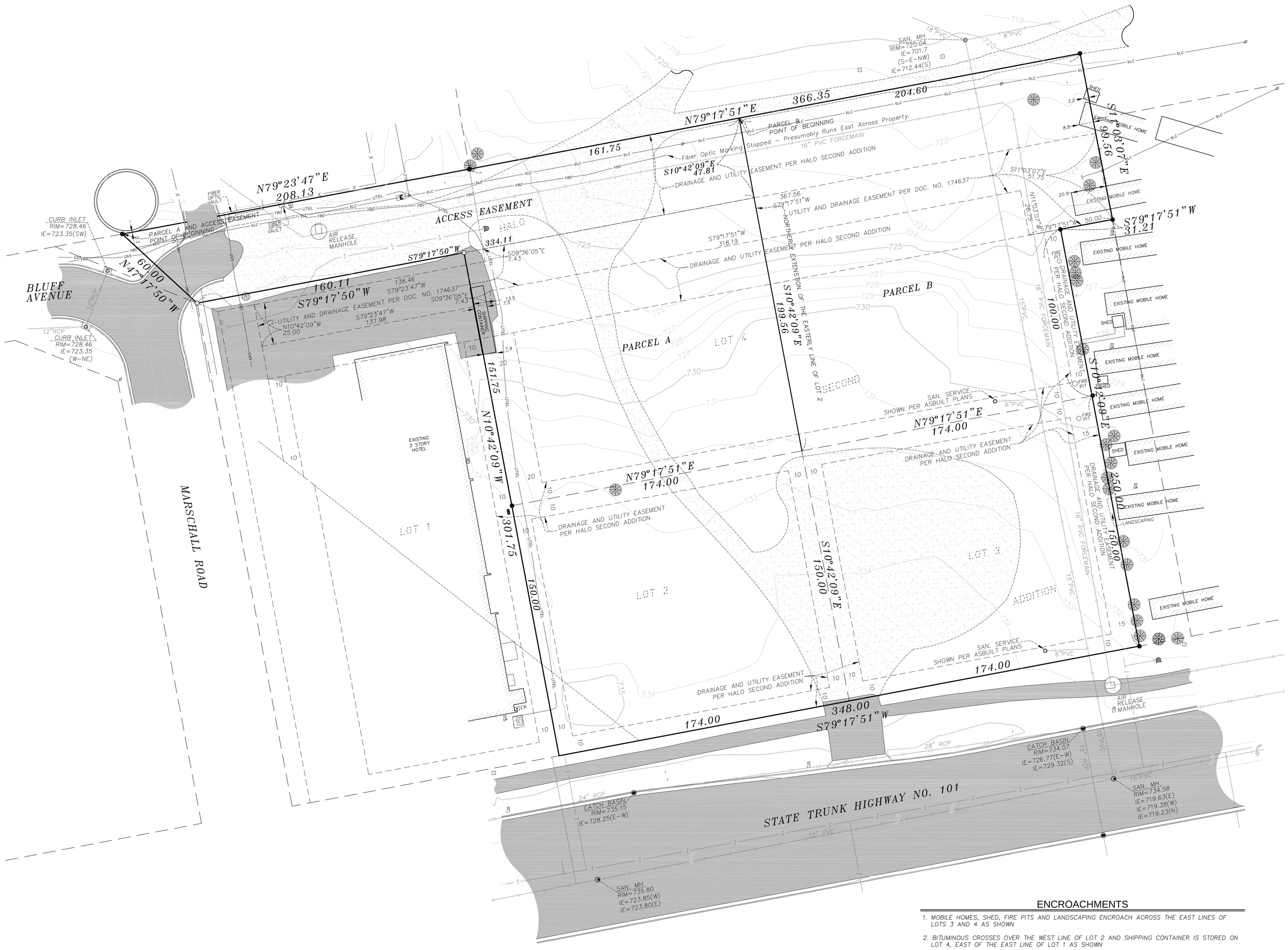

0 30

1" = 30 FEET

LEGEND

- = BITUMINOUS SURFACE
- = CONCRETE SURFACE
- = GRAVEL SURFACE
- x898.5 = EXISTING ELEVATION
- 890 / 885 = EXISTING CONTOURS
- = CONIFEROUS TREE
- = DECIDUOUS TREE
- = SIGN
- = POWERPOLE
- = GUY WIRE
- = GAS METER
- E = ELECTRIC TRANSFORMER
- = ELECTRIC METER
- = UTILITY BOX
- W = MONITORING WELL
- = FOUND MONUMENT
- = SET MONUMENT–1/2" IRON PIPE 18" LONG WITH PLASTIC CAP INSCRIBED LS# 47465

BENCHMARK

TOP NUT HYDRANT LOCATED NEAR THE NORTHEAST CORNER OF LOT 1, BLOCK 1, HALO SECOND ADDITION
ELEVATION = 729.57

PROPERTY DESCRIPTION

LOTS 2, 3 AND 4, BLOCK 1, HALO SECOND ADDITION, SCOTT COUNTY, MINNESOTA

LOT COMBINATION DESCRIPTIONS

PARCEL A

LOT 2, BLOCK 1, HALO SECOND ADDITION AND THAT PART OF LOT 4, BLOCK 1, HALO SECOND ADDITION, SCOTT COUNTY, MINNESOTA DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 4; THENCE NORTH 79 DEGREES 23 MINUTES 47 SECONDS EAST, ASSUMED BEARING, ALONG THE NORTH LINE OF SAID LOT 4, A DISTANCE OF 208.13 FEET TO A NORTHERLY CORNER OF SAID LOT 4, THENCE NORTH 79 DEGREES 17 MINUTES 51 SECONDS EAST, ALONG SAID NORTH LINE OF LOT 4, A DISTANCE OF 161.75 FEET TO THE INTERSECTION OF THE NORTH LINE OF SAID LOT 4 AND THE NORTHWESTERLY EXTENSION OF THE EASTERLY LINE OF LOT 2, BLOCK 1, HALO SECOND ADDITION; THENCE SOUTH 10 DEGREES 42 MINUTES 09 SECONDS ALONG SAID NORTHERLY EXTENSION, A DISTANCE OF 199.56 FEET TO THE NORTHEAST CORNER OF SAID LOT 2; THENCE SOUTH 79 DEGREES 17 MINUTES 51 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 4, A DISTANCE OF 174.00 FEET TO A SOUTHWESTERLY CORNER OF SAID LOT 4; THENCE NORTH 10 DEGREES 42 MINUTES 09 SECONDS WEST, ALONG A WESTERLY LINE OF SAID LOT 4, A DISTANCE OF 151.75 FEET TO A SOUTHWESTERLY CORNER OF SAID LOT 4; THENCE SOUTH 79 DEGREES 17 MINUTES 50 SECONDS WEST, ALONG A SOUTHERLY LINE OF SAID LOT 4, A DISTANCE OF 160.11 FEET TO THE SOUTHWEST CORNER OF SAID LOT 4; THENCE NORTH 47 DEGREES 17 MINUTES 50 SECONDS WEST, ALONG THE WEST LINE OF SAID LOT 4, A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING.

PARCEL B

LOT 3, BLOCK 1, HALO SECOND ADDITION AND THAT PART OF LOT 4, BLOCK 1, HALO SECOND ADDITION, SCOTT COUNTY, MINNESOTA DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 4; THENCE NORTH 79 DEGREES 23 MINUTES 47 SECONDS EAST, ASSUMED BEARING, ALONG THE NORTH LINE OF SAID LOT 4, A DISTANCE OF 208.13 FEET TO A NORTHERLY CORNER OF SAID LOT 4, THENCE NORTH 79 DEGREES 17 MINUTES 51 SECONDS EAST, ALONG SAID NORTH LINE OF LOT 4, A DISTANCE OF 161.75 FEET TO THE INTERSECTION OF THE NORTH LINE OF SAID LOT 4 AND THE NORTHWESTERLY EXTENSION OF THE EASTERLY LINE OF LOT 2, BLOCK 1, HALO SECOND ADDITION TO THE POINT OF BEGINNING; THENCE SOUTH 10 DEGREES 42 MINUTES 09 SECONDS EAST ALONG SAID NORTHERLY EXTENSION, A DISTANCE OF 199.56 FEET TO THE NORTHWEST CORNER OF SAID LOT 2; THENCE NORTH 79 DEGREES 17 MINUTES 51 SECONDS EAST ALONG A SOUTHERLY LINE OF SAID LOT 4, A DISTANCE OF 174.00 FEET TO A SOUTHEASTERLY CORNER OF SAID LOT 4; THENCE NORTH 10 DEGREES 42 MINUTES 09 SECONDS EAST, ALONG AN EASTERLY LINE OF SAID LOT 4, A DISTANCE OF 100.00 FEET TO A SOUTHEASTERLY CORNER OF SAID LOT 4; THENCE SOUTH 79 DEGREES 17 MINUTES 51 SECONDS WEST, ALONG A SOUTHERLY CORNER OF SAID LOT 4, A DISTANCE OF 31.21 FEET TO A SOUTHEASTERLY CORNER OF SAID LOT 4; THENCE NORTH 11 DEGREES 03 MINUTES 07 SECONDS WEST, ALONG AN EASTERLY LINE OF SAID LOT 4, A DISTANCE OF 99.56 FEET TO THE NORTHEAST CORNER OF SAID LOT 4; THENCE SOUTH 79 DEGREES 17 MINUTES 51 SECONDS EAST, ALONG THE NORTH LINE OF SAID LOT 4, A DISTANCE OF 204.60 FEET TO THE POINT OF BEGINNING.

ACCESS EASEMENT

THAT PART OF LOT 4, BLOCK 1, HALO SECOND ADDITION, SCOTT COUNTY, MINNESOTA DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 4; THENCE NORTH 79 DEGREES 23 MINUTES 47 SECONDS EAST, ASSUMED BEARING, ALONG THE NORTH LINE OF SAID LOT 4, A DISTANCE OF 208.13 FEET TO A NORTHERLY CORNER OF SAID LOT 4, THENCE NORTH 79 DEGREES 17 MINUTES 51 SECONDS EAST, ALONG SAID NORTH LINE OF LOT 4, A DISTANCE OF 161.75 FEET TO THE INTERSECTION OF THE NORTH LINE OF SAID LOT 4 AND THE NORTHWESTERLY EXTENSION OF THE EASTERLY LINE OF LOT 2, BLOCK 1, HALO SECOND ADDITION; THENCE SOUTH 10 DEGREES 42 MINUTES 09 SECONDS EAST ALONG SAID NORTHERLY EXTENSION, A DISTANCE OF 47.81 FEET TO THE POINT OF INTERSECTION OF SAID NORTHWESTERLY EXTENSION AND THE NORTHEASTERLY EXTENSION OF A SOUTHERLY LINE OF SAID LOT 4; THENCE SOUTH 79 DEGREES 17 MINUTES 50 SECONDS WEST, ALONG SAID NORTHEASTERLY EXTENSION AND A SOUTHERLY LINE OF SAID LOT 4, A DISTANCE OF 334.11 FEET TO A SOUTHWESTERLY CORNER OF SAID LOT 4; THENCE NORTH 47 DEGREES 17 MINUTES 50 SECONDS WEST, ALONG THE WEST LINE OF SAID LOT 4 A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING.

ENCROACHMENTS

1. MOBILE HOMES, SHED, FIRE PITS AND LANDSCAPING ENCROACH ACROSS THE EAST LINES OF LOTS 3 AND 4 AS SHOWN
2. BITUMINOUS CROSSES OVER THE WEST LINE OF LOT 2 AND SHIPPING CONTAINER IS STORED ON LOT 4, EAST OF THE EAST LINE OF LOT 1 AS SHOWN

NOTES

1. FOR THE PURPOSES OF THIS SURVEY THE SOUTH LINE OF HALO SECOND ADDITION IS ASSUMED TO BEAR NORTH 79 DEGREES 17 MINUTES 51 SECONDS EAST ACCORDING TO THE RECORDED PLAT THEREOF.
2. NO DOCUMENTATION WAS PROVIDED FOR EASEMENTS COVERING THE SANITARY SEWER AND THE SANITARY FORCEMAIN RUNNING THROUGH THE EASTERLY PORTIONS OF LOTS 3 AND 4, HALO SECOND ADDITION.
3. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. THERE MAY BE EASEMENTS AND ENCUMBRANCES OF RECORD AFFECTING THE SUBJECT PROPERTIES NOT SHOWN.
4. THE UTILITIES SERVING THIS PROPERTY HAVE BEEN LOCATED TO THE BEST OF THE SURVEYOR'S ABILITY USING THE SERVICES OF GOPHER STATE ONE CALL – TICKET NO. 170930905 AND AVAILABLE MAPS. THE SURVEYOR DOES NOT GUARANTEE, IN WRITING OR ASSUMED, THAT UTILITIES AS SHOWN ARE IN THE EXACT LOCATION. NO EXCAVATION WAS PERFORMED TO LOCATE THE UNDERGROUND UTILITIES.

CERTIFICATION

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.

SCOTT C. TROSEN, MN LS 47465.
DATE: 04/12/2017 REVISED: _____

TROSEN LAND SURVEYING
TROSEN LAND SURVEYING, LLC
236 LEWIS STREET SOUTH
SHAKOPEE, MN 55379
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WWW.TROSENLANDSURVEYING.COM

REVISIONS		
REV. NO.	DATE	REVISIONS DESCRIPTION

PROJECT:	TLS1715
DRAWING:	cert-TLS1715.dwg
DRAWN BY:	SCT
CHECKED BY:	SCT
SUBMITTED:	04.12.17

CLIENT:
City of Shakopee

PROJECT:
LOTS 2, 3 AND 4, HALO SECOND ADDITION

CERTIFICATE OF SURVEY