HENTGES INDUSTRIAL PARK

KNOW ALL PERSONS BY THESE PRESENTS: That Cretex Industrial Park LLC, a Minnesota limited liability company, owner of the following described property:

Lot 1, and Lot 2, Block 2; and Outlot A; all in the plat of CRETEX INDUSTRIAL PARK 1ST ADD'N, Scott County, Minnesota.

AND

That part of vacated Cretex Avenue lying in CRETEX INDUSTRIAL PARK 1ST ADD'N, Scott County, Minnesota.

And that the City of Shakopee, a Minnesota municipal corporation, owner of the following described property:

The North 380 feet of the East 100 feet East Half of the Southwest Quarter of Section 2, Township 115, Range 22, lying southerly of Highway 101 right of way

And that Gavilon Fertilizer LLC, a Delaware limited liability company, owner of the following described property:

Lot 1, Block 1 and Lot 1, Block 2, HOWE 1ST ADDITION, Scott County, Minnesota, according to the plat thereof on file and of recorder in the Office of the Registrar of Titles, in and for said county and State. AND all that part of the vacated portion of Cretex Avenue within the plat of HOWE 1ST ADDITION.

EXCEPT Parcel 1, SCOTT COUNTY ROAD RIGHT OF WAY PLAT NO. 11.

Have caused the same to be surveyed and platted as HENTGES INDUSTRIAL PARK and do hereby dedicate to the public for public use the public ways and the drainage and utility easements as created on this plat.

In witness whereof said Cretex Industrial Park LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this _____ day of _____, 20____.

Cretex Industrial Park LLC

By: _____ its _____

STATE OF _____

COUNTY OF _____

This instrument was acknowledged before me on_____ day of _____, 20_____, by _____, the _____ of Cretex Industrial Park LLC, a Minnesota limited liability company, on behalf of the company.

_____ _____

_____ County, _____ Printed Name

My commission expires _____

In witness whereof said City of Shakopee, a Minnesota municipal corporation, has caused these presents to be signed by its proper officer this _____ day of _____, 20____.

City of Shakopee

By: _____ _____

Mayor Clerk

STATE OF _____

COUNTY OF _____

This instrument was acknowledged before me on_____ day of _____, 20_____, by _____, the Mayor and _____, the clerk of City of Shakopee, a Minnesota municipal corporation, on behalf of the municipal corporation.

_____ _____

_____ County, _____ Printed Name

My commission expires _____

In witness whereof said Gavilon Fertilizer LLC, a Delaware limited liability company, has caused these presents to be signed by its proper officer this _____ day of _____, 20____.

Gavilon Fertilizer LLC

By: _____ its _____

STATE OF _____

COUNTY OF _____

This instrument was acknowledged before me on_____ day of _____, 20_____, by _____, the _____ of Gavilon Fertilizer LLC, a Delaware limited liability company, on behalf of the company.

_____ _____

_____ County, _____ Printed Name

My commission expires _____

I Marcus F. Hampton 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_____

_____

Marcus F. Hampton, Licensed Land Surveyor, Minnesota License No. 47481

STATE OF MINNESOTA

COUNTY OF _____

This instrument was acknowledged before me on this _____ day of _____, 20___, by Marcus F. Hampton.

_____ _____

_____ County, _____ Printed Name

My commission expires January 31,_____

CITY COUNCIL, CITY OF SHAKOPEE, MINNESOTA

This plat of HENTGES INDUSTRIAL PARK 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 said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

By: _____ _____

Mayor Clerk

CITY ATTORNEY, CITY OF SHAKOPEE, MINNESOTA

I hereby certify that I have examined this plat of HENTGES INDUSTRIAL PARK 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 Scott County Treasurer

By: _____ , Deputy

SCOTT COUNTY RECORDER, STATE OF MINNESOTA

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 Number _____ .

_____

Scott County Recorder

SCOTT COUNTY REGISTRAR OF TITLES, STATE OF MINNESOTA

I hereby certify that this plat was filed in the office of the Registrar of Titles for record on this _____ day of_____ , 20____ , at _____ o'clock ____. M. as Document Number _____ .

_____

Scott County Registrar of Titles

JAMES R. HILL, INC.

HENTGES INDUSTRIAL PARK

COUNTY ROAD 101

SOUTHERLY RIGHT OF WAY LINE OF HIGHWAY 101

EAST LINE OF THE E1/2 OF THE SW1/4 OF SEC. 2, T. 115, R. 22

70TH STREET WEST

S89°57'24"E 100.00

N00°15'24"E 380.00

N00°15'24"E 912.46

N89°57'24"W 100.00

WEST LINE OF LOT 1, BLOCK 2, CRETEX INDUSTRIAL PARK 1ST ADD'N (N00°27'42"W PLAT)

125 FT. NORTHERN STATES POWER COMPANY TRANSMISSION EASEMENT PER DOC. NO. T4573

165 FT. NORTHERN STATES POWER COMPANY TRANSMISSION EASEMENT PER DOC. NO. T6464

CRETEX INDUSTRIAL PARK 1ST ADD'N

CRETEX INDUSTRIAL PARK 1ST ADD'N

VACATED CRETEX AVENUE

DRAINAGE AND UTILITY EASEMENT

(N89°22'06"E PLAT) S89°57'24"E 1248.60

R=2364.90 Δ=6°58'59" 288.23

N00°40'20"E (NORTH PLAT) 17.54

(N89°22'06"E PLAT) S89°57'24"E 406.27

360.21

(SOUTH PLAT) N00°40'20"E 18.03

Δ=16°24'35" R=327.00 (93.65 PLAT) (Δ=16°24'35" PLAT) 93.65

R=300.00 Δ=90°22'50" 473.23 (Δ=90°22'53" PLAT) (93.67 PLAT) Δ=90°22'50" R=300.00

(N75°31'49"E PLAT) N75°27'45"E 140.20

SEE DETAIL

STAGECOACH ROAD (PARCEL 1, SCOTT COUNTY ROAD RIGHT OF WAY PLAT NO. 11) EXCEPTION

STAGECOACH ROAD

OUTLOT A

HENTGES WAY

HOWE 1ST ADD'N

OUTLOT B

OUTLOT D

CRETEX INDUSTRIAL PARK 1ST ADD'N

UNION PACIFIC RAILROAD

N74°14'16"W 2673.87 (N74°57'51"W PLAT)

S00°40'20"W 1566.85 (SOUTH PLAT)

N00°40'20"E 167.46

R=327.00 Δ=16°24'35" 93.65

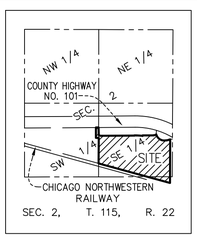
R=300.00 Δ=90°22'50" 473.23

DETAIL NOT TO SCALE

SCALE IN FEET 0 100 200 300

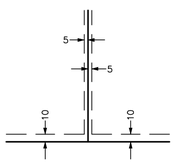
N

VICINITY MAP



NOT TO SCALE

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



DRAINAGE AND UTILITY EASEMENTS BEING 5 FEET IN WIDTH, UNLESS OTHERWISE INDICATED, ADJOINING LOT LINES, AND BEING 10 FEET IN WIDTH, UNLESS OTHERWISE INDICATED, ADJOINING RIGHT OF WAY LINES, AS SHOWN ON THE PLAT.

BEARINGS ARE BASED ON THE WEST LINE OF LOT 1, BLOCK 2, CRETEX INDUSTRIAL PARK 1ST ADD'N WHICH IS ASSUMED TO HAVE A BEARING OF N 00°15'24" E

● DENOTES FOUND OPEN 1/2 INCH IRON MONUMENT UNLESS OTHERWISE NOTED.

○ DENOTES SET 1/2 INCH BY 14 INCH IRON MONUMENT WITH CAP MARKED R.L.S. NO. 47481

NOTE: NO MONUMENT SYMBOL SHOWN AT ANY STATUTE REQUIRED LOCATION INDICATES A PLAT MONUMENT THAT WILL BE SET WITHIN ONE YEAR FROM THE RECORDING DATE OF THIS PLAT. SAID MONUMENTS SHALL BE 1/2 INCH x 14 INCH IRON PIPES MARKED BY R.L.S. NO. 47481.

JAMES R. HILL, INC.

SHEET 2 OF 2 SHEETS