

SUMMERLAND PLACE FIRST ADDITION

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

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.

Together with:

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.

Together with:

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.

Together with:

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.

Together with:

That part of Outlot E, KILLARNEY HILLS lying southeasterly of Minnesota Department of Transportation Right of Way Plat 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.

Together with:

Outlot A, KILLARNEY HILLS, except for Parcel 3, City of Shakopee Right of Way Plat No. 3, Scott County, Minnesota.

Together with:

Outlot B, KILLARNEY HILLS, except for Parcel 2, City of Shakopee Right of Way Plat No. 3, Scott County, Minnesota.

Together with:

Outlot C, KILLARNEY HILLS, except for Parcel 1, City of Shakopee Right of Way Plat No. 3, Scott County, Minnesota.

Together with:

Outlot D, KILLARNEY HILLS, Scott County, Minnesota.

Together with:

Outlot F, KILLARNEY HILLS, Scott County, Minnesota.

Together with:

Outlot G, KILLARNEY HILLS, Scott County, Minnesota.

Has caused the same to be surveyed and platted as SUMMERLAND PLACE 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 Summergate Development, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this ____ day of _____, 20____.

Summergate Development, LLC

By: _____, its_____.

This instrument was acknowledged before me on this _____, by_____ as _____ of Summergate Development, LLC, a Minnesota limited liability company, on behalf of the company.

Notary Public, _____

My Commission Expires _____

SURVEYOR'S CERTIFICATE

I Peter J. Hawkinson 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. Hawkinson, Licensed Land Surveyor
Minnesota License No. 42299

STATE OF MINNESOTA

COUNTY OF _____

This instrument was acknowledged before me on this _____, by Peter J. Hawkinson.

Notary Public, _____

My Commission Expires _____

CITY COUNCIL, Shakopee, Minnesota

This plat of SUMMERLAND PLACE 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

By: _____
City Clerk

CITY ATTORNEY, Shakopee, Minnesota

I hereby certify that I have examined this plat of SUMMERLAND PLACE 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

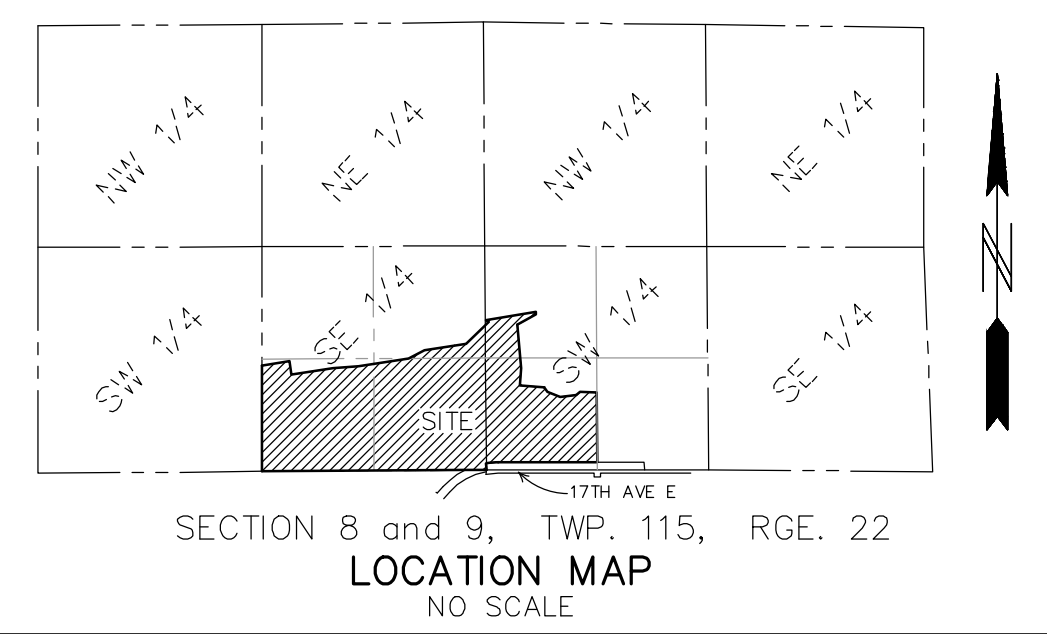
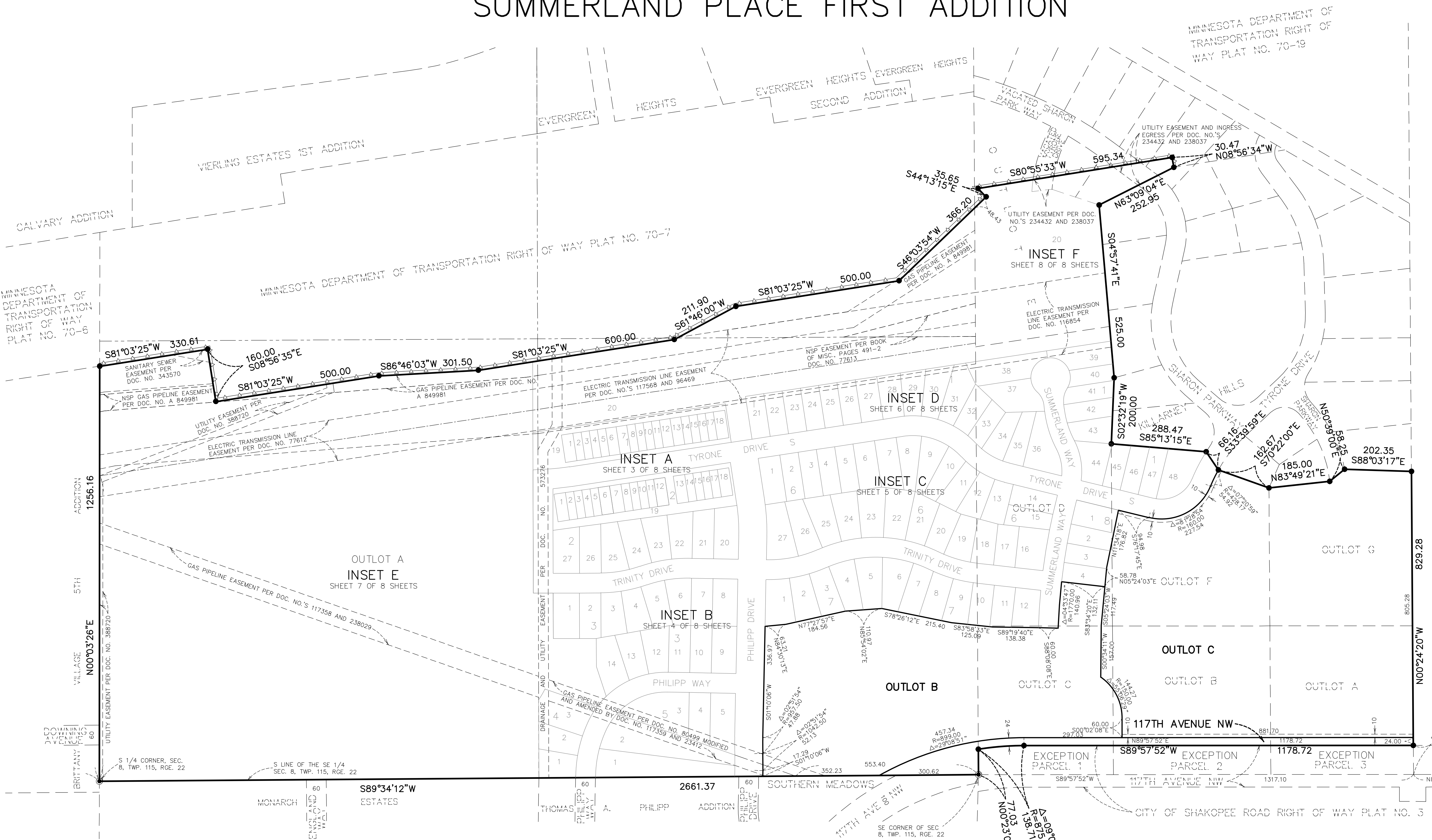
By: _____
Deputy

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. _____.

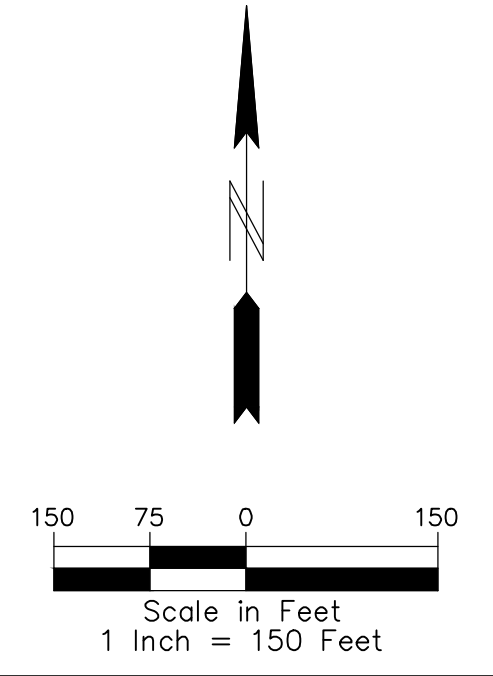
By: _____
Scott County Recorder

SUMMERLAND PLACE FIRST ADDITION



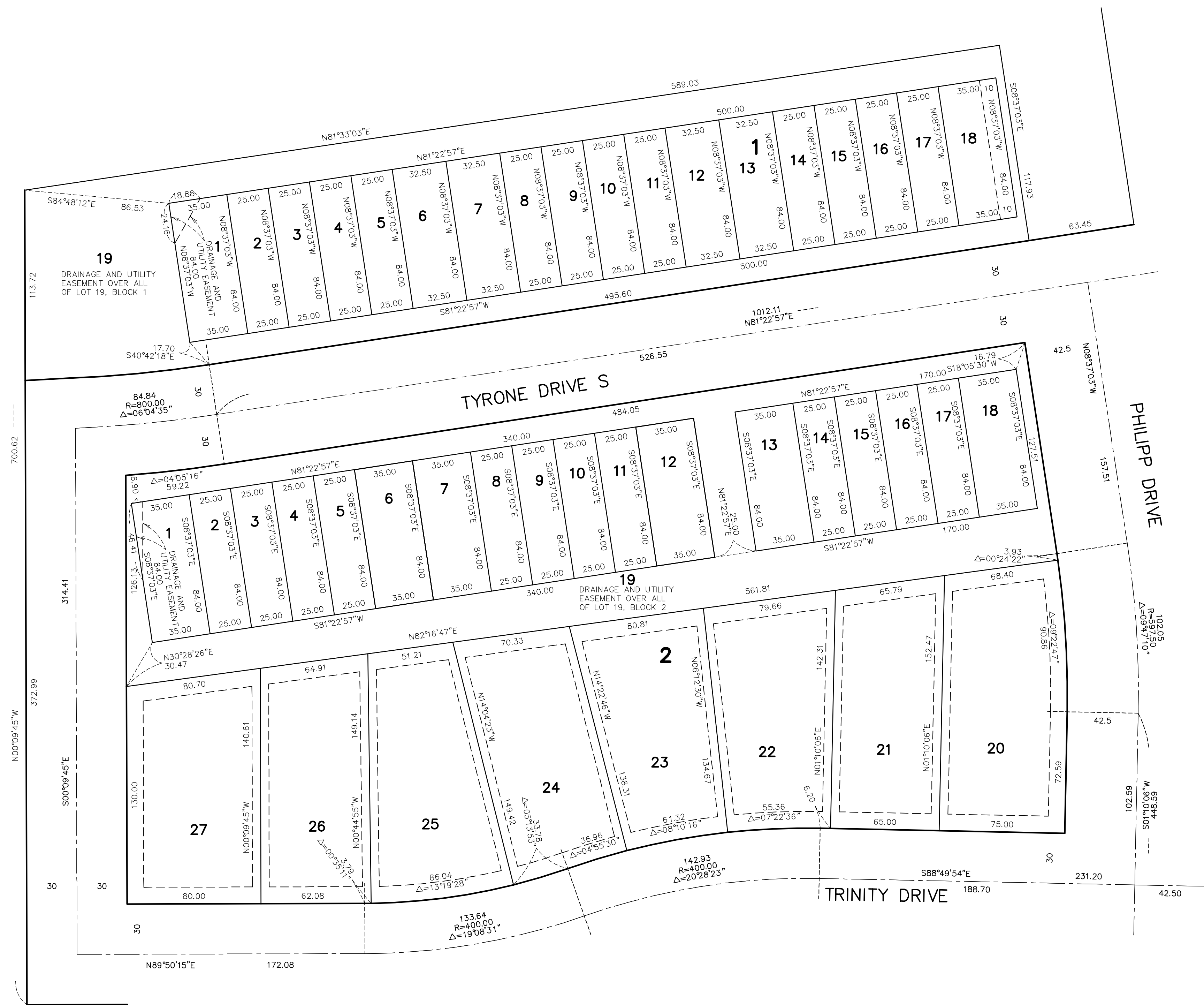
THE ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SEC. 8, TWP. 115, RGE. 22, WHICH IS ASSUMED TO HAVE A BEARING OF SOUTH 89°34'12\"/>

- DENOTES FOUND CAST IRON MONUMENT
- NO MONUMENT 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 14 INCH IRON MONUMENTS MARKED BY LICENSE NUMBER 42299.
- DENOTES FOUND 1/2 INCH IRON MONUMENT MARKED BY LICENSE NUMBER 42299 UNLESS OTHERWISE NOTED.
- △— DENOTES RESTRICTED ACCESS

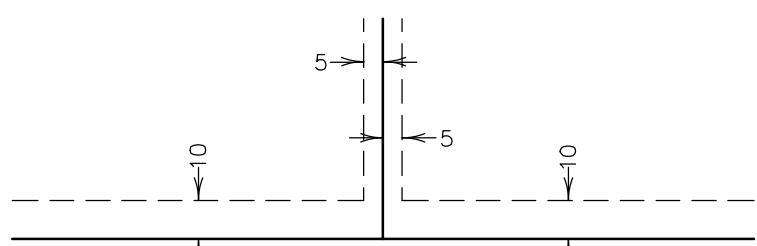


INSET A

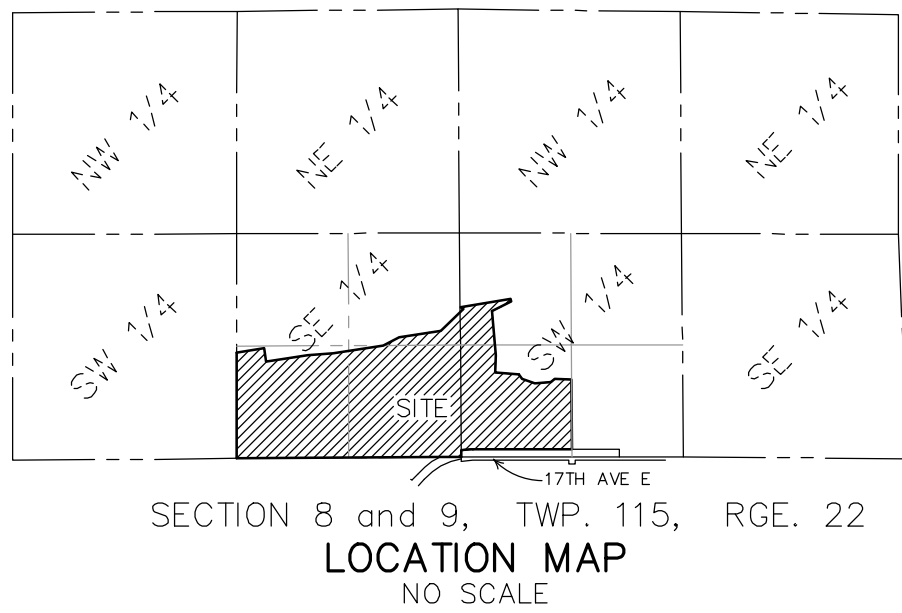
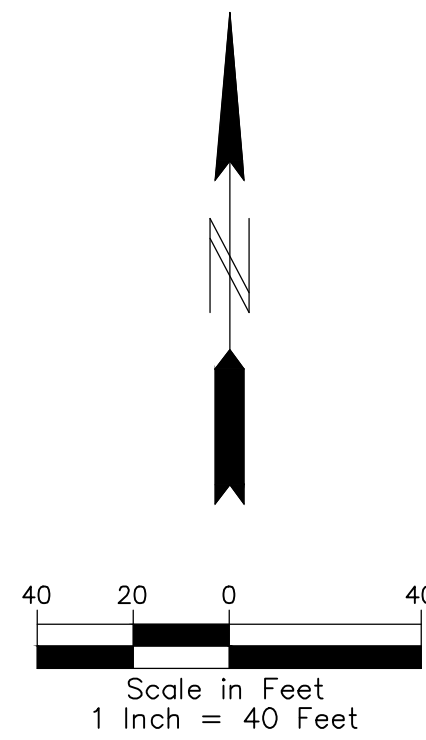
SUMMERLAND FIRST ADDITION



DRAINAGE AND UTILITY
EASEMENTS FOR BLOCK 2
ARE SHOWN THUS:



Being 5 feet in width, and adjoining lot lines
unless otherwise indicated, and 10 feet in width
and adjoining right of way and rear lot lines
unless otherwise indicated on the plat.



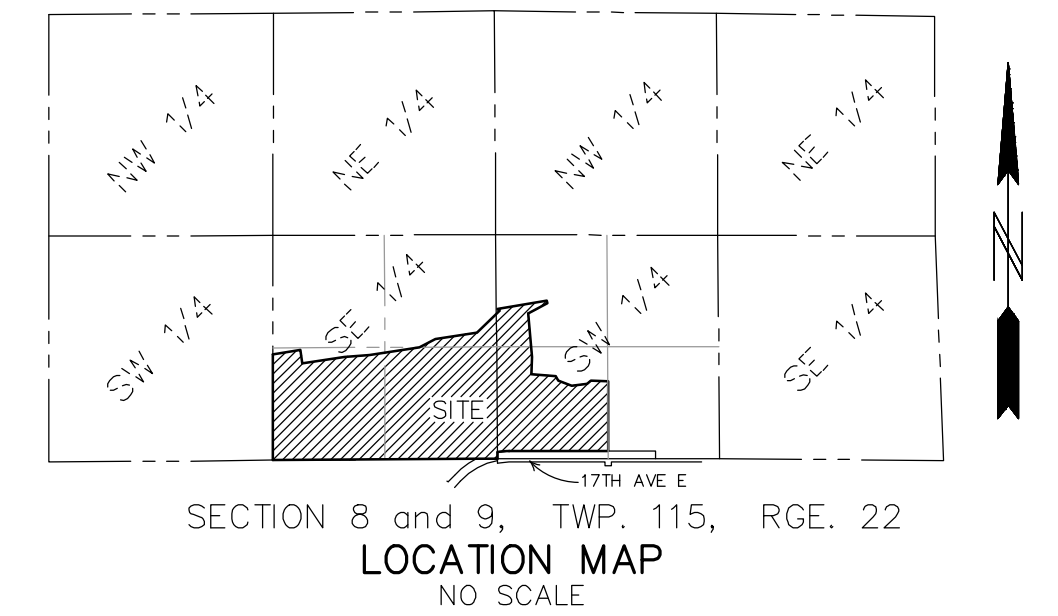
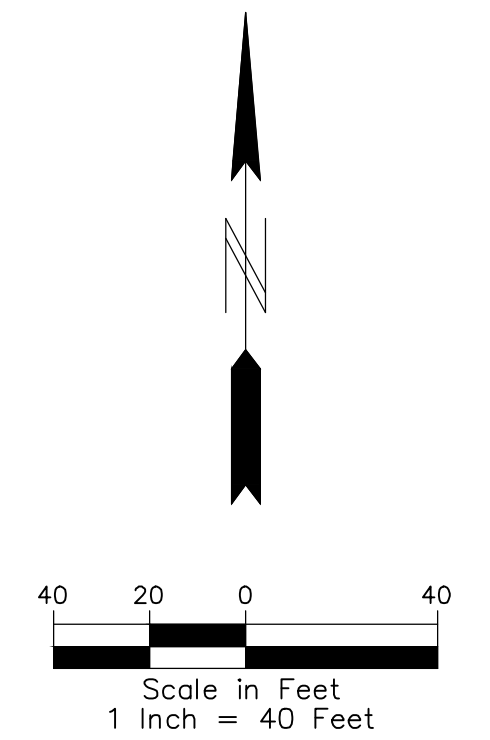
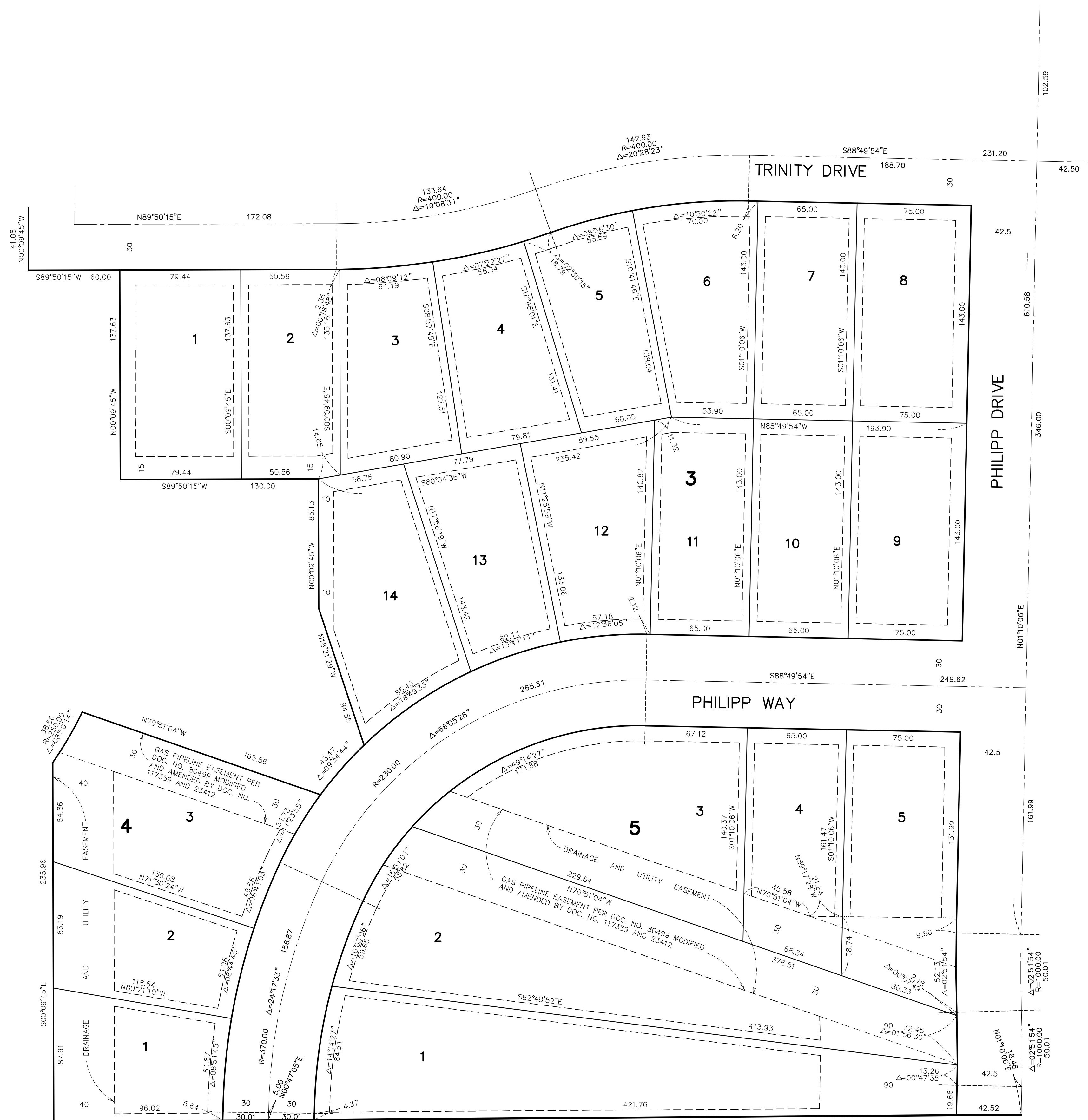
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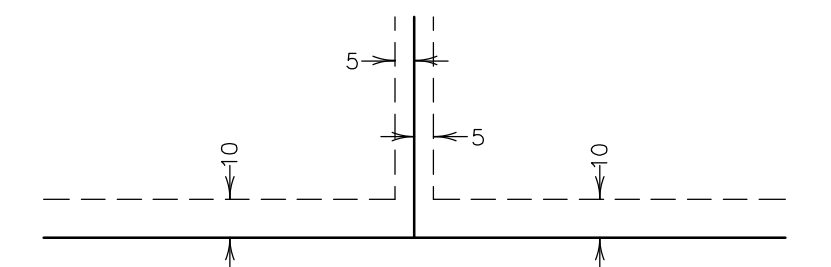
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INSET B

SUMMERLAND FIRST ADDITION



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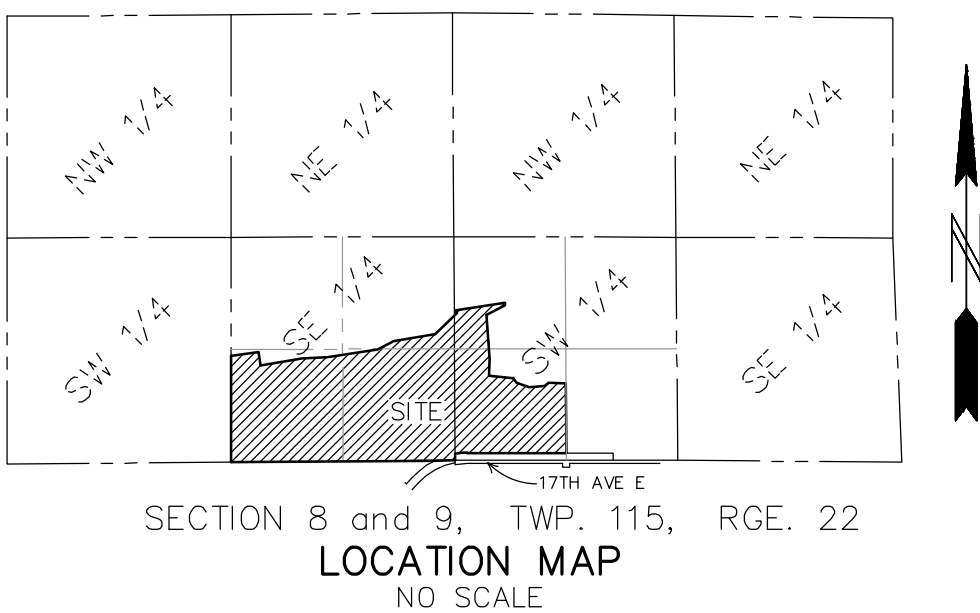
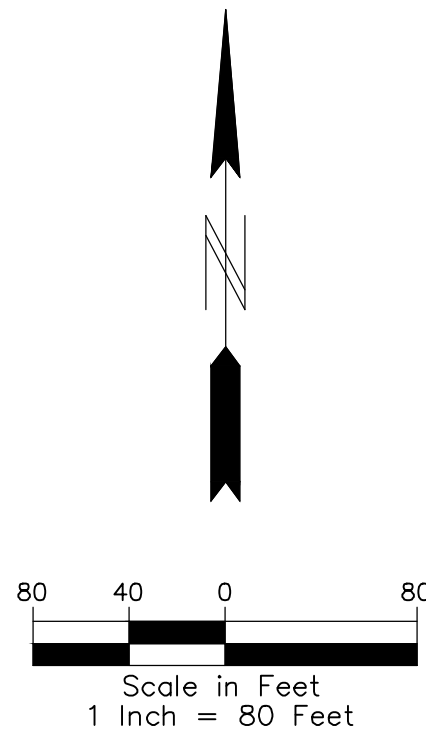
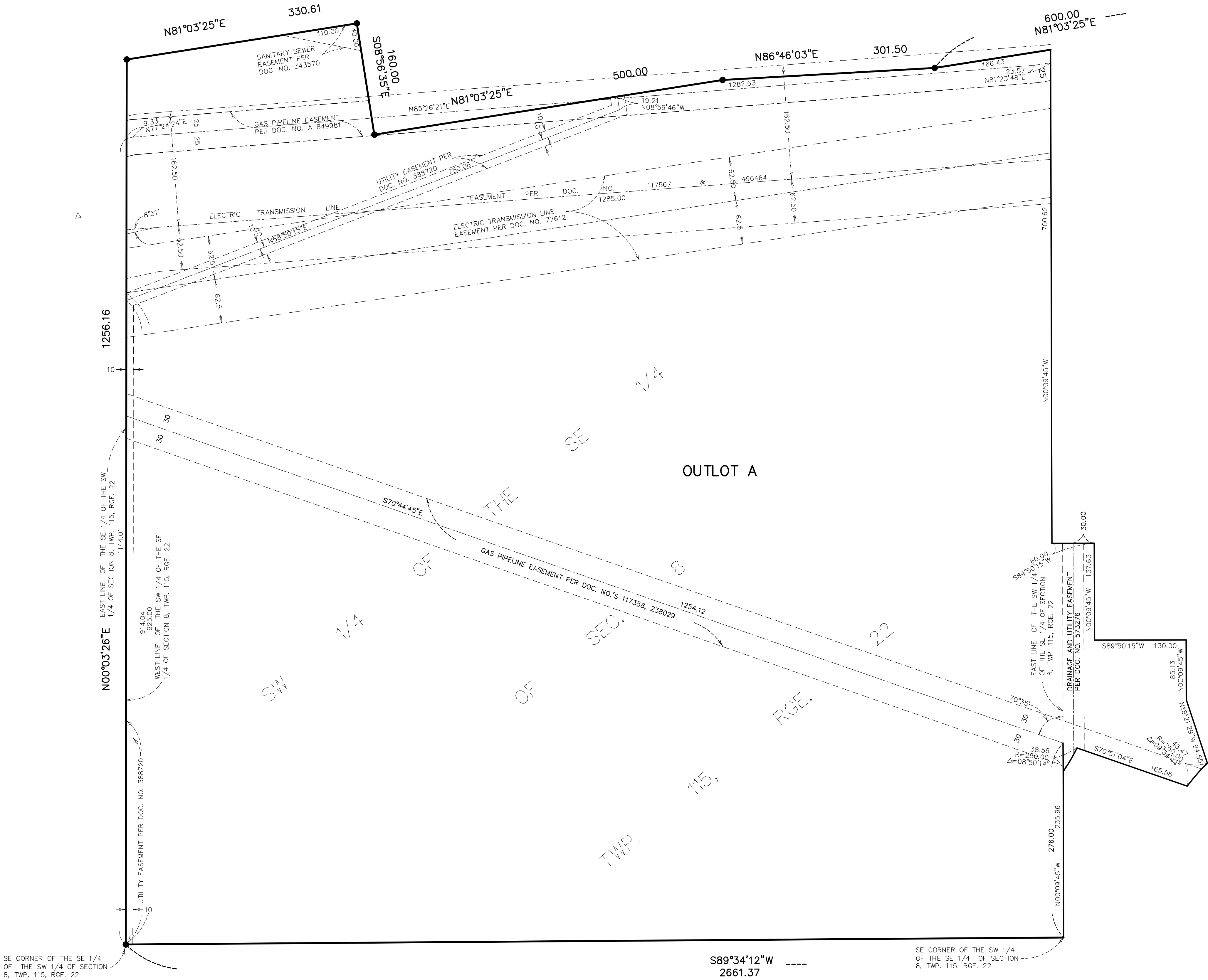
Being 5 feet in width, and adjoining lot lines unless otherwise indicated, and 10 feet in width and adjoining right of way and rear lot lines unless otherwise indicated on the plat.

THE ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SEC. 8, TWP. 115, RGE. 22, WHICH IS ASSUMED TO HAVE A BEARING OF SOUTH 89°34'12" WEST.

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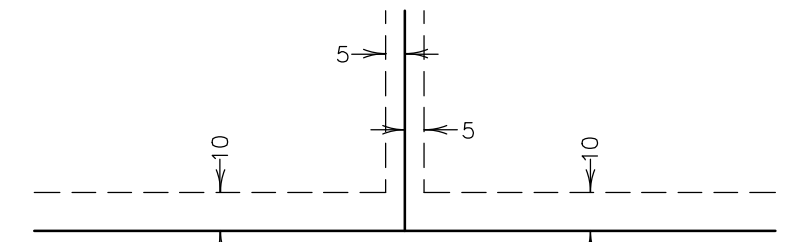
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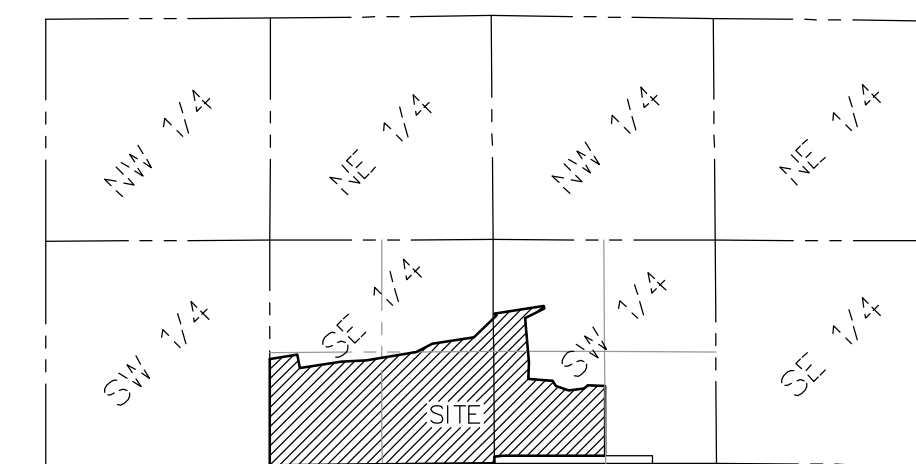
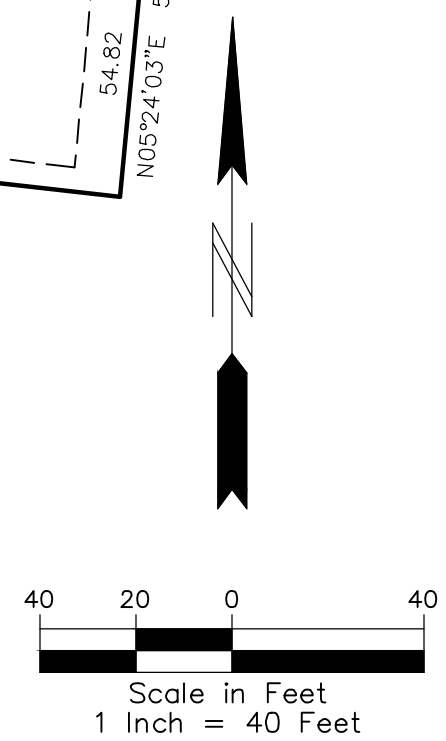
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SUMMERLAND FIRST ADDITION

DRAINAGE AND UTILITY
EASEMENTS ARE SHOWN THUS:



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

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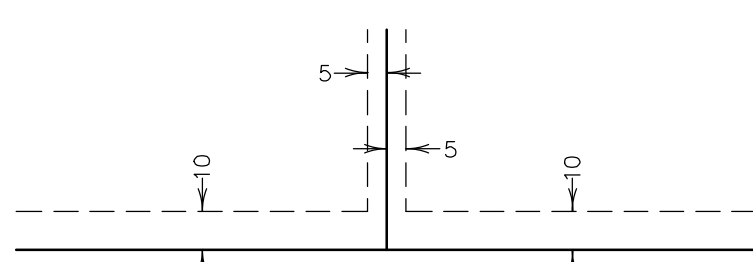
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INSET D

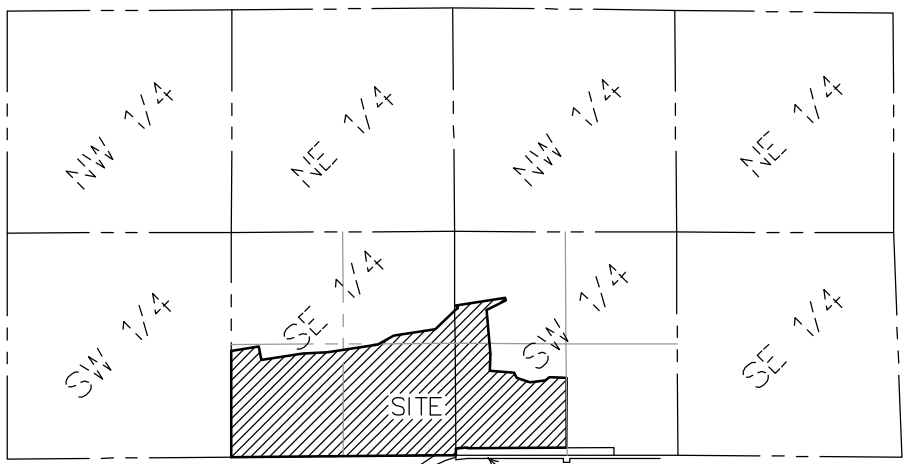
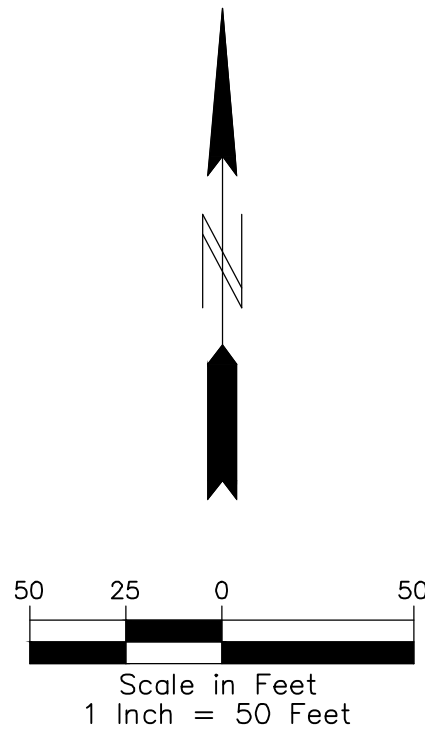
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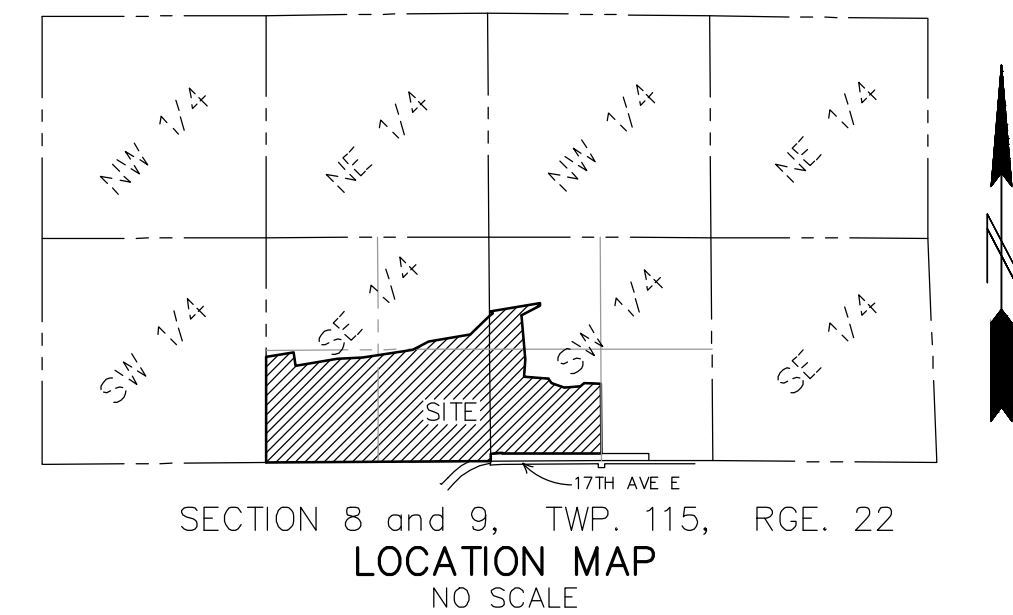
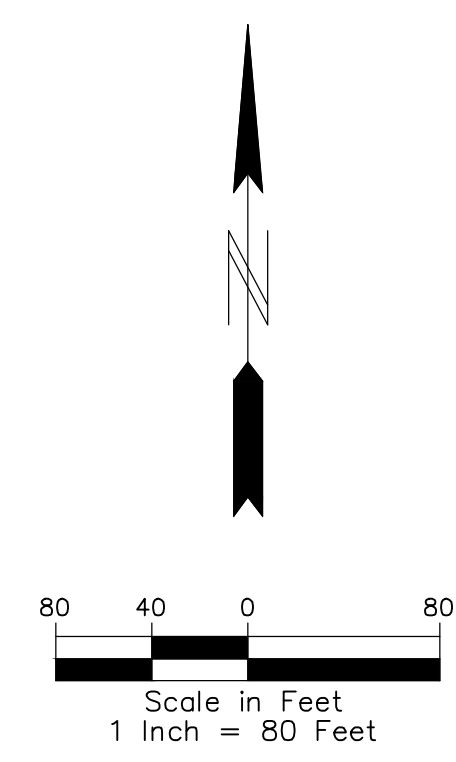
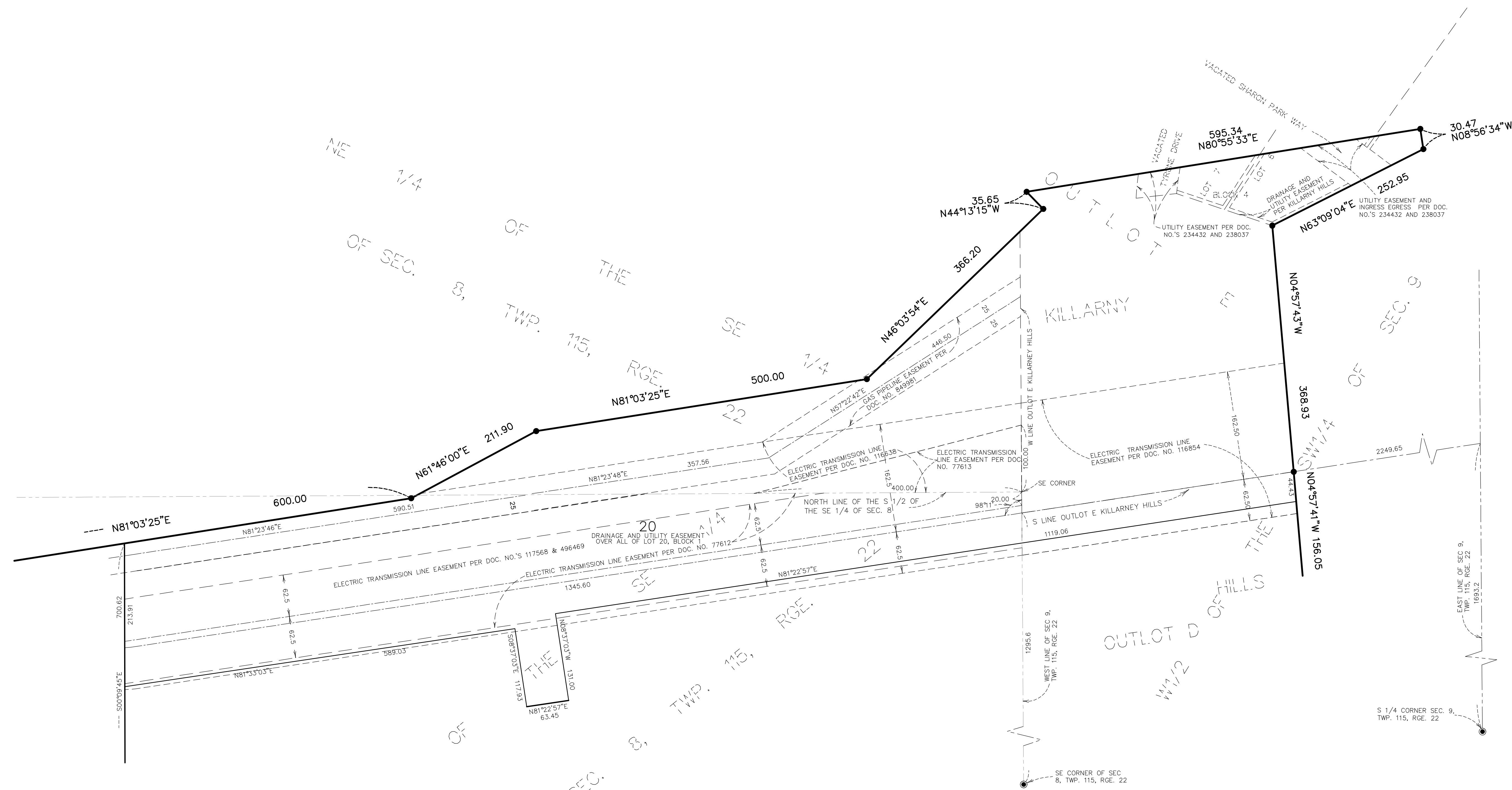


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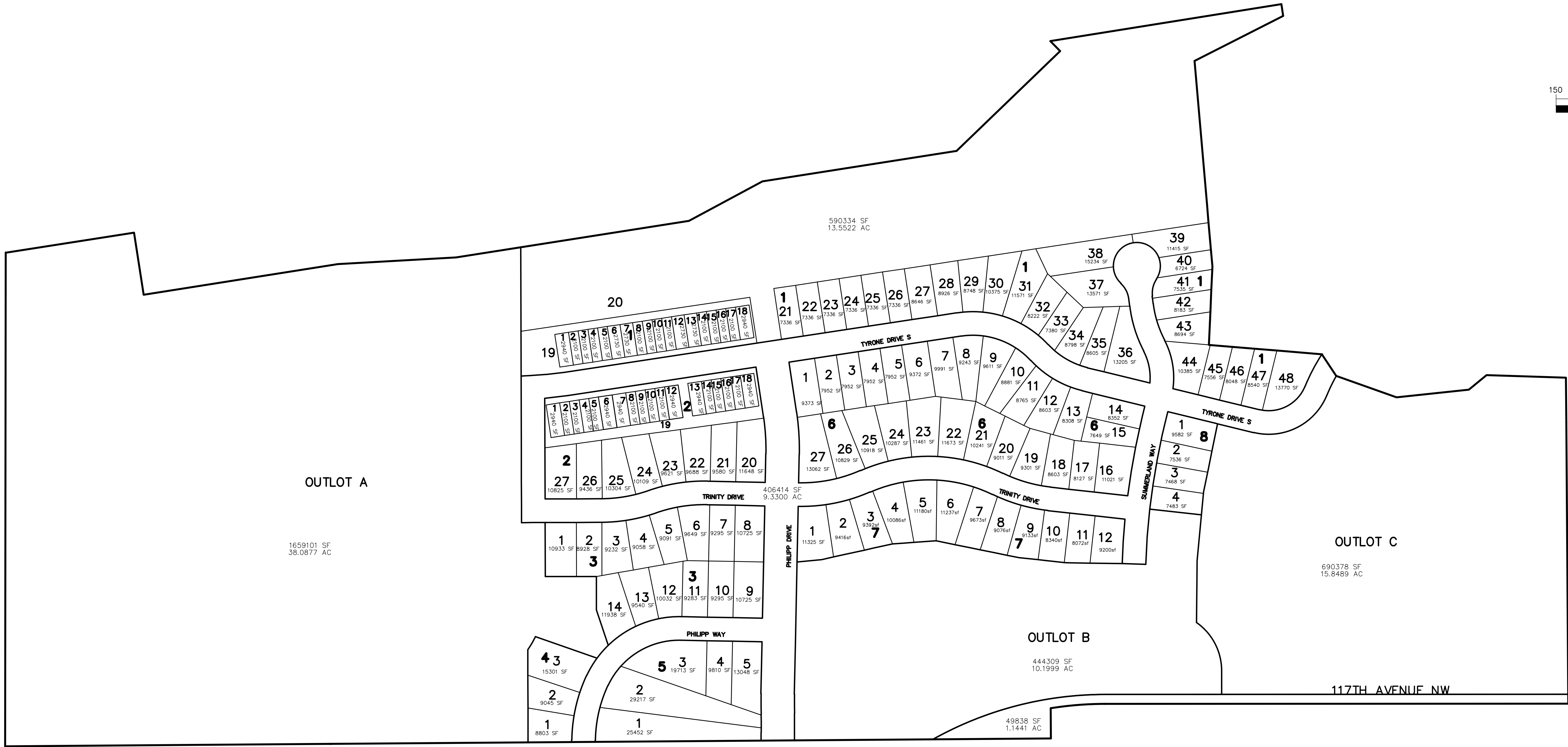
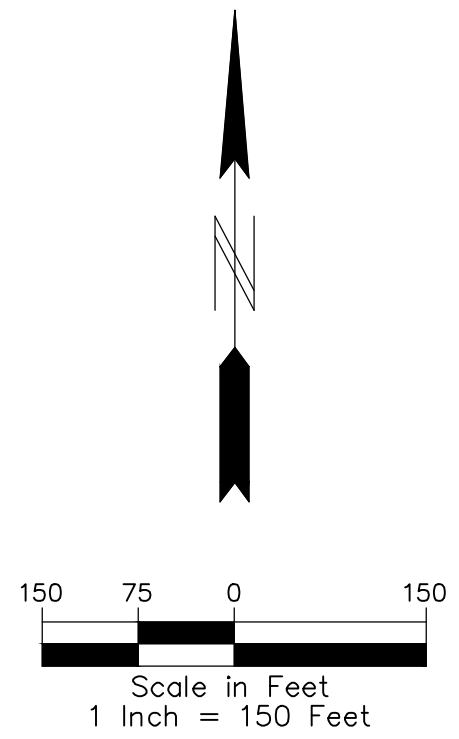
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SUMMERLAND PLACE FIRST ADDITION

AREA SKETCH



AREA SUMMARY

BLOCK 1 =	919,694 SF.	21.1133 AC.
BLOCK 2 =	151,506 SF.	3.4781 AC.
BLOCK 3 =	137,725 SF.	3.1617 AC.
BLOCK 4 =	33,149 SF.	0.7610 AC.
BLOCK 5 =	97,240 SF.	2.2323 AC.
BLOCK 6 =	254,488 SF.	5.8422 AC.
BLOCK 7 =	116,129 SF.	2.6660 AC.
BLOCK 8 =	32,067 SF.	0.7362 AC.
TOTAL LOT AREA =	1,741,540 SF.	39.9908 AC.
TOTAL OUTLOT AREA =	2,793,786 SF.	64.1365 AC.
TOTAL R/W AREA =	456,251 SF.	10.4741 AC.
TOTAL AREA =	4,991,577 SF.	114.5908 AC.