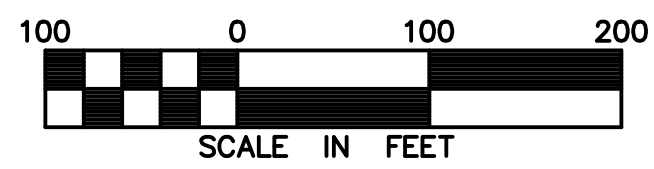


P.L.O.C.-OHWL SETBACK (TOP OF BANK)	50 FT
MINIMUM LOT WIDTH	65 FT
MINIMUM LOT WIDTH (SHORELAND OVERLAY DISTRICT)	75 FT
MAXIMUM IMPERVIOUS AREA	50%
MAXIMUM IMPERVIOUS AREA (SHORELAND OVERLAY DISTRICT)	25%
SHORELAND OVERLAY DISTRICT IS WITHIN 300 FEET OF THE HWL OF P.L.O.C.	
MINIMUM LOWEST ALLOWABLE FLOOR ELEVATION IN THE SHORELAND OVERLAY DISTRICT (HWL+3 FEET)	
NO ENGINEERING OR SURVEYING WAS PERFORMED IN PREPARATION OF THIS CONCEPTUAL PLAN	
LOW OPENING=EOF+1.5+FLOW DEPTH	
1 BOULEVARD TREE PER 40 LINEAR FEET OF STREET (2" CALIBER)	
2 TREES PER LOT (2" CALIBER)	
BOULEVARD AND LOT TREES CAN COUNT AGAINST TREE REMOVAL	
EROSION CONTROL BLANKET REQUIRED ON BOULEVARDS	
AREA OF BITUMINOUS FOR STREETS 150,944 SQ. FT.	



PARCEL 1:
Lot B, Block 1, MEADOWBROOK RUN, Scott County, Minnesota.
Lot B, Block 1, MEADOWBROOK RUN, Scott County, Minnesota.

PARCEL 2:
That part of the East Half of the Southeast Quarter of Section 14, Township 115, Range 22, Scott County, Minnesota lying southerly of the centerline of County Road No. 16 and west of the East 887.4 feet described as follows:
Beginning at a point in the west line of said East 887.4 feet distant 1124.33 feet north of the south line of said Southeast Quarter; thence deflecting to the left 78 degrees 34 minutes 30 seconds distant 249.78 feet, thence deflecting to the right 78 degrees 34 minutes 30 seconds distant 533.75 feet, more or less, to the centerline of County Road No. 16; thence easterly, along said centerline, 249.78 feet to its intersection with the west line of said East 887.4 feet; thence south, along said west line, 533.75 feet, more or less, to the point of beginning.

PARCEL 3:
All that part of the East Half of the Southeast Quarter of Section 14, Township 115, Range 22, Scott County, Minnesota lying southerly of the centerline of County Road No. 16 and west of the East 887.4 feet described as follows:
Beginning at a point in the west line of said East 887.4 feet distant 1124.33 feet north of the south line of said Southeast Quarter; thence deflecting to the left 78 degrees 34 minutes 30 seconds distant 249.78 feet, thence deflecting to the right 78 degrees 34 minutes 30 seconds distant 533.75 feet, more or less, to the centerline of County Road No. 16; thence easterly, along said centerline, 249.78 feet to its intersection with the west line of said East 887.4 feet; thence south, along said west line, 533.75 feet, more or less, to the point of beginning.

AND:
That part of the East Half of the Southeast Quarter of Section 14, Township 115, Range 22, Scott County, Minnesota described as beginning at the intersection of the centerline of County Road No. 16 and the west line of the East 887.4 feet of said Southeast Quarter; thence southerly, along the centerline of said County Road No. 16, a distance of 204.0 feet to the point where said centerline intersects the west line of said Southeast Quarter, a distance of 233.0 feet thence southerly to a point in the west line of the East 887.4 feet of said Southeast Quarter distant 333.0 feet southerly, as measured along the west line of the East 887.4 feet of said Southeast Quarter, from the centerline of said County Road No. 16; thence northerly along the west line of the East 887.4 feet of said Southeast Quarter, a distance of 333.0 feet to the point of beginning.

PARCELS 4 AND 5:

That part of the East Half of the Southeast Quarter of Section 14, Township 115S, Range 22N, Scott County, Minnesota lying southerly of the centerline of County Highway No. 16 EXCEPT the East one rod thereof;

EXCEPT THEREFROM the following described tracts (A through C below):

A. All that part of the East Half of the Southeast Quarter of Section 14, Township 115S, Range 22N, Scott County, Minnesota lying southerly of the centerline of County Road No. 16, and west of the East 887.4 feet, which lies north of a line drawn from a point in the west line of the East half distant 724.0 feet north of the south line of said Southeast Quarter to a point in the west line of said East 887.4 feet distant 870.0 feet north from the south line of said Southeast Quarter.

B. That part of the East Half of the Southeast Quarter of Section 14, Township 115S, Range 22N, Scott County, Minnesota described as beginning at the intersection of the centerline of County Road No. 16 and the west line of the East 887.4 feet of said Southeast Quarter, thence southerly, along the centerline of said County Road No. 16, a distance of 204.0 feet to a southeasterly corner, parallel with the east line of said Southeast Quarter, a distance of 233.0 feet; thence southerly to a point in the west line of the East 887.4 feet of said Southeast Quarter distant 333.0 feet southerly, as measured along the west line of the East 887.4 feet of said Southeast Quarter, from the centerline of said County Road No. 16, a distance northerly, along the west line of the East 887.4 feet of said Southeast Quarter, a distance of 1.0 foot to the east line of beginning.

C. HORIZON HEIGHTS SECOND ADDITION, according to the recorded plat thereof, Scott County, Minnesota.

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED
BY ME OR UNDER MY DIRECT SUPERVISION AND
THAT I AM A DULY LICENSED ENGINEER UNDER
THE LAWS OF THE STATE OF MINNESOTA.

[illegible]

DESIGNED	CHECKED
DRAWN	DATE
JJ	12-29-2020
SCALE	
AS SHOWN	
JOB NO.	
17051.00	

SHEET 1 REV. 1 OF 1

SHAKOPEE,

MINNESOTA