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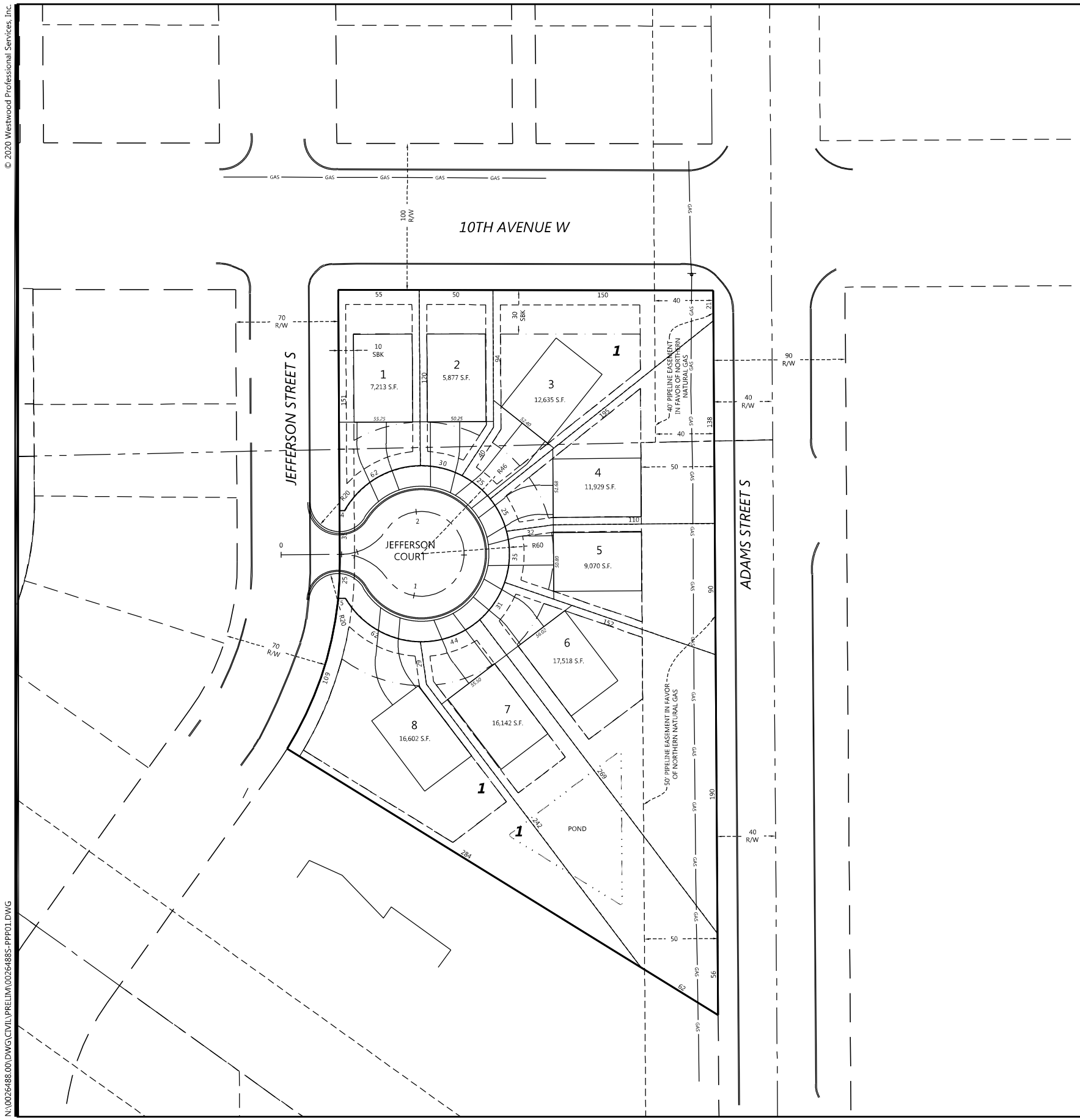


Call 48 Hours before digging:
811 or call811.com
Common Ground Alliance

LEGAL DESCRIPTION (PER TITLE COMMITMENT NO. I-32668)

The land referred to in this Commitment is Torrens Property (Certificate No. 50878 & 50879) situated in the County of Scott, State of Minnesota, and is described as follows:

Parcel 1:

That part of Lot 1, Block 1, Jackson View Addition to the City of Shakopee, Scott County, Minnesota lying Northerly and Northeasterly of a line described as commencing at the Southeast corner of said Lot 1; thence North 00 degrees 24 minutes 42 seconds West along the east line of said Lot 1 a distance of 225.80 feet to the point of beginning of the line to be described; thence North 58 degrees 17 minutes 26 seconds West a distance of 345.65 feet to the westerly line of said Lot 1 and said line there terminating.

Parcel 2:

Beginning at a point 40.00 feet Westerly of the Northeast corner of Outlot "A" of the Replat of Notermann Addition, City of Shakopee, Minnesota, said point being on the South boundary of Tenth Avenue; thence proceeding in a Westerly direction along said South boundary of Tenth Avenue 256.02 feet to the east line of Jefferson Street; thence deflecting left or Southerly along said east line of Jefferson Street; a distance of 109.40 feet to the South boundary of the Replat of Notermann Addition, thence deflecting left or Easterly along the South boundary of said Addition a distance of 256.03 feet; thence deflecting left or Northerly at a point 40.00 feet Westerly of the east line of said plat for a distance of 103.15 feet, said last line being parallel with aforementioned east line of plat, and returning to point of beginning.

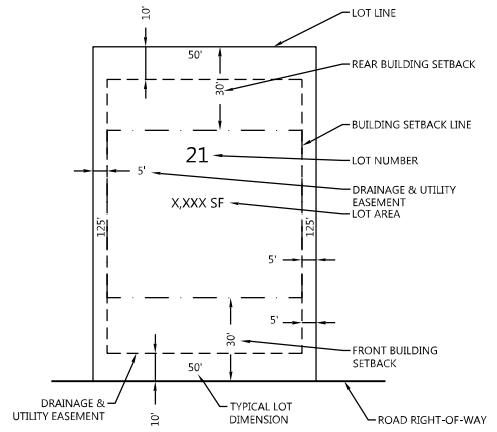
SITE DEVELOPMENT DATA

- EXISTING ZONING: R1C; OLD SHAKOPEE RESIDENTIAL
- GROSS SITE AREA: 2.48 AC
  - GASLINE EASEMENT 0.53 AC
- NET SITE AREA: 1.95 AC
- DEVELOPMENT SUMMARY
  - TOTAL DETACHED VILLAS 8 HOMES
- PROJECT DENSITY:
  - GROSS (8 UN / 2.48 AC): ±3.23 UN/AC

R-1C LOT STANDARDS

STANDARD	
MINIMUM LOT AREA	N/A; 5,877 SF SHOWN
AVERAGE LOT AREA	N/A; 12,123 SF SHOWN
MINIMUM LOT WIDTH	50' @ BLDG FACE
MINIMUM LOT DEPTH	100'; 120' SHOWN
SETBACKS	
FRONT	30' MIN TO R/W
SIDE INTERIOR LOT	5'/5'; 10' TOTAL
SIDE CORNER LOT	10' MIN
REAR	30'

TYPICAL DETACHED VILLA LOT DETAIL



SITE LEGEND

EXISTING	PROPOSED	
		PROPERTY LINE
		LOT LINE
		SETBACK LINE
		EASEMENT LINE
		CURB AND GUTTER
		TIP-OUT CURB AND GUTTER
		POND NORMAL WATER LEVEL
		RETAINING WALL

DEVELOPMENT NOTES

1. ALL LOT DIMENSIONS ARE ROUNDED TO THE NEAREST FOOT.
2. ALL AREAS ARE ROUNDED TO THE NEAREST SQUARE FOOT.
3. STREET NAMES ARE SUBJECT TO APPROVAL BY THE CITY.
4. DRAINAGE AND UTILITY EASEMENTS SHALL BE PROVIDED AS REQUIRED. DRAINAGE AND UTILITY EASEMENTS WILL BE PROVIDED OVER ALL PUBLIC UTILITIES AND UP TO 1 FOOT ABOVE THE HIGH WATER LEVEL OF ALL PONDS.

1" = 40'

0' 40' 80' 120'

NOT FOR CONSTRUCTION

JEFFERSON COURT

DESIGNED: CTY
CHECKED: JHB
DRAWN: CTY
HORIZONTAL SCALE: 40'
VERTICAL SCALE: 8' OR 4'

INITIAL ISSUE: 12/15/20
REVISIONS:
1 .
2 .
3 .
4 .
5 .

PREPARED FOR:

LINK CONSTRUCTION INC.
12756 N. SHANNON DR.
SHAKOPEE, MINNESOTA 55379

I HEREBY CERTIFY THAT THIS PLAN 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

BRENT R. PETERS
DATE: 12/15/20 LICENSE NO. 44123

JEFFERSON COURT
SHAKOPEE, MINNESOTA

Westwood
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Toll Free (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.

PRELIMINARY PLAT

PROJECT NUMBER: 0026488.00

SHEET NUMBER: 3 OF 9
DATE: 12/15/20