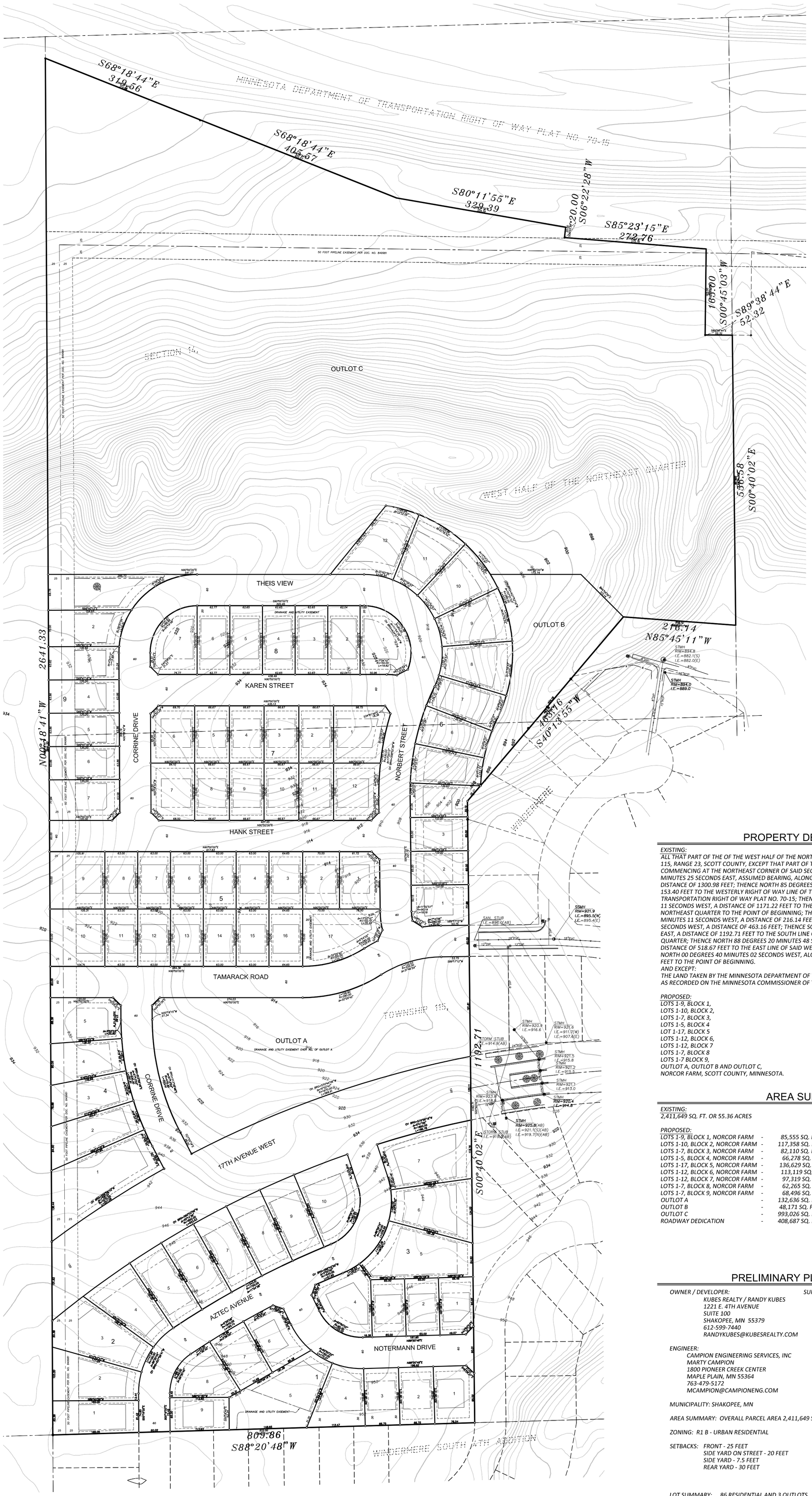

LEGEND

- = BITUMINOUS SURFACE
- x898.5 = EXISTING ELEVATION
- 890 / 889 = EXISTING CONTOURS
- = FLARED END SECTION
- = SIGN
- = ELECTRIC METER
- = UTILITY BOX
- = FOUND MONUMENT
- = SET MONUMENT–1/2" IRON PIPE 18" LONG WITH PLASTIC CAP INSCRIBED LS# 47465

PROPERTY DESCRIPTION

EXISTING:

ALL THAT PART OF THE OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 115, RANGE 23, SCOTT COUNTY, EXCEPT THAT PART OF THE FOLLOWING DESCRIBED PROPERTY: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 14; THENCE SOUTH O 1 DEGREES O 1 MINUTES 25 SECONDS EAST, ASSUMED BEARING, ALONG THE EAST LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 1300.98 FEET; THENCE NORTH 85 DEGREES 45 MINUTES 11 SECONDS WEST, A DISTANCE OF 153.40 FEET TO THE WESTERLY RIGHT OF WAY LINE OF THE MINNESOTA COMMISSIONER OF TRANSPORTATION RIGHT OF WAY PLAT NO. 70-15; THENCE CONTINUING NORTH 85 DEGREES 45 MINUTES 11 SECONDS WEST, A DISTANCE OF 1171.22 FEET TO THE EAST LINE OF SAID WEST HALF OF THE NORTHEAST QUARTER TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 85 DEGREES 45 MINUTES 11 SECONDS WEST, A DISTANCE OF 216.14 FEET; THENCE SOUTH 40 DEGREES 13 MINUTES 55 SECONDS WEST, A DISTANCE OF 463.16 FEET; THENCE SOUTH 00 DEGREES 40 MINUTES 02 SECONDS EAST, A DISTANCE OF 1192.71 FEET TO THE SOUTH LINE OF SAID WEST HALF OF THE NORTHEAST QUARTER; THENCE NORTH 88 DEGREES 20 MINUTES 48 SECONDS EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 518.67 FEET TO THE EAST LINE OF SAID WEST HALF OF THE NORTHEAST QUARTER; THENCE NORTH 00 DEGREES 40 MINUTES 02 SECONDS WEST, ALONG SAID EAST LINE, A DISTANCE OF 1515.36 FEET TO THE POINT OF BEGINNING.

AND EXCEPT:

THE LAND TAKEN BY THE MINNESOTA DEPARTMENT OF TRANSPORTATION FOR HIGHWAY RIGHT OF WAY AS RECORDED ON THE MINNESOTA COMMISSIONER OF TRANSPORTATION RIGHT OF WAY PLAT NO. 70-15.

PROPOSED:

LOTS 1-9, BLOCK 1,
LOTS 1-10, BLOCK 2,
LOTS 1-7, BLOCK 3,
LOTS 1-5, BLOCK 4
LOT 1-17, BLOCK 5
LOTS 1-12, BLOCK 6,
LOTS 1-12, BLOCK 7
LOTS 1-7, BLOCK 8
LOTS 1-7 BLOCK 9,
OUTLOT A, OUTLOT B AND OUTLOT C,
NORCOR FARM, SCOTT COUNTY, MINNESOTA.

AREA SUMMARY

EXISTING:

2,411,649 SQ. FT. OR 55.36 ACRES

PROPOSED:

LOTS 1-9, BLOCK 1, NORCOR FARM	-	*85,555 SQ. FT. OR 1.96 ACRES*
LOTS 1-10, BLOCK 2, NORCOR FARM	-	*117,358 SQ. FT. OR 2.69 ACRES*
LOTS 1-7, BLOCK 3, NORCOR FARM	-	*82,110 SQ. FT. OR 1.89 ACRES*
LOTS 1-5, BLOCK 4, NORCOR FARM	-	*66,278 SQ. FT. OR 1.52 ACRES*
LOTS 1-17, BLOCK 5, NORCOR FARM	-	*136,629 SQ. FT. OR 3.14 ACRES*
LOTS 1-12, BLOCK 6, NORCOR FARM	-	*113,119 SQ. FT. OR 2.60 ACRES*
LOTS 1-12, BLOCK 7, NORCOR FARM	-	*97,319 SQ. FT. OR 2.23 ACRES*
LOTS 1-7, BLOCK 8, NORCOR FARM	-	*62,265 SQ. FT. OR 1.43 ACRES*
LOTS 1-7, BLOCK 9, NORCOR FARM	-	*68,496 SQ. FT. OR 1.57 ACRES*
OUTLOT A	-	*132,636 SQ. FT. OR 3.04 ACRES*
OUTLOT B	-	*48,171 SQ. FT. OR 1.11 ACRES*
OUTLOT C	-	*993,026 SQ. FT. OR 22.8 ACRES*
ROADWAY DEDICATION	-	*408,687 SQ. FT. OR 9.38 ACRES*

PRELIMINARY PLAT SUMMARY

OWNER / DEVELOPER:
KUBES REALTY / RANDY KUBES
1221 E. 4TH AVENUE
SUITE 100
SHAKOPEE, MN 55379
612-599-7440
RANDYKUBES@KUBESREALTY.COM

SURVEYOR:
TROSEN LAND SURVEYING, LLC
SCOTT TROSEN
236 LEWIS STREET SOUTH
SHAKOPEE, MN 55379
612-990-1182
SCOTT@TROSENLANDSURVEYING.COM

ENGINEER:
CAMPION ENGINEERING SERVICES, INC
MARTY CAMPION
1800 PIONEER CREEK CENTER
MAPLE PLAIN, MN 55364
763-479-5172
MCAMPION@CAMPIONENG.COM

MUNICIPALITY: SHAKOPEE, MN

AREA SUMMARY: OVERALL PARCEL AREA 2,411,649 SQ. FT. OR 55.36 ACRES

ZONING: R1 B - URBAN RESIDENTIAL

SETBACKS: FRONT - 25 FEET
SIDE YARD ON STREET - 20 FEET
SIDE YARD - 7.5 FEET
REAR YARD - 30 FEET

LOT SUMMARY: 86 RESIDENTIAL AND 3 OUTLOTS

NOTES

1. *FOR THE PURPOSES OF THIS SURVEY THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 115, RANGE 23 IS ASSUMED TO BEAR SOUTH 88 DEGREES 20 MINUTES 48 SECONDS WEST.*

REVISIONS		
REV. NO.	DATE	REVISIONS DESCRIPTION

PROJECT:	KRC2010
DRAWING:	plat-TLS2010.dwg
DRAWN BY:	SCT
CHECKED BY:	SCT
SUBMITTED:	5.3.2021

CLIENT:
Kubes Realty
1221 E. 4th Avenue
Suite 100
Shakopee, MN 55379
612-599-7440

PROJECT:
1780 17th Avenue W.
Shakopee, MN 55379
Being p/o The NE 1/4 Sec. 14, T. 115 N., R. 23 W.
Proposed Plat of NORCOR FARMS

TROSEN LAND SURVEYING
TROSEN LAND SURVEYING, LLC
236 LEWIS STREET SOUTH
SHAKOPEE, MN 55379
PH: 612-990-1182
WWW.TROSENLANDSURVEYING.COM

PRELIMINARY PLAT

SHEET 1 OF 1