

# STAGECOACH

KNOW ALL PERSONS BY THESE PRESENTS: That Builders Lot Group, LLC, a Minnesota limited liability company, fee owner, of the following described property situated in the County of Scott, State of Minnesota, to wit:

The part of the north one-half (N 1/2) of the northeast quarter (NE 1/4) of section thirteen (13), township one hundred fifteen (115), range twenty-two (22), Scott county, Minnesota, described as beginning at the northwest corner of said NE 1/4; thence easterly along the north line of said NE 1/4 a distance of 387 feet, more or less, to the westerly right-of-way line of Scott County Road No. 89; thence southeasterly along said right-of-way line to the south line of said North 1/2 of the NE 1/4, thence westerly along said south line a distance of 700 feet, more or less, to the southwest corner of said North 1/2 of the NE 1/4; thence north along the west line.

And

The Southerly 200.0 feet of that part of the North 1/2 of the Northeast 1/4 of Section 13, Township 115, Range 22, Scott County, Minnesota, described as beginning at the Northwest corner of said Northeast 1/4; thence Easterly along the North line of said Northeast 1/4 a distance of 387 feet, more or less to the Westerly right-of-way line of Scott County Road No. 89; thence Southeasterly along said right-of-way line to the South line North 1/2 of the Northeast 1/4; thence Westerly along said South line a distance of 700 feet, more or less, to the Southwest corner of said North 1/2 of the Northeast 1/4; thence North along the West line of said Northeast 1/4 to the point of beginning.

And

The North 230 feet of the following described tract: That part of the South 1/2 of the Northeast 1/4 of Section 13, Township 115, Range 22, Scott County, Minnesota, described as beginning at the Southwest corner of said Northeast 1/4 and running thence Northerly to the Northwest corner of said South 1/2 of the Northeast 1/4; thence Easterly along the North line of the South 1/2 of the Northeast 1/4 a distance of 700 feet more or less to the Westerly right-of-way line of Scott County Road No. 89; thence Southeasterly along said right-of-way line to the South line of aforesaid Northeast 1/4; thence Westerly along said South line a distance of 1120 feet more or less to the point of beginning. Situated in Scott County, Minnesota.

Has caused the same to be surveyed and platted as STAGECOACH and does hereby dedicate the easements as shown on this plat for drainage and utility purposes only.

In witness whereof said Builders Lot Group, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper manager this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

BUILDERS LOT GROUP, LLC, a Minnesota limited liability company

By: \_\_\_\_\_  
Its: Chief Manager

STATE OF MINNESOTA  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_, by \_\_\_\_\_, as Chief Manager of Builders Lot Group, LLC, a Minnesota limited liability company, on behalf of the company.

Notary Public, \_\_\_\_\_ County, Minnesota  
My Commission Expires \_\_\_\_\_

I Theodore S. Brown do hereby certify that I have surveyed and platted the property described on this plat as STAGECOACH; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on the plat; that all monuments depicted on the plat have been or will be correctly set within one year as indicated on the plat; that all water boundaries and wet lands as defined in MS 505.01, Subd. 3 existing as of the date of this certification are shown and labeled on the plat; and that all public ways are shown and labeled on the plat.

Theodore S. Brown, Licensed Land Surveyor, Minnesota License No. 51678

STATE OF MINNESOTA  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_, by Theodore S. Brown, a Licensed Land Surveyor.

Notary Public, \_\_\_\_\_ County, Minnesota  
My Commission Expires \_\_\_\_\_

CITY COUNCIL, Shakopee, Minnesota

I hereby certify that on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_, the City Council of the City of Shakopee, Minnesota, approved this plat and is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

By: \_\_\_\_\_ Mayor By: \_\_\_\_\_ Clerk

CITY ATTORNEY, Shakopee, Minnesota

I hereby certify that I have examined this plat of STAGECOACH and do hereby recommend this plat for approval as to form this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

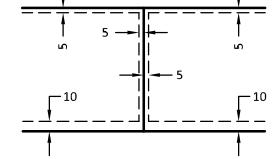
By: \_\_\_\_\_, City Attorney

SCOTT COUNTY AUDITOR/TREASURER

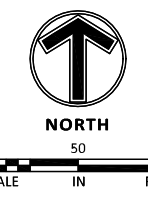
I hereby certify that the current and delinquent taxes on the lands described within are paid and the transfer is entered this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

By: \_\_\_\_\_ Scott County Auditor By: \_\_\_\_\_ Scott County Treasurer

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:  
(NOT TO SCALE)



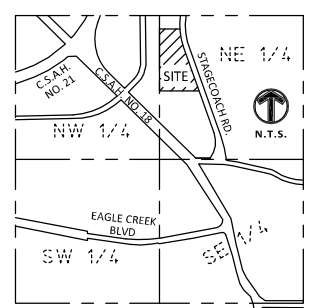
BEING 5 FEET IN WIDTH, UNLESS OTHERWISE INDICATED, AND ADJOINING LOT LINES, AND 10 FEET IN WIDTH, UNLESS OTHERWISE INDICATED, AND ADJOINING RIGHT-OF-WAY LINES, AS SHOWN ON THE PLAT.



- DENOTES 1/2 INCH BY 14 INCH IRON MONUMENT SET AND MARKED BY LICENSE NO. 51678.
- DENOTES 1/2 INCH IRON MONUMENT MARKED BY LICENSE NO. 17255 FOUND, UNLESS OTHERWISE NOTED.

THE SOUTH LINE OF THE NORTH 230 FEET OF THE SOUTH 1/2 OF THE NE 1/4 IS ASSUMED TO HAVE A BEARING OF NORTH 88 DEGREES 30 MINUTES 58 SECONDS WEST.

VICINITY MAP



SECTION 13, TOWNSHIP 115 N, RANGE 22 W,  
SCOTT COUNTY, MINNESOTA

