

# SHOCKLEY ADDITION

## LOT SPLIT PLAT

### DESCRIPTION

That portion of the NE1/4 of the NW1/4 in Section 35, Township 53 North of the Base Line, Range 30 West of the 13th Principal Meridian, City of Excelsior, Hennepin County, Minnesota, which is described as follows: Commence at the SW corner of said NE1/4 NW1/4, thence N0°16'39"W, 312.77 feet along the West line of said NE1/4 NW1/4; thence S89°52'47"E, 25.00 feet to the SW corner of way line 1; thence S89°52'47"E, a subdivision of record, and to the true point of beginning of the land as described; thence S89°52'47"E, a subdivision along the South line of Lot 118 in said subdivision and to the West line of Lot 117 in King's Suburban Estates, a subdivision of record; thence S00°00'00"E, 310.47 feet along the corner of Lot 113 in said subdivision and to the North right of way line of Hospital Drive; thence S89°55'50"W, 551.65 feet along the East line of Lot 115 in King's Suburban Estates, a subdivision of record; thence N0°16'39"W, 151.85 feet; thence S89°59'50"W, 120.00 feet to said East 700-W line; thence S00°16'39"W, 50 feet to the point of beginning; said portion contains 4.39 acres and is subject to all easements, restrictions, reservations and right of ways of record.

### NOTES

- Owner: James Shockley & Staci Shockley, and Clarence Shockley & Marie Shockley, PO Box 366, Excelsior, MN 55424. Reference to previous surveys are Book 2363.
- Refer to Book 3668 Page 745.
- Boundary system is assumed.
- Survey accuracy standards King's Suburban Record Subdiv. Book 19 Page 20 and Plat Book 21 Page 27, & the Replat of Lot 1, Kendall Addition, Cabinet "P", Stavee.
- Lots are in Flood Zone "X" for the Flood plain per City of Excelsior, Minnesota, Community Zoning Ordinance, Map Revised: April 16, 2003.
- The position of all utility lines are approximate.

### APPROVALS

This lot split plat has been approved by the City Manager for the City of Excelsior, Minnesota, on this \_\_\_\_\_ day of \_\_\_\_\_, 2008.

No plat is required.

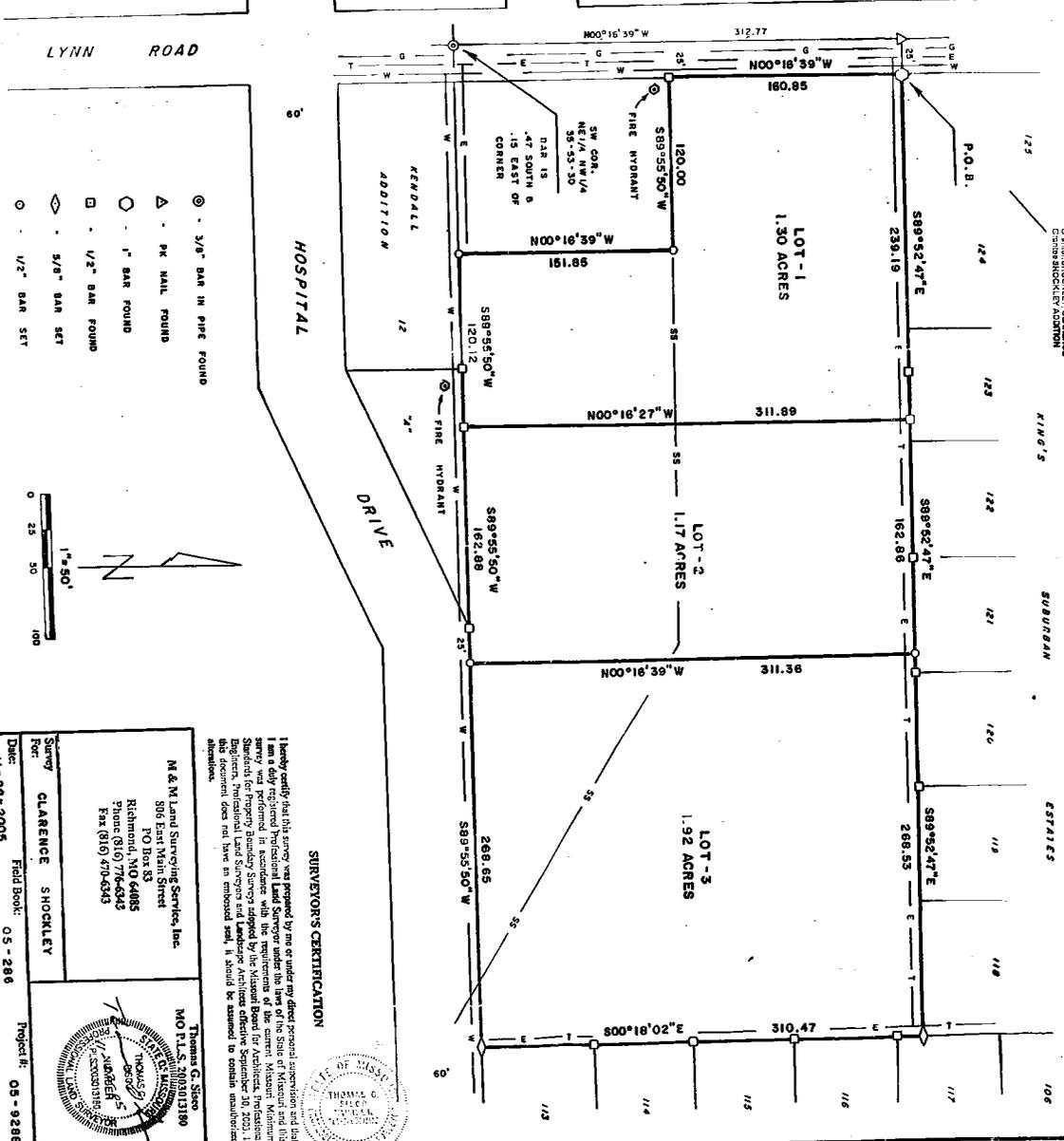
*[Signature]*  
City Manager

Recorded in City County, Minnesota  
Date and Time: 11/12/2009 at 11:05:55 AM  
Instrument Number: 2009041633  
Page: 204  
Recording Fee: \$44.00  
Recording Date: 11/12/2009

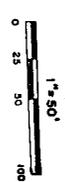
Robert T. Shaw, Recorder



SHOCKLEY, CLARENCE  
SHOCKLEY, STACI



- ⊙ - 3/8" BAR IN PIPE FOUND
- △ - PK NAIL FOUND
- - 1" BAR FOUND
- ◻ - 1/2" BAR FOUND
- ◇ - 5/8" BAR SET
- ◊ - 1/2" BAR SET



### SURVEYOR'S CERTIFICATION

I hereby certify that this survey was prepared by me or under my direct personal supervision and that I am a duly registered Professional Land Surveyor under the laws of the State of Minnesota and the survey was performed in accordance with the requirements of Special Order of Architects, Professional Engineers, Professional Surveyors and Professional Geodesists effective September 30, 2003. If the survey instrument does not have an embossed seal, it should be assumed to contain unaltered information.



**M & M Land Surveying Services, Inc.**  
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Excelsior, MN 55405  
Phone: (612) 776-4343  
Fax: (612) 478-4343

**Thomas G. Shaw**  
MNO P.L.S. 2008013190

Survey For: **CLARENCE SHOCKLEY**  
Project #: **05 - 9288**  
Date: **11 - 22 - 2005**  
Field Book: **05 - 286**