

PRELIMINARY PLAT TIGER OFFICE PARK

Marshall, Minnesota

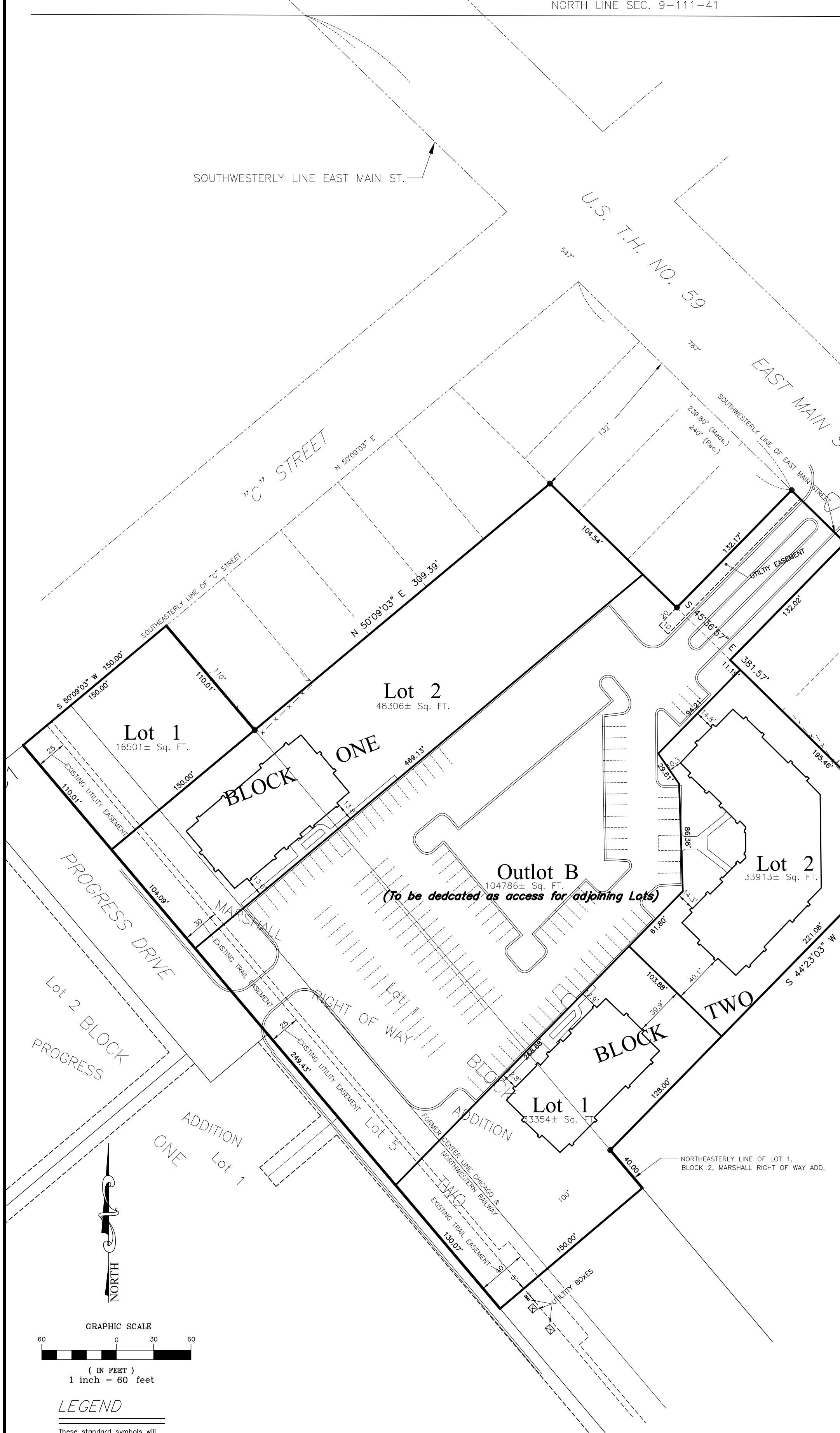
NORTH LINE SEC. 9-111-41

LAND DESCRIPTION

All that part of the Northeast Quarter of Section 9, Township 111 North, Range 41 West, in the City of Marshall, Lyon County, Minnesota, being more particularly described as follows:

Commencing at the the intersection of the north line of said Northeast Quarter and southwesterly right of way line of East Main Street (a.k.a. U.S. T.H. No. 59); thence southeasterly, along said southwesterly right of way line, a distance of 787.00 feet to an existing iron monument mark with seal number 13593, said iron monument being the point of beginning; thence South 45 degrees 36 minutes 57 seconds East, bearing based on Minnesota State Plane Coordinate System Lyon County Datum, along said southwesterly right of way line, a distance of 28.00 feet; thence South 44 degrees 23 minutes 03 seconds West, at right angles to last described line, a distance of 481.09 feet, to a point of the northeasterly line of Lot 1, Block 2 of Marshall Right Of Way Addition, in said City of Marshall, as filed and recorded in the office of the County Recorder in and for said Lyon County, said line is 100 feet northeasterly of the former center line of the Chicago & Northwestern Railway; thence North 40 degrees 15 minutes 57 seconds West, along the northeasterly line of said Lot 1, a distance of 442.58 feet, to a point which is 110 feet southeasterly, measured at right angles from the southeasterly line of "C" Street in said City of Marshall; thence North 50 degrees 09 minutes 03 seconds East, parallel to the southeasterly line of said "C" Street, a distance of 309.39 feet, to a point which is 132 feet southwesterly, measured at right angles from the southwesterly right of way line of said East Main Street; thence South 45 degrees 36 minutes 57 seconds East, parallel to said southwesterly line, a distance of 381.57 feet, to a point which is at right angles from the point of beginning; thence North 44 degrees 23 minutes 03 seconds East a distance of 132.00 feet to the point of beginning.

AND



Land Description (continued)

Beginning at a point 547 feet in a southeasterly direction from at point where the southwesterly side of Main Street of the City of Marshall crosses the Northerly line of Section Nine (9), Township One Hundred Eleven (111), Range Forty-one (41), thence running 60 feet further in a Southeasterly direction, thence at right angles 132 feet in a Southwesterly direction, thence 60 feet at right angles in a Northwesterly direction, thence at right angles 132 feet to the point of beginning.

AND

All that part of Lots 1 and 5, Block 2 of Marshall Right Way Addition, in the City of Marshall, as filed and recorded in the office of the County Recorder in and for Lyon County, Minnesota.

Beginning at the southwesterly corner of said Lot 5; thence South 40 degrees 15 minutes 57 seconds East, along the southwesterly line of said Lot 5, a distance of 593.60 feet; thence North 49 degrees 44 minutes 33seconds East a distance of 150.00 feet to a point on the northeasterly line of said Lot 1; thence North 40 degrees 15 minutes 57 seconds West, along said northeasterly line a distance of 592.59 feet to a point on the southeasterly line of C Street in said City of Marshall;

TOTAL AREA = 5.44± Acres

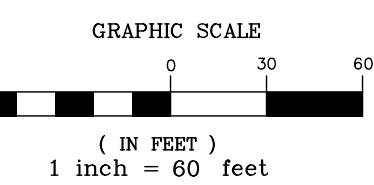
OWNER:
Vesta, LLC

ZONING - B-1 LIMITED BUSINESS

SET BACKS -
FRONT - 25'
SIDE - 10'
REAR - 25'

DATE: DECEMBER 10, 2024

Prepared by
Bueltel-Moseng Land Surveying, Inc.
Marshall, MN 56258 Ph. 507-532-9043
PROJECT NO. 24-6752



LEGEND

- MONUMENTS FOUND
- MONUMENTS SET- 5/8" IRON W/SEAL #43844
- BROKEN SCALE

BEARINGS BASED ON LYON COUNTY COORDINATES (1996 Adj)