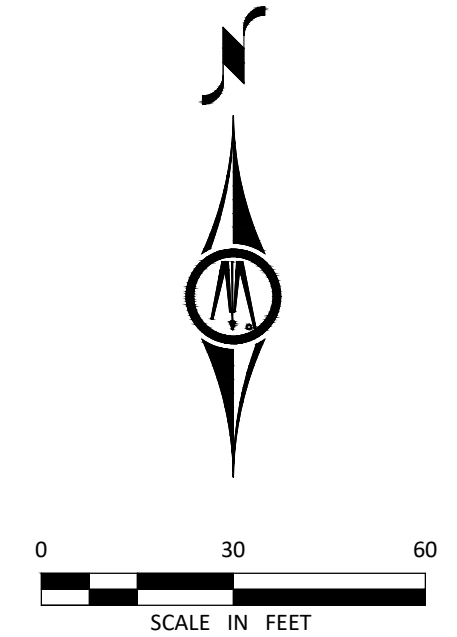
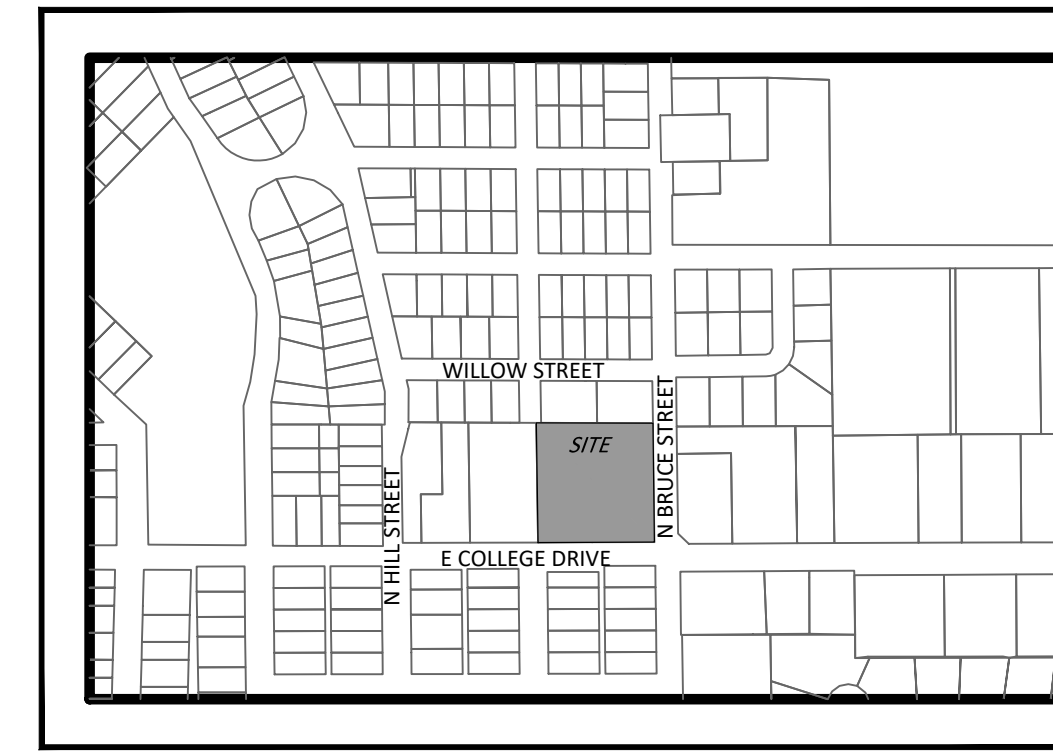


# PRELIMINARY PLAT KWIK TRIP 1255



Horizontal Datum: 2011 Lyon County Coordinate System  
Vertical Datum: NAVD 1988 In Feet

## LEGAL DESCRIPTION

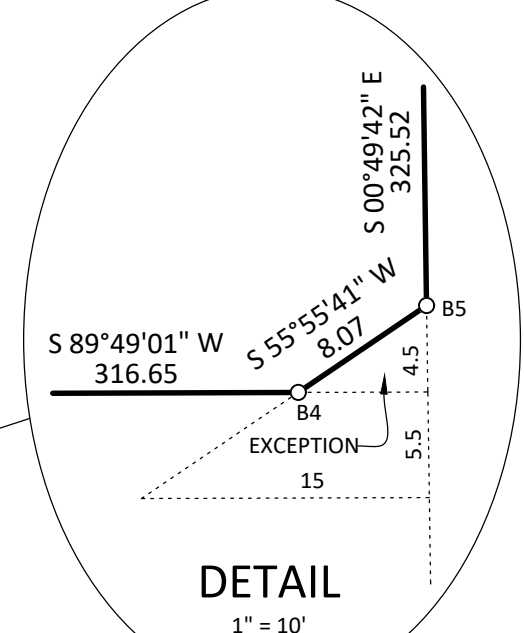
**Parcel 1**  
All that part of the Northeast Quarter (NE1/4) of Section Four (4), in Township One Hundred Eleven (111) North Range Forty-one (41) West of the Fifth Principal Meridian, Lyon County, Minnesota, described as follows to wit: Commencing 2 rods West and 2 rods North of the Southeast corner of the Northeast Quarter (NE1/4) of Section 4, Township 111, Range 41, and running thence West a distance of 323.4 feet; thence running at right angles and running North a distance of 330 feet; thence turning at right angles and running East a distance of 323.4 feet, more or less, to a point 2 rods West of the East line of said Section 4; and thence turning at right angles and running South a distance of 330 feet to the place of beginning. EXCEPTING THEREFROM the South 220 feet of said above described tract.

**Parcel 2**  
All that part of the Northeast Quarter (NE1/4) of Section Four (4) Township One Hundred Eleven (111), Range Forty-one (41), Lyon County, Minnesota, described as follows: Commencing 2 rods West and 2 rods North of the Southeast corner of the Northeast Quarter (NE1/4) of Section 4, Township 111, Range 41, running thence West a distance of 173.4 feet; thence turning at right angles and running North a distance of 220 feet; thence turning at right angles and running East at a distance of 173.4 feet more or less to a point 2 rods West of the East line of Section 4; thence turning at right angles and running South a distance of 220 feet to the place of beginning. EXCEPT that part of Tract A which lies southeasterly of Line 1 described below:  
Line 1. Beginning at a point on the East line of Tract A hereinbefore described distant 4.5 feet Northerly of the Southeast corner thereof; thence run Southwesterly to a point on a line run parallel with and distance 5.5 feet Southerly of the South line of said Tract A, distance 15 feet Westerly of its intersection with the Southerly extension of the East line of said Tract A

**AND**  
All that part of the Northeast quarter (NE1/4) of Section Four (4), in Township One Hundred Eleven (111) north, of Range Forty-one (41) west of the Fifth Principal Meridian, described as follows, to-wit:  
Commencing at a point one hundred seventy-three and four tenths (173.4) feet west of a point two (2) rods west and two (2) rods north of the Southeast corner of said Northeast quarter (NE1/4) of Section Four (4), Township One Hundred Eleven (111) north, Range Forty-one (41) west; thence West a distance of one hundred-fifty (150) feet; thence North and at right angles to last line, a distance of two hundred twenty (220) feet; thence East and at right angles to last line, a distance of one hundred fifty (150) feet; and thence South and at right angles to last line, a distance of two hundred twenty (220) feet to the point of beginning, Lyon County, Minnesota.

## LEGEND

- IRON PIPE MONUMENT SET
- ⊕ MONUMENT FOUND
- ⊕ CONTROL POINT
- ⊕ BENCH MARK
- ⊕ AIR CONDITIONER
- ⊕ AUTO SPRINKLER CONNECTION
- ⊕ BOLLARD
- ⊕ BUSH
- ⊕ CATCH BASIN
- ⊕ CATCH BASIN
- ⊕ CURB STOP
- ⊕ DOWN SPOUT
- ⊕ FILL PIPE
- ⊕ FUEL PUMP
- ⊕ HANDHOLE
- ⊕ HANDICAP PARKING
- ⊕ LIGHT POLE
- ⊕ MANHOLE-COMMUNICATION
- ⊕ MANHOLE-ELECTRIC
- ⊕ MANHOLE-SANITARY SEWER
- ⊕ MANHOLE-STORM SEWER
- ⊕ METER
- ⊕ PEDESTAL-COMMUNICATION
- ⊕ PEDESTAL-ELECTRIC
- ⊕ PEDESTRIAN PUSH BUTTON
- ⊕ POST
- ⊕ SIGN NON TRAFFIC
- ⊕ SIGN TRAFFIC
- ⊕ TRANSFORMER-ELECTRIC
- ⊕ TREE-DECIDUOUS
- ⊕ TREE STUMP
- ⊕ TRAFFIC SIGNAL
- ⊕ VALVE
- ⊕ VENT
- C — COMMUNICATION UNDERGROUND
- E — ELECTRIC UNDERGROUND
- F — FIBER UNDERGROUND
- G — GAS UNDERGROUND
- S — SANITARY SEWER
- >> — STORM SEWER
- I — WATER SYSTEM
- — INTERMEDIATE CONTOUR
- — INDEX CONTOUR
- — EDGE OF BUSHES
- — EDGE OF TREES



## ZONING

-Zoning and setback information shown hereon is per the Client provided Zoning Report prepared by Ilya Gutman, Assistant Zoning Administrator, City of Marshall dated October 12, 2021.

ZONING: Subject Property - B-3, General Business District

**SETBACKS:**  
Front 35 feet from East College Drive and 25 feet from North Bruce Street  
Side 10 feet (20 feet if adjacent to residential district)  
Rear 25 feet  
Maximum Building Height: 45 feet  
Maximum Floor-to-Area Ratio: 0.50

## PRELIMINARY PLAT MARSHALL, MINNESOTA



1960 PREMIER DRIVE  
MANKATO, MINNESOTA 56001  
(507) 625-4171

PART OF THE NE1/4 OF SECTION 4,  
TOWNSHIP 111 NORTH, RANGE 41 WEST  
LYON COUNTY, MINNESOTA

FOR: KWIK TRIP, INC.  
STORE 1255

## SURVEYOR'S CERTIFICATION

I hereby certify that this survey, plan, or report 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.

*Janelle Forwells*  
Janelle Forwells  
License Number 26748  
12/14/2022  
Date

