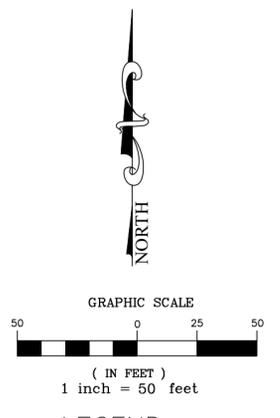
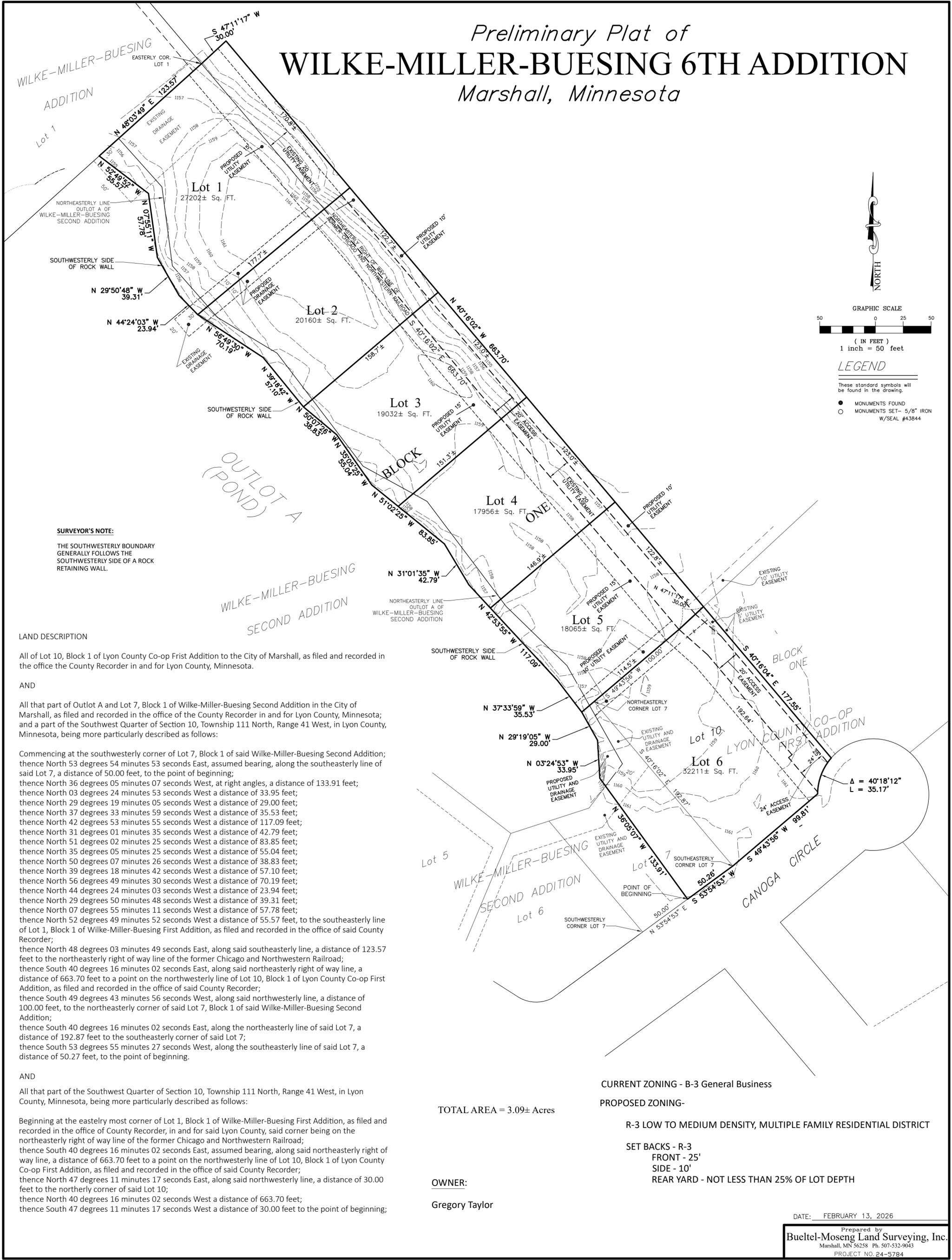


Preliminary Plat of WILKE-MILLER-BUESING 6TH ADDITION Marshall, Minnesota



LEGEND

These standard symbols will be found in the drawing.

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

SURVEYOR'S NOTE:

THE SOUTHWESTERLY BOUNDARY GENERALLY FOLLOWS THE SOUTHWESTERLY SIDE OF A ROCK RETAINING WALL.

LAND DESCRIPTION

All of Lot 10, Block 1 of Lyon County Co-op Frist Addition to the City of Marshall, as filed and recorded in the office the County Recorder in and for Lyon County, Minnesota.

AND

All that part of Outlot A and Lot 7, Block 1 of Wilke-Miller-Buesing Second Addition in the City of Marshall, as filed and recorded in the office of the County Recorder in and for Lyon County, Minnesota; and a part of the Southwest Quarter of Section 10, Township 111 North, Range 41 West, in Lyon County, Minnesota, being more particularly described as follows:

Commencing at the southwesterly corner of Lot 7, Block 1 of said Wilke-Miller-Buesing Second Addition; thence North 53 degrees 54 minutes 53 seconds East, assumed bearing, along the southeasterly line of said Lot 7, a distance of 50.00 feet, to the point of beginning; thence North 36 degrees 05 minutes 07 seconds West, at right angles, a distance of 133.91 feet; thence North 03 degrees 24 minutes 53 seconds West a distance of 33.95 feet; thence North 29 degrees 19 minutes 05 seconds West a distance of 29.00 feet; thence North 37 degrees 33 minutes 59 seconds West a distance of 35.53 feet; thence North 42 degrees 53 minutes 55 seconds West a distance of 117.09 feet; thence North 31 degrees 01 minutes 35 seconds West a distance of 42.79 feet; thence North 51 degrees 02 minutes 25 seconds West a distance of 83.85 feet; thence North 35 degrees 05 minutes 25 seconds West a distance of 55.04 feet; thence North 50 degrees 07 minutes 26 seconds West a distance of 38.83 feet; thence North 39 degrees 18 minutes 42 seconds West a distance of 57.10 feet; thence North 03 degrees 49 minutes 30 seconds West a distance of 70.19 feet; thence North 44 degrees 24 minutes 03 seconds West a distance of 23.94 feet; thence North 29 degrees 50 minutes 48 seconds West a distance of 39.31 feet; thence North 07 degrees 55 minutes 11 seconds West a distance of 57.78 feet; thence North 52 degrees 49 minutes 52 seconds West a distance of 55.57 feet, to the southeasterly line of Lot 1, Block 1 of Wilke-Miller-Buesing First Addition, as filed and recorded in the office of said County Recorder; thence North 48 degrees 03 minutes 49 seconds East, along said southeasterly line, a distance of 123.57 feet to the northeasterly right of way line of the former Chicago and Northwestern Railroad; thence South 40 degrees 16 minutes 02 seconds East, along said northeasterly right of way line, a distance of 663.70 feet to a point on the northwesterly line of Lot 10, Block 1 of Lyon County Co-op First Addition, as filed and recorded in the office of said County Recorder; thence South 49 degrees 43 minutes 56 seconds West, along said northwesterly line, a distance of 100.00 feet, to the northeasterly corner of said Lot 7, Block 1 of said Wilke-Miller-Buesing Second Addition; thence South 40 degrees 16 minutes 02 seconds East, along the northeasterly line of said Lot 7, a distance of 192.87 feet to the southeasterly corner of said Lot 7; thence South 53 degrees 55 minutes 27 seconds West, along the southeasterly line of said Lot 7, a distance of 50.27 feet, to the point of beginning.

AND

All that part of the Southwest Quarter of Section 10, Township 111 North, Range 41 West, in Lyon County, Minnesota, being more particularly described as follows:

Beginning at the eastely most corner of Lot 1, Block 1 of Wilke-Miller-Buesing First Addition, as filed and recorded in the office of County Recorder, in and for said Lyon County, said corner being on the northeasterly right of way line of the former Chicago and Northwestern Railroad; thence South 40 degrees 16 minutes 02 seconds East, assumed bearing, along said northeasterly right of way line, a distance of 663.70 feet to a point on the northwesterly line of Lot 10, Block 1 of Lyon County Co-op First Addition, as filed and recorded in the office of said County Recorder; thence North 47 degrees 11 minutes 17 seconds East, along said northwesterly line, a distance of 30.00 feet to the northerly corner of said Lot 10; thence North 40 degrees 16 minutes 02 seconds West a distance of 663.70 feet; thence South 47 degrees 11 minutes 17 seconds West a distance of 30.00 feet to the point of beginning;

TOTAL AREA = 3.09± Acres

OWNER:
Gregory Taylor

CURRENT ZONING - B-3 General Business

PROPOSED ZONING-

R-3 LOW TO MEDIUM DENSITY, MULTIPLE FAMILY RESIDENTIAL DISTRICT

SET BACKS - R-3
FRONT - 25'
SIDE - 10'
REAR YARD - NOT LESS THAN 25% OF LOT DEPTH

DATE: FEBRUARY 13, 2026

Prepared by
Bueltel-Moseng Land Surveying, Inc.
Marshall, MN 56258 Ph. 507-532-9043
PROJECT NO. 24-5784