

PRELIMINARY PLAT

HWY 23 STORAGE ADDITION

Marshall, Minnesota

LAND DESCRIPTION:

Lot One (1) in Block One (1) in Marshall right of way Addition to the City of Marshall according to the recorded plat thereof.

AND

That part of the Southeast Quarter of the Northeast Quarter of Section 9, Township 111 North, Range 41 West of the Fifth Principal Meridian, bounded as follows:

On the Southwesterly side by a line parallel with and distant 50 feet Northeasterly, measured at right angles, from the center line of the main track of the Chicago and North Western Transportation Company, as said main track is now located; On the Southeasterly side by the South line of the Northeast Quarter of Section 9; On the Northeasterly side by a line parallel with and distant 100 feet Northeasterly, measured at right angles, from the center line of the main track of the Winona and St. Peter Railroad Company (now the Chicago and North Western Transportation Company), as said main track center line was originally located and established across said Section 9; And on the Northwesterly side by the Southeasterly line of Pioneer Street, as said street was opened across the right of way of said Chicago and North Western Transportation company by agreement dated April 17, 1973.

AND

LAND DESCRIPTIONS (cont.):

All that part of the Northeast Quarter of the Southeast Quarter (NE $\frac{1}{4}$ SE $\frac{1}{4}$) of Section Nine (9), Township One Hundred Eleven (111), Range Forty-one(41) lying Northeasterly of the former right of way of the Chicago and Northwestern Transportation Company (now Lot One(1), Block One(1) of Marshall Right of Way Addition), and Northwesterly of the Northwesterly right of way line of Minnesota Trunk Highway No. 23, Lyon County, Minnesota.

TOTAL AREA = 2.16± ACRES

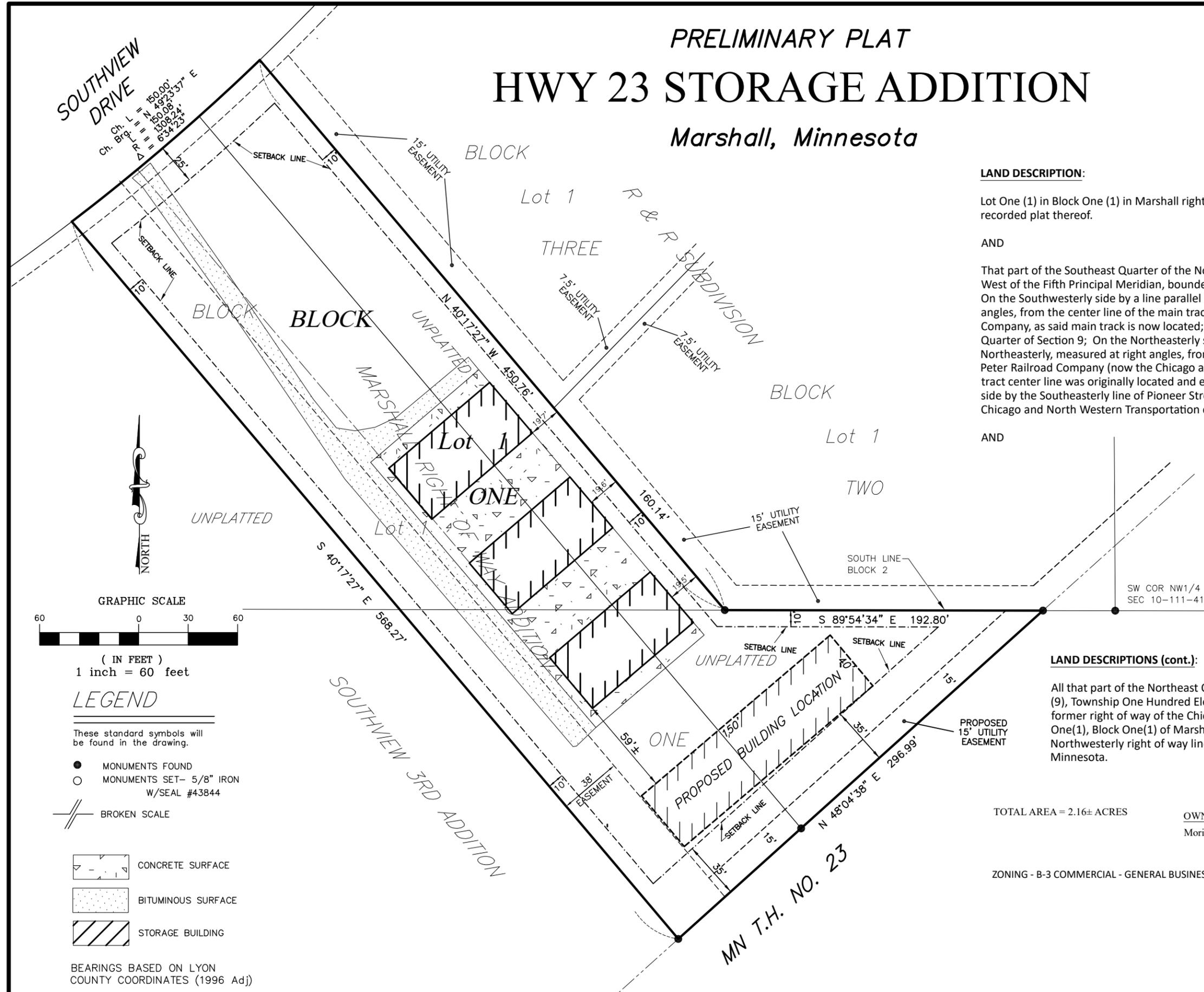
OWNER:

Moriah Properties LLC

ZONING - B-3 COMMERCIAL - GENERAL BUSINESS DISTRICT

DATE: APRIL 4, 2025

Prepared by
Bueltel-Moseng Land Surveying, Inc.
 Marshall, MN 56258 Ph. 507-532-9043
 PROJECT NO. 25-6798



LEGEND

These standard symbols will be found in the drawing.

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

- CONCRETE SURFACE
- BITUMINOUS SURFACE
- STORAGE BUILDING

BEARINGS BASED ON LYON COUNTY COORDINATES (1996 Adj)