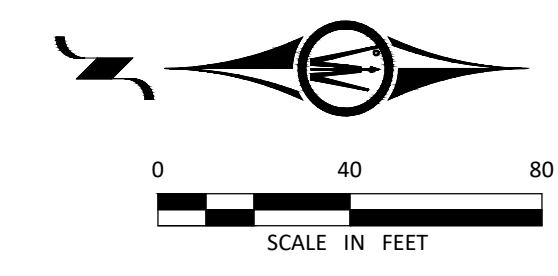
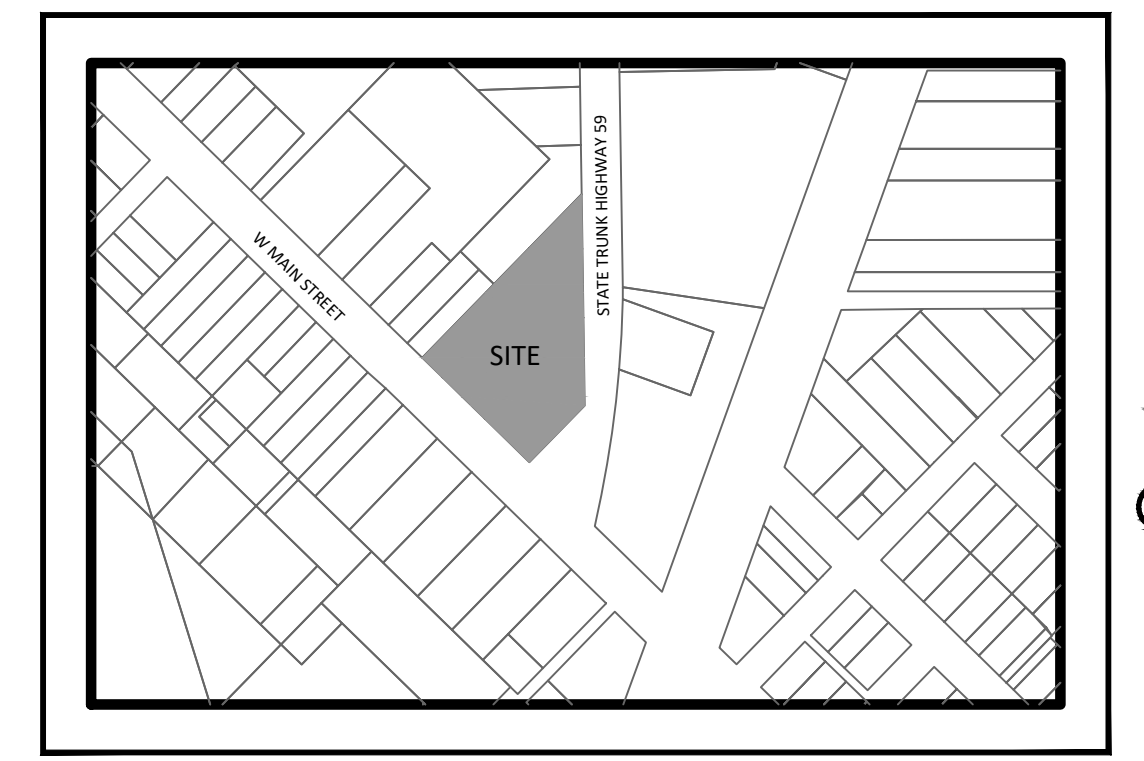


PRELIMINARY PLAT KWIK TRIP 1273

VICINITY MAP



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

LEGEND

- | | | | |
|---|---------------------------|---|----------------------------|
| ○ | IRON PIPE MONUMENT SET | ⊠ | TELEPHONE BOOTH |
| ● | MONUMENT FOUND | ⊡ | TILE INLET |
| ⊕ | CAST IRON MONUMENT FOUND | ⊢ | TILE OUTLET |
| ⊙ | STONE MONUMENT FOUND | ⊣ | TILE RISER |
| ⊛ | CONTROL POINT | ⊤ | TRANSFORMER-ELECTRIC |
| ⊜ | BENCH MARK | ⊥ | TREE-CONIFEROUS |
| ⊝ | ACCESS GRATE | ⊦ | TREE-DEAD |
| ⊞ | AIR CONDITIONER | ⊧ | TREE-DECIDUOUS |
| ⊟ | ANTENNA | ⊨ | TREE STUMP |
| ⊠ | AUTO SPRINKLER CONNECTION | ⊩ | TRAFFIC ARM BARRIER |
| ⊡ | BARRICADE PERMANENT | ⊪ | TRAFFIC SIGNAL |
| ⊢ | BASKETBALL POST | ⊫ | TRASH CAN |
| ⊣ | BENCH | ⊬ | UTILITY MARKER |
| ⊤ | BIRD FEEDER | ⊭ | IRRIGATION SPRINKLER HEAD |
| ⊥ | BOLLARD | ⊮ | IRRIGATION VALVE BOX |
| ⊦ | BUSH | ⊯ | LIFT STATION CONTROL PANEL |
| ⊧ | CATCH BASIN | ⊰ | LIFT STATION |
| ⊨ | CATCH BASIN | ⊱ | LIGHT POLE |
| ⊩ | CURB STOP | ⊲ | LIGHT-GROUND |
| ⊪ | CLEAN OUT | ⊳ | MAILBOX |
| ⊫ | CULVERT END | ⊴ | MANHOLE-COMMUNICATION |
| ⊬ | DRINKING FOUNTAIN | ⊵ | MANHOLE-ELECTRIC |
| ⊭ | DOWN SPOUT | ⊶ | MANHOLE-GAS |
| ⊮ | FILL PIPE | ⊷ | MANHOLE-HEAT |
| ⊯ | FIRE HYDRANT | ⊸ | MANHOLE-SANITARY SEWER |
| ⊰ | FLAG POLE | ⊹ | MANHOLE-STORM SEWER |
| ⊱ | FLARED END / APRON | ⊺ | ADJACENT |
| ⊲ | FUEL PUMP | ⊻ | EASEMENT |
| ⊳ | GRILL | ⊼ | BUILDING SETBACK |
| ⊴ | GUY WIRE ANCHOR | ⊽ | CENTERLINE |
| ⊵ | HANDHOLE | ⊾ | RIGHT OF WAY |
| ⊶ | HANDICAP PARKING | ⊿ | SIXTEENTH LINE |
| ⊷ | METER | ⊀ | QUARTER LINE |
| ⊸ | ORDER MICROPHONE | ⊁ | SECTION LINE |
| ⊹ | PARKING METER | ⊂ | INTERMEDIATE CONTOUR |
| ⊺ | PAVEMENT MARKING | ⊃ | INDEX CONTOUR |
| ⊻ | PEDESTAL-COMMUNICATION | ⊄ | FLOOD LINE |
| ⊼ | PEDESTAL-ELECTRIC | ⊅ | WATER EDGE |
| ⊽ | PEDESTAL-SANITARY SEWER | ⊆ | WETLAND |
| ⊾ | PEDESTAL-STORM SEWER | ⊇ | WET WELL |
| ⊿ | ADJACENT | ⊈ | YARD HYDRANT |
| ⊀ | EASEMENT | ⊉ | COMMUNICATION UNDERGROUND |
| ⊁ | BUILDING SETBACK | ⊊ | DISTRICT HEAT UNDERGROUND |
| ⊂ | CENTERLINE | ⊋ | ELECTRIC UNDERGROUND |
| ⊃ | RIGHT OF WAY | ⊌ | FIBER UNDERGROUND |
| ⊄ | SIXTEENTH LINE | | |
| ⊅ | QUARTER LINE | | |
| ⊆ | SECTION LINE | | |
| ⊇ | INTERMEDIATE CONTOUR | | |
| ⊈ | INDEX CONTOUR | | |
| ⊉ | FLOOD LINE | | |
| ⊊ | WATER EDGE | | |
| ⊋ | WETLAND | | |
| ⊌ | WET WELL | | |
| ⊍ | YARD HYDRANT | | |
| ⊎ | COMMUNICATION UNDERGROUND | | |
| ⊏ | DISTRICT HEAT UNDERGROUND | | |
| ⊐ | ELECTRIC UNDERGROUND | | |
| ⊑ | FIBER UNDERGROUND | | |

ZONING

-Zoning and setback information shown hereon is per the Client provided email prepared by Ilya Gutman, City Planner, City of Marshall dated July 9, 2021.

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

SETBACKS:
 Front 35 feet
 Side 10 feet
 Rear 25 feet
 Maximum Building Height: 45 feet
 Maximum Floor-to-Area Ratio: 0.50

LEGAL DESCRIPTION

That part of the East Half of the Northeast Quarter of Section 5, Township 111 North Range 41 West, Lyon County, Minnesota, described as:

Commencing at the northeast corner of said Section 5; thence South 01 degrees 03 minutes 16 seconds East, (Minnesota County Coordinate System - Lyon County Zone - NAD83 - 2011), along the east line of the Northeast Quarter of said Section 5, a distance of 893.23 feet; thence continuing South 01 degrees 03 minutes 16 seconds East, along said east line, a distance of 110.17 feet; thence North 61 degrees 50 minutes 42 seconds West, a distance of 50.50 feet to the point of beginning; thence South 61 degrees 50 minutes 42 seconds East, back along the previously described course, a distance of 50.50 feet to a point on the east line of the Northeast Quarter of said Section 5; thence South 01 degrees 03 minutes 16 seconds East, along said east line, a distance of 70.44 feet; thence South 44 degrees 15 minutes 34 seconds West, a distance of 54.24 feet; thence South 01 degrees 03 minutes 16 seconds East, a distance of 131.56 feet; thence southerly a distance of 363.30 feet along a tangential curve to the right, having a radius of 2251.48 feet, a central angle of 09 degrees 14 minutes 43 seconds; thence South 44 degrees 15 minutes 34 seconds West, a distance of 126.80 feet; thence North 45 degrees 41 minutes 42 seconds West, a distance of 273.00 feet; thence North 44 degrees 15 minutes 34 seconds East, a distance of 204.52 feet; thence North 45 degrees 44 minutes 26 seconds West, a distance of 24.00 feet; thence North 45 degrees 44 minutes 26 seconds West, a distance of 98.60 feet to the point of intersection with a line which bears South 44 degrees 15 minutes 34 seconds West from the point of beginning; thence North 44 degrees 15 minutes 34 seconds East, a distance of 355.64 feet to the point of beginning. Containing 2.97 acres.

AND

That part of the East Half of the Northeast Quarter of Section 5, Township 111 North Range 41 West, Lyon County, Minnesota, described as:

Commencing at the northeast corner of said Section 5; thence South 01 degrees 03 minutes 16 seconds East, (Minnesota County Coordinate System - Lyon County Zone - NAD83 - 2011), along the east line of the Northeast Quarter of said Section 5, a distance of 893.23 feet; thence continuing South 01 degrees 03 minutes 16 seconds East, along said east line, a distance of 110.17 feet; thence continuing South 01 degrees 03 minutes 16 seconds East, along said east line, a distance of 70.44 feet; thence South 44 degrees 15 minutes 34 seconds West, a distance of 54.24 feet; thence South 01 degrees 03 minutes 16 seconds East, a distance of 131.56 feet; thence southerly a distance of 363.30 feet along a tangential curve to the right, having a radius of 2251.48 feet, a central angle of 09 degrees 14 minutes 43 seconds; thence South 44 degrees 15 minutes 34 seconds West, a distance of 126.80 feet; thence North 45 degrees 41 minutes 42 seconds West, a distance of 273.00 feet to the point of beginning; thence North 44 degrees 15 minutes 34 seconds East, a distance of 204.52 feet; thence North 45 degrees 44 minutes 26 seconds West, a distance of 24.00 feet; thence North 45 degrees 44 minutes 26 seconds West, a distance of 98.60 feet to the point of intersection with a line which bears South 44 degrees 15 minutes 34 seconds West from the point of beginning; thence North 44 degrees 15 minutes 34 seconds East, a distance of 355.64 feet to the point of beginning. Containing 2.97 acres.

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.

Janele Fowlds
 Janele Fowlds
 License Number 26748
 3/13/2024
 Date

PRELIMINARY PLAT MARSHALL, MINNESOTA		1960 PREMIER DRIVE MANKATO, MINNESOTA 56001 (507) 625-4171	PART OF THE NORTHEAST QUARTER SECTION 4, TOWNSHIP 111 NORTH RANGE 41 WEST FOR: KWIK TRIP, INC. STORE 1273
BOLTON & MENK			