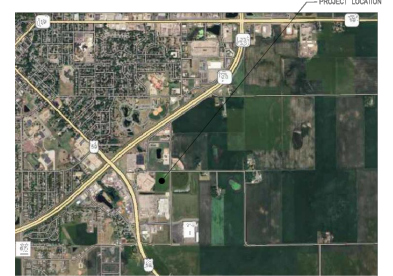


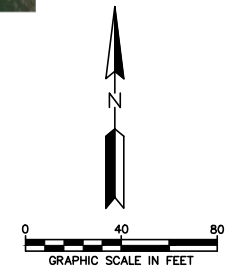
# PRELIMINARY PLAT OF STONE MEADOW MARSHALL, MN

PROPERTY INFORMATION		
PLAT NAME	Stone Meadow	PID
OWNER	Paul & Joanne Stoneberg	27-420005-0
Legal Description	Outlot B, J-C Boyer Add in City of Marshall, Lyon County, MN	
TOTAL PROPERTY AREA	8.45 AC	
Clarice Avenue	0.52 AC	
NET AREA	7.93 AC	
LOT 1	3.47 AC	
LOT 2	2.53 AC	
LOT 3	1.93 AC	

ZONING	
EXISTING ZONING	B-3 General Business
PROPOSED ZONING	B-3 General Business
SETBACKS	
B-3 DISTRICT	
LOT 1	
FRONT YARD - CLARICE AV & SUSAN	25'
REAR YARD - WEST SIDE	25'
SIDE YARD - SOUTH SIDE	10'
LOT 2	
FRONT YARD - SUSAN DR & NORTH S	25'
REAR YARD - SOUTH SIDE	25'
SIDE YARD - EAST & WEST SIDE	10'
LOT 3	
FRONT YARD - CLARICE Av	25'
REAR YARD - SOUTH SIDE	25'
SIDE YARD - NORTH & SOUTH SIDE	10'

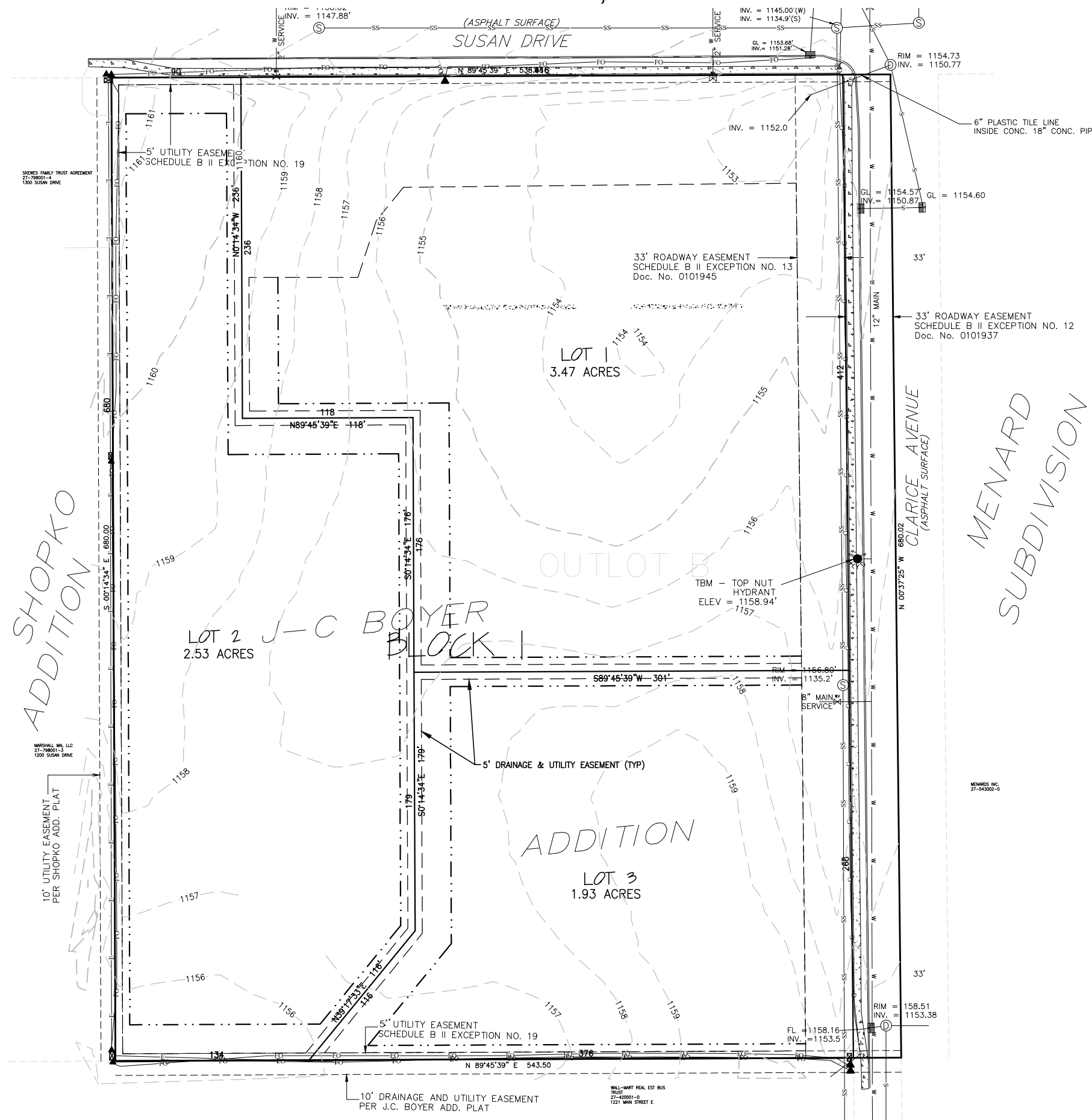


LOCATION MAP



### LEGEND

- These standard symbols will be found in the drawing.
- MONUMENTS FOUND
  - MONUMENTS SET - 5/8" IRON W/SEAL #43844
  - BROKEN SCALE
  - ⊕ FIRE HYDRANT
  - ⊖ SANITARY SEWER MANHOLE
  - ⊕ STORM DRAIN MANHOLE
  - ⊠ CATCH BASIN
  - ⊠ WATER VALVE
  - ⊠ ELECTRICAL TRANSFORMER
  - ▲ UTILITY PEDESTAL
  - BURIED ELECTRIC
  - BURIED NATURAL GAS LINE
  - STORM SEWER
  - SANITARY SEWER
  - BURIED FIBER OPTIC
  - WATER LINE
  - ASPHALT SURFACE
  - CONCRETE SURFACE
  - DRAINAGE & UTILITY EASEMENT LINE
  - SETBACK LINE



SHENES FAMILY TRUST AGREEMENT  
27-78801-1  
1200 SUSAN DRIVE

MARSHALL MN, LLC  
27-78801-1  
1200 SUSAN DRIVE

WALL-MART REAL EST BUS  
TRUST  
27-420001-0  
1221 MAIN STREET E

PREPARED BY:

**CAMPION ENGINEERING SERVICES, INC.**  
 PO BOX 41486  
 PLYMOUTH, MN 55441  
 PHONE: (763)486.3799  
 EMAIL: MCAMPION@CAMPIONENG.COM  
 PROJECT NO: 24-018 DATE: 08/02/2024