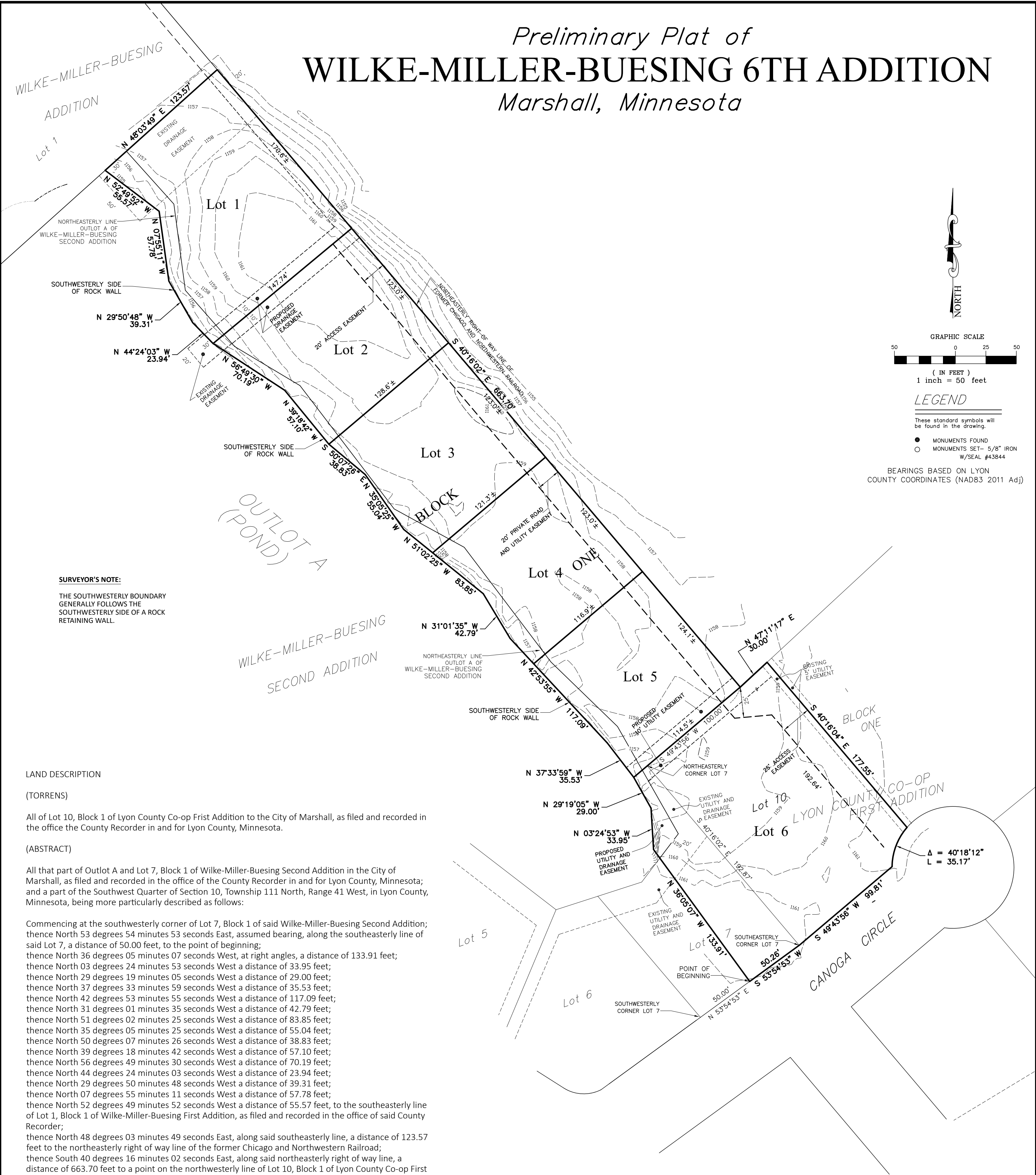


Preliminary Plat of
WILKE-MILLER-BUESING 6TH ADDITION
Marshall, Minnesota



SURVEYOR'S NOTE:

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

LAND DESCRIPTION

(TORRENS)

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.

(ABSTRACT)

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 56 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.

TOTAL AREA = 2.64± 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: APRIL 4, 2025

Prepared by
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PROJECT NO. 24-5784