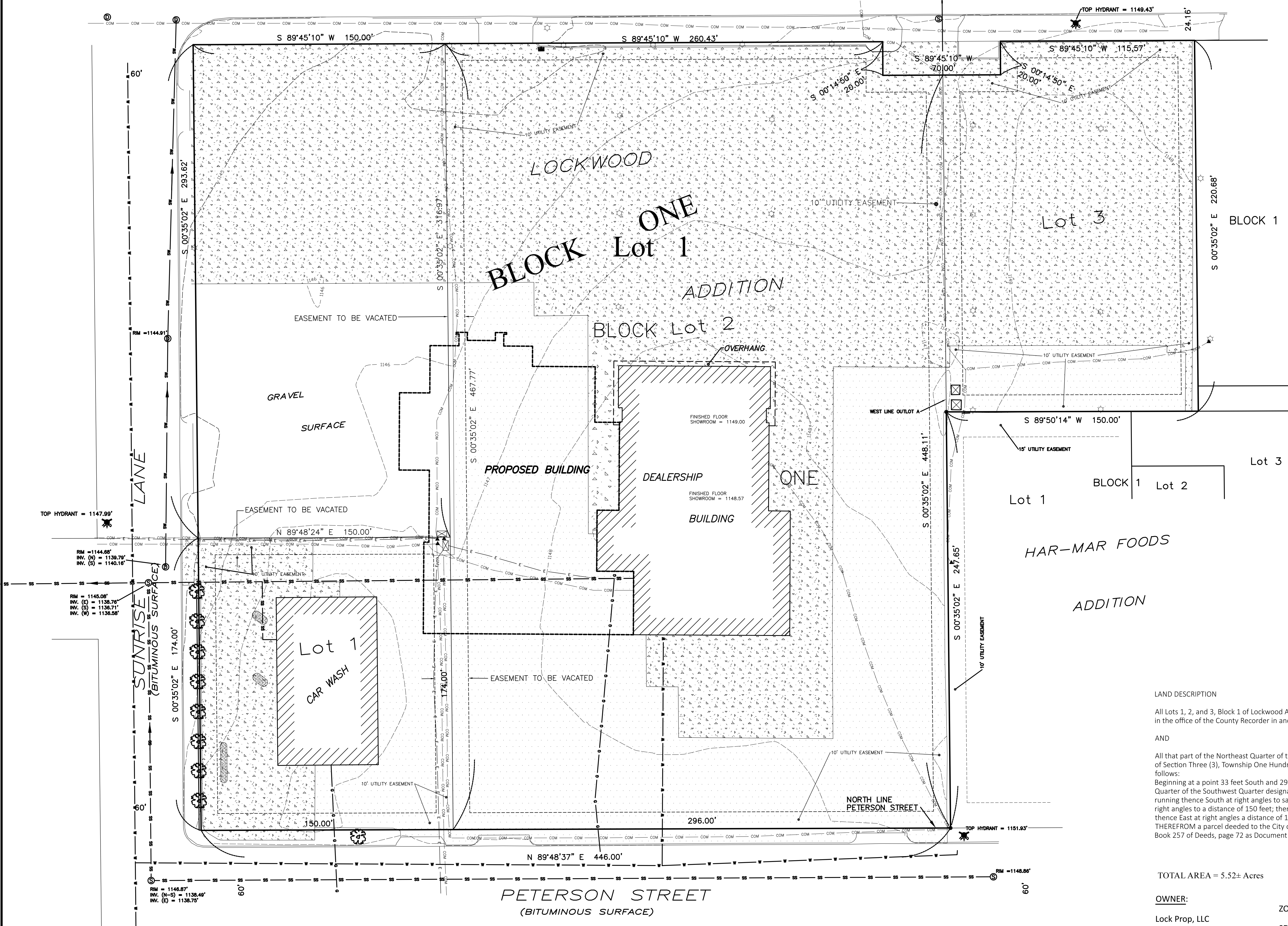


PRELIMINARY PLAT
LOCKWOOD SECOND ADDITION
 Marshall, Minnesota

EAST COLLEGE DRIVE/MN T.H. NO. 19 & 68



NORTH

GRAPHIC SCALE
 1 inch = 30 feet
 (IN FEET)
 0 15 30

LEGEND

These standard symbols will be found in the drawing.

- MONUMENTS FOUND
- MONUMENTS SET - 5/8" IRON W/SEAL #43844
- ⊗ FIRE HYDRANT
- ⊙ SANITARY SEWER MANHOLE
- ⊕ STORM DRAIN MANHOLE
- CATCH BASIN
- ⊠ ELECTRICAL TRANSFORMER
- ▲ UTILITY PEDESTAL
- LIGHT POLE
- MONUMENTS FOUND
- BURIED COMMUNICATIONS LINE
- BURIED ELECTRIC
- BURIED NATURAL GAS LINE
- SW STORM SEWER
- SS SANITARY SEWER
- W WATER LINE
- ⊗ DECIDUOUS TREE
- CONCRETE SURFACE
- ▨ BITUMINOUS SURFACE
- ▩ BUILDING

LAND DESCRIPTION
 All Lots 1, 2, and 3, Block 1 of Lockwood Addition, in the City of Marshall, as filed and recorded in the office of the County Recorder in and for Lyon County, Minnesota.

AND
 All that part of the Northeast Quarter of the Southwest Quarter (NE1/4SW1/4) of Section Three (3), Township One Hundred Eleven (111), Range Forty-one (41) described as follows:
 Beginning at a point 33 feet South and 296 feet West of the Northeast corner of the Northeast Quarter of the Southwest Quarter designated as the South line of Trunk Highway No. 19; running thence South at right angles to said South line, a distance of 317 feet; thence West at right angles to a distance of 150 feet; thence North at right angles a distance of 317 feet; thence East at right angles a distance of 150 feet to the place of beginning, EXCEPTING THEREFROM a parcel deeded to the City of Marshall pursuant to Warranty Deed recorded in Book 257 of Deeds, page 72 as Document No. 100692.

TOTAL AREA = 5.52± Acres

OWNER:
 Lock Prop, LLC

ZONING - B-3 COMMERCIAL

SET BACKS -
 EAST COLLEGE DRIVE - 35'
 SIDE - 10'
 SUNRISE LANE - 25'
 PETERSON STREET - 25'

RM = 1146.87'
 INV. (N-S) = 1138.46'
 INV. (E) = 1138.73'

Lot 1 Lot 2 SUNRISE PARK ADDITION Lot 3 Lot 4

DATE: MAY 2, 2024

Prepared by
Buettel-Moseng Land Surveying, Inc.
 Marshall, MN 56258 Ph. 507-532-9643
 PROJECT NO. 24-424BP