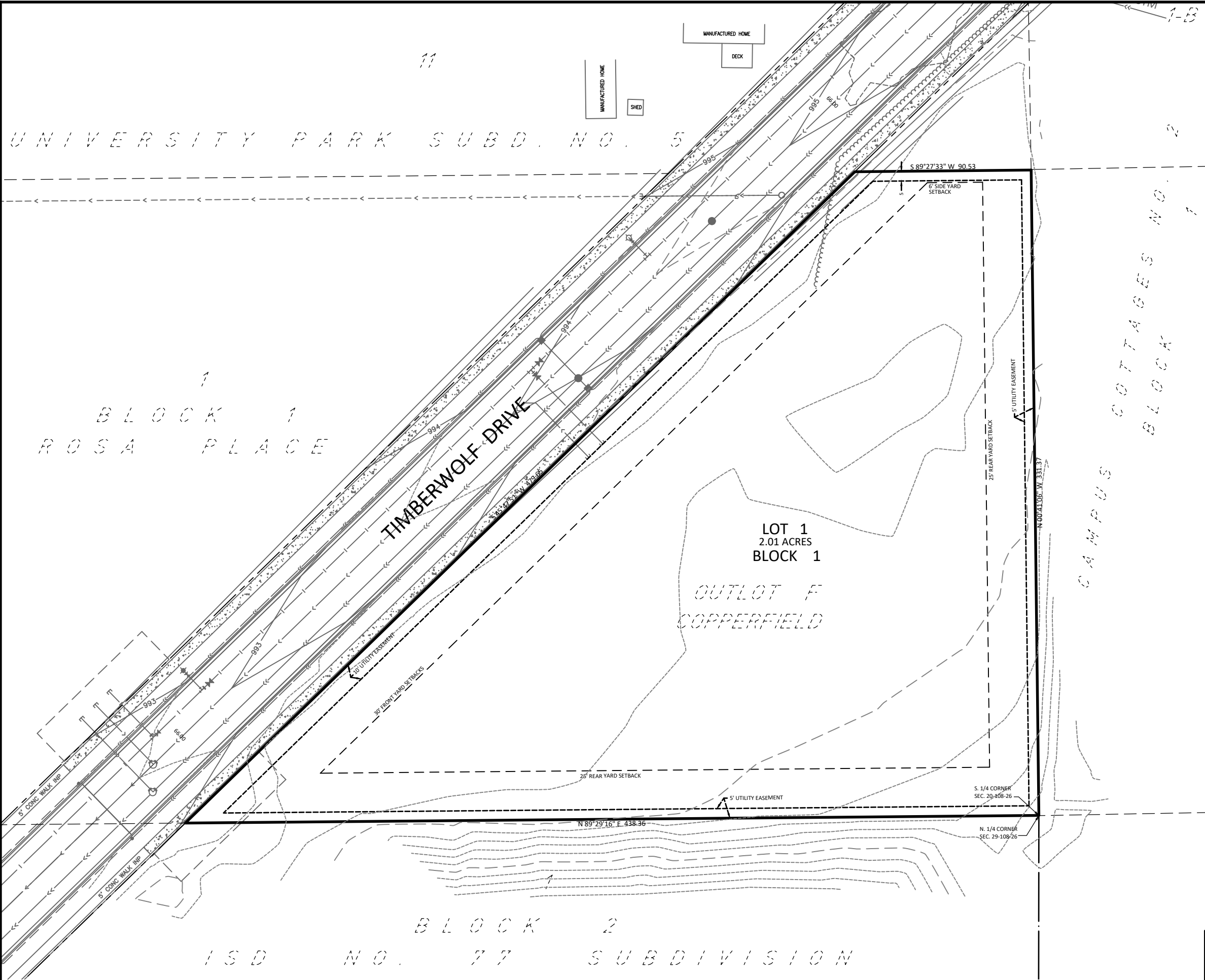


BASIS OF BEARINGS
(MINNESOTA COUNTY COORDINATE SYSTEM -
BLUE EARTH COUNTY ZONE - HARN NAD83 - 2011)
(AS PER THE FINAL PLAT OF COPPERFIELD)

UTILITY & SITE DATA

All Zoning, Setback, and Flood Zone information was obtained from the City of Mankato Code. For detailed zoning information and specific interpretation of code requirements, contact the City of Mankato.

ZONING:
Subject property - R-2, One- and Two-Family Dwelling District

SETBACKS:
Front
Main and Accessory Building 30 feet
Parking Areas 30 feet

Side
Main and Accessory Buildings 6 feet
Parking Areas 3 feet

Rear
Main and Accessory Building 25 feet
Parking Areas 3 feet

Lot Area (minimum) = 8,000 sq.ft.
Lot Width (minimum) = 60 feet
Ground Coverage by all structures (maximum) = 30%
Building Height (maximum) = 35 feet (main) & 20 feet (accessory)

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.

Michael M. Elchers
Michael M. Elchers
License Number 46564

05/02/2022
Date

TARTAN GLEN

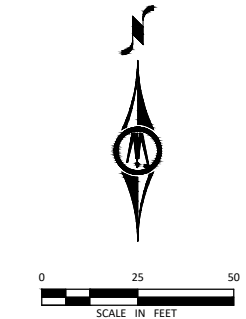
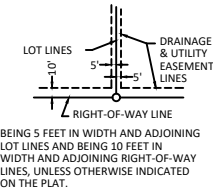
PRELIMINARY PLAT
MANKATO, MINNESOTA



1960 PREMIER DRIVE
MANKATO, MINNESOTA 56001
(507) 625-4171

OUTLOT F, COPPERFIELD

FOR: KIM BORN CONSTRUCTION



BASIS OF BEARINGS
(MINNESOTA COUNTY COORDINATE SYSTEM -
BLUE EARTH COUNTY ZONE - HARN NAD83 - 2011)
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