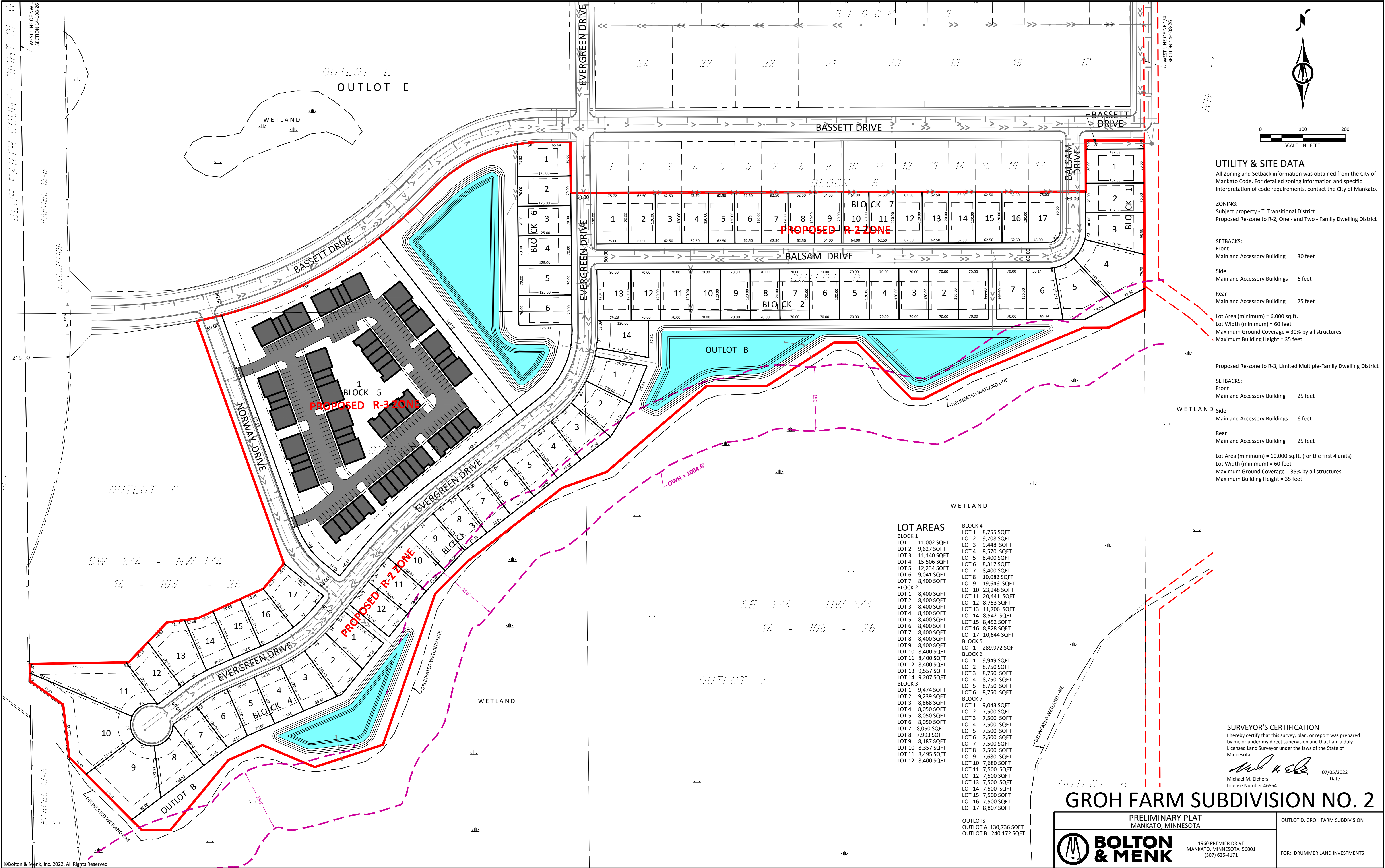




UTILITY & SITE DATA
All Zoning and Setback information was obtained from the City of Mankato Code. For detailed zoning information and specific interpretation of code requirements, contact the City of Mankato.

ZONING:
Subject property - T, Transitional District
Proposed Re-zone to R-2, One - and Two - Family Dwelling District

SETBACKS:
Front
Main and Accessory Building 30 feet
Side
Main and Accessory Buildings 6 feet
Rear
Main and Accessory Building 25 feet
Lot Area (minimum) = 6,000 sq.ft.
Lot Width (minimum) = 60 feet
Maximum Ground Coverage = 30% by all structures
Maximum Building Height = 35 feet

Proposed Re-zone to R-3, Limited Multiple-Family Dwelling District

SETBACKS:
Front
Main and Accessory Building 25 feet
Side
Main and Accessory Buildings 6 feet
Rear
Main and Accessory Building 25 feet
Lot Area (minimum) = 10,000 sq.ft. (for the first 4 units)
Lot Width (minimum) = 60 feet
Maximum Ground Coverage = 35% by all structures
Maximum Building Height = 35 feet

LOT AREAS	
BLOCK 1	
LOT 1	11,002 SQFT
LOT 2	9,627 SQFT
LOT 3	11,140 SQFT
LOT 4	15,506 SQFT
LOT 5	12,234 SQFT
LOT 6	9,041 SQFT
LOT 7	8,400 SQFT
BLOCK 2	
LOT 1	8,400 SQFT
LOT 2	8,400 SQFT
LOT 3	8,400 SQFT
LOT 4	8,400 SQFT
LOT 5	8,400 SQFT
LOT 6	8,400 SQFT
LOT 7	8,400 SQFT
LOT 8	8,400 SQFT
LOT 9	8,400 SQFT
LOT 10	8,400 SQFT
LOT 11	8,400 SQFT
LOT 12	8,400 SQFT
LOT 13	9,557 SQFT
LOT 14	9,207 SQFT
BLOCK 3	
LOT 1	9,474 SQFT
LOT 2	9,239 SQFT
LOT 3	8,868 SQFT
LOT 4	8,050 SQFT
LOT 5	8,050 SQFT
LOT 6	8,050 SQFT
LOT 7	8,050 SQFT
LOT 8	7,993 SQFT
LOT 9	8,187 SQFT
LOT 10	8,357 SQFT
LOT 11	8,495 SQFT
LOT 12	8,400 SQFT
BLOCK 4	
LOT 1	8,755 SQFT
LOT 2	9,708 SQFT
LOT 3	9,448 SQFT
LOT 4	8,570 SQFT
LOT 5	8,400 SQFT
LOT 6	8,317 SQFT
LOT 7	8,400 SQFT
LOT 8	10,082 SQFT
LOT 9	19,646 SQFT
LOT 10	23,248 SQFT
LOT 11	20,441 SQFT
LOT 12	8,753 SQFT
LOT 13	11,706 SQFT
LOT 14	8,542 SQFT
LOT 15	8,452 SQFT
LOT 16	8,828 SQFT
LOT 17	10,644 SQFT
BLOCK 5	
LOT 1	289,972 SQFT
BLOCK 6	
LOT 1	9,949 SQFT
LOT 2	8,750 SQFT
LOT 3	8,750 SQFT
LOT 4	8,750 SQFT
LOT 5	8,750 SQFT
LOT 6	8,750 SQFT
LOT 7	8,750 SQFT
LOT 8	7,500 SQFT
LOT 9	7,680 SQFT
LOT 10	7,680 SQFT
LOT 11	7,500 SQFT
LOT 12	7,500 SQFT
LOT 13	7,500 SQFT
LOT 14	7,500 SQFT
LOT 15	7,500 SQFT
LOT 16	7,500 SQFT
LOT 17	8,807 SQFT
BLOCK 7	
LOT 1	9,043 SQFT
LOT 2	7,500 SQFT
LOT 3	7,500 SQFT
LOT 4	7,500 SQFT
LOT 5	7,500 SQFT
LOT 6	7,500 SQFT
LOT 7	7,500 SQFT
LOT 8	7,500 SQFT
LOT 9	7,680 SQFT
LOT 10	7,680 SQFT
LOT 11	7,500 SQFT
LOT 12	7,500 SQFT
LOT 13	7,500 SQFT
LOT 14	7,500 SQFT
LOT 15	7,500 SQFT
LOT 16	7,500 SQFT
LOT 17	8,807 SQFT

OUTLOTS
OUTLOT A 130,736 SQFT
OUTLOT B 240,172 SQFT

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. Eichers
License Number 46564
07/05/2022
Date

GROH FARM SUBDIVISION NO. 2

BOLTON & MENK 1960 PREMIER DRIVE MANKATO, MINNESOTA 56001 (507) 625-4171	OUTLOT D, GROH FARM SUBDIVISION FOR: DRUMMER LAND INVESTMENTS
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