

Violation A – Non-permitted Fence in the Front Yard/Right of Way

Red circle – fence; red arrow; property line marker



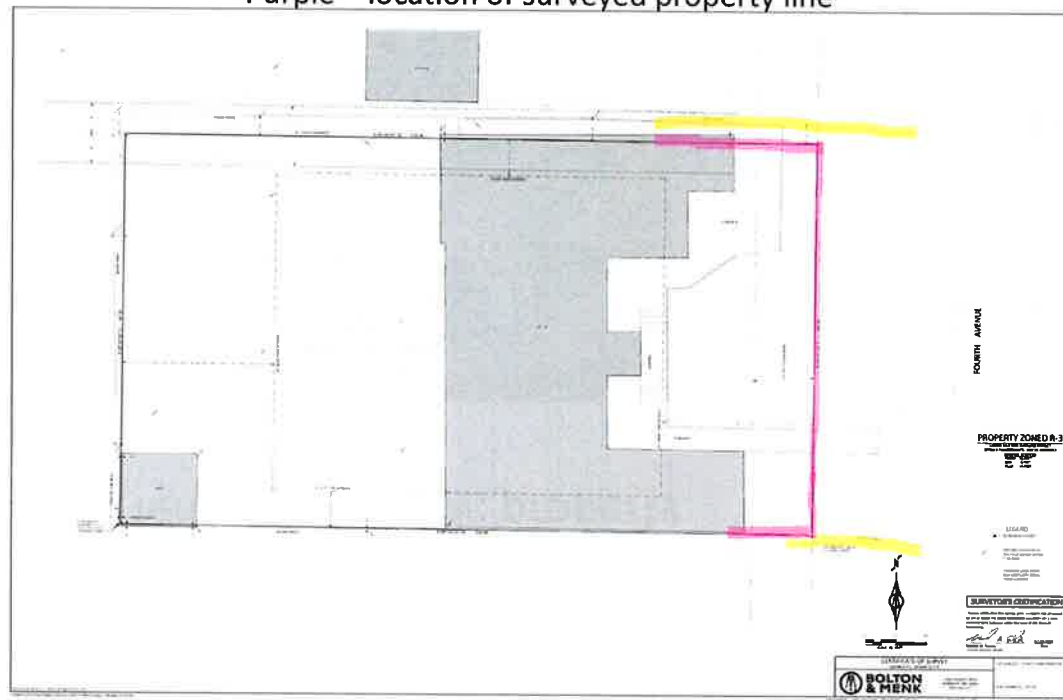
Red arrow – property line pin/lath



Violation A – Non-permitted Fence in the Front Yard/Right of Way

Yellow – location of surveyed wood fence

Purple – location of surveyed property line

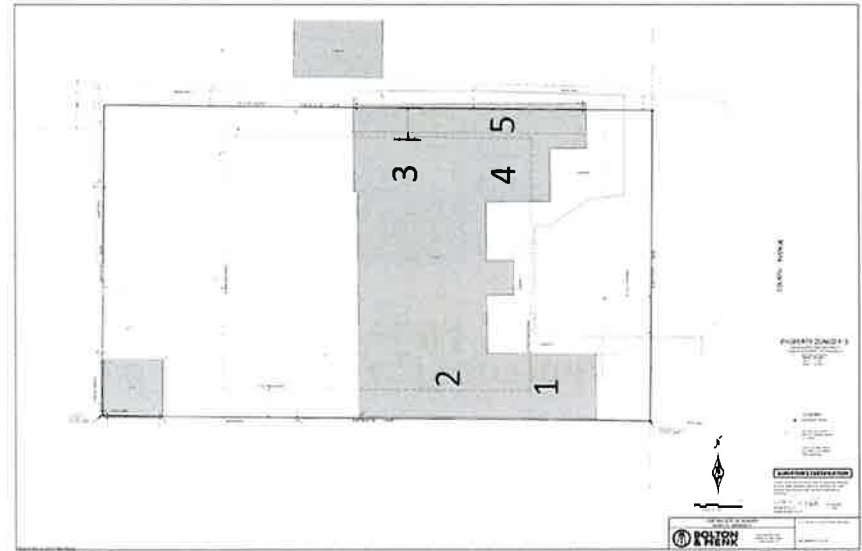


Violation B – 5, Non-permitted structures

Drone aerial footage taken July 11, 2024 of 5
unpermitted structures



Structures as shown on the survey



Violation B – 5, Non-permitted structures

Circled in red below; Front images of non-permitted structure #1 taken from street



Circled in red below; Front images of non-permitted structures #4 & 5 taken from street



Violation B – 5, Non-permitted structures

Circled in red below; Front images of non-permitted structure #1



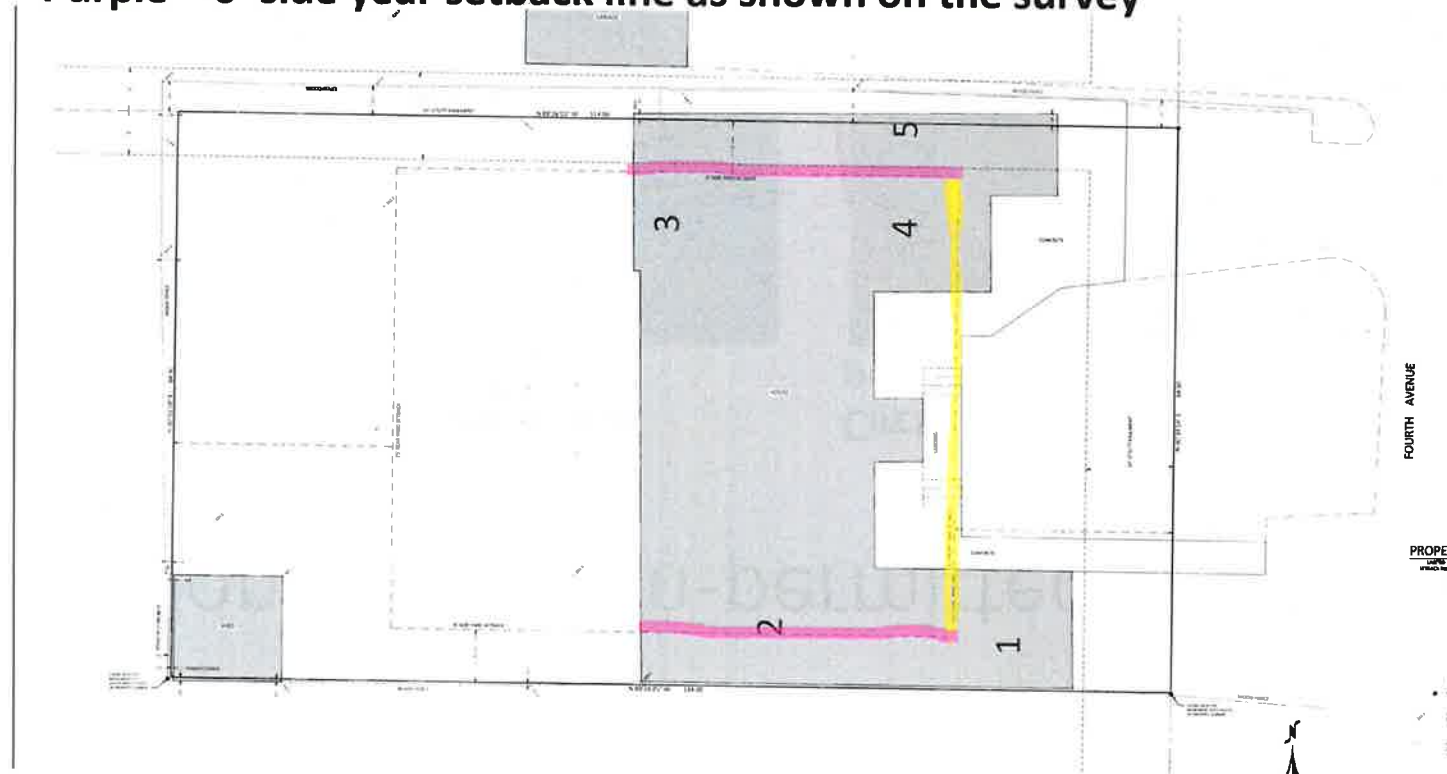
Circled in red below; Front images of non-permitted structures #4 & 5



Violation C – Non-conforming setbacks of unpermitted structures

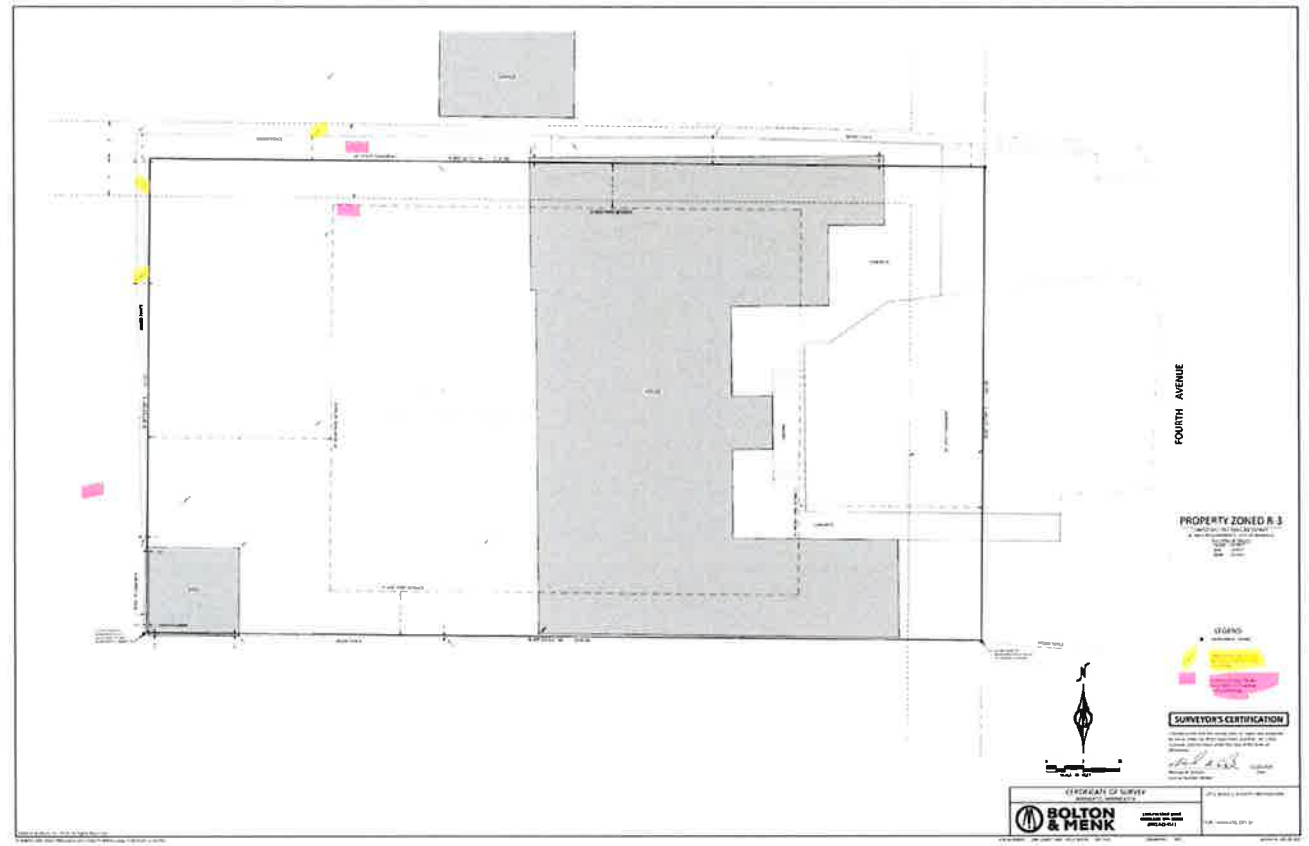
Yellow – 25' front yard setback line as shown on the survey

Purple – 6' side yard setback line as shown on the survey



Violation D – Non-permitted fill

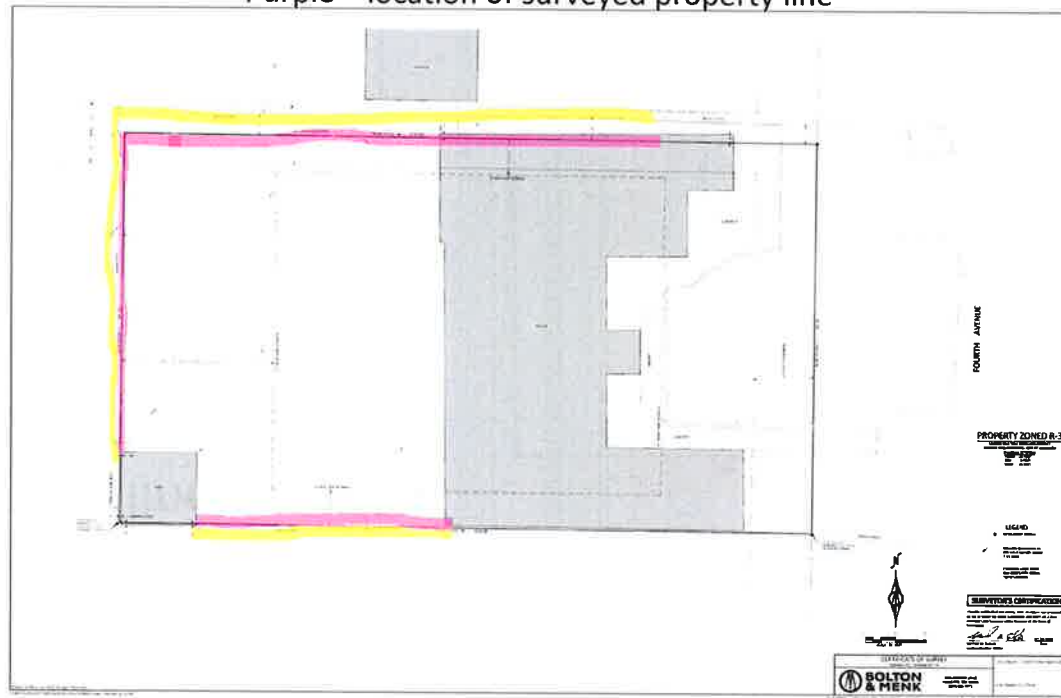
- Purple – existing contour lines
- Yellow – current contours at grade



Violation E – Non-conforming Fence/Retaining Wall in the Side and Rear Yard

Yellow – location of surveyed wood fence

Purple – location of surveyed property line



Violation E – Non-conforming Fence/Retaining Wall in the Side and Rear Yard

Fence and retaining wall on the northern side of the property



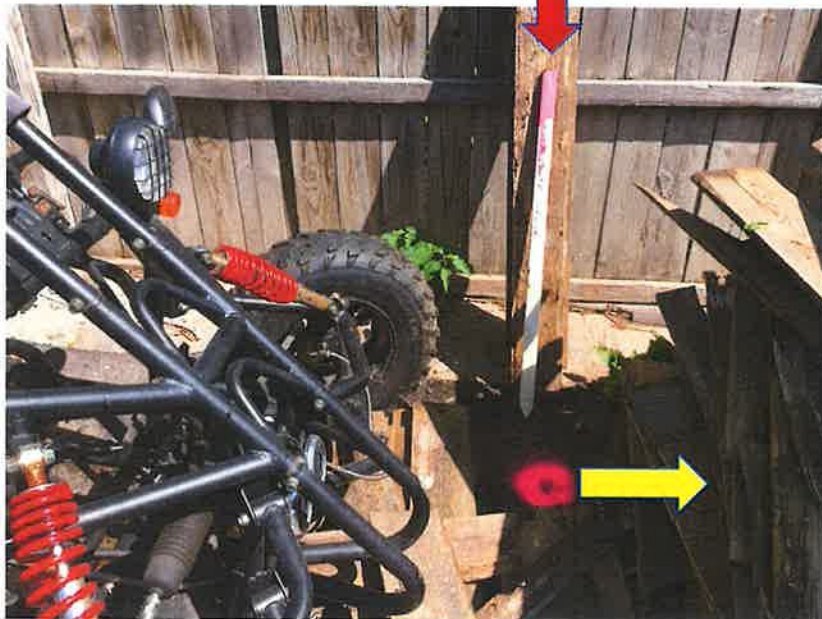
Image of retaining wall under the fence



Violation F – Non-permitted Right of Way Encroachments

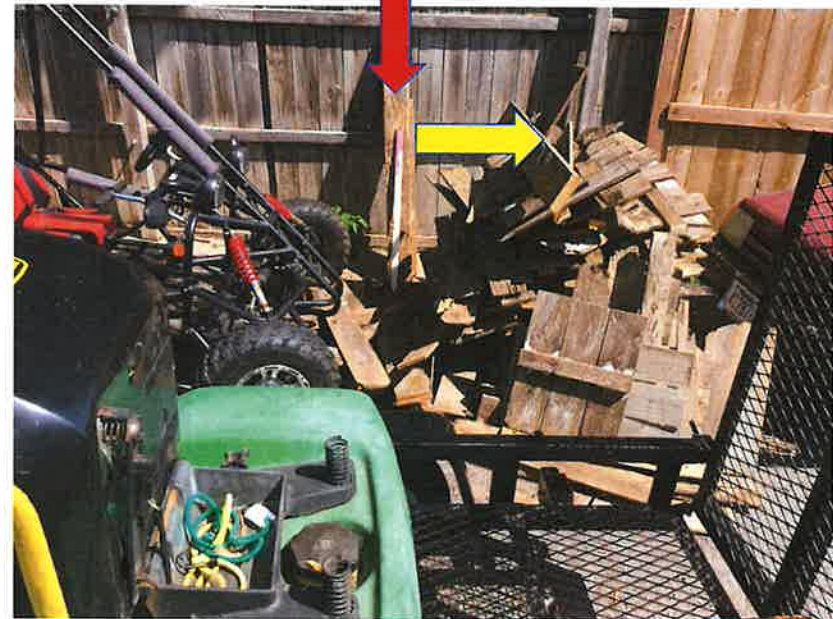
Red arrow – property line

Yellow arrow – right of way



Red arrow – property line

Yellow arrow – right of way



Violation F – Non-permitted Right of Way Encroachments

Red arrow – property line



Right of way encroachments



Violation F – Non-permitted Right of Way Encroachments

**Fuel tanks covered by camouflage tarp
– right of way encroachment**



Rocks – right of way encroachments



Violation F – Non-permitted Right of Way Encroachments

Rocks, trees, etc. – right of way encroachments



Violation G – Public Nuisance

Appliances, equipment, etc. in front yard



Vehicle in rear yard; piles of wood and other nuisance items in rear yard



Violation G – Public Nuisance

Appliances, equipment, etc. in front yard



Vehicle in rear yard; piles of wood and other nuisance items in rear yard



Violation G – Public Nuisance

Rear yard piles of wood, vehicle, tire pile, etc.



Vehicle in rear yard; piles of wood and other nuisance items in rear yard

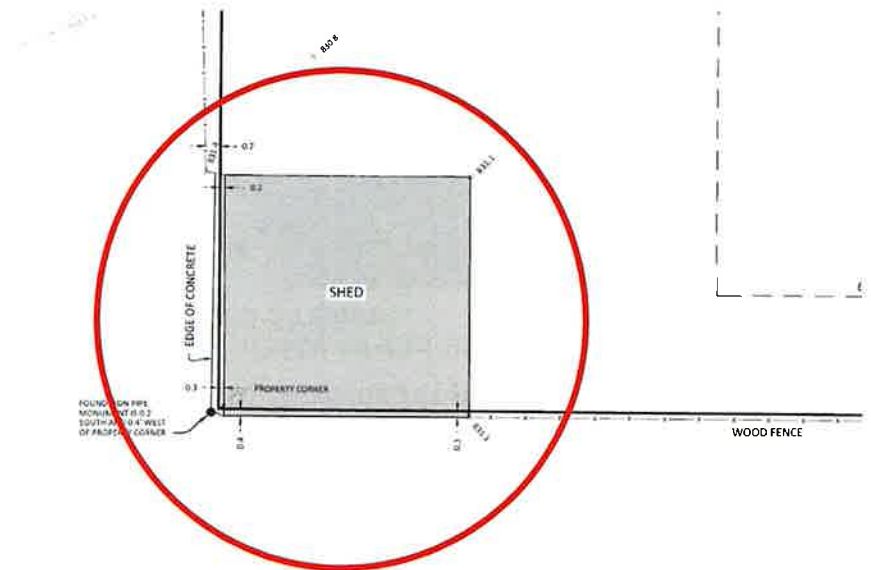


Violation H – Non-conforming Shed

Shed located in rear yard

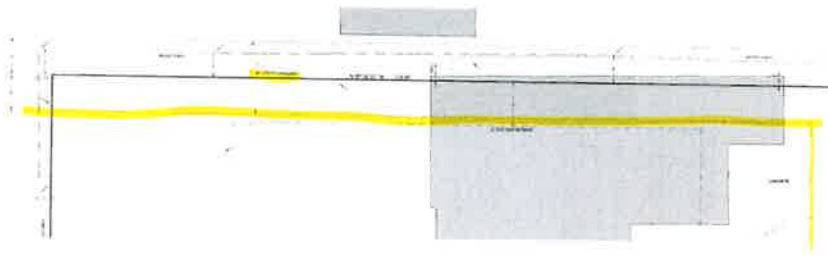


Shed and underlying concrete/retaining wall as shown on the survey encroaches over the property line and does not achieve the Code required 3' setback



Violation I – Structure in utility easement

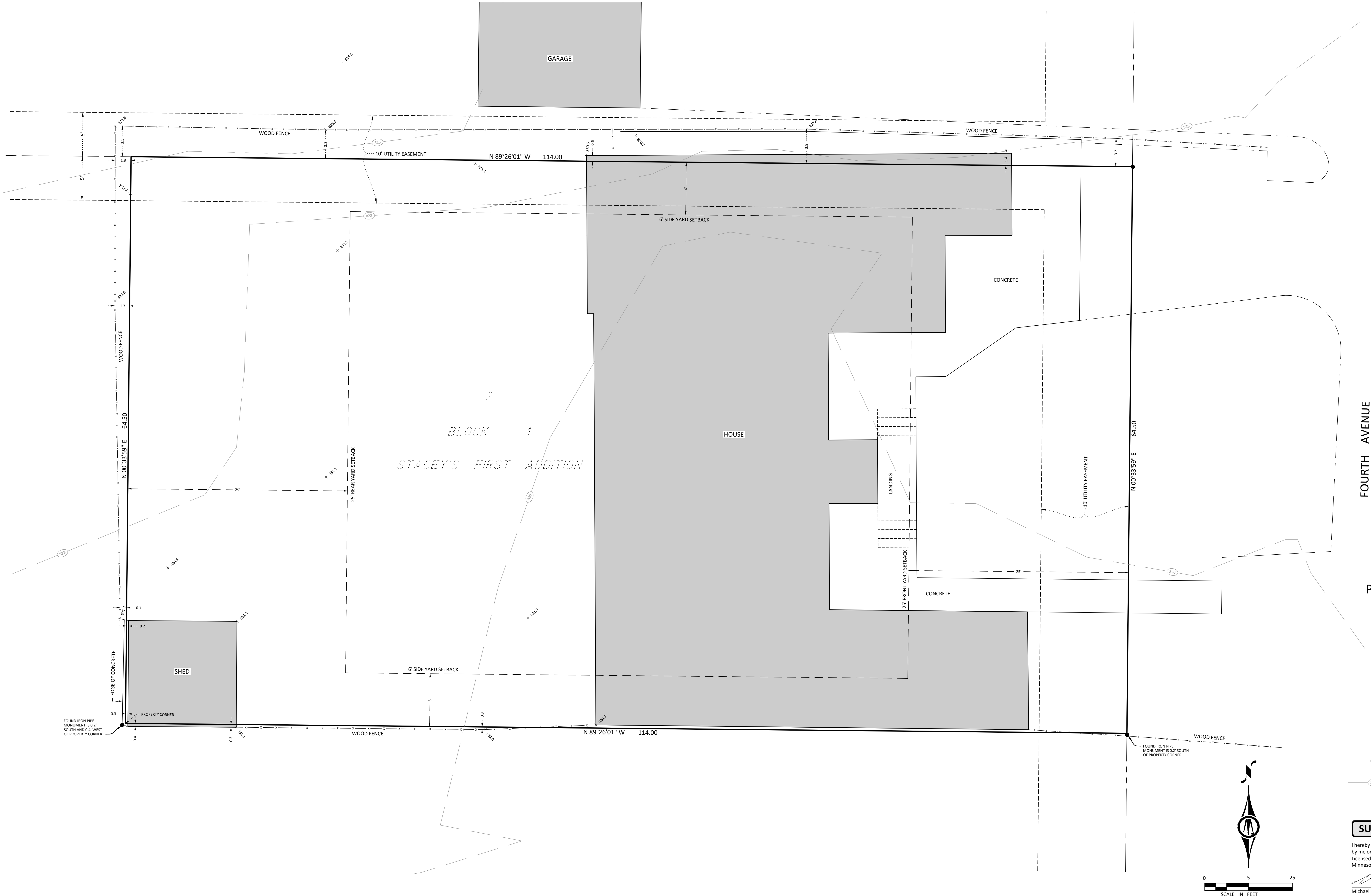
Utility easement – noted structure encroachment in easement on the northern side of the property



Red arrow – lath showing property line

Yellow arrow – utility easement 5' from the property line in the noted direction





PROPERTY ZONED R-3

LIMITED MULTIPLE DWELLING DISTRICT
SETBACK REQUIREMENTS - CITY OF MANKATO
BUILDING SETBACKS
FRONT 25 FEET
SIDE 6 FEET
REAR 25 FEET

LEGEND

● MONUMENT FOUND

GROUND ELEVATION AS
PER FIELD SURVEY DATED
7-11-2024

CONTOUR LINES FROM
OLD 1990'S CITY AERIAL
TOPO MAPPING

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

07/29/2024
Date



CERTIFICATE OF SURVEY
MANKATO, MINNESOTA



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

LOT 2, BLOCK 1, STACEY'S FIRST ADDITION

FOR: MANKATO, CITY OF