

CARLSON ADDITION  
PRELIMINARY PLAT

PID 010908401019 & 010908401020

OWNER/DEVELOPER  
SCOTT CARLSON  
1010 PFAU STREET  
MANKATO, MN 56001

DESCRIPTION OF RECORD (533CR683)

The Southerly 125 feet of the following described tracts of land: The N 1/2 of Lot 9 Marsh & Brother's Addition to Mankato. Also the North 5 acres of the West 10 acres of the Northwest Quarter of the Southeast Quarter Section 8, Township 108, Range 26, except 1/2 acre taken therefrom for a street.

ACRES

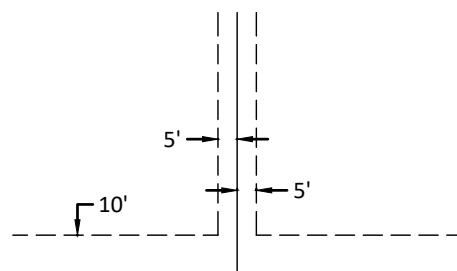
BLOCK 1  
1.04 ACRES (45344 SQ. FT.)

Sec. 10.13. - R-1 One-Family Dwelling District.

- Subd. 1. Purpose. The purpose of the R-1, One-Family Dwelling District, is to provide for low density residential development.
- Subd. 2. Permitted Uses. Except as specifically limited herein, the following uses are permitted in the R-1, One-Family Dwelling District:
- Subd. 4. Minimum Lot Area. The minimum lot area in the R-1, One-Family Residential District, is seven thousand (7,000) square feet for a one-family dwelling. Lots recorded prior to May 28, 1956, may have a minimum area of five thousand five hundred (5,500) square feet for a single family dwelling.
- A minimum lot area of eight thousand (8,000) square feet shall be provided for all other principal buildings and uses in the R-1, One-Family Dwelling District.
- Subd. 5. Minimum Lot Width. The minimum lot width for the R-1, One-Family Residential District, is sixty (60) feet and shall be measured at the front setback line. Lots recorded prior to May 28, 1956, may have a minimum lot width of fifty (50) feet.
- Subd. 6. Yards and Setbacks. The minimum yard and setback requirements for the R-1, One-Family Dwelling District, are as follows:
- A. Front Yard Setback.
1. All Buildings. A minimum of thirty (30) feet.
- B. Side Yard Setback.
1. Dwellings. A minimum of six (6) feet.
2. All Other Principal Buildings and Uses. Ten percent (10%) of the lot width, provided the side yard width is a minimum of ten (10) feet or a maximum of thirty (30) feet. Two (2) side yards shall be required for each zoning lot.
- C. Rear Yard Setback.
1. Dwellings. A minimum of twenty-five (25) feet.
2. All Other Principal Buildings and Uses. Twenty-five percent (25%) of lot depth, provided the rear yard is a minimum of twenty-five (25) feet or a maximum of seventy-five (75) feet.
- D. Transitional Yard. None required.



UTILITY EASEMENTS ARE SHOWN THUS:



BEING 5.0 FEET IN WIDTH, ADJOINING SIDE LOT LINES, AND 10.0 FEET IN WIDTH ADJOINING STREET LINES AND REAR LOT LINES, AS SHOWN ON THE PLAT, UNLESS OTHERWISE INDICATED.

LEGEND

- 3/4" IRON PIPE MONUMENT SET MARKED BY LIC. NO. 46564  
● MONUMENT FOUND

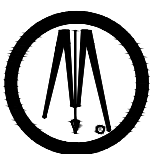
SURVEYOR'S CERTIFICATION

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  
09/17/2024  
Date

Horizontal Datum: Blue Earth County Coordinate System NAD83, 1996 Adjustment

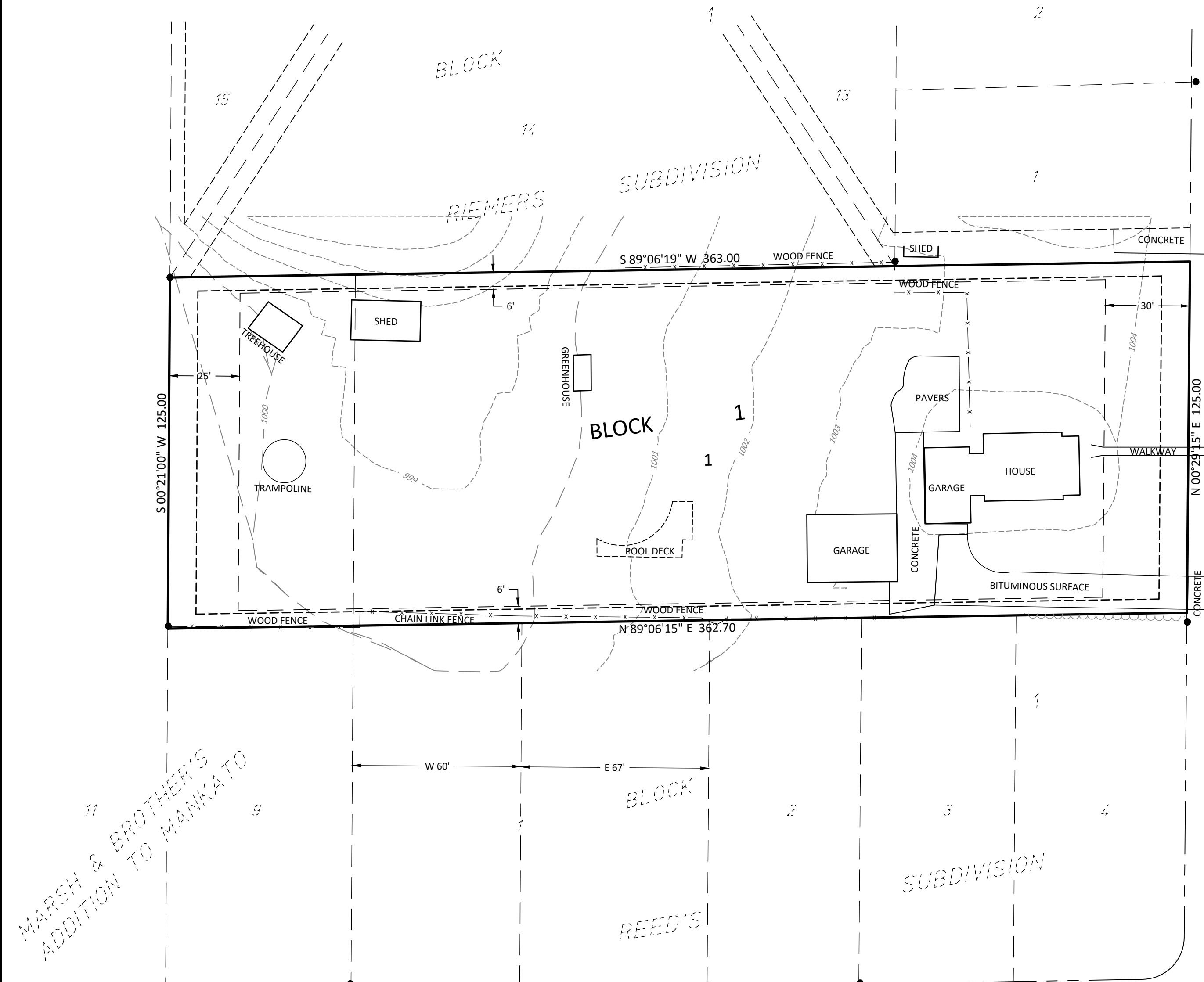
PRELIMINARY PLAT  
CITY OF MANKATO, BLUE EARTH COUNTY, MINNESOTA



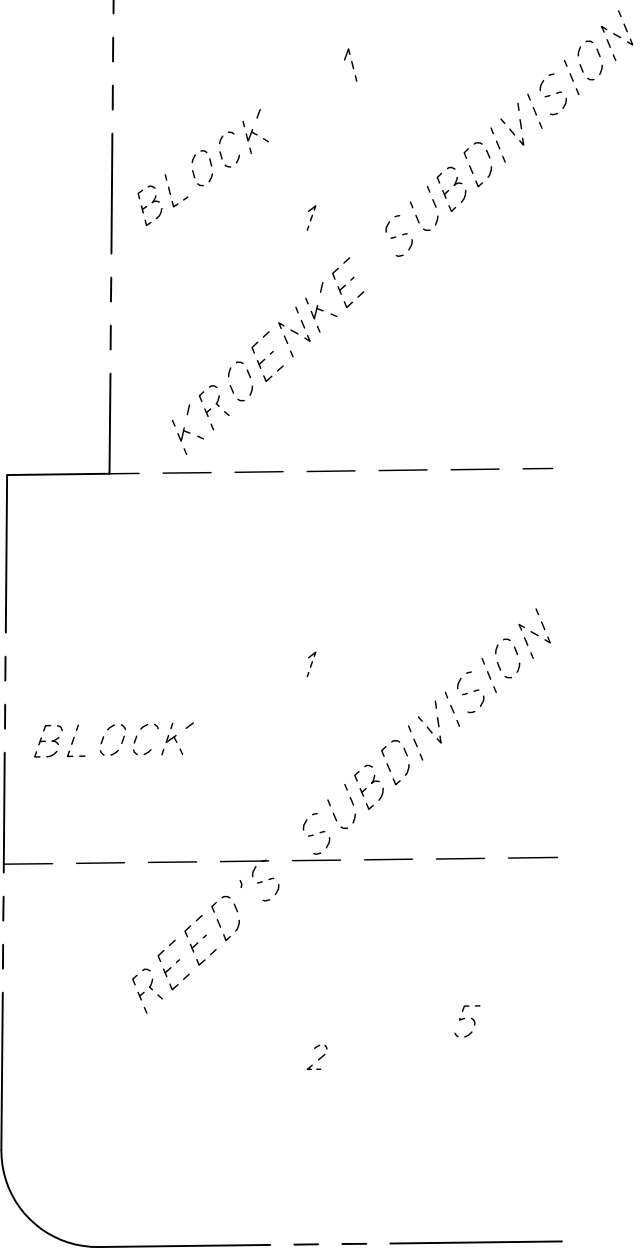
**BOLTON & MENK**

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

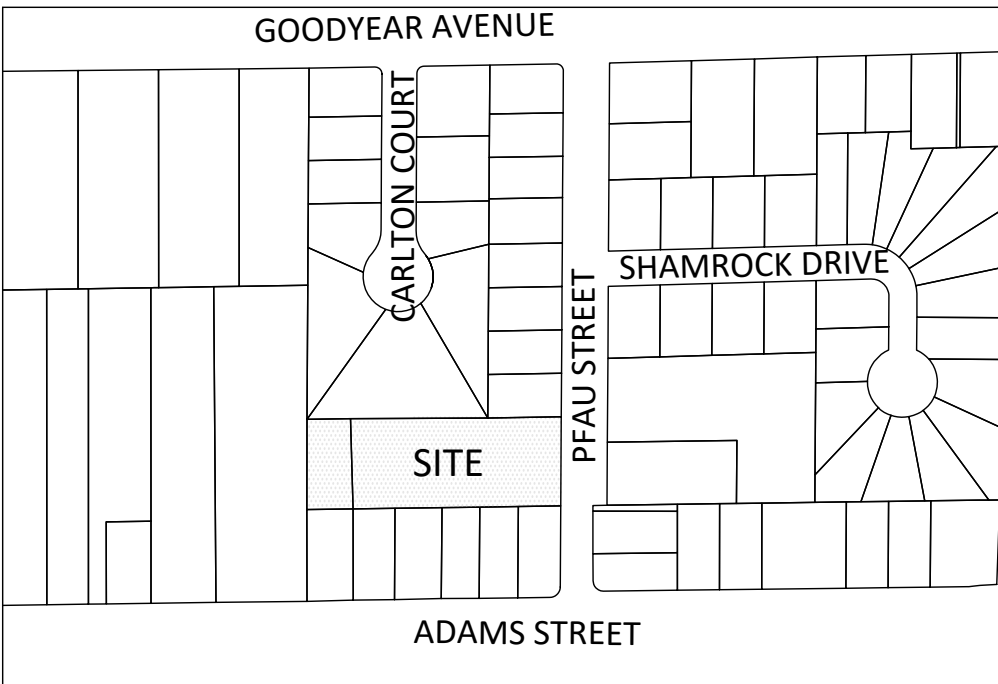
FOR: SCOTT CARLSON



PFAU STREET



CITY OF MANKATO  
BLUE EARTH COUNTY



VICINITY MAP  
SEC. 8-108-26  
NOT TO SCALE