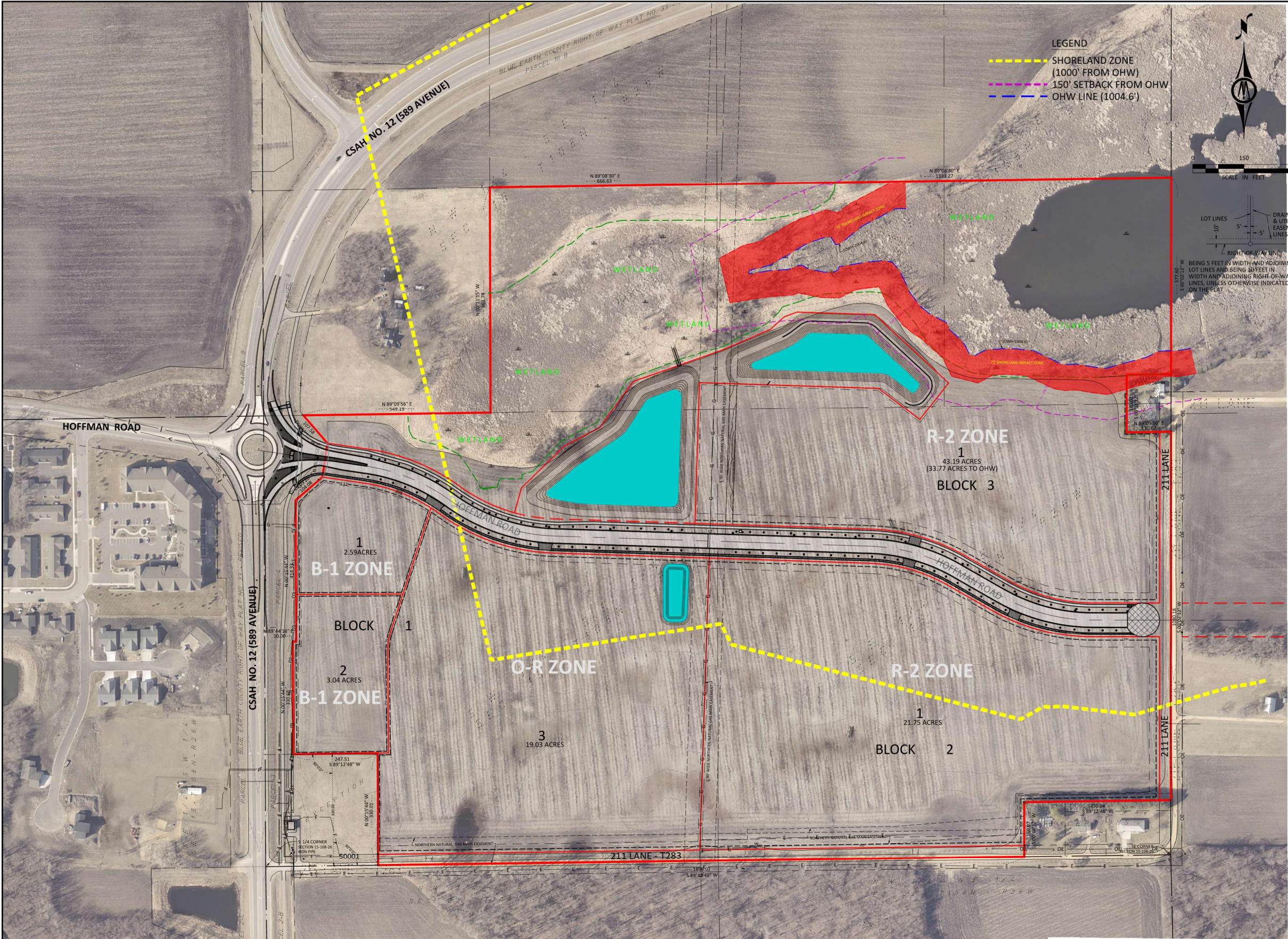




UTILITY & SITE DATA

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-4, 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% of the lot depth (min. 25 feet to max. 75 feet)

Lot Area (minimum) = 10,000 sq.ft. (for the first 4 units plus 2,000sqft for each unit over 4)
Lot Width (minimum) = 60 feet
Maximum Ground Coverage = 35% by all structures
Maximum Building Height = 45 feet

Proposed Re-zone to B-3, Highway Commercial District

SETBACKS:
Front
Main and Accessory Building 15 feet
Parking Areas 15 feet

Side
Main and Accessory Buildings 6 feet
Parking Areas 3 feet

Rear
Main and Accessory Building 6 feet
Parking Areas 3 feet

Lot Area (minimum) = 10,000 sq.ft.
Lot Width (minimum) = 150 feet
Maximum Ground Coverage = 75% by all structures
Maximum Building Height = No requirement

LEGAL DESCRIPTION

The West 30 acres of the SW ¼, Section 15-108-26, except the South 330 feet of the West 330 feet thereof.

AND

The SE ¼ of the NW ¼ of the SE ¼;

The S. ½ of the NE ¼ of the SE ¼;

The SE ¼ of the SE ¼;

The SW ¼ of the SE ¼, Except the West 30 acres thereof;

All in Section 15, Township 108, Range 26, Blue Earth County, Minnesota, except the following parcels:

- 1) Commencing at the Southeasterly corner Sec. 15-108-26, thence West along the Section line 190 feet, thence North 130 feet, thence East parallel to the South line of said section 190 feet, thence South along the East line of said Section 130 feet to the place of beginning.
- 2) Commencing on the Section line 190 feet West of the Southeast corner of Section 15, Township 108, Range 26 West; thence West along the Section line 120 feet; thence North 130 feet; thence East parallel to the South line of said Section 120 feet; thence South to the place of beginning.
- 3) All that part of the Southeast Quarter of Section 15, Township 108 North, Range 26 West, described as follows: Commencing at the Southeast corner of said Section; thence West along the South line of said Section, 310.0 feet; thence North and parallel to the East line of Section 15, 130.0 feet to the place of beginning of the following described tract; thence continuing North and parallel to the East line of said Section, 30.0 feet; thence East and parallel to the South line of Section, 120.0 feet; thence South and parallel to the East line of said Section, 30.0 feet; thence West parallel to the South line of said Section, 120.0 feet to the point of beginning.
- 4) That part of the Southeast Quarter of Section 15, Township 108 North, Range 26 West described as follows: Commencing at the Southeast corner of Section 15; thence West along the South line of said Section, 430.0 feet to the point of beginning of the following described tract; thence North parallel to the East line of said Section, 160.0 feet; thence East and parallel to the South line of said Section, 120.0 feet; thence South and parallel to the East line of said Section, 160.0 feet to the South line of said Section; thence West along said South line, 120.0 feet to the place of beginning, subject to existing easements for public roads.
- 5) That part of the Southeast Quarter of Section 15, Township 108 North, Range 26 West, as follows: Commencing at the southeast corner of said Section 15; thence West along the South line of said Section 190.0 feet; thence North and parallel to the East line of Section 15, 130.0 feet to the point of beginning of the following described tract; thence continuing North and parallel to the East line of said Section, 30.0 feet; thence East and parallel to the South line of said Section, 190.0 feet to the East line of said Section; thence South along said East line, 30.0 feet; thence West and parallel to the South line of said Section 190.0 feet to the place of beginning, subject to existing easements for public road.
- 6) Commencing at the NE corner of SE ¼ of the SE ¼ of Section 15, T108N, R26W, thence south along the East line of said Sec. 15, 85.00 feet, thence West 130.00 feet, thence North 170.00 feet, thence East 130.00 feet to the East line of said Sec. 15, thence South along said East line of Sec. 15, 85.00 feet to the point of beginning.

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

11/12/2024
Date

MESENBRINK SUBDIVISION

PRELIMINARY PLAT
MANKATO, MINNESOTA



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

PART OF THE SW 1/4, SECTION 15,
TOWNSHIP 108 NORTH - RANGE 26 WEST

FOR: MESENBRINK CONSTRUCTION
& ENGINEERING, INC.