

**DECLARATION OF COVENANTS
(Deed Restriction)**

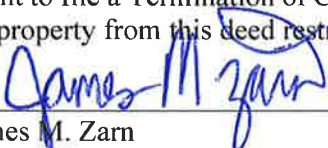
This Declaration is made in the County of Blue Earth, State of Minnesota, and shall be effective on this 22 day of July 2024.

James M. Zarn and Elizabeth A. Zarn, husband and wife, do hereby declare that the real property described as follows is, and shall be held, transferred, sold and conveyed subject to the covenants and restrictions set forth herein.

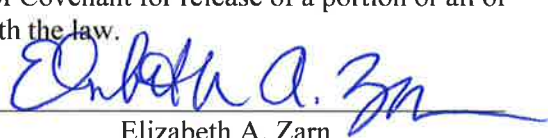
See Exhibit "A" attached hereto and made a part hereof

1. Pursuant to the Land Division Ordinance of Mankato Township, the placement or construction of any structure that has plumbing fixtures and/or generates wastewater and/or a building or portion thereof designed for residential occupancy on this property is prohibited until such time as the subject property does meet the sewerability standards set forth in the Land Use Ordinance of Mankato Township, Minnesota Statutes, Minnesota Rules and other applicable law as amended.

2. If the subject property does meet the sewerability standards set forth in the Land Use Ordinance of Mankato Township, Minnesota Statutes, Minnesota Rules and other applicable law, the landowner shall have the right to file a Termination of Covenant or Correction of Covenant for release of a portion or all of the subject property from this deed restriction in accordance with the law.



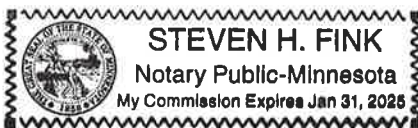
James M. Zarn



Elizabeth A. Zarn

State of Minnesota, County of BLUE EARTH

This instrument was acknowledged before me on July 22, 2024, by James M. Zarn and Elizabeth A. Zarn, husband and wife.





(signature of notarial officer)

THIS INSTRUMENT WAS DRAFTED BY:

Steven H. Fink (#0175328)
FARRISH JOHNSON LAW OFFICE, CHTD.
1907 Excel Drive
Mankato MN 56001
Telephone: (507) 625-2525

EXHIBIT "A"

Parcel 1:

Lot 11 and Lot 17, all in Auditor's Plat Number Fifteen of Section 35 Township 108N, Range 27W, on file and of record with the Blue Earth County Recorder, which lies westerly of the center line of Ivywood Lane, **EXCEPT the following two parcels:**

EXCEPTION NO. 1: Commencing at a found iron pipe monument which point is 886.6 feet East and 552 feet South of the Northwest corner of the Northeast Quarter of the Southwest Quarter of Section 35, Township 108 North Range 27 West; thence South 79 degrees 00 minutes 00 seconds West, 534.00 feet to a found iron pipe monument; thence South 11 degrees 00 minutes 00 seconds East, 304.00 feet to the North Bank of the Lesueur River; thence South 87 degrees 55 minutes 00 seconds East, along said North Bank of the Lesueur River, 249.00 feet; thence North 71 degrees 00 minutes 00 seconds East, 449.00 feet to the point of beginning; thence South 71 degrees 00 minutes 00 seconds West, back along the previously described course, 449.00 feet; thence North 87 degrees 55 minutes 00 seconds West, 249.00 feet; thence North 11 degrees 00 minutes 00 seconds West, 304.00 feet; thence North 79 degrees 00 minutes 00 seconds East, 203.00 feet; thence North 67 degrees 30 minutes 00 seconds East, 260.00 feet; thence North 83 degrees 00 minutes 00 seconds East, 194.91 feet to a point on the westerly line of Lot No. 2, Block No. One, Van Guilders Subdivision, according to the plat thereof on file and of record with the Blue Earth County Recorder; thence South 05 degrees 53 minutes 57 seconds East, along said westerly line, 120.91 feet; thence South 28 degrees 53 minutes 57 seconds East, along said westerly line, 65.00 feet; thence South 57 degrees 53 minutes 57 seconds East, along said westerly line, 35.23 feet to the point of intersection with a line which bears North 11 degrees 00 minutes 00 seconds West from the point of beginning; thence South 11 degrees 00 minutes 00 seconds East, 129.76 feet to the point of beginning. Containing 5.42 acres.

EXCEPTION NO. 2: Commencing at a found iron pipe monument designating the South Quarter Corner of Section 35 Township 108 North Range 27 West; thence North 01 degrees 24 minutes 45 seconds West (assumed bearing) along the North - South centerline of Section 35 a distance of 716.50 feet to a point on the centerline of the Township Road, said point being the point of beginning; thence North 56 degrees 50 minutes 18 seconds East, along said Township Road Centerline, 27.80 feet; thence North 48 degrees 28 minutes 12 seconds East, along said Township Road Centerline, 117.96 feet; thence North 27 degrees 31 minutes 30 seconds East, along said Township Road Centerline, 114.91 feet; thence North 11 degrees 50 minutes 15 seconds East, along said Township Road Centerline, 61.00 feet; thence North 09 degrees 04 minutes 52 seconds East, along said Township Road Centerline, 119.20 feet; thence North 81 degrees 21 minutes 56 seconds West, 138.00 feet; thence South 13 degrees 00 minutes 04 seconds West, 278.24 feet to a point on the North - South Centerline of Section 35; thence South 01 degrees 24 minutes 45 seconds East, along said North - South Centerline, 122.39 feet to the point of beginning. Containing 1.08 acres.

Said Parcel 1 contains 38 acres, more or less, subject to an easement for Ivywood Lane purposes over and across the easterly boundary. ALSO subject to any other easements of record.

AND ALSO:

Parcel 2:

Lot 11 and Lot 17, all in Auditor's Plat Number Fifteen of Section 35 Township 108N, Range 27W, on file and of record with the Blue Earth County Recorder, which lies easterly of the center line of Ivywood Lane and which lies westerly of the following described line:

Commencing at an iron pipe monument designating the South Quarter corner of Section 35, Township 108 North Range 27 West; thence North 89 degrees 44 minutes 20 seconds East, (assumed bearing), along the south line of said Lot 17, the same being the south line of the Southeast Quarter of said Section 35, a distance of 1300.44 feet to the point of beginning; thence North 01 degrees 24 minutes 16 seconds West, 1305.00 feet to a point on the north line of said Lot 17 and there terminating.

Said Parcel 2 contains 40 acres, more or less, subject to an easement for Ivywood Lane purposes over and across the westerly boundary. ALSO subject to any other easements of record.