

ZARN ACRES
PRELIMINARY PLAT

OWNER
JIM & ELIZABETH ZARN
19519 IVYWOOD LANE
MANKATO, MN 56001

SURVEYOR
Mike Eichers
Bolton & Menk Inc.
1960 Premier Drive
Mankato, MN 56001
1-(507)-625-4171

DESCRIPTION

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.

Lot 16, Auditor's Plat Number Fifteen of Section 35 Township 108N, Range 27W, on file and of record with the Blue Earth County Recorder.

Containing 6.4 acres, more or less, subject to an easement for Ivywood Lane purposes over and across the northerly boundary. ALSO subject to any other easements of record.

SITE DATA

All Zoning and Setback information was obtained from Blue Earth County Zoning Code.

For detailed zoning information and specific interpretation of code requirements, contact Blue Earth County Environmental Services.

ZONING:

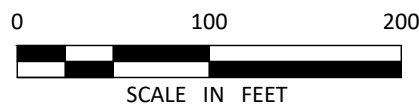
Subject property - Conservation 1

SETBACKS:

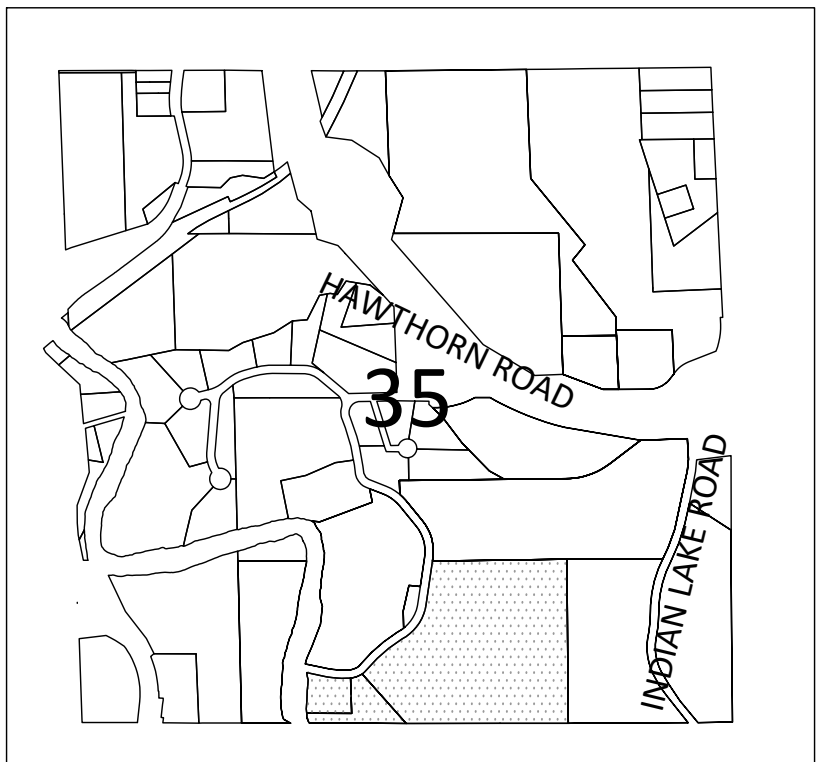
	Front	Side	Rear
Main Building	130 feet (from the centerline of all federal, state, county and county-state aid highways)	50 feet	50 feet
	65 feet (from the centerline of all other public rights-of-way and private roads)		

LEGEND

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

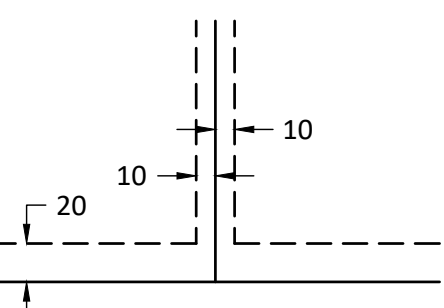


MANKATO TOWNSHIP
BLUE EARTH COUNTY



VICINITY MAP
SEC. 35-108-27
NOT TO SCALE

DRAINAGE & UTILITY
EASEMENTS ARE AS THUS:



	LOT 1	AREAS
	5.98 ACRES	
OUTLOT A	40.00 ACRES	
TOTAL	45.98 ACRES	

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
Michael M. Eichers
License Number 46564

06/04/2024
Date

REVISED ORIGINAL SURVEY: 9-12-2024 STREET DEDICATION

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

PRELIMINARY PLAT
BLUE EARTH COUNTY, MINNESOTA



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

LOT 11, 17 AND LOT 16, AUDITOR'S PLAT
NUMBER FIFTEEN, SECTION 35, TOWNSHIP
108 NORTH, RANGE 27 WEST, BLUE EARTH
COUNTY, MINNESOTA

FOR: ZARN, JIM