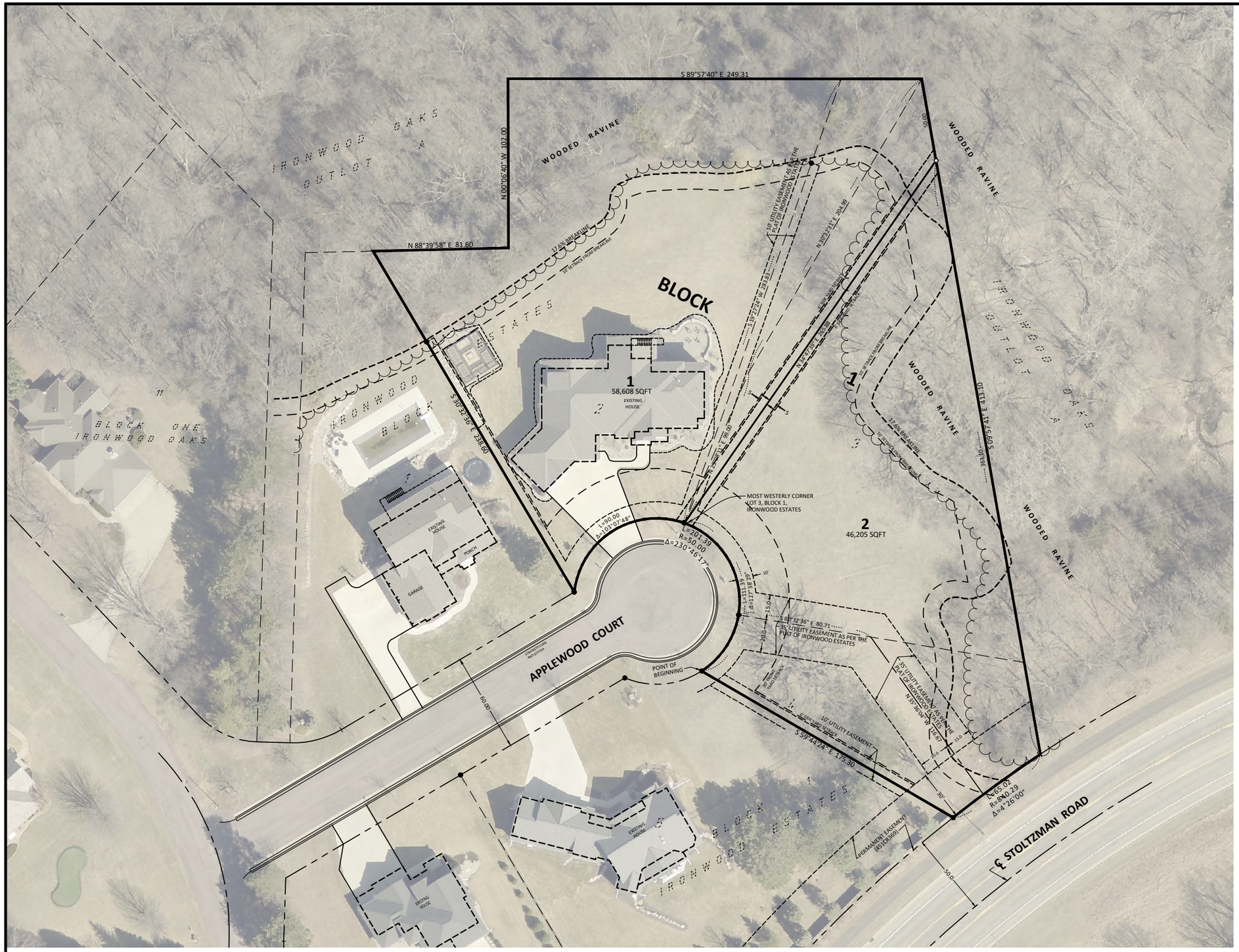
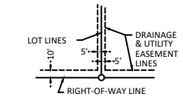


LEGEND

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



BEING 5 FEET IN WIDTH AND ADJOINING LOT LINES AND BEING 10 FEET IN WIDTH AND ADJOINING RIGHT-OF-WAY LINES, UNLESS OTHERWISE INDICATED ON THE PLAT.

0 60 120
SCALE IN FEET

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:
Current zone is R-1, One-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

Bluff
Main and Accessory Building 10 feet (from the 18% slope)

Lot Area (minimum) = 7,000 sq.ft. (one- family)
Lot Width (minimum) = 60 feet (one- and two-family)
Maximum Ground Coverage = 30% by all structures
Maximum Building Height = 35 feet

LEGAL DESCRIPTION

Lot 2 and that part of Lot 3, all in Block 1, Ironwood Estates, according to the plat thereof on file and of record with the Blue Earth County Recorder, which lies westerly and northwesterly of the following described line:

Beginning at the most westerly corner of said Lot 3 (the westerly line of said Lot 3 which bears North 19 degrees 27 minutes 24 seconds East, Minnesota County Coordinate System - Blue Earth County Zone - NAD83 - 1986); thence North 23 degrees 08 minutes 11 seconds East, a distance of 99.00 feet; thence North 30 degrees 32 minutes 31 seconds East, a distance of 204.99 feet to the northeasterly corner of said Lot 3 and there terminating.

AND Mark Deichman and Candee Deichman, husband and wife, owners of the following described property to wit:

All that part of Lot 3, Block 1, Ironwood Estates, according to the plat thereof on file and of record with the Blue Earth County Recorder, which lies easterly and southeasterly of the following described line:

Beginning at the most westerly corner of said Lot 3 (the westerly line of said Lot 3 which bears North 19 degrees 27 minutes 24 seconds East, Minnesota County Coordinate System - Blue Earth County Zone - NAD83 - 1986); thence North 23 degrees 08 minutes 11 seconds East, a distance of 99.00 feet; thence North 30 degrees 32 minutes 31 seconds East, a distance of 204.99 feet to the northeasterly corner of said Lot 3 and there terminating.

AND

All that part of Lot 4, Block 1, Ironwood Estates, according to the plat thereof on file and of record with the Blue Earth County Recorder, which lies northeasterly of the following described line:

Commencing at the most westerly corner of said Lot 4 (the westerly line of said Lot 4 which bears North 30 degrees 32 minutes 36 seconds West, Minnesota County Coordinate System - Blue Earth County Zone - NAD83 - 1986); thence easterly, along the northerly line of said Lot 4, a distance of 48.42 feet along a circular curve having a radius of 50.00 feet, a central angle of 55 degrees 29 minutes 20 seconds to the point of beginning; thence South 59 degrees 44 minutes 24 seconds East, a distance of 175.30 feet to a point on the southeasterly line of said Lot 4 and there terminating.

Parcel A contains 52,193 square feet.

Containing 2.41 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
License Number 46564

07/27/2026
Date

IRONWOOD ESTATES NO. 2

PRELIMINARY PLAT
MANKATO, MINNESOTA

LOTS 2, 3, AND PART OF 4, BLOCK 1, IRONWOOD ESTATES

BOLTON & MENK
1960 Premier Drive
Mankato, MN 56001
Phone: (507) 625-4171

FOR: KARI L. PRATT TRUST
MARK & CANDEE DEICHMAN

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JOB NUMBER: FIELD BOOK: DRAWN BY: