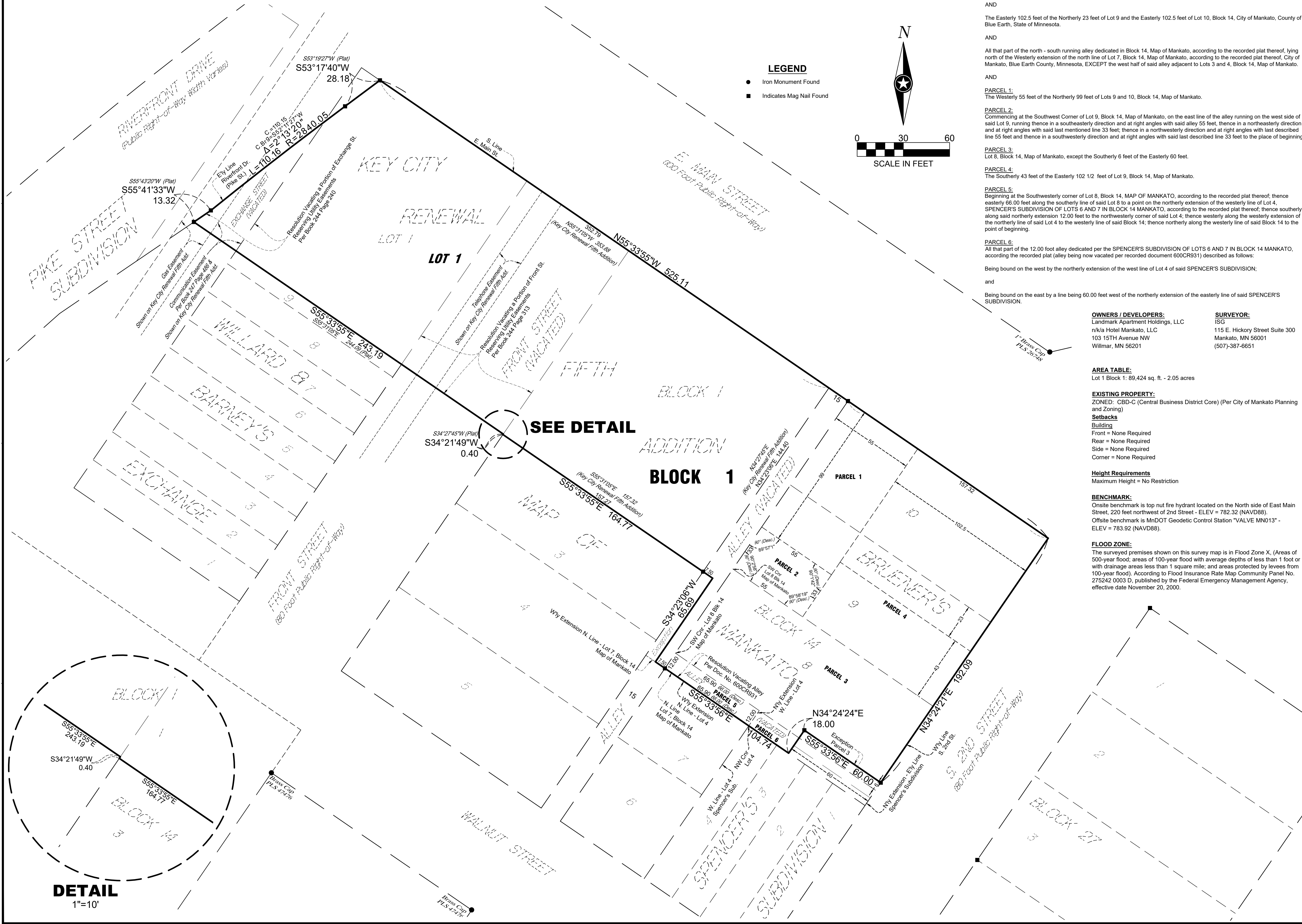


# HOTEL MANKATO REDEVELOPMENT



## EXISTING LEGAL DESCRIPTION:

(per client)

Lot 1, Block 1, Key City Renewal Fifth Addition, Blue Earth County, State of Minnesota.

AND

The Easterly 102.5 feet of the Northerly 23 feet of Lot 9 and the Easterly 102.5 feet of Lot 10, Block 14, City of Mankato, County of Blue Earth, State of Minnesota.

AND

All that part of the north - south running alley dedicated in Block 14, Map of Mankato, according to the recorded plat thereof, lying north of the Westerly extension of the north line of Lot 7, Block 14, Map of Mankato, according to the recorded plat thereof, City of Mankato, Blue Earth County, Minnesota, EXCEPT the west half of said alley adjacent to Lots 3 and 4, Block 14, Map of Mankato.

AND

### PARCEL 1:

The Westerly 55 feet of the Northerly 99 feet of Lots 9 and 10, Block 14, Map of Mankato.

### PARCEL 2:

Commencing at the Southwest Corner of Lot 9, Block 14, Map of Mankato, on the east line of the alley running on the west side of said Lot 9, running thence in a southeasterly direction and at right angles with said alley 55 feet, thence in a northeasterly direction and at right angles with said last mentioned line 33 feet; thence in a northwesterly direction and at right angles with last described line 55 feet and thence in a southwesterly direction and at right angles with said last described line 33 feet to the place of beginning.

### PARCEL 3:

Lot 8, Block 14, Map of Mankato, except the Southerly 6 feet of the Easterly 60 feet.

### PARCEL 4:

The Southerly 43 feet of the Easterly 102 1/2 feet of Lot 9, Block 14, Map of Mankato.

### PARCEL 5:

Beginning at the Southwest corner of Lot 8, Block 14, MAP OF MANKATO, according to the recorded plat thereof; thence easterly 66.00 feet along the southerly line of said Lot 8 to a point on the northerly extension of the westerly line of Lot 4, SPENCER'S SUBDIVISION OF LOTS 6 AND 7 IN BLOCK 14 MANKATO, according to the recorded plat thereof; thence southerly along said northerly extension 12.00 feet to the northwesterly corner of said Lot 4; thence westerly along the westerly extension of the northerly line of said Lot 4 to the westerly line of said Block 14; thence northerly along the westerly line of said Block 14 to the point of beginning.

### PARCEL 6:

All that part of the 12.00 foot alley dedicated per the SPENCER'S SUBDIVISION OF LOTS 6 AND 7 IN BLOCK 14 MANKATO, according the recorded plat (alley being now vacated per recorded document 600CR931) described as follows:

Being bound on the west by the northerly extension of the west line of Lot 4 of said SPENCER'S SUBDIVISION;

and

Being bound on the east by a line being 60.00 feet west of the northerly extension of the easterly line of said SPENCER'S SUBDIVISION.

## OWNERS / DEVELOPERS:

Landmark Apartment Holdings, LLC  
n/k/a Hotel Mankato, LLC  
103 15TH Avenue NW  
Willmar, MN 56201

## SURVEYOR:

ISG  
115 E. Hickory Street Suite 300  
Mankato, MN 56001  
(507)-387-6651

## AREA TABLE:

Lot 1 Block 1: 89,424 sq. ft. - 2.05 acres

## EXISTING PROPERTY:

ZONED: CBD-C (Central Business District Core) (Per City of Mankato Planning and Zoning)

## Setbacks

Building  
Front = None Required  
Rear = None Required  
Side = None Required  
Corner = None Required

## Height Requirements

Maximum Height = No Restriction

## BENCHMARK:

Onsite benchmark is top nut fire hydrant located on the North side of East Main Street, 220 feet northwest of 2nd Street - ELEV = 782.32 (NAVD88).  
Offsite benchmark is MnDOT Geodetic Control Station "VALVE MN013" - ELEV = 783.92 (NAVD88).

## FLOOD ZONE:

The surveyed premises shown on this survey map is in Flood Zone X, (Areas of 500-year flood; areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 100-year flood). According to Flood Insurance Rate Map Community Panel No. 275242 0003 D, published by the Federal Emergency Management Agency, effective date November 20, 2000.



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.

DANIEL L. STUEBER

DATE: LIC. NO. 43110

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PROJECT

## HOTEL MANKATO

Lot 1, Block 1, Key City Renewal Fifth Addition and part of Block 14, Map of Mankato, City of Mankato, Blue Earth County, Minnesota.

## REVISION SCHEDULE

| DATE | DESCRIPTION | BY |
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PROJECT NO. 23-30180

FILE NAME 30180 PPLAT

DRAWN BY KH

DESIGNED BY ---

REVIEWED BY ---

ORIGINAL ISSUE DATE 05/28/24

CLIENT PROJECT NO. -

TITLE

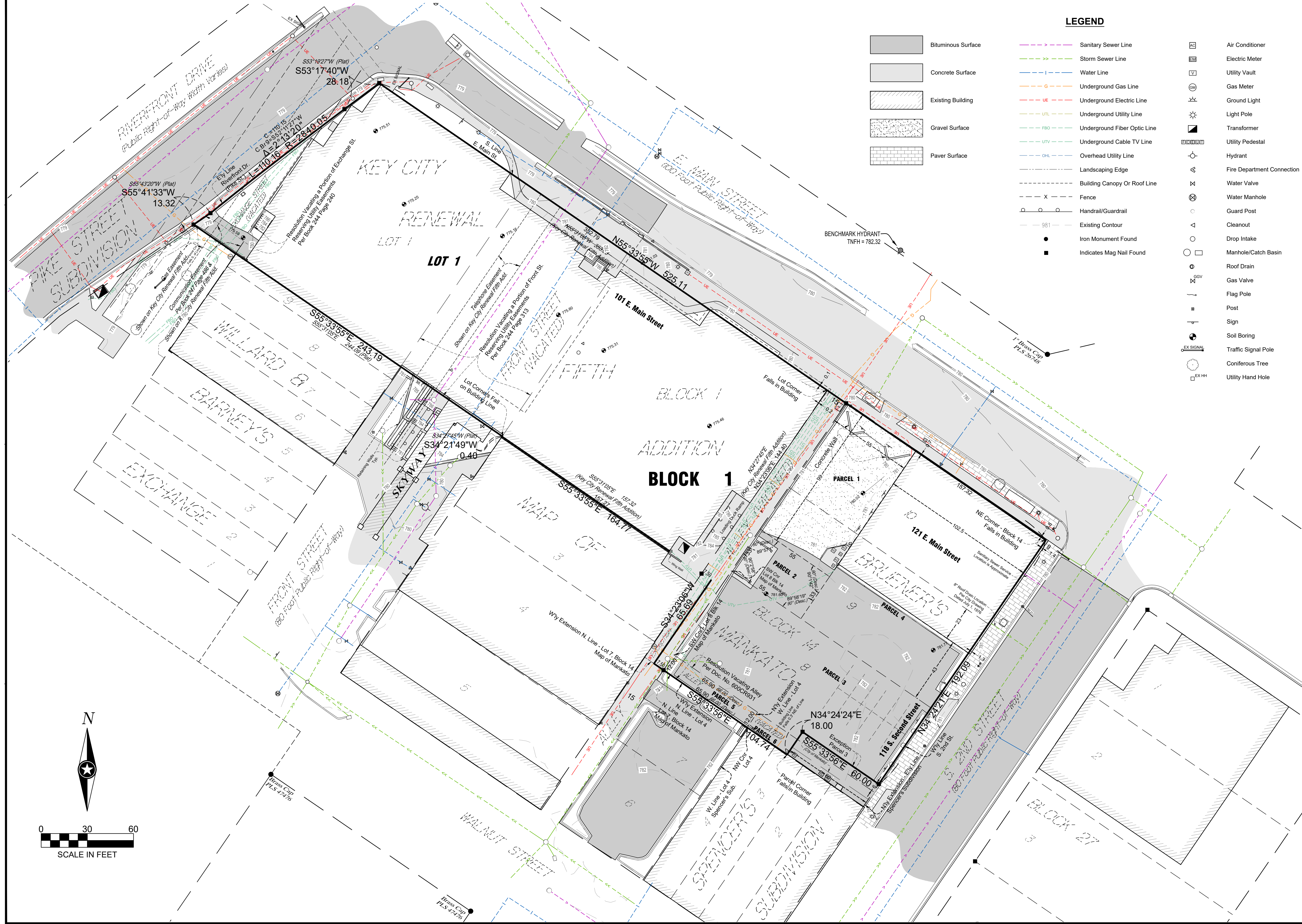
## PRELIMINARY PLAT

SHEET

1

OF 2

# HOTEL MANKATO REDEVELOPMENT



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2

OF 2