

PRELIMINARY PLAT

ADM MANKATO FIRST ADDITION

DESCRIPTIONS OF RECORD

T107029 (TORRENS)

Lot 1, Block 4, of Mankato Industrial Acres, a subdivision of part of the South Half of the Northeast Quarter (S 1/2 NE 1/4) and the North Half of the Southeast Quarter (N 1/4 SE 1/4) of Section 6, Township 108, Range 26, and the Southwest Quarter of the Northwest Quarter (SW 1/4 NW 1/4) of Section 5, Township 108, Range 26, situated in the City of Mankato, Blue Earth County, Minnesota AND The vacated Easterly 25 feet of Third Avenue adjacent to said Lot 1, Block 4, of Mankato Industrial Acres.

T26412 (TORRENS)

Lots 2, 3 and 4, Block 4, all in Mankato Industrial Acres, a Subdivision of part of the S 1/2 NE 1/4 & N 1/2 SE 1/4 Sec. 6-108-26 & SW 1/4 NW 1/4, Sec. 5-108-26 Mankato, Blue Earth County, Minnesota, subject to easements, if any, of record.

T31019 (TORRENS)

Tracts A, B & C, Registered Land Survey No. 105, City of Mankato, Blue Earth County, Minnesota.

T26413 (TORRENS)

Lots 5, 6, 7, of Block 4, and that portion of Block 7 easterly of and of the same depth as the East line of Lot 7, Block 4, all in Mankato Industrial Acres Subdivision, a subdivision of part of the S 1/2 NE 1/4 & N 1/2 SE 1/4, Sec. 6-108-26 & SW 1/4 NW 1/4, Sec. 5-108-26, Mankato, Blue Earth County, Minnesota.

DOCUMENT BOOK 227 PAGE 462 (ABSTRACT)

That part of Block 7, Mankato Industrial Acres, a Subdivision of Part of the S 1/2 NE 1/4 & N 1/2 SE 1/4, Sec. 6-108-26 and SW 1/4 NW 1/4, Sec. 5-108-26, Mankato, Blue Earth County, Minnesota, which lies between the northerly and southerly boundaries of Lind Street extended easterly to the east line of said Block 7, also known as that portion of Block Seven lying Southerly of the South line of Block Three of said Mankato Industrial Acres as extended Easterly to a point where it intersects the East line of said Block Seven, EXCEPT that portion of Block Seven (7) easterly of and of the same depth as the East line of Lot 7, Block 4 all in Mankato Industrial Acres Subdivision, a subdivision of part of the S 1/2 NE 1/4 & N 1/2 SE 1/4, Sec. 6-108-26 & SW 1/4 NW 1/4, Sec. 5-108-26, Mankato, Blue Earth County, Minnesota.

DOCUMENT 611CR149 (ABSTRACT)

That part of the Northwest Quarter of the Southwest Quarter of Section 5 and that part of the North Half of the Southeast Quarter of Section 6, all in Township 108 North Range 26 West, Blue Earth County, Minnesota, described as:

Beginning at the southeasterly corner of Tract B, Registered Land Survey No. 105, on file and of record with the Blue Earth County Registrar of Titles; thence South 88 degrees 39 minutes 45 seconds West, (Minnesota County Coordinate System - Blue Earth County Zone - NAD83 - 2011), along the exterior boundary line of said Registered Land Survey No. 105, a distance of 772.40 feet; thence South 00 degrees 59 minutes 35 seconds East, along said exterior boundary line and along the exterior boundary line of Mankato Industrial Acres, according to the plat thereof on file and of record with the Blue Earth County Recorder, a distance of 348.80 feet; thence South 87 degrees 45 minutes 42 seconds West, along the exterior boundary line of said Mankato Industrial Acres, a distance of 1029.40 feet to the southwesterly corner of Lot 1, Block Four, Mankato Industrial Acres; thence continuing South 87 degrees 45 minutes 42 seconds West, along said exterior boundary line and its westerly extension, a distance of 58.23 feet; thence South 08 degrees 24 minutes 07 seconds East, a distance of 707.09 feet to a point on the northerly line of Mankato City, according to the plat thereof on file and of record with the Blue Earth County Recorder; thence North 89 degrees 56 minutes 24 seconds East, along said northerly line, a distance of 33.35 feet to the southwesterly corner of Lot 1, Block One, Hubbard North Addition, according to the plat thereof on file and of record with the Blue Earth County Recorder; thence North 08 degrees 24 minutes 07 seconds West, along the westerly line of said Lot 1, a distance of 340.48 feet to the northwesterly corner of said Lot 1; thence South 85 degrees 06 minutes 48 seconds East, along the northerly line of said Lot 1, a distance of 1091.12 feet; thence South 26 degrees 21 minutes 48 seconds East, along the easterly line of said Lot 1, a distance of 114.29 feet; thence South 63 degrees 32 minutes 12 seconds West, along the easterly line of said Lot 1, a distance of 69.53 feet; thence South 26 degrees 21 minutes 48 seconds East, along the easterly line of said Lot 1, a distance of 72.68 feet; thence South 87 degrees 48 minutes 34 seconds West, along the easterly line of said Lot 1, a distance of 24.40 feet; thence South 24 degrees 11 minutes 36 seconds East, along the easterly line of said Lot 1, a distance of 47.51 feet to the southeasterly corner of said Lot 1, said point being on the northerly line of said Mankato City; thence North 89 degrees 56 minutes 24 seconds East, along said northerly line, a distance of 4.56 feet to the northeast corner of Block Seven of said Mankato City; thence South 00 degrees 32 minutes 16 seconds West, along the easterly line of said Block Seven, a distance of 46.06 feet; thence North 63 degrees 54 minutes 57 seconds East, a distance of 266.41 feet; thence northeasterly a distance of 677.52 feet, along a tangential curve to the left, having a radius of 666.00 feet and a central angle of 58 degrees 17 minutes 12 seconds; thence North 05 degrees 37 minutes 45 seconds East, along the tangent of said curve, a distance of 506.13 feet to the point of beginning.

EXCEPTING therefrom Outlot "A", Hubbard North Addition, according to the plat thereof on file and of record with the Blue Earth County Recorder.

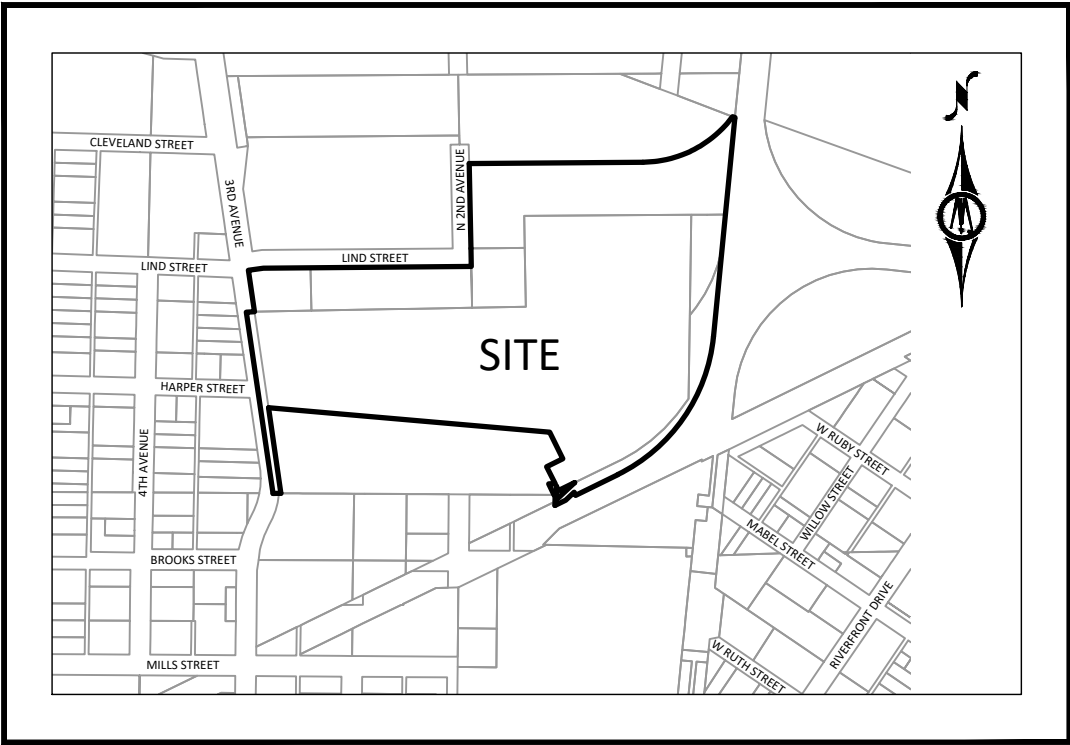
Contains 26.27 acres.

○	IRON PIPE MONUMENT SET
●	MONUMENT FOUND
⊕	CONTROL POINT
⊕	BENCH MARK
⊕	AIR CONDITIONER
⊕	BOLLARD
⊕	CATCH BASIN
⊕	CATCH BASIN
⊕	DOWN SPOUT
⊕	FIRE HYDRANT
⊕	GUY WIRE ANCHOR
⊕	HANDHOLE
⊕	LIFT STATION CONTROL PANEL
⊕	LIGHT POLE
⊕	MANHOLE-SANITARY SEWER
⊕	MANHOLE-STORM SEWER
⊕	MANHOLE-UTILITY
⊕	MANHOLE-WATER
⊕	METER
⊕	PEDESTAL-COMMUNICATION
⊕	POLE-UTILITY
⊕	POLE-BRACE
⊕	POST
⊕	TILE INLET
⊕	TRANSFORMER-ELECTRIC
⊕	UTILITY MARKER-FIBER
⊕	VALVE
⊕	VALVE POST INDICATOR
— E — E —	ELECTRIC UNDERGROUND
— OE —	OVERHEAD ELECTRIC
— G — G —	GAS UNDERGROUND
— > — > —	SANITARY SEWER
— >> —	STORM SEWER
— I — I —	WATER SYSTEM
— x — x — x — x —	FENCE
=====	RETAINING WALL
-----	INTERMEDIATE CONTOUR
— — — — —	INDEX CONTOUR

1A = 5.52 ACRES
1B= 3.90 ACRES
1C = 26.06 ACRES
THIRD AVENUE= 0.54 ACRES

NOTE: LOT 1A IS TORRENS PROPERTY
LOT 1B IS TORRENS PROPERTY
LOT 1C IS ABSTRACT PROPERTY

VICINITY MAP



CITY OF MANKATO

OWNER:
ARCHER-DANIELS MIDLAND COMPANY
4666 EAST FARIES PARKWAY
PO BOX 1470
DECATUR, IL 62525
217-424-5200

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.

Janelle Fowlds
Janelle Fowlds
License Number 26748

2/25/2025
Date

PRELIMINARY PLAT

ADM MANKATO FIRST ADDITION



SHEET 2 OF 6

THIS PLAT PREPARED BY BOLTON & MENK, INC.

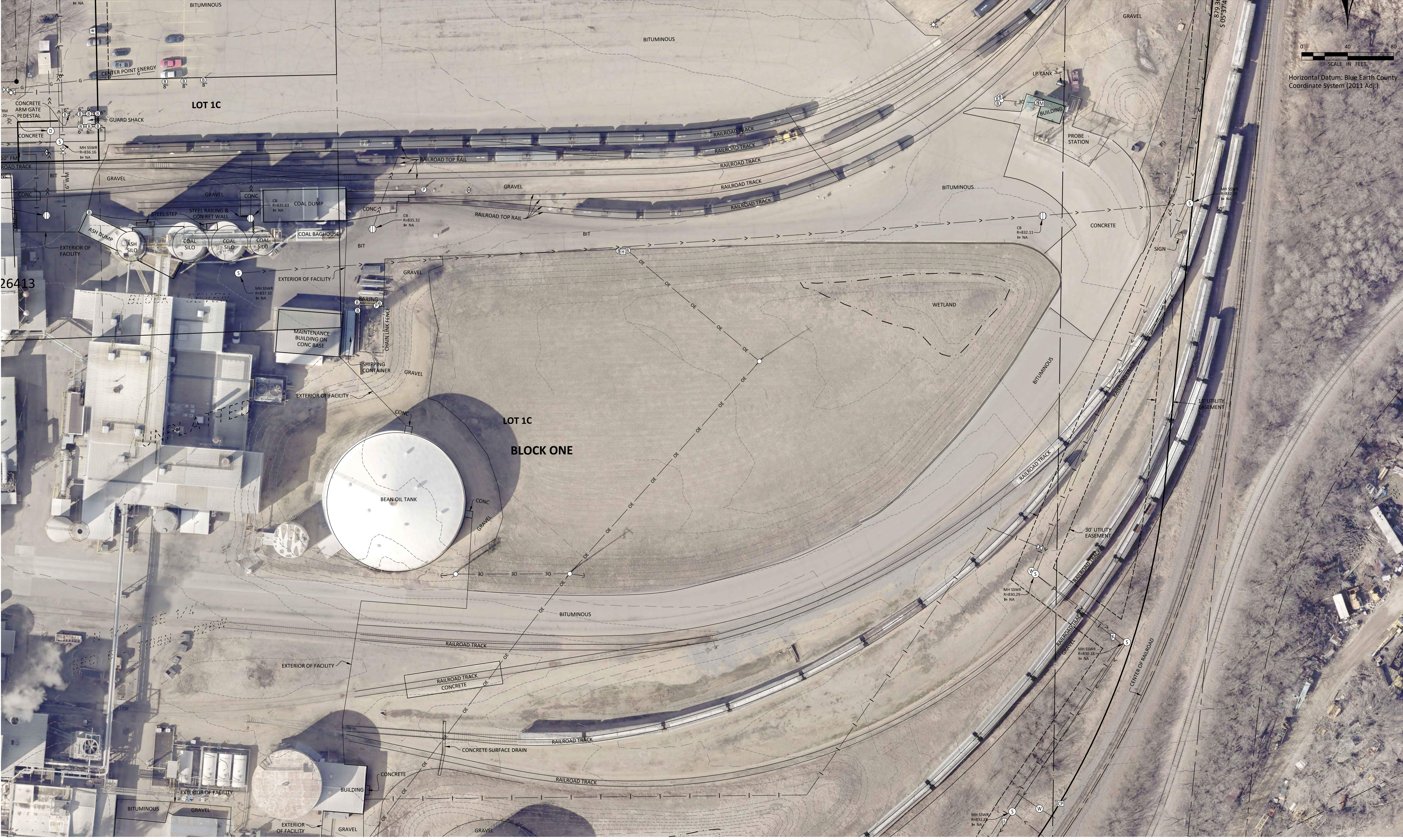
PRELIMINARY PLAT

ADM MANKATO FIRST ADDITION



0 40 80
SCALE IN FEET

Horizontal Datum: Blue Earth County
Coordinate System (2011 Adj.)



SHEET 3 OF 6

THIS PLAT PREPARED BY BOLTON & MENK, INC.

PRELIMINARY PLAT

ADM MANKATO FIRST ADDITION



SHEET 4 OF 6

THIS PLAT PREPARED BY BOLTON & MENK, INC.

ADM MANKATO FIRST ADDITION

ADM MANKATO FIRST ADDITION



SHEET 5 OF 6

THIS PLAT PREPARED BY BOLTON & MENK, INC.

ADM MANKATO FIRST ADDITION

