

PRELIMINARY PLAT NOTES

OWNER/DEVELOPER

Southwest Minnesota Housing Partnership
140 Homestead Road
Mankato, MN 56001
(507) 836-1608

LAND SURVEYOR

Widseth
3777 40th Ave. NW Suite 200
Rochester, MN 55901
(507) 292-8743

WETLAND SPECIALIST

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

PROPERTY LEGAL DESCRIPTION

Outlot C, SCHOOL SISTERS OF NOTRE DAME SUBDIVISION, according to the plat thereof on file at the County Recorder's Office, Blue Earth County, Minnesota.

ALSO

That part of vacated Ruth Street as shown in SUBDIVISION OF OUTLOTS DUKES SECOND ADDITION — HIGHWOOD, according to the plat thereof on file at the County Recorder's Office, Blue Earth County, Minnesota, lying easterly of 4th Street.

ALSO

That part of Outlot B, SCHOOL SISTERS OF NOTRE DAME SUBDIVISION, according to the plat thereof on file at the County Recorder's Office, Blue Earth County, Minnesota, described as follows:

Beginning at the most westerly corner of said Outlot B; thence North 85 degrees 05 minutes 18 seconds East along the southerly right-of-way of vacated Ruth Street as shown in the SUBDIVISION OF OUTLOTS DUKES SECOND ADDITION — HIGHWOOD, according to the plat thereof on file at the County Recorder's Office, Blue Earth County, Minnesota, 89.61 feet; thence South 34 degrees 13 minutes 52 seconds West 51.66 feet to the southerly line of said Outlot B; thence North 55 degrees 42 minutes 25 seconds West, along said southerly line, 73.28 feet to the point of beginning.

ALSO

That part of Lots 1, 2, 17 and 18, Block 13, SHAW'S SUBDIVISION, according to the plat thereof on file at the County Recorder's Office, Blue Earth County, Minnesota, described as follows:

Beginning at the most westerly corner of Outlot B, SCHOOL SISTERS OF NOTRE DAME SUBDIVISION, according to the plat thereof on file at the County Recorder's Office, Blue Earth County, Minnesota; thence South 89 degrees 05 minutes 18 seconds West, along the southerly right-of-way of vacated Ruth Street as shown in the SUBDIVISION OF OUTLOTS DUKES SECOND ADDITION — HIGHWOOD, according to the plat thereof on file at the County Recorder's Office, Blue Earth County, Minnesota, 97.49 feet to the easterly right-of-way of 4th Street; thence South 55 degrees 46 minutes 08 seconds East 153.00 feet to the east line of said SHAW'S SUBDIVISION; thence North 34 degrees 13 minutes 52 seconds East, along said easterly line, 56.04 feet to the southerly line of said Outlot B; thence North 55 degrees 42 minutes 25 seconds West, along said southerly line, 73.28 feet to the point of beginning.

SURVEY NOTES

- Orientation of this bearing system is based on Blue Earth County Coordinate System; NAD83-2011.
- Benchmark: TNH at intersection of North 4th St. and East Mabel Street. Elev: 860.93.
- The E911 address of the subject property is: Not Assigned.

- Property Identification Number: R01.09.05.379.004.
- Total Acreage: 284,767.28 sq.ft. or 6.54 acres.
- Contours shown are 1 foot contours, NAVD88 Datum.
- There are no wetlands on the subject property according to the Wetland Delineation completed by Nick McCabe, ISG, Certified Wetland Delineator No. <Lic. Number>, on April 27, 2021.
- According to FEMA Community Panel Number 115, Map No. 27013C0115F, effective date February 22, 2024 the property is within Zone X (Area of Minimal Flood Hazard).
- The property is zoned R-2 One & Two Family Dwelling per City of Mankato zoning map. Building setback distances are:
 - Front Yard: 30 feet
 - Side Yard: 6 feet
 - Rear Yard: 25 feet
- The building setback lines are shown according to the City of Mankato zoning ordinance.
- This survey was completed without the benefit of a title commitment or opinion. There may be easements or other limiting factors not shown on this survey which affect the subject property.
- The underground utilities shown on this survey are according to observed evidence and Gopher One, Ticket No. 251221584 together with plans. Widseth assumes no responsibility for the completeness and accuracy of these locations. Further locations and verifications are recommended before any construction or excavation.
- The fieldwork was performed on May 7, 8 & 15, 2025.

GOOD COUNSEL MEADOWS

SEC. 5 & 8, TWN.108, RGE. 26

EXISTING LEGEND

SECTION LINE	GUY WIRE ANCHOR
EASEMENT LINE	SIGN - SINGLE
DEEDED LOT LINE(S)	FENCE - CHAINLINK
PLATTED LOT LINE(S)	TELECOM MANHOLE
SUBJECT TRACT(S) BOUNDARY	TELECOM PEDESTAL
SUBJECT TRACT SETBACK LINE(S)	FOC UNDERGROUND FIBER OPTIC CABLE
MAJOR CONTOURS (WITH LABEL)	UGT UNDERGROUND TELEPHONE CABLE
MINOR CONTOURS (WITH LABEL)	LIGHT POLE
TREE - CONIFER	MANHOLE
TREE - DECIDUOUS	PEDESTAL
EDGE OF WOODS	ELECTRIC POLE
BITUMINOUS PAVEMENT	TRANSFORMER
CONCRETE PAVEMENT	OHE OVERHEAD ELECTRIC WIRE

PROPOSED LEGEND

BITUMINOUS PAVEMENT
CONCRETE PAVEMENT
CURB & GUTTER
MANHOLE
GRAVITY MAIN PIPE
SERVICE PIPE
MANHOLE
GRAVITY MAIN PIPE
HYDRANT
WATER MAIN VALVE
WATER MAIN PIPE
WATER SERVICE PIPE
MAJOR CONTOURS
MINOR CONTOURS

