

GOPHER STATE ONE CALL NOTE:

List of utilities notified per Gopher State One Call Ticket No. 250070873.

CHARTER COMMUNICATIONS - CHART12
CHS INC - CHSN001
CITY OF MANKATO - CMNKT001
JAGUAR COMMUNICATIONS - JAGCOM01
CENTER POINT ENERGY - MINGAS04

CONSOLIDATED COMMUNICATIONS 1 - MNKCT001
MNDOT - MNSD0701
SPRINT/COSENT COMMUNICATIONS - USSPNT01
XCEL ENERGY - XCELO2

ZONING INFORMATION:

Per the appraisal letter prepared by Robinson Appraisal & Associates, dated July 12, 2023, the subject property is zoned M - 1, Light Industrial District, and will be rezoned to OR, Office - Residential District. Setback requirements, height and floor space area restrictions and parking requirements are not specified in said letter and are not depicted hereon.

PRELIMINARY PLAT FOR:
Trellis Co.

EXISTING LEGAL DESCRIPTION:

North 46.66 feet of South Half of Block 17, Oakwood Addition to City of Mankato, lying West of the abandoned Railroad right of way of Chicago, Milwaukee & St. Paul Railway Co., according to the recorded plat thereof, Blue Earth County, Minnesota.

AND

All of Chicago, Milwaukee, St Paul and Pacific Railroad Company's 25 foot wide property in Block 17 lying southerly of the center line of the east-west alley running through Block 17, Oakwood Addition, according to the recorded plat thereof, Blue Earth County, Minnesota.

AND

All of Block 17 West of the Chicago, Milwaukee & St. Paul Railway, except the North 46 2/3 feet of the South 1/2 of said Block 17 all according to the Map of Oakwood Add. to Mankato, according to the plat thereof on file and of record in the office of the Register of Deeds in and for said County and State, and except Parcel 224A on Minnesota Department of Transportation Right of Way Plat Numbered 07-29, according to the recorded plat thereof, Blue Earth County, Minnesota.

AND

Outlot A, Sibley Parkway No. 2, City of Mankato, Blue Earth County, Minnesota.

AND

The vacated alleys, publicly dedicated within Block 17, OAKWOOD ADDITION TO MANKATO, according to the recorded plat thereof, Blue Earth County, Minnesota, being over, under and across those parts of said alleys being described as follows:

A 15-foot wide Public Alley running east-west in said Block 17 lying between the easterly line of Minnesota Department of Transportation Right of Way Plat No. 07-29 and the westerly line of a 15-foot Public Alley running north-south between Linder Avenue and Sibley Parkway;

Together with a 15-foot wide Public Alley running north-south in said Block 17 lying between the north line of Linder Avenue and the south line of Sibley Parkway.

AND

Vacated Sibley Parkway, publicly dedicated as Patterson Avenue on the plat of OAKWOOD ADDITION TO MANKATO, according to the recorded plat thereof, Blue Earth County, Minnesota, and being described as:

Beginning at the intersection of the southerly right of way line of said Sibley Parkway with the westerly line of the abandoned right of way of the Chicago, Milwaukee and St. Paul Railway, as depicted on said plat of OAKWOOD ADDITION TO MANKATO, thence South 88 degrees 56 minutes 37 seconds West, assumed bearing, along said southerly right of way line of Sibley Parkway, a distance of 279.25 feet to the intersection of said southerly right of way line with the easterly line of Minnesota Department of Transportation Right of Way Plat No. 07-29; thence North 15 degrees 44 minutes 07 seconds East, along said easterly right of way line, a distance of 18.11 feet, thence continuing along said easterly right of way line, 34.90 feet along a tangential curve concave to the southeast, having a radius of 270.00 feet and a central angle of 07 degrees 24 minutes 21 seconds, to the intersection of said easterly right of way line with the northerly right of way line of said Sibley Parkway, thence North 88 degrees 56 minutes 37 seconds East, along said northerly right of way line, a distance of 329.55 feet to the intersection of said northerly right of way line with said westerly right of way line of the abandoned right of way of the Chicago, Milwaukee and St. Paul Railway, thence southwesterly 84.55 feet, along said westerly right of way line, on a non-tangential curve concave to the southeast, having a radius of 1158.47 feet, a central angle of 04 degrees 10 minutes 53 seconds, and a chord bearing of South 52 degrees 40 minutes 33 seconds West, to the point of beginning.

PROPOSED LEGAL DESCRIPTION:

Lot 1, Block 1 and Outlot A, MANKATO HOUSING LP, Blue Earth County, Minnesota.

GENERAL SURVEY NOTES:

- The orientation of this bearing system is based on the Blue Earth County coordinate grid (NAD 83-2011 Adj.).
 - The legal description and easement information used in the preparation of this survey is based on the Commitment for Title Insurance prepared by Guaranty Commercial Title, Inc. as issuing agent for Old Republic National Title Insurance Company, Commitment No. 68417, Revision No. 1, dated January 23, 2025.
 - The surveyed property has direct access to Poplar Street, Sibley Street, Linder Street, all public rights of way, and the public alley, as plotted in OAKWOOD ADDITION, lying westerly of the surveyed property, as shown and labeled hereon.
 - This survey shows only those improvements visible during the field survey, some structures and improvements covered by ice and snow, or underground may not be shown.
 - The address of the property described hereon is 102 Poplar Street, Mankato, MN 56002.
 - The property described hereon lies within Flood Zone X (Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood) per Federal Insurance Rate Map No. 27013C 0092 F, dated February 22, 2024.
 - The total area of the property described hereon is 124,578 square feet or 2.85991 acres.
 - The contours depicted hereon are per elevation data collected while conducting the fieldwork. The contour interval is 1 foot.
- BENCHMARK: Top of Minnesota Department of Transportation Geodetic Monument MNDT RIVER.
Elevation = 810.78 feet. (NAVD 88)
- SITE BENCHMARK: Top of 5/8" rebar with EFN cap at the southwest corner of the surveyed property.
Elevation = 779.40 feet. (NAVD 88)
9. Existing utilities, services and underground structures shown hereon were located either physically, from existing records made available to us, by resident testimony, or by locations provided by Gopher State One Call, per Ticket No. 250070873. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. Where additional or more detailed information is required, the client is advised that excavation may be necessary. Other utilities and services may be present and verification and location of all utilities and services should be obtained from the owners of the respective utilities prior to any design, planning or excavation.

PROPOSED LOT AREAS:

Proposed Lot 1, Block 1:	77,434	Square Feet	1.77763	Acres
Proposed Outlot A:	25,032	Square Feet	0.57465	Acres
Proposed Sibley Parkway:	22,112	Square Feet	0.50763	Acres
Total	124,578	Square Feet	2.85991	Acres

CONTACT INFORMATION:

Owner/Subdivider: City of Mankato
Intergovernmental Center
10 Civic Center Plaza
Mankato, MN 56001
507-387-8600

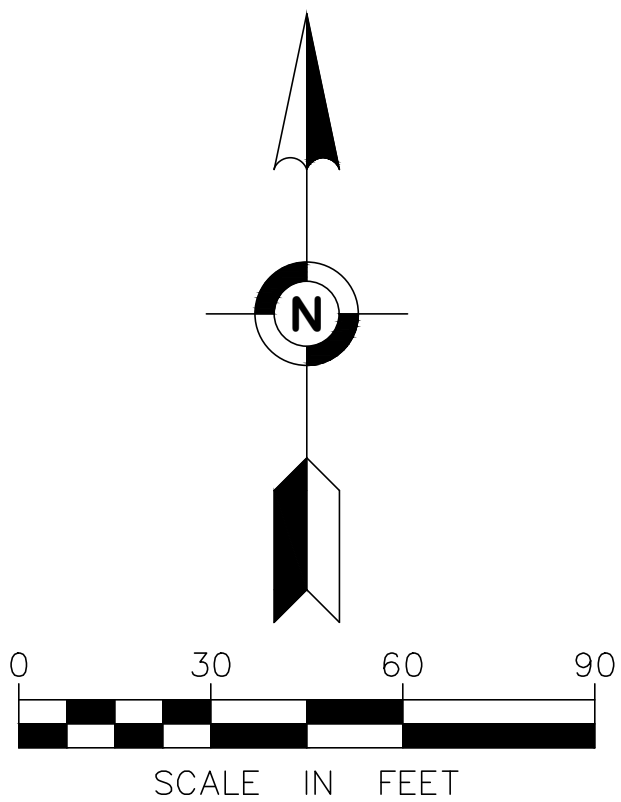
Designer/Surveyor: Egan, Field & Nowak, Inc.
475 Old Highway 8, Suite 200
New Brighton, MN 55112
612-466-3300

CERTIFICATION:

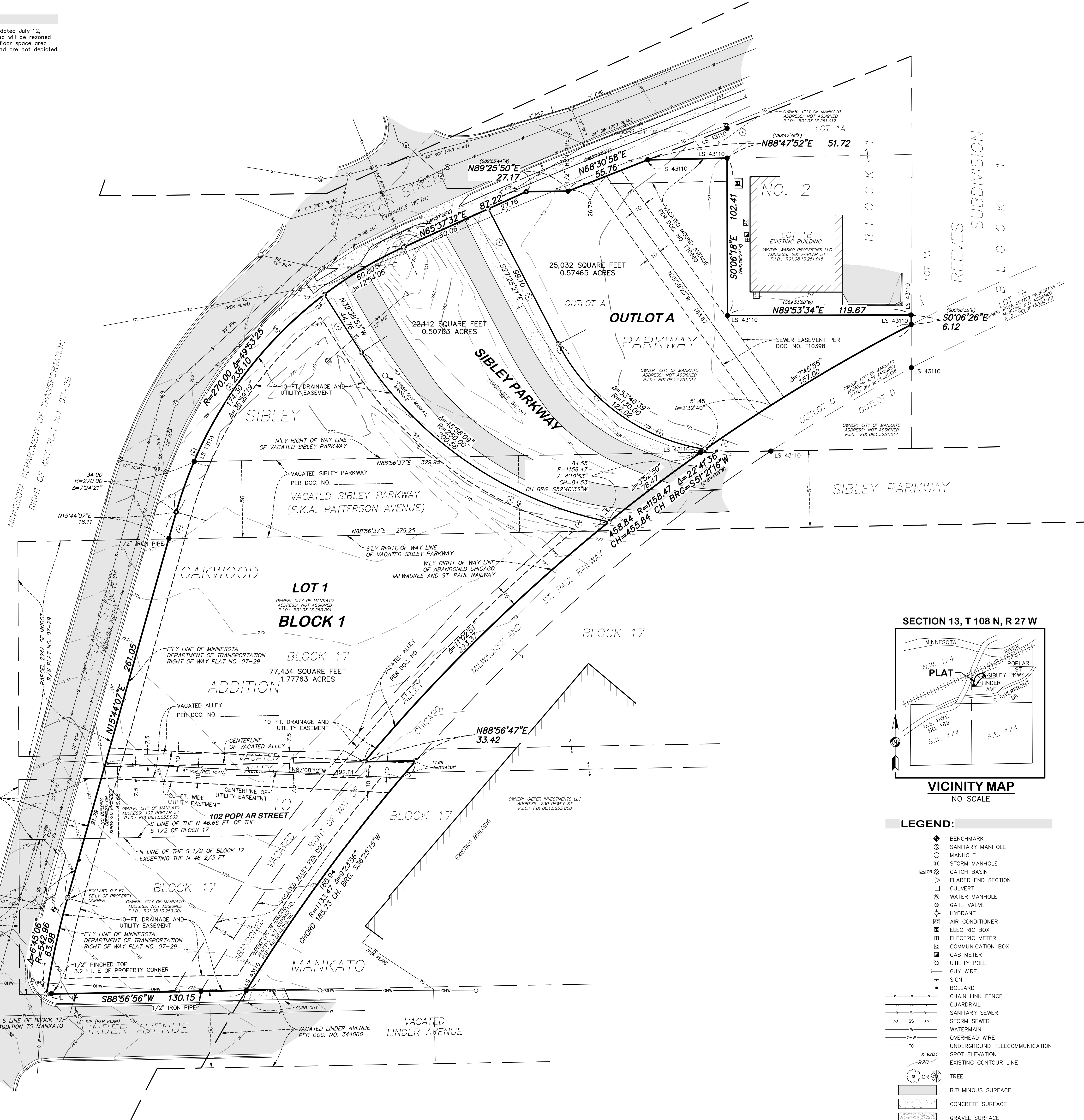
I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Date of survey: April 17, 2025.
Date of signature: May 12, 2025.

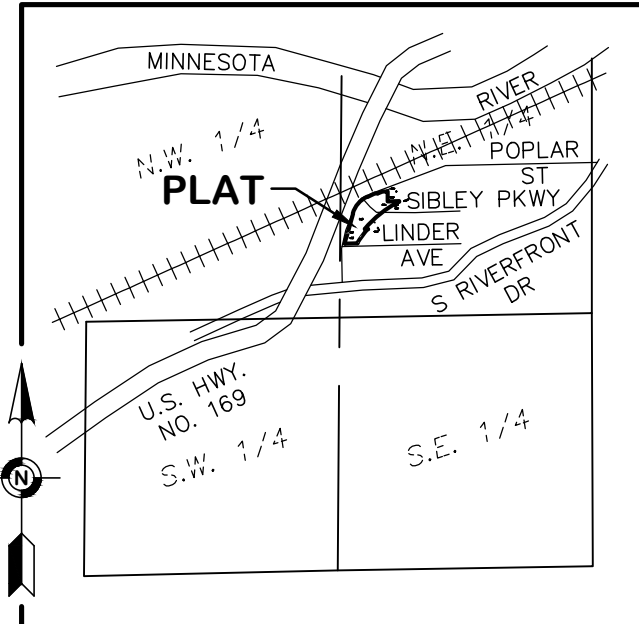
Christopher A. Terawo
Christopher A. Terawo
Minnesota License No. 53536
cterawo@efnsurvey.com



- FOUND IRON MONUMENT
- FOUND MNDOT RIGHT OF WAY MARKER (3" ALUMINUM DISK)
- SET IRON MONUMENT MARKED WITH LICENSE NUMBER 53536



SECTION 13, T 108 N, R 27 W



VICINITY MAP
NO SCALE

LEGEND:

- ⊕ BENCHMARK
- ⊙ SANITARY MANHOLE
- MANHOLE
- ⊙ STORM MANHOLE
- ⊙ CATCH BASIN
- ⊙ FLARED END SECTION
- ⊙ CULVERT
- ⊙ WATER MANHOLE
- ⊙ GATE VALVE
- ⊙ HYDRANT
- ⊙ AIR CONDITIONER
- ⊙ ELECTRIC BOX
- ⊙ ELECTRIC METER
- ⊙ COMMUNICATION BOX
- ⊙ GAS METER
- ⊙ UTILITY POLE
- ⊙ GUY WIRE
- ⊙ SIGN
- ⊙ BOLLARD
- ⊙ CHAIN LINK FENCE
- ⊙ GUARDRAIL
- ⊙ SANITARY SEWER
- ⊙ STORM SEWER
- ⊙ WATERMAIN
- ⊙ OVERHEAD WIRE
- ⊙ UNDERGROUND TELECOMMUNICATION
- ⊙ SPOT ELEVATION
- ⊙ EXISTING CONTOUR LINE
- ⊙ TREE
- ⊙ BITUMINOUS SURFACE
- ⊙ CONCRETE SURFACE
- ⊙ GRAVEL SURFACE
- ⊙ RECORD BEARING PER PLAT OF SIBLEY PARKWAY NO. 2

FIELD BOOK	PAGE	FIELDWORK CHIEF:	REVISIONS
		AV:RA	NO. DATE DESCRIPTION
		DRAWN BY:	1 2025/04/23 REVISED TITLE COMMITMENT
		DL	2 2025/05/23 ADDED UTILITY AND DRAINAGE & UTILITY EASEMENTS
		CHECKED BY:	3 2025/06/12 UPDATED PROPOSED UTILITY EASEMENT
		CAT	
DRAWING NAME:			
42434 Preliminary Plat			
JOB NO. 42434			
FILE NO. 4719			

PRELIMINARY PLAT OF
MANKATO HOUSING LP

SURVEY FOR:

Trellis Co.

PROPERTY ADDRESS:

102 Poplar Street
Mankato, Minnesota 56001



475 Old Highway 8 NW, Suite 200
New Brighton, Minnesota 55112
PHONE: (612) 466-3300
WWW.EFNSURVEY.COM

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