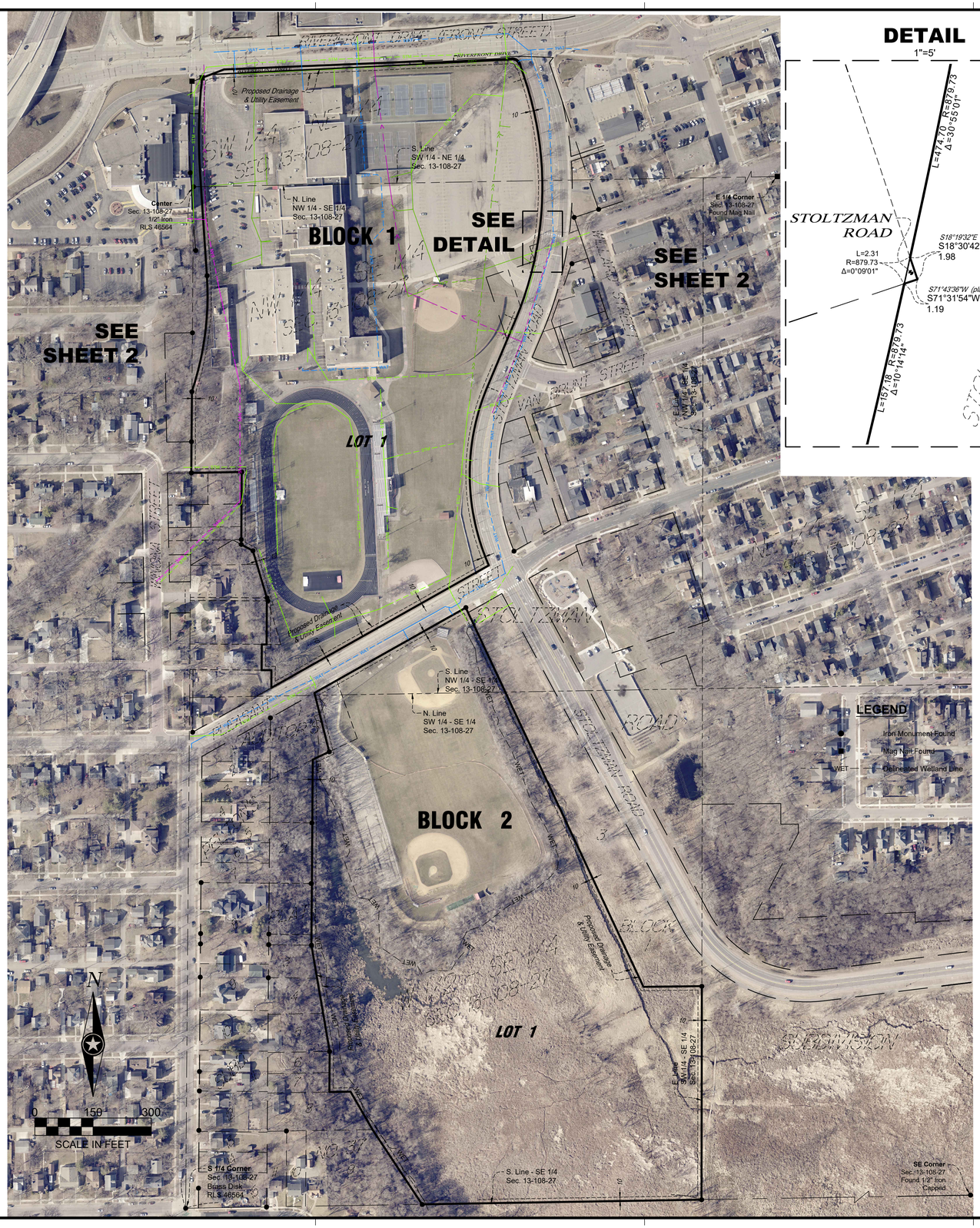
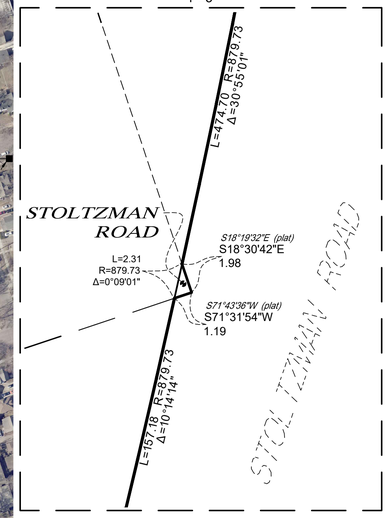


DETAIL

1"=5'



MANKATO WEST HIGH SCHOOL SUBDIVISION

EXISTING LEGAL DESCRIPTION:
(Per Preliminary Title Opinion)

All that part of the West Half of the Southeast Quarter of Section 13, Township 108, Range 27, Blue Earth County, Minnesota, which lies southerly of the South right-of-way line of W. Pleasant Street in the City of Mankato, easterly of Auditor's Plat No. 37 and westerly of Stoltzman Road Subdivision, Blue Earth County, Minnesota.

AND

Commencing at a point on the Southerly line of Pleasant Street One Hundred Thirty (130) feet Northeasterly of the Northeast corner of Lot One (1) of Pelton's Subdivision of a part of the Southwest Quarter of the Southeast Quarter (SW 1/4 SE 1/4) Section Thirteen (13), Township One Hundred Eight (108) North, Range Twenty-seven (27) West; thence running Northeasterly along said Southerly line of Pleasant Street a distance of Sixty-six (66) feet; thence Southeasterly at an angle of One Hundred Degrees (100°) a distance of One Hundred Fifty Nine and Thirty Six Hundredths (159.36) feet; thence Southwesterly at an angle of Eighty-four Degrees Fifteen Minutes (84°15') a distance of Seventy Nine and Fifty Two Hundredths (79.52) feet; thence Northwesterly at an angle of One Hundred One Degrees (101°) a distance of One Hundred Fifty Six (156) feet to the place of beginning, also known as Lot One (1) of Auditor's Plat No. 37 which is on file and of record in the office of the Register of Deeds in and for Blue Earth County, Minnesota.

AND

All that portion of the Northwest Quarter of the Southeast Quarter and the Southwest Quarter of the Northeast Quarter of Section 13, Township 108 North, Range 27, lying south of Front Street, west of Stoltzman Road Subdivision and northerly of W. Pleasant Street, Blue Earth County, Minnesota, EXCEPTING THEREFROM THE FOLLOWING TRACTS:

1. West Street Subdivision

2. West Mankato Trail

3. Auditor's Plat No. 83

4. The Northerly 82 feet of the following tract or parcel of land lying Easterly of Winona Street in West Mankato described as follows: Beginning at the Northeasterly intersection of West Seventh Street and Winona Street, thence Northerly along Winona Street to West Sixth Street, thence Easterly along West Sixth Street to Government Quarter line of Section 13-108-27, thence Southerly along said quarter line to West Seventh Street, thence Westerly along West Seventh Street to the place of beginning, except the Southerly 140 feet thereof: subject to existing street and alley easements, if any, and subject to all easements and restrictions of record; said tract lying East of Block 166 and Winona Street, in the City of Mankato.

A strip of land adjoining and easterly of the land described in Book 219 of Blue Earth County Records, page 65, said strip of land is described as: The West 43.00 feet of the North 82.00 feet of the South 238.22 feet of the North 975.27 feet of the Northwest quarter of the Southeast quarter of Section 13, Township 108 North, Range 27 West, Blue Earth County, Minnesota.

And the East 87.00 feet of the West 130.00 feet of the North 82.00 feet of the South 238.22 feet of the North 975.27 feet of the Northwest Quarter of the Southeast Quarter of Section 13, Township 108 North, Range 27 West, Blue Earth County, Minnesota.

**The North-South centerline of Section 13, Township 108 North, Range 27 West is, as indicated on the plat of West Mankato Trail, City of Mankato, Blue Earth County, Minnesota.

5. Beginning at a point 258 feet North of the Southwest corner of the Northwest Quarter of the Southeast Quarter, Section 13, Township 108, Range 27, thence North 82½ feet, thence northeasterly 58 degrees 30 minutes, 127 feet, thence southeasterly 59 degrees 30 minutes, 58.75 feet, thence southeasterly 45 degrees, 126.5 feet, thence west 107 degrees, 197.32 feet to the place of beginning.

AND

The North 8 feet of the following described tract of land, to-wit: Commencing at a point 138 feet North of the Southwest corner of the Northwest Quarter of the Southeast Quarter of Section 13, Township 108, Range 27, thence North on the West line of said Northwest Quarter of the Southeast Quarter of said Section 13, 120 feet, thence East 197.32 feet, thence Southeasterly 125.50 feet to a point 234 feet directly east of the point of beginning, thence West 234 feet to the place of beginning.

6. Commencing at a point 138 feet North of the Southwest corner of the NW ¼ SE ¼ of Section 13-108-27, thence North on the West line of said NW ¼ SE ¼ of said Sec. 13, 120 feet, thence east 197.32 feet, thence southeasterly 125.50 feet to a point 234 feet directly east of the point of beginning, thence West 234 feet to the place of beginning; except the North 8 feet of said premises, together with easement for a driveway in the West 20 feet of said Northerly 8 foot strip; and except that part of the aforesaid Tract lying Easterly of the East line of the West 197.32 feet of the Northwest Quarter of the Southeast Quarter of Section 13, Township 108 North, Range 27 West.

7. All that part of the Northwest Quarter (NW¼) of the Southeast Quarter (SE¼), of Section Thirteen (13), Township One Hundred Eight (108) North of Range Twenty-seven (27) West, described as follows: Commencing at a point on the West line of said Northwest Quarter (NW¼) of the Southeast Quarter (SE¼) Seventy-two (72) feet North of the Southwest corner thereof; running thence East at right angles to said West line One Hundred Eighty-five (185) feet; thence North Sixty-six (66) feet; thence West on a line parallel with South line of said tract One Hundred Eighty- five (185) feet to said West line of said Forty-acre tract; thence South along said West line Sixty- six (66) feet to the place of beginning; also a right of way adjoining said tract hereby conveyed Fifteen (15) feet in width, and thence South to Pleasant Street in City of Mankato, said right of way following present traveled track.

8. That part of the Southwest Quarter of the Southeast Quarter of Section 13 and that part of the Northwest Quarter of the Southeast Quarter of Section 13, all in Township 108 North, Range 27 West Blue Earth County, described as: Commencing at the northwest corner of the Southwest Quarter of the Southeast Quarter of Section 13, thence North 89 degrees 00 minutes 25 seconds East (assumed bearing), along the north line of the Southwest Quarter of the Southeast Quarter of Section 13 a distance of 8.32 feet to the point of beginning; thence North 00 degrees 27 minutes 42 seconds East along a line parallel with the North-South center line of Section 13 a distance of 71.79 feet; thence South 89 degrees 32 minutes 18 seconds East at right angles to the North-South center line of Section 13, a distance of 202.06 feet; thence South 00 degrees 27 minutes 42 seconds West along a line parallel with the North-South center line of Section 13, a distance of 45.40 feet to a point on the northerly right of way line of Pleasant Street; thence South 60 degrees 35 minutes 51 seconds West, along said northerly line, 233.00 feet to the point of intersection with a line parallel with and distant 8.32 feet easterly of the North-South center line of Section 13; thence North 00 degrees 27 minutes 42 seconds East along said parallel line, 89.63 feet to the point of beginning.

OWNERS / DEVELOPERS:
Independent School District No. 77
PO Box 8741
Mankato, MN 56001

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

AREA TABLE:
Lot 1 Block 1 = 24.96 acres
Lot 1 Block 2 = 24.21 acres
Right of Way = 0.13 acres
Total = 49.30 acres

EXISTING PROPERTY:
ZONED: R-1 (One-Family Dwelling) (per City of Mankato website)

Setbacks
Building
Front = 30 feet
Rear = 25 feet
Side = 6 feet

BENCHMARK:
Top nut fire hydrant located on south side of Riverfront Drive at northeast corner of property.
Elevation = 786.55 (NAVD88)

FLOOD ZONE:
Parts of the surveyed premises shown on this survey map are in Flood Zone X (areas of the 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 the 1% annual chance flood) and Zone X (areas determined to be outside the 0.2% annual chance floodplain), according to Flood Insurance Rate Map Community Panel No. 27013C0092F, published by the Federal Emergency Management Agency, effective date February 22, 2024.

Parts of the surveyed premises shown on this survey map are in Special Flood Hazard Area AE (base flood areas determined) and Zone X (areas determined to be outside the 0.2% annual chance floodplain), according to Flood Insurance Rate Map Community Panel No. 27013C0094F, published by the Federal Emergency Management Agency, effective date February 22, 2024.

NOTE:

1. A blanket easement covering storm and sanitary sewer north of Pleasant Street exists per Book 152, Page 531, Blue Earth County Records.

2. Aerial photograph shown on this sheet is from 2022, provided by Blue Earth County.

LEGEND

- Sanitary Sewer Line
- SAN — Sanitary Sewer Line Per City
- Storm Sewer Line
- STM — Storm Sewer Line Per City
- WAT — Watermain Per City

ISG

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.

RYAN E. KOTTHOFF

DATE 7/22/25 LIC. NO. 61565

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PROJECT

MANKATO WEST HIGH SCHOOL

ADDITION AND RENOVATION

MANKATO MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY
8/18/25	City Comments	KH

PROJECT NO.	22-27129
FILE NAME	27129 PPLAT
DRAWN BY	KH
DESIGNED BY	---
REVIEWED BY	---
ORIGINAL ISSUE DATE	7/22/25
CLIENT PROJECT NO.	-

TITLE

PRELIMINARY PLAT

SHEET

2 OF 4