

DRAFT

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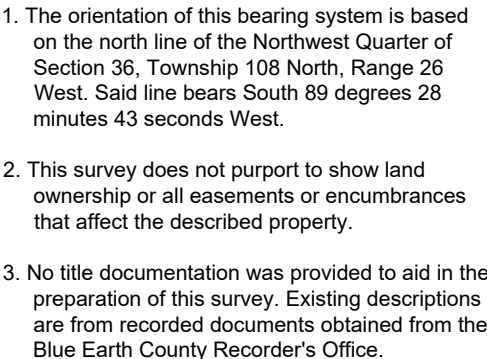
**HAROLD
DRUMMER
PROPERTY**

[illegible]

ADMINISTRATIVE LAND SPLIT

1

OF 2



NOTES:

1. This survey does not purport to show land ownership or all easements or encumbrances that affect the described property.
2. No title documentation was provided to aid in the preparation of this survey. Existing descriptions are from recorded documents obtained from the Le Sueur County Recorder's Office.
3. Topographic survey was completed on October 9, 2025.
4. Proposed house and driveway are shown for approximate horizontal location on the lot only. Contact builder/designer prior to construction for approved construction plans.

AREA TABLE:

Parcel A = 42.84 ac.
Right of Way = 2.01 ac.
Parcel A Net = 40.83 ac.

Parcel B = 4.62 ac.
Right of Way = 0.80 ac.
Parcel B Net = 3.82 ac.
Buildable = 1.20 ac.

Total = 47.46 ac.

ZONING AND SETBACKS:

(Per City of Mankato/Township Staff)
Zoned Agricultural

Building Setbacks
Front (Center Line) = 65 feet
Side = 50 feet
Rear = 50 feet
Bluff = 30 feet (Roads & Structures)

PROPOSED DESCRIPTIONS:

Parcel A:

The North Half of the Northwest Quarter of Section 36, Township 108 North, Range 26 West, Blue Earth County, Minnesota, excepting the following:

Beginning at the Northwest Corner of Section 36; thence North 89 degrees 28 minutes 51 seconds East (bearing basis Blue Earth County State Plane Coordinate Datum) along the North line of Section 36, a distance of 1193.17 feet; thence South 00 degrees 55 minutes 06 seconds West, 164.17 feet; thence South 19 degrees 37 minutes 53 seconds West, 327.93 feet; thence South 78 degrees 47 minutes 37 seconds East 156.83 feet; thence South 22 degrees 20 minutes 55 seconds East, 274.26 feet; thence South 89 degrees 08 minutes 22 seconds West, 795.47 feet; thence South 01 degrees 07 minutes 07 seconds West, 535.02 feet to the South line of the North Half of the Northwest Quarter of Section 36; thence South 89 degrees 44 minutes 48 seconds West along said South line, 528.65 feet to the Southwest corner of the North Half of the Northwest Quarter of Section 36; thence North 00 degrees 10 minutes 32 seconds West along the West line of Section 36, a distance of 1295.54 feet to the point of beginning.

and further excepting:

Commencing at the North quarter corner of Section 36; thence North 90 degrees 00 minutes 00 seconds West (assumed bearing) along the North line of Section 36, a distance of 121.19 feet to the centerline of a township road as now traveled, also being the point of beginning; thence continuing North 90 degrees 00 minutes 00 seconds West along the North line of Section 36, a distance of 525.83 feet; thence South 38 degrees 17 minutes 37 seconds East, 136.98 feet; thence South 05 degrees 03 minutes 32 seconds East, 177.53 feet; thence South 30 degrees 54 minutes 04 seconds East, 148.16 feet; thence North 73 degrees 42 minutes 12 seconds East, 343.64 feet to the centerline of a township road; thence northerly along the centerline of the township road as now traveled, 316 feet more or less to the point of beginning.

and further excepting:

That part of the North Half of the Northwest Quarter of Section 36, Township 108 North, Range 26 West, Blue Earth County, Minnesota, described as follows:

Commencing at the north quarter corner of Section 36; thence South 00 degrees 13 minutes 06 seconds West (assumed bearing) on east line of the North Half of the Northwest Quarter of said Section 36, a distance of 703.83 feet; thence North 88 degrees 16 minutes 58 seconds West, 445.30 feet; thence North 04 degrees 35 minutes 20 seconds West, 279.85 feet to the southernmost corner of a parcel of land described in Book 281 of Blue Earth County Records Page 317; thence North 73 degrees 42 minutes 12 seconds East on the south line of said parcel, 343.31 feet to the centerline of a township road; thence northerly along said centerline a distance of 155.60 feet on a non-tangential curve concave to the east, having a radius of 325.00 feet, a central angle of 27 degrees 25 minutes 51 seconds, and the chord of said curve is 154.11 feet in length and bears North 01 degrees 39 minutes 11 seconds East; thence North 15 degrees 22 minutes 07 seconds East continuing on said centerline, 65.33 feet; thence northerly on a tangential curve concave to the west, having a radius of 171.17 feet, and a central angle of 33 degrees 17 minutes 58 seconds, to the north line of the North Half of the Northwest Quarter of said Section 36; thence North 89 degrees 57 minutes 26 seconds East on said north line, 121.09 feet to the point of beginning.

Subject to rights of way and easements of record.

Parcel B:

That part of the North Half of the Northwest Quarter of Section 36, Township 108 North, Range 26 West, Blue Earth County, Minnesota, described as follows:

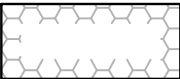
Commencing at the north quarter corner of Section 36; thence South 00 degrees 13 minutes 06 seconds West (assumed bearing) on east line of the North Half of the Northwest Quarter of said Section 36, a distance of 703.83 feet; thence North 88 degrees 16 minutes 58 seconds West, 445.30 feet; thence North 04 degrees 35 minutes 20 seconds West, 279.85 feet to the southernmost corner of a parcel of land described in Book 281 of Blue Earth County Records Page 317; thence North 73 degrees 42 minutes 12 seconds East on the south line of said parcel, 343.31 feet to the centerline of a township road; thence northerly along said centerline a distance of 155.60 feet on a non-tangential curve concave to the east, having a radius of 325.00 feet, a central angle of 27 degrees 25 minutes 51 seconds, and the chord of said curve is 154.11 feet in length and bears North 01 degrees 39 minutes 11 seconds East; thence North 15 degrees 22 minutes 07 seconds East continuing on said centerline, 65.33 feet; thence northerly on a tangential curve concave to the west, having a radius of 171.17 feet, and a central angle of 33 degrees 17 minutes 58 seconds, to the north line of the North Half of the Northwest Quarter of said Section 36; thence North 89 degrees 57 minutes 26 seconds East on said north line, 121.09 feet to the point of beginning.

Subject to rights of way and easements of record.

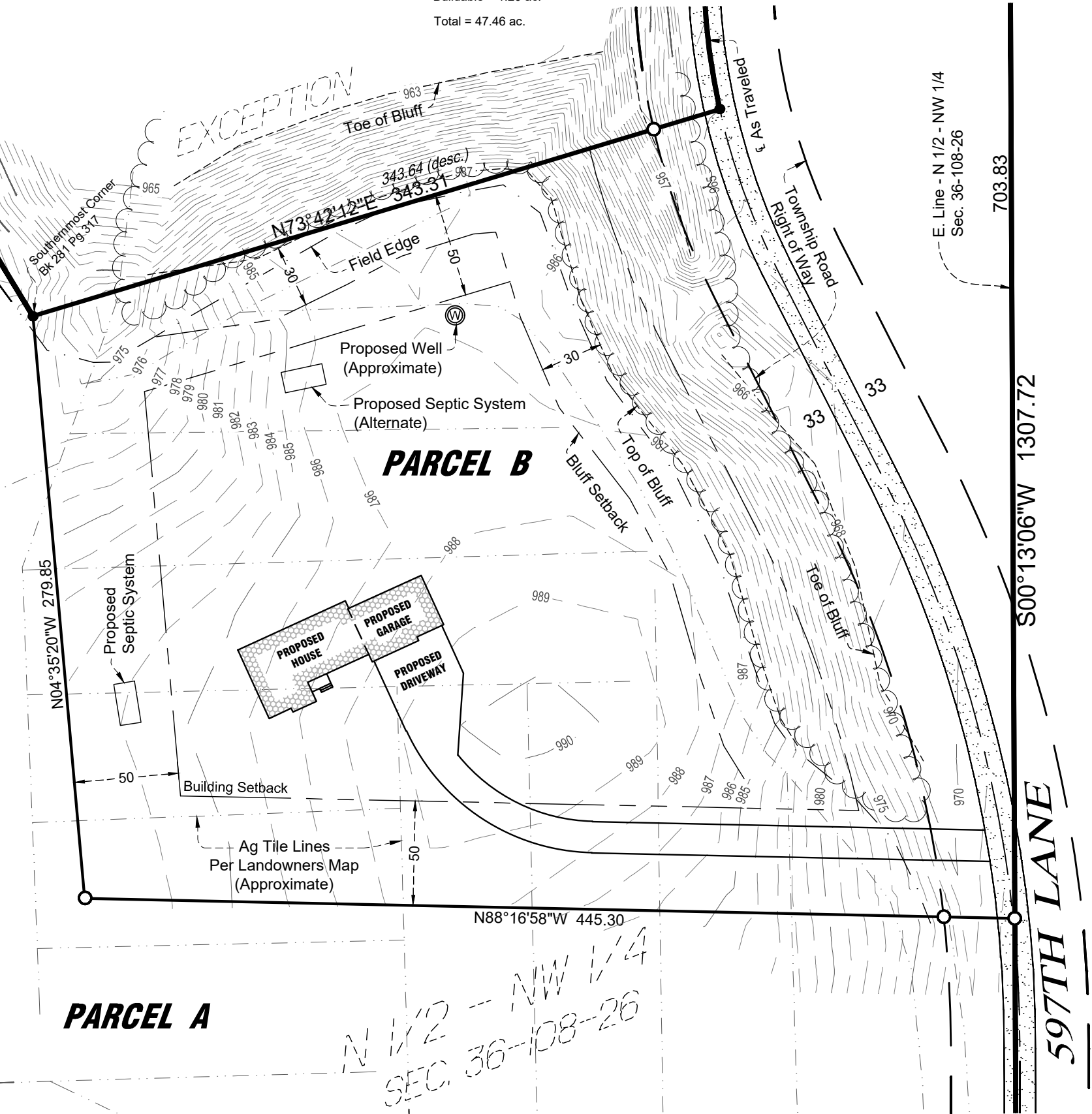
LEGEND

- Found 1/2" Iron (Unless Otherwise Noted)
- Indicates 1/2" Dia. x 18" Long Solid Iron Pipe Set With Plastic Cap Marked By ISG, License No. 61565

Tree Line



Proposed Building



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.

DRAFT

DATE: LIC. NO. 61565

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PROJECT

HAROLD DRUMMER PROPERTY

MANKATO TOWNSHIP MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	25-32158
CAD FILE NAME	32158 SPLIT DETAIL
DRAWN BY	REK
DESIGNED BY	---
REVIEWED BY	REK
ORIGINAL ISSUE DATE	---/---/---
CLIENT PROJECT NO.	---

TITLE

ADMINISTRATIVE LAND SPLIT

SHEET