

MANKATO TOWNSHIP PLANNING COMMISSION
Regular Meeting December 17, 2025 - 6:30 p.m.
Mankato Township Hall
788 South Victory Drive, Mankato MN

Any person speaking to the Commission shall give to the Secretary of the
Commission the NAME and HOME ADDRESS of such person prior to speaking.

1. **CALL TO ORDER**

2. **APPROVAL OF AGENDA**

3. **APPROVAL OF MINUTES**

1.

November 19th, 2025 Draft Planning Commission Minutes

4. **BUSINESS ITEMS**

1.

CYM06-25

Request of Chad Borgmeier, with permission of the property owner, for a conditional use permit to transfer the residential development right from the northern portion of parcel R430926200005 and R430926200007, the northwest quarter of the northeast quarter in Section 26, Township 108N, Range 26W, to the contiguous quarter-quarter section, the southwest quarter of the northeast quarter of Section 26, Township 108N, Range 26W. The subject parcel to receive the development right, southern portion of Blue Earth County PID R430926200005 and R430926200005, is described as the southwest quarter of the northeast quarter, Section 26, Township 108N, Range 26W. The subject parcel sending the development right is described as the northwest quarter of the northeast quarter, Section 26, Township 108N, Range 26W, Blue Earth County. (Blue Earth County PID R430926200005 and R430926200007).

2.

CYM07-25

Request of Sam Schneider, with permission of the property owner, for a conditional use permit to transfer the residential development right from parcel R430936200005, the southwest quarter of the northeast quarter in Section 36, Township 108N, Range 26W, to the contiguous quarter-quarter section, the northeast quarter of the northwest quarter of Section 36, Township 108N, Range 26W. The subject parcel to receive the development right, Blue Earth County PID R430936100013, is described as the North Half of the Northwest Quarter of Section 36, Township 108 North, Range 26 West. The subject parcel sending the development right is described as the southwest quarter of the northeast quarter, Section 36, Township 108N, Range 26W, Blue Earth County. (Blue Earth County PID R430936200005 and 430936100013).

5. **MISCELLANEOUS**

6. **ADJOURNMENT**

Mankato Township Planning Commission

3. 1.

Meeting Date: 12/17/2025

Title

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November 19th, 2025 Draft Planning Commission Minutes

Attachments

November 19,2025 Draft PC Minutes

MANKATO TOWNSHIP Planning Commission

11-19-25

The Nov. 19, 2025 meeting of the Mankato Township PC was called to order by Roxanne Johnson at 6:30 PM at the township hall. PC members present: Dave Turner, Jim Jensen, Dan Rotchadl, Roger Funfsinn and Roxanne. Rox asked for an approval of the minutes from the September 2025 meeting, they were approved as sent.

Agenda updated to include solar panels on the county building. County did give the planner a decommission plan, no bond required.

Planner Victoria Potts presented the request for a variance from Jacob Winkler, the property owner. It is an after the fact variance for side and front yard setbacks in an agricultural district. She explained the request and read the review and findings. The staff recommended denial of the after-the-fact variance. The staff report for the request is attached to the Township Board minutes.

Roxanne asked if there were questions. Discussion held about the process. The owner was told where it could be built, but Jacob built it before a variance was granted.

Jacob Winkler said that the planner wanted more information that wasn't on the original application, rejected what was turned in, and had been getting the run-around.

Roxanne said Jacob knew it needed a variance approval. Jacob admitted he went ahead and built without a variance. Jacob brought a map with his septic tank trying to show he did not have any other site on the lot to place the building. Roxanne disagreed.

Roxanne asked to open it up the public hearing

Bill Winkler, 19944 584 th ave., he said the building would not fit the proposed area without a variance from the township road.

Jake Krone borders the cartway by Winkler and would be concerned about the cartway affects and is okay with the building location.

Roxanne – varainces need practical difficultys, staff said it is not. Uniqueness of the lot- may be.

Dave Turner said the fact is he went ahead without getting a variance beforehand. Jake said he tried to do it right the first time but the planner was difficult.

Bill Winkler said come look at the site and there are no other sites that would work.

Bill said the water running down washed out

Ken Hoffman said if the cartway owner does not oppose it way not approve it.

Roxanne. Closed the public hearing.

After discussion, Roxanne moved to pass on to the board without a recommendation. Second by Dan Rotchadl. Vote was All in favor.

The above application is attached to board minutes.

Being no further business meeting adjourned at 7:00 PM.

Respectfully submitted.

Dan Fogal

Clerk

Meeting Date: 12/17/2025

Title

CYM06-25

Request of Chad Borgmeier, with permission of the property owner, for a conditional use permit to transfer the residential development right from the northern portion of parcel R430926200005 and R430926200007, the northwest quarter of the northeast quarter in Section 26, Township 108N, Range 26W, to the contiguous quarter-quarter section, the southwest quarter of the northeast quarter of Section 26, Township 108N, Range 26W. The subject parcel to receive the development right, southern portion of Blue Earth County PID R430926200005 and R430926200005, is described as the southwest quarter of the northeast quarter, Section 26, Township 108N, Range 26W. The subject parcel sending the development right is described as the northwest quarter of the northeast quarter, Section 26, Township 108N, Range 26W, Blue Earth County. (Blue Earth County PID R430926200005 and R430926200007).

Applicant

The applicant, Chad Borgmeier, with permission of the property owner, Roger and Patricia Borgmeier.

Request

Request of Chad Borgmeier, with permission of the property owner, for a conditional use permit to transfer the residential development right from the northern portion of parcel R430926200005 and R430926200007, the northwest quarter of the northeast quarter in Section 26, Township 108N, Range 26W, to the contiguous quarter-quarter section, the southwest quarter of the northeast quarter of Section 26, Township 108N, Range 26W. The subject parcel to receive the development right, southern portion of Blue Earth County PID R430926200005 and R430926200005, is described as the southwest quarter of the northeast quarter, Section 26, Township 108N, Range 26W. The subject parcel sending the development right is described as the northwest quarter of the northeast quarter, Section 26, Township 108N, Range 26W, Blue Earth County. (Blue Earth County PID R430926200005 and R430926200007).

Location

Blue Earth County PID R430926200005 and R430926200007.

Existing Land Use

The land consists of 34.85 acres of tilled farmland.

Zoning

The site is zoned Agricultural by the Mankato Township Zoning Ordinance.

Environmentally Sensitive Areas

There is a ravine located centrally throughout the parcel(s).

City Code

The Mankato Township Land Use Ordinance can be found at this link: [Mankato Township Land Use Ordinance](#)

Review

Request of Chad Borgmeier for a conditional use permit to transfer the residential development right from the northern portion of parcel R430926200005 and R430926200007, the northwest quarter of the northeast quarter in Section 26, Township 108N, Range 26W, to the contiguous quarter-quarter section, the southwest quarter of the northeast quarter of Section 26, Township 108N, Range 26W. The subject parcel to receive the development right, southern portion of Blue Earth County PID R430926200005 and R430926200005, is described as the southwest quarter of the northeast quarter, Section 26, Township 108N, Range 26W. The subject parcel sending the development right is described as the northwest quarter of the northeast quarter, Section 26, Township 108N, Range 26W, Blue Earth County. (Blue Earth County PID R430926200005 and R430926200007).

The applicant is requesting a conditional use permit to transfer/send the development right from northern portion of the parcels ending in 0005 and 0007 located in the northern quarter quarter section (labeled Sending Quarter Quarter) to the Southern quarter quarter section (labeled Receiving Quarter Quarter) into the southern portion of the parcels ending in 0005 and 0007 as seen in the enclosed site plan. Additionally, in the receiving quarter quarter section the applicant is proposing to place a home located in the southern portion of the parcels and is labeled development area in the enclosed site plan.

According to Mankato Township Land Use Ordinance, Section 0100.0604 Density Regulations for Dwellings, subpart 4 Transfer of Development Rights, “development rights may be transferred to a contiguous quarter quarter section, upon obtaining a conditional use permit.” The applicant has applied for a conditional use permit to transfer development rights from northern portion of parcels R430926200005 and R430926200007 to the southwestern portion of the said parcels for the purposes of constructing a residential dwelling. Additionally, the Mankato Township Land Use Ordinance states, “the transfer shall not allow the establishment of more than four (4) dwellings in a quarter quarter section”. There are currently two dwellings located in the southern portion of the receiving quarter quarter section and with the approval of the Conditional Use permit there would be a total of three dwellings. The request complies with the density requirements given that the receiving quarter quarter section does not exceed the maximum number of homes per quarter quarter section.

The proposed location of the dwelling to be placed on the receiving quarter quarter section (PID R430926200007) will be located on the southwest portion the parcel. Any future development shall adhere to the Mankato Township Land Use Ordinance and the applicant shall obtain a construction permit prior to the commencement of work for the single-family dwelling. Any changes to proposals to change property lines will require an administrative land split. Additionally, at the time of construction permitting, septic and well placement shall be coordinated and approved by Blue Earth County Septic System and Well.

Findings

Staff respectfully submits the following findings of fact for the proposed Conditional Use Permit:

1. The proposed use is determined to be a conditional use per the Agricultural Mankato Township Zoning district. Section 0100.0604 Subp.4. of the Mankato Township Land Use Ordinance states that development rights may be transferred to a contiguous quarter-quarter section, upon obtaining a Conditional use Permit.
2. The proposed use is considered a conditional use permit as per Section 0100.0604 subpart 4 of the Mankato Township Land Use Ordinance states that development rights may be transferred to a contiguous quarter-quarter section, upon obtaining a Conditional Use Permit, and subject to Section 17 and the following: The transfer shall not allow the establishment of more than four (4) dwellings in a quarter-quarter section.
3. The proposed use conforms with the Township Land Use plan by aligning with the Township’s intent to cause growth progress in an orderly and harmonious fashion. And this is accomplished by this receiving quarter quarter section not exceeding more than four residential dwellings within the Agricultural zoning district.
4. The demonstrated need for the proposed use is to add a development right to parcel R430926200007 for residential use.
5. The proposed use will not degrade the water quality of the Township.

6. The proposed use will not adversely increase the quantity of water runoff.
7. The soil conditions will need to be deemed adequate to accommodate the proposed use and will be evaluated at the time construction permitting.
8. The proposed use does not create any known pollution hazard.
9. Adequate utilities, access roads, drainage and necessary facilities have been or are being provided. Conditions have been included that require construction permits and access permits from appropriate authorities.
10. Adequate measures to provide sufficient off-street parking and loading space to serve the proposed use do not apply to this project. Any future residential dwellings will need to provide sufficient parking per the Mankato Township Land Use Ordinance.
11. Facilities to eliminate any traffic congestion or tragic hazard which may result from the proposed use, is not applicable given the request does not cause traffic. However, in the future, when the applicant applies for a construction permit for a residential dwelling, a condition has been included herein to ensure compliance.
12. The conditional use will not be injurious to the use and enjoyment of the other property in the immediate vicinity for the purposes already permitted since the request is to transfer development rights and will not cause any changes to the general area.
13. The establishment of the Conditional Use will not impede the normal and orderly development and improvement of surrounding vacant property for predominant uses in the area. The proposed use is intended to continue the preservation of agricultural land and prevent scattered development.
14. Adequate measures will be taken to prevent or control offensive odor, fumes, dust, noise and vibration, so that none of these will constitute a nuisance as outlined in Section 0100.0601 of the Mankato Township Land Use Ordinance.
15. The density of the proposed development is not greater than the density of the surrounding neighborhood or not greater than the density indicated by the applicable Zoning District. Meaning, the additional development right, if approved, would be in compliance with the allowed amount of 4 homes within a quarter quarter section, since the addition would bring the total amount of homes to three.
16. The site-specific conditions and such other conditions are established as required for the protection of the public's health, safety, morals and general welfare.

Recommendation

Staff recommends approval of the Conditional Use Permit with the following conditions:

1. Any future development must adhere to the Mankato Township Land Use Ordinance.
2. The applicant shall place a deed restriction on the title of the sending quarter-quarter section that outlines that the development right for said parcel(s) has been transferred and that there are no remaining development rights for the subject parcels. The deed restrictions shall be recorded prior to the submission of any construction permits.
3. Future lot splits for purposes of the new residential site shall conform to the Mankato Township Land Use Ordinance.
4. The applicant shall work with Blue Earth County to determine that there are no wetlands present upon the receiving parcel, or if wetlands are present, they are appropriately addressed prior to the submission of a construction permit for the new dwelling.
5. The applicant shall work with the Mankato Township Road supervisor to receive approval for an access point for the new driveway that will serve the proposed residential site.
6. A construction permit from Mankato Township shall be in place prior to the start of any future construction activities.
7. A land disturbance permit shall be in place prior to the start of any future land disturbance work.
8. Septic and well placement shall be coordinated and approved by Blue Earth County prior to the issuance of the construction permit.

Attachments

General Location Map

Aerial Map

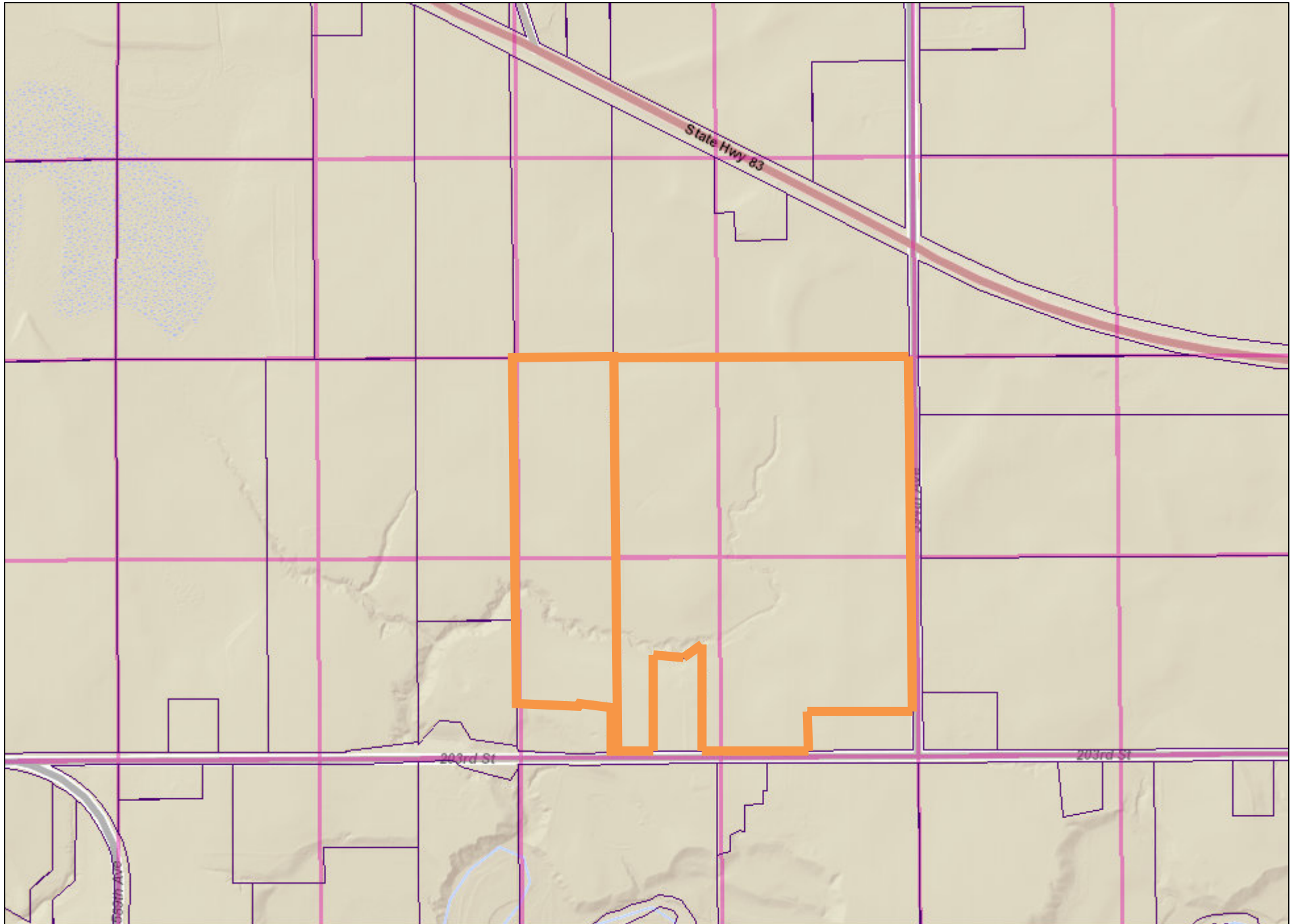
Site Plan

Sending/Receiving 1/4 1/4 Map

Transfer of Development Rights

Deed Restriction

General Location Map



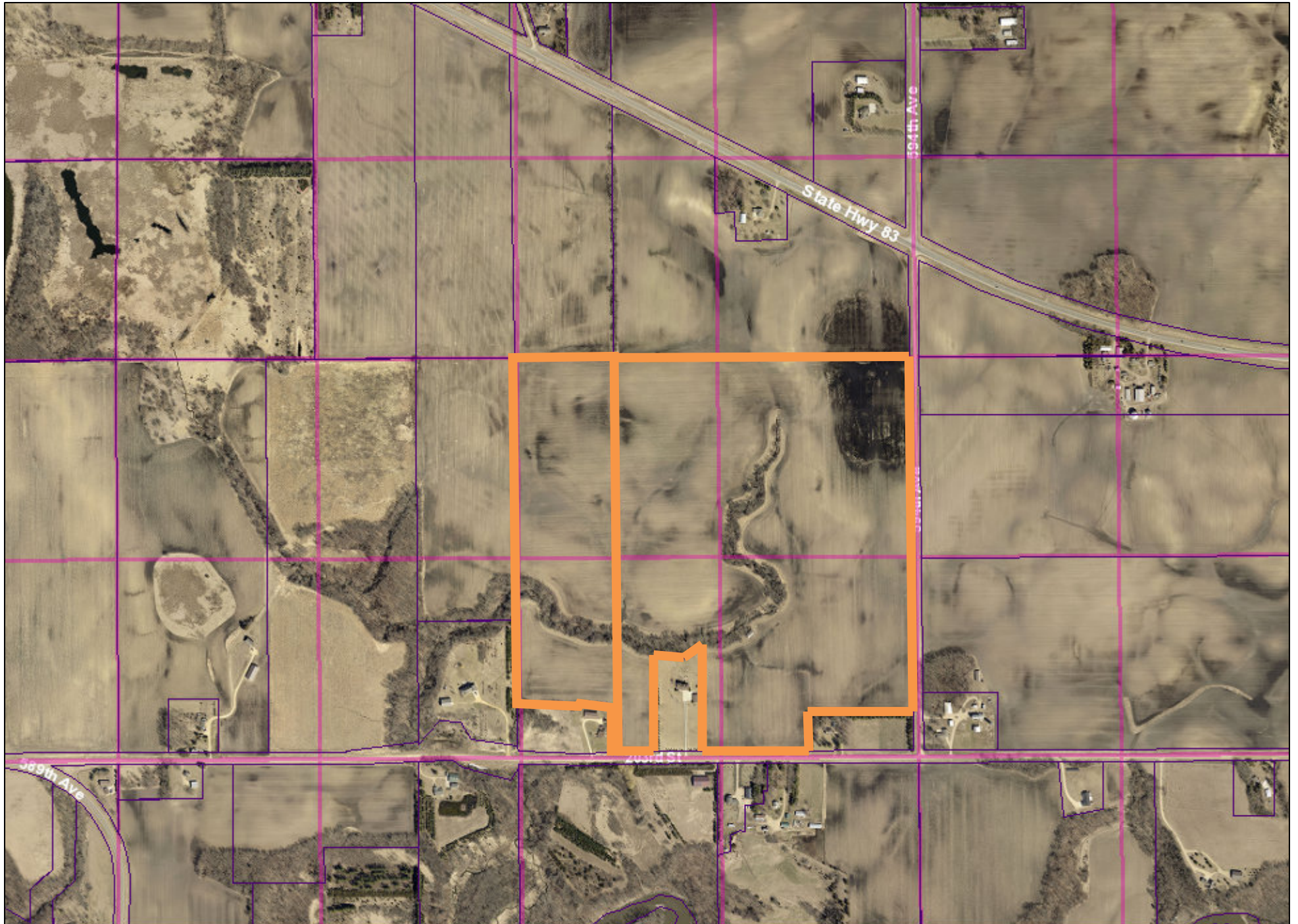
Date: November 2025

Author:

This information is to be used for reference purposes only. The City of Mankato does not guarantee accuracy of the material contained herein and is not responsible for misuse or misinterpretation.



Aerial Map

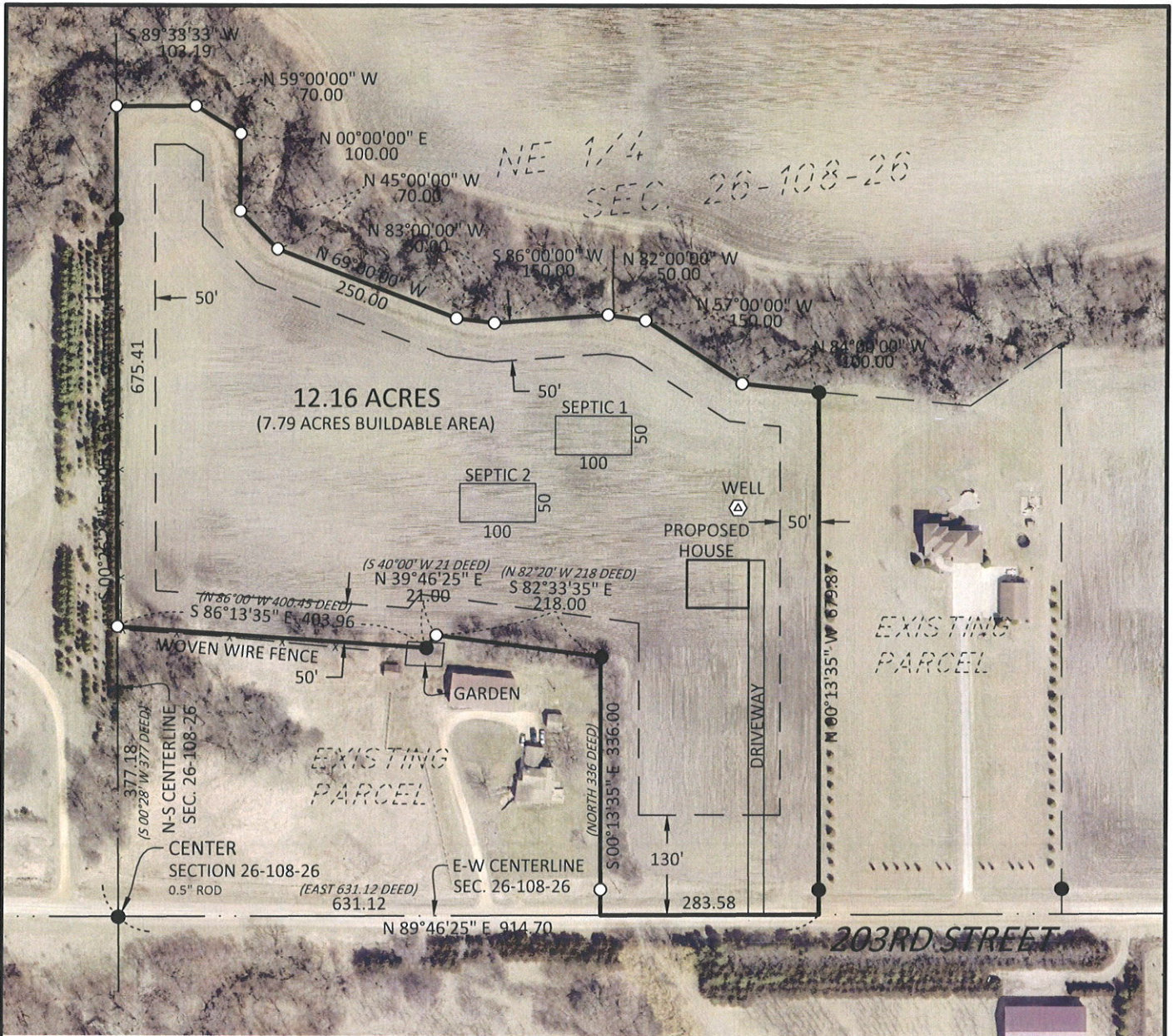


Date: November 2025

Author:

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PROPERTY ZONED A

A - AGRICULTURE DISTRICT
SETBACK REQUIREMENTS - BLUE EARTH COUNTY

BUILDING SETBACKS (PRIMARY STRUCTURE)

FRONT 130 FEET FROM COUNTY HIGHWAY
FRONT 65 FEET FROM TOWNSHIP ROAD
SIDE 50 FEET
REAR 50 FEET

MINIMUM BUILDABLE AREA = 1.0 ACRE (EXCLUDING SETBACKS)
MINIMUM LOT WIDTH = 150 FEET
MINIMUM LOT DEPTH = 175 FEET

LEGEND

- 3/4" IRON PIPE MONUMENT SET MARKED BY LIC. NO. 46564
- MONUMENT FOUND

Horizontal Datum: Blue Earth County
Coordinate System (1996 Adj.)



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SITE PLAN BLUE EARTH COUNTY, MINNESOTA



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1960 PREMIER DRIVE
MANKATO, MN 56001
(507) 625-4171

PART OF THE NE 1/4 OF SECTION 26, TOWNSHIP 108
NORTH, RANGE 26 WEST, BLUE EARTH COUNTY,
MINNESOTA

FOR: BORGMEIER, CHAD

SDB140597H

JOB NUMBER: 25X.140597.000

FIELD BOOK:

DRAWN BY: CDT

1.0 S26-T108N-R26W-(10)

Author:



TRANSFER OF RESIDENTIAL DEVELOPMENT RIGHT

SINCE Roger R. Borgmeier, Trustee of the Roger R. Borgmeier Trust and Patricia E. Borgmeier, Trustee of the Patricia E. Borgmeier Trust [Trusts] are conveying the property described below to **Chad M. Borgmeier**, a married person, by means of a Contract for Deed dated _____; and

SINCE, the real property being transferred to Chad M. Borgmeier is described on Exhibit A [Benefitted Parcel]:

SINCE Roger R. Borgmeier, Trustee of the Roger R. Borgmeier Trust and Patricia E. Borgmeier, Trustee of the Patricia E. Borgmeier Trust are retaining 133.01 acres of real estate as described on the attached Exhibit B [Retained Parcel];

SINCE the Trusts intend to transfer the residential development right to the Benefitted Parcel from that portion of the Retained Parcel described as the Northwest Quarter of the Northeast Quarter (NW¼ NE¼) Section 26, Township 108 North, Range 26 West, Blue Earth County, Minnesota [Burdened Parcel];

NOW THEREFORE Roger R. Borgmeier, Trustee of the Roger R. Borgmeier Trust and Patricia E. Borgmeier, Trustee of the Patricia E. Borgmeier Trust [Trusts] hereby convey and transfer to the Benefitted Parcel being purchased by Chad M. Borgmeier the residential development right from the Northwest Quarter of the Northeast Quarter (NW¼ NE¼) Section 26, Township 108 North, Range 26 West, Blue Earth County, Minnesota [Burdened Parcel] subject to Chad M. Borgmeier's successful completion of the purchase of the Benefitted Parcel pursuant to the terms of the Contract for Deed dated _____.

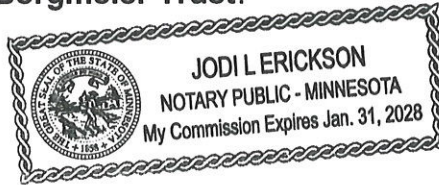
Roger R. Borgmeier Trustee
Roger R. Borgmeier, Trustee of
the Roger R. Borgmeier Trust

Patricia E. Borgmeier Trustee
Patricia E. Borgmeier, Trustee of
the Patricia E. Borgmeier Trust

State of Minnesota)
County of Blue Earth)ss.
)



Notary Public



Karl O. Friedrichs
Friedrichs Law Office, P.A
624 South Second Street
Mankato, Minnesota 56001
507-345-7503

DESCRIPTION

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

Beginning at the Center of said Section 26; thence North 89 degrees 46 minutes 25 seconds East, (Minnesota County Coordinate System - Blue Earth County Zone - 1996), along the east-west centerline of said Section 26, a distance of 914.70 feet; thence North 00 degrees 13 minutes 35 seconds West, a distance of 679.87 feet; thence North 84 degrees 00 minutes 00 seconds West, a distance of 100.00 feet; thence North 57 degrees 00 minutes 00 seconds West, a distance of 150.00 feet; thence North 82 degrees 00 minutes 00 seconds West, a distance of 50.00 feet; thence South 86 degrees 00 minutes 00 seconds West, a distance of 150.00 feet; thence North 83 degrees 00 minutes 00 seconds West, a distance of 50.00 feet; thence North 69 degrees 00 minutes 00 seconds West, a distance of 250.00 feet; thence North 45 degrees 00 minutes 00 seconds West, a distance of 70.00 feet; thence North 00 degrees 00 minutes 00 seconds East, a distance of 100.00 feet; thence North 59 degrees 00 minutes 00 seconds West, a distance of 70.00 feet; thence South 89 degrees 33 minutes 33 seconds West, a distance of 103.19 feet to the north-south centerline of said Section 26; thence South 00 degrees 26 minutes 27 seconds East, along said centerline, a distance of 1052.59 feet to the point of beginning.

EXCEPT the following described:

All that part of the Northeast Quarter (NE1/4) of Section Twenty-six (26) described as follows: Beginning at the center of said Section 26, thence East (assumed bearing) on the East and West one quarter line of said Section 26, a distance of 631.12 feet, thence North 336 feet; thence North 82 degrees 20 minutes West, 218 feet; thence South 40 degrees 00 minutes West 21 feet; thence North 86 degrees 00 minutes West 400.45 feet to the North and South one quarter line of said Section 26; thence South 00 degrees 28 minutes West on said one quarter line 377 feet to the place of beginning.

Exhibit A

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CERTIFICATE OF SURVEY BLUE EARTH COUNTY, MINNESOTA



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(507) 625-4171

PART OF THE NE 1/4 OF SECTION 26, TOWNSHIP 108
NORTH, RANGE 26 WEST, BLUE EARTH COUNTY,
MINNESOTA

FOR: BORGMEIER, CHAD

SDB140597H

JOB NUMBER: 25X.140597.000

FIELD BOOK:

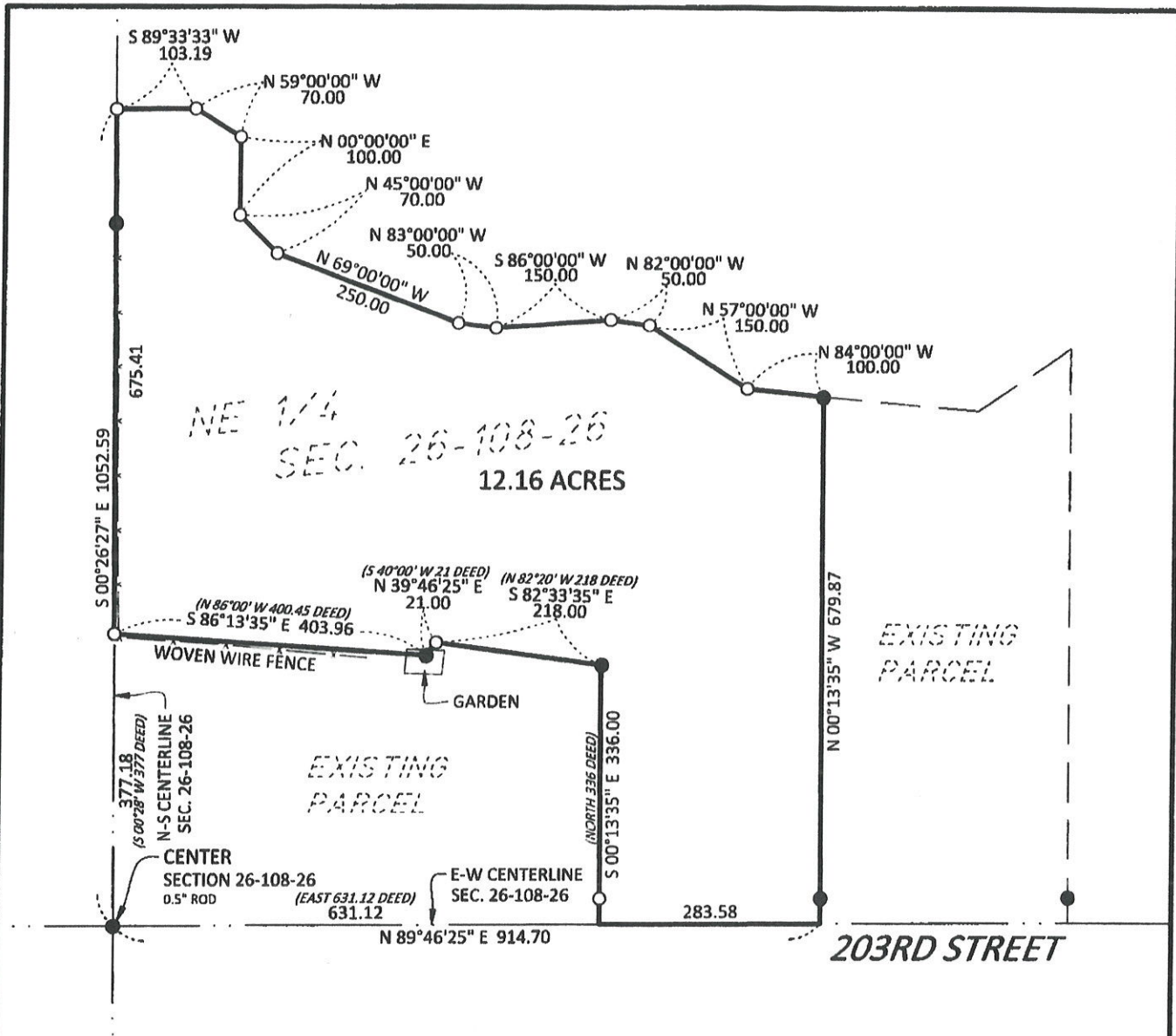
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1.0 526-T108N-R26W-(10)



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.

Michael M. Eichers
License Number 46564

10/16/2025
Date



LEGEND

- 3/4" IRON PIPE MONUMENT SET MARKED BY LIC. NO. 46564
- MONUMENT FOUND

Horizontal Datum: Blue Earth County
Coordinate System (1996 Ad.)

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CERTIFICATE OF SURVEY BLUE EARTH COUNTY, MINNESOTA



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PART OF THE NE 1/4 OF SECTION 26, TOWNSHIP 108
NORTH, RANGE 26 WEST, BLUE EARTH COUNTY,
MINNESOTA

FOR: BORGMEIER, CHAD

SDB140597H

JOB NUMBER: 25X.140597.000

FIELD BOOK:

DRAWN BY: CDT

DESCRIPTION

The Northeast Quarter of Section 26, Township 108 North, Range 26 West, Blue Earth County, Minnesota, except the following described tracts:

Beginning at the Center of said Section 26; thence North 89 degrees 46 minutes 25 seconds East, (Minnesota County Coordinate System - Blue Earth County Zone - 1996), along the east-west centerline of said Section 26, a distance of 914.70 feet; thence North 00 degrees 13 minutes 35 seconds West, a distance of 679.87 feet; thence North 84 degrees 00 minutes 00 seconds West, a distance of 100.00 feet; thence North 57 degrees 00 minutes 00 seconds West, a distance of 150.00 feet; thence North 82 degrees 00 minutes 00 seconds West, a distance of 50.00 feet; thence South 86 degrees 00 minutes 00 seconds West, a distance of 150.00 feet; thence North 83 degrees 00 minutes 00 seconds West, a distance of 50.00 feet; thence North 69 degrees 00 minutes 00 seconds West, a distance of 250.00 feet; thence North 45 degrees 00 minutes 00 seconds West, a distance of 70.00 feet; thence North 00 degrees 00 minutes 00 seconds East, a distance of 100.00 feet; thence North 59 degrees 00 minutes 00 seconds West, a distance of 70.00 feet; thence South 89 degrees 33 minutes 33 seconds West, a distance of 103.19 feet to the north-south centerline of said Section 26; thence South 00 degrees 26 minutes 27 seconds East, along said centerline, a distance of 1052.59 feet to the point of beginning.

AND

The South 300 feet of the East 726 feet of the East half of the Northeast Quarter (NE1/4) of Section Twenty-six (26), Township 108 North, Range 26 West.

AND

That part of the Southwest Quarter of the Northeast Quarter (SW1/4NE1/4) of Section Twenty-six (26), Township 108 North, Range 26 West, Blue Earth County, Minnesota, described as: Commencing at an iron pipe designating the East Quarter corner of Section Twenty-six (26); thence North 89 degrees, 42 minutes, 18 seconds West, (assumed bearing), along the East - West center line of Section Twenty-six (26) a distance of 1426.67 feet to the point of beginning; thence continuing North 89 degrees, 42 minutes, 18 seconds West, along said East - West center line, 319.24 feet; thence North 00 degrees 17 minutes, 42 seconds East 679.87 feet; thence South 84 degrees 28 minutes 36 seconds East, 201.92 feet; thence North 55 degrees 53 minutes 15 seconds East, 143.22 feet; thence South 00 degrees, 17 minutes, 42 seconds East, 742.40 feet to the point of beginning.

Exhibit B

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PART OF THE NE 1/4 OF SECTION 26, TOWNSHIP 108
NORTH, RANGE 26 WEST, BLUE EARTH COUNTY,
MINNESOTA

FOR: BORGMEIER, CHAD

SD8140597H

JOB NUMBER: 25X.140597.000

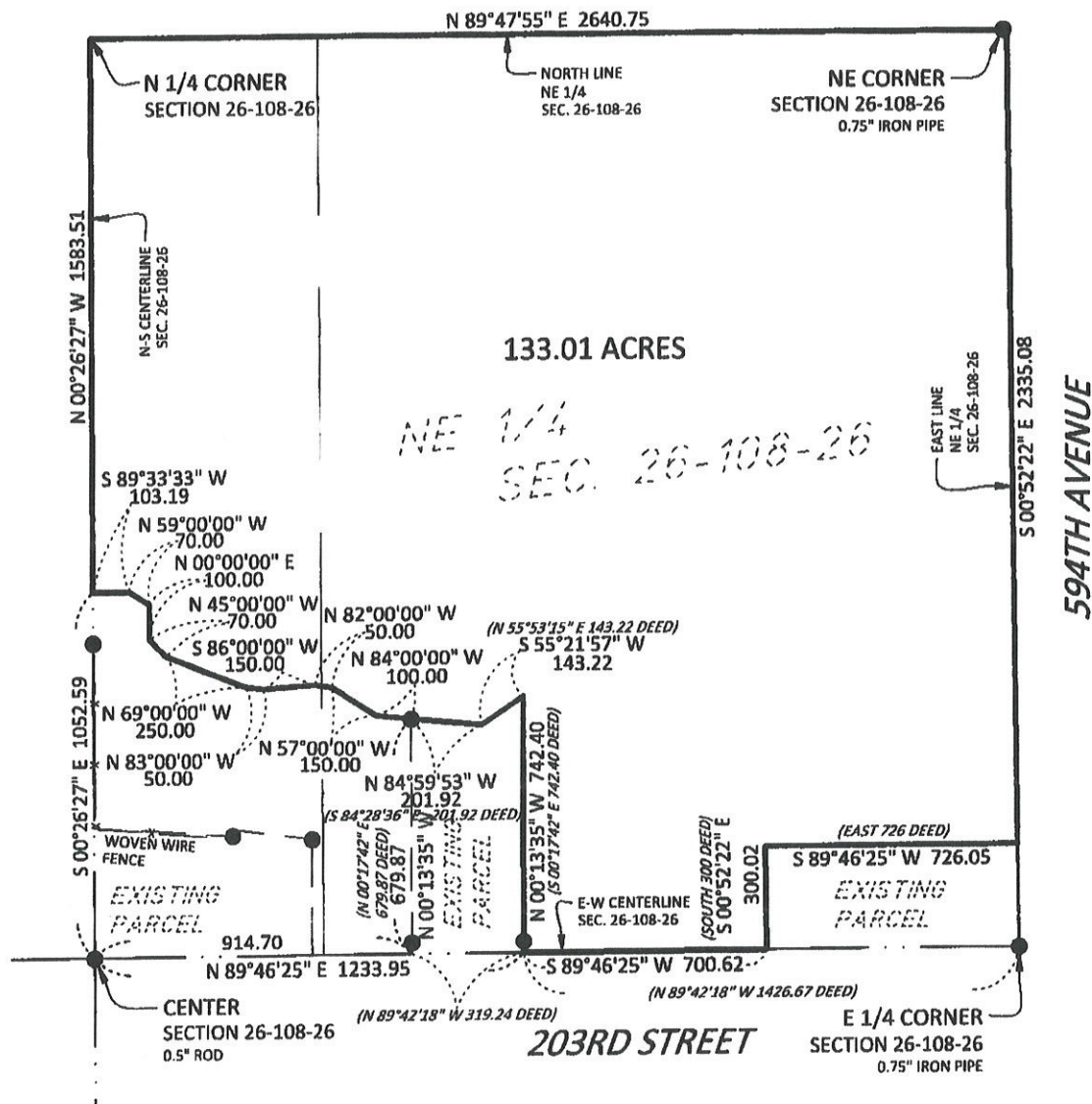
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DRAWN BY: CDT

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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.

Michael M. Eichers
License Number 46564

10/16/2025
Date



0 500
SCALE IN FEET

LEGEND

- 3/4" IRON PIPE MONUMENT SET MARKED BY LIC. NO. 46564
- MONUMENT FOUND

Horizontal Datum: Blue Earth County
Coordinate System (1996 Adj.)

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(507) 625-4171

PART OF THE NE 1/4 OF SECTION 26, TOWNSHIP 108
NORTH, RANGE 26 WEST, BLUE EARTH COUNTY,
MINNESOTA

FOR: BORGMEIER, CHAD

SDB140597H

JOB NUMBER: 25X.140597.000

FIELD BOOK:

DRAWN BY: CDT

1.0 S26-T108N-R26W-(10)

DECLARATION OF RESIDENTIAL BUILDING RESTRICTION

This Declaration creates a restriction on the right to construct a residential building on the Burdened Parcel described below and is made on the dates indicated below.

RECITALS

SINCE Roger R. Borgmeier, Trustee of the Roger R. Borgmeier Trust and Patricia E. Borgmeier, Trustee of the Patricia E. Borgmeier Trust [Trusts] are conveying the property described below to **Chad M. Borgmeier**, a married person, by means of a Contract for Deed dated _____, 2025; and

SINCE, the real property being transferred to Chad M. Borgmeier is described on Exhibit A [Benefitted Parcel]:

SINCE Roger R. Borgmeier, Trustee of the Roger R. Borgmeier Trust and Patricia E. Borgmeier, Trustee of the Patricia E. Borgmeier Trust are retaining 133.01 acres of real estate as described on the attached Exhibit B [Retained Parcel];

SINCE the Trusts are transferring the residential development right to the Benefitted Parcel from that portion of the Retained Parcel described as the Northwest Quarter of the Northeast Quarter (NW¼ NE¼) Section 26, Township 108 North, Range 26 West, Blue Earth County, Minnesota [Burdened Parcel]; and

SINCE the Resolution of the Mankato Township Board recorded as Document Number _____ in the Blue Earth County Land Records Office requires a deed restriction which will restrict the right to construct a residential building on the Northwest Quarter of the Northeast Quarter (NW¼ NE¼) Section 26, Township 108 North, Range 26 West, Blue Earth County, Minnesota [Burdened Parcel]; and

SINCE the parties named above are willing to consent to this transfer and place a residential development restriction on the Northwest Quarter of the Northeast Quarter (NW¼ NE¼) Section 26, Township 108 North, Range 26 West, Blue Earth County, Minnesota [Burdened Parcel];

DECLARATION OF DEED RESTRICTION COVENANT

NOW, THEREFORE, Roger R. Borgmeier, Trustee of the Roger R. Borgmeier Trust and Patricia E. Borgmeier, Trustee of the Patricia E. Borgmeier Trust, and Chad M. Borgmeier, a married person, do hereby declare that the real property legally described as the Northwest Quarter of the Northeast Quarter (NW¼ NE¼) Section 26, Township 108 North, Range 26 West, Blue Earth County, Minnesota [Burdened Parcel] shall be held, transferred, sold and conveyed subject to the covenants and restrictions stated below.

COVENANTS AND RESTRICTIONS

1. **No Residential Dwelling on Burdened Parcel.** Pursuant to the Mankato Township Land Use Ordinances, the placement or construction of any building that is designed for residential occupancy on the Burdened Parcel, or otherwise meets the definition of a "dwelling" as defined in the Mankato Township Land Use Ordinance is prohibited until the time that the Burdened Parcel meets the Density Regulations for Dwellings standards set forth in the Mankato Township Land Use Ordinance, Minnesota Statutes, Minnesota Rules or other applicable law as amended, or until the Burdened Parcel may be annexed into a municipality or is connected to municipal sewer or water services.
2. **Removal of Restriction on the Burdened Parcel.** If the Burdened Parcel does meet the Density Regulations for Dwellings standards set forth in the Mankato Township Land Use Ordinance, Minnesota Statutes, Minnesota Rules or other applicable law, or the property is annexed into a municipality or is provided with municipal sewer or water services, then the owner of the Burdened Parcel shall have the right to file a document terminating this Declaration and releasing all or a portion of the Burdened Parcel from this deed restriction in accordance with the law.
3. **Deemed Satisfaction of Requirements to Create Deed Restriction.** Any and all requirements of the laws of the State of Minnesota to be satisfied in order for the provisions of this Declaration to constitute a deed restriction and covenant running with the land shall be deemed to be satisfied in full, and any requirements or privileges of the estate are intended to be satisfied, or in the alternate, an equitable servitude has been created to insure that these covenants and restrictions run with the land. Each deed or other instrument executed after this Declaration conveying the Burdened Parcel or any portion of the Burdened Parcel (excluding instruments granting security interests, such as mortgages) shall expressly provide that the conveyance is subject to this Declaration. The restrictions contained in this Declaration shall survive and be effective regardless of whether the deed or other instrument executed after this Declaration conveying the Burdened Parcel or any portion of the Burdened Parcel provides that the conveyance is subject to this Declaration.

4. **Enforcement.** If the Burdened Parcel encumbered by this Declaration is found to be out of compliance with the terms of this Declaration, Mankato Township may take any action, including legal, equitable or administrative action, in law or equity, which may appear necessary or desirable to enforce performance and observance of any obligation, agreement, or restriction contained in this Declaration.
5. **Annexation.** If any portion of the Burdened Parcel is annexed into a municipal corporation, that municipal corporation shall succeed to the rights of Mankato Township, and the density regulations for determination of release or modification of the restrictions in this Declaration shall be those of the annexing municipal corporation under its' applicable zoning ordinance.
6. **Law That Governs.** The laws and regulations of the State of Minnesota and of the local government unit shall govern the terms and enforcement of this Declaration. Any litigation regarding this Declaration shall occur in the District Court in Blue Earth County, Minnesota.
7. **Severable Provisions.** If any provision of this Declaration is held to be illegal, invalid or unenforceable under any present or future law:
 - 7.1. That provision will be fully severable;
 - 7.2. This Declaration will be construed and enforced as if such illegal, invalid or unenforceable provision had never comprised a part of this Declaration;
 - 7.3. The remaining provisions of this Declaration will remain in full force and effect and will not be affected by the illegal, invalid or unenforceable provision or by its severance from this Declaration.
8. **No Public Grant or Dedication.** Nothing contained in this Declaration shall be deemed to be a gift or dedication of any portion of the real estate to the general public, or for any public use or purpose whatsoever.
9. **Amendment.** This Declaration may be amended or terminated only by a written instrument executed by the owners of the Benefitted Parcel and the Burdened Parcel and consented to in writing by Mankato Township or the successor local government unit.
10. **Captions and Capitalized Terms.** The captions preceding the text of each article and section are included only for convenience of reference. Captions shall be disregarded in the construction and interpretation of the Declaration. Capitalized terms do not necessarily have any connection to the meaning that might otherwise be attached to those terms in a context outside of this Declaration.

IN WITNESS WHEREOF, the undersigned parties have executed this Declaration on the date and year above written.

Chad M. Borgmeier
Chad M. Borgmeier

STATE OF MINNESOTA)
COUNTY OF Blue Earth) ss.

This instrument was acknowledged before me on November 10, 2025, by Chad M. Borgmeier, a married person.

Jodi L Erickson
Notary Public



Roger R. Borgmeier Trustee
Roger R. Borgmeier, Trustee of
the Roger R. Borgmeier Trust

Patricia E. Borgmeier Trustee
Patricia E. Borgmeier, Trustee of
the Patricia E. Borgmeier Trust

State of Minnesota)
County of Blue Earth) ss.

The foregoing instrument was acknowledged before me on November 10, 2025, by **Roger R. Borgmeier, Trustee of the Roger R. Borgmeier Trust and Patricia E. Borgmeier, Trustee of the Patricia E. Borgmeier Trust.**

Jodi L Erickson
Notary Public



This document drafted by:

Karl O. Friedrichs
Friedrichs Law Office, P.A
624 South Second Street
Mankato, Minnesota 56001
507-345-7503

DESCRIPTION

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

Beginning at the Center of said Section 26; thence North 89 degrees 46 minutes 25 seconds East, (Minnesota County Coordinate System - Blue Earth County Zone - 1996), along the east-west centerline of said Section 26, a distance of 914.70 feet; thence North 00 degrees 13 minutes 35 seconds West, a distance of 679.87 feet; thence North 84 degrees 00 minutes 00 seconds West, a distance of 100.00 feet; thence North 57 degrees 00 minutes 00 seconds West, a distance of 150.00 feet; thence North 82 degrees 00 minutes 00 seconds West, a distance of 50.00 feet; thence South 86 degrees 00 minutes 00 seconds West, a distance of 150.00 feet; thence North 83 degrees 00 minutes 00 seconds West, a distance of 50.00 feet; thence North 69 degrees 00 minutes 00 seconds West, a distance of 250.00 feet; thence North 45 degrees 00 minutes 00 seconds West, a distance of 70.00 feet; thence North 00 degrees 00 minutes 00 seconds East, a distance of 100.00 feet; thence North 59 degrees 00 minutes 00 seconds West, a distance of 70.00 feet; thence South 89 degrees 33 minutes 33 seconds West, a distance of 103.19 feet to the north-south centerline of said Section 26; thence South 00 degrees 26 minutes 27 seconds East, along said centerline, a distance of 1052.59 feet to the point of beginning.

EXCEPT the following described:

All that part of the Northeast Quarter (NE1/4) of Section Twenty-six (26) described as follows: Beginning at the center of said Section 26, thence East (assumed bearing) on the East and West one quarter line of said Section 26, a distance of 631.12 feet, thence North 336 feet; thence North 82 degrees 20 minutes West, 218 feet; thence South 40 degrees 00 minutes West 21 feet; thence North 86 degrees 00 minutes West 400.45 feet to the North and South one quarter line of said Section 26; thence South 00 degrees 28 minutes West on said one quarter line 377 feet to the place of beginning.

Exhibit A

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CERTIFICATE OF SURVEY BLUE EARTH COUNTY, MINNESOTA



**BOLTON
& MENK**

1960 PREMIER DRIVE
MANKATO, MN 56001
(507) 625-4171

PART OF THE NE 1/4 OF SECTION 26, TOWNSHIP 108
NORTH, RANGE 26 WEST, BLUE EARTH COUNTY,
MINNESOTA

FOR: BORGMEIER, CHAD

SDB140597H

JOB NUMBER: 25X.140597.000

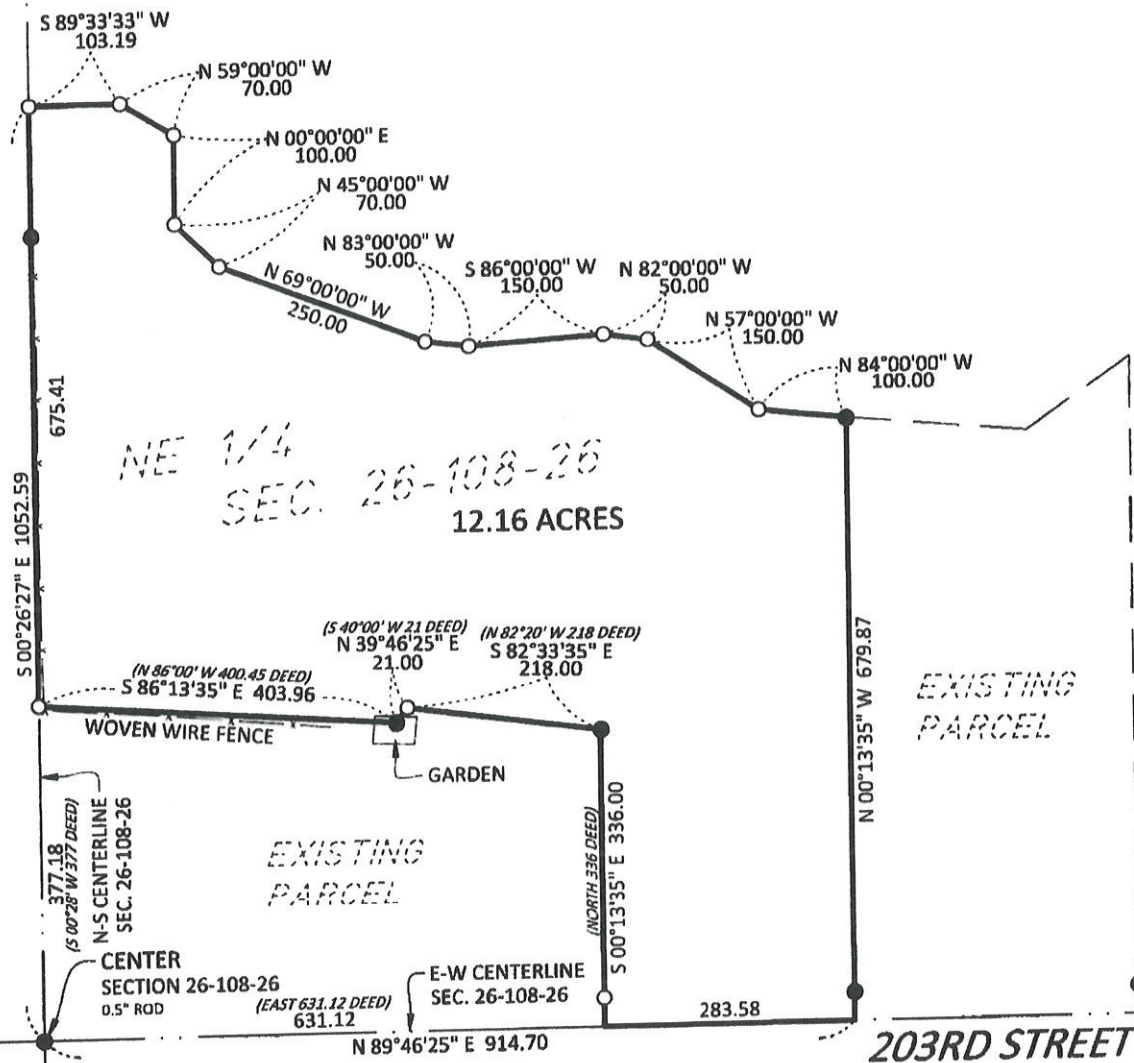
FIELD BOOK:

DRAWN BY: CDT

H:\BORGMECH PR\25X140597000\CAD\C3D\140597-V-BNDY1.dwg 10/16/2025 8:28 AM

1.0 S26-T108N-R26W-(10)

H:\BORGMEIER\PR\25X140597000\CAD\C3D\140597-V-BNDY1.dwg 10/16/2025 8:28 AM



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.

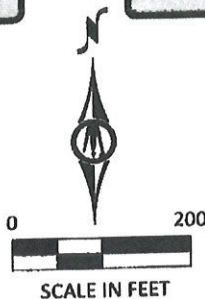
Michael M. Eichers
License Number 46564

10/16/2025
Date

LEGEND

- 3/4" IRON PIPE MONUMENT SET MARKED BY LIC. NO. 46564
- MONUMENT FOUND

Horizontal Datum: Blue Earth County
Coordinate System (1996 Ad.)



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CERTIFICATE OF SURVEY BLUE EARTH COUNTY, MINNESOTA



1960 PREMIER DRIVE
MANKATO, MN 56001
(507) 625-4171

PART OF THE NE 1/4 OF SECTION 26, TOWNSHIP 108
NORTH, RANGE 26 WEST, BLUE EARTH COUNTY,
MINNESOTA

FOR: BORGMEIER, CHAD

SDB140597H

JOB NUMBER: 25X.140597.000

FIELD BOOK:

DRAWN BY: CDT

1.0 S26-T108N-R26W-(10)

DESCRIPTION

The Northeast Quarter of Section 26, Township 108 North, Range 26 West, Blue Earth County, Minnesota, except the following described tracts:

Beginning at the Center of said Section 26; thence North 89 degrees 46 minutes 25 seconds East, (Minnesota County Coordinate System - Blue Earth County Zone - 1996), along the east-west centerline of said Section 26, a distance of 914.70 feet; thence North 00 degrees 13 minutes 35 seconds West, a distance of 679.87 feet; thence North 84 degrees 00 minutes 00 seconds West, a distance of 100.00 feet; thence North 57 degrees 00 minutes 00 seconds West, a distance of 150.00 feet; thence North 82 degrees 00 minutes 00 seconds West, a distance of 50.00 feet; thence South 86 degrees 00 minutes 00 seconds West, a distance of 150.00 feet; thence North 83 degrees 00 minutes 00 seconds West, a distance of 50.00 feet; thence North 69 degrees 00 minutes 00 seconds West, a distance of 250.00 feet; thence North 45 degrees 00 minutes 00 seconds East, a distance of 100.00 feet; thence North 59 degrees 00 minutes 00 seconds West, a distance of 70.00 feet; thence South 89 degrees 33 minutes 33 seconds West, a distance of 103.19 feet to the north-south centerline of said Section 26; thence South 00 degrees 26 minutes 27 seconds East, along said centerline, a distance of 1052.59 feet to the point of beginning.

AND

The South 300 feet of the East 726 feet of the East half of the Northeast Quarter (NE1/4) of Section Twenty-six (26), Township 108 North, Range 26 West.

AND

That part of the Southwest Quarter of the Northeast Quarter (SW1/4NE1/4) of Section Twenty-six (26), Township 108 North, Range 26 West, Blue Earth County, Minnesota, described as: Commencing at an iron pipe designating the East Quarter corner of Section Twenty-six (26); thence North 89 degrees, 42 minutes, 18 seconds West, (assumed bearing), along the East - West center line of Section Twenty-six (26) a distance of 1426.67 feet to the point of beginning; thence continuing North 89 degrees, 42 minutes, 18 seconds West, along said East - West center line, 319.24 feet; thence North 00 degrees 17 minutes, 42 seconds East 679.87 feet; thence South 84 degrees 28 minutes 36 seconds East, 201.92 feet; thence North 55 degrees 53 minutes 15 seconds East, 143.22 feet; thence South 00 degrees, 17 minutes, 42 seconds East, 742.40 feet to the point of beginning.

Exhibit B

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CERTIFICATE OF SURVEY BLUE EARTH COUNTY, MINNESOTA



**BOLTON
& MENK**

1960 PREMIER DRIVE
MANKATO, MN 56001
(507) 625-4171

PART OF THE NE 1/4 OF SECTION 26, TOWNSHIP 108
NORTH, RANGE 26 WEST, BLUE EARTH COUNTY,
MINNESOTA

FOR: BORGMEIER, CHAD

SDB140597H

JOB NUMBER: 25X.140597.000

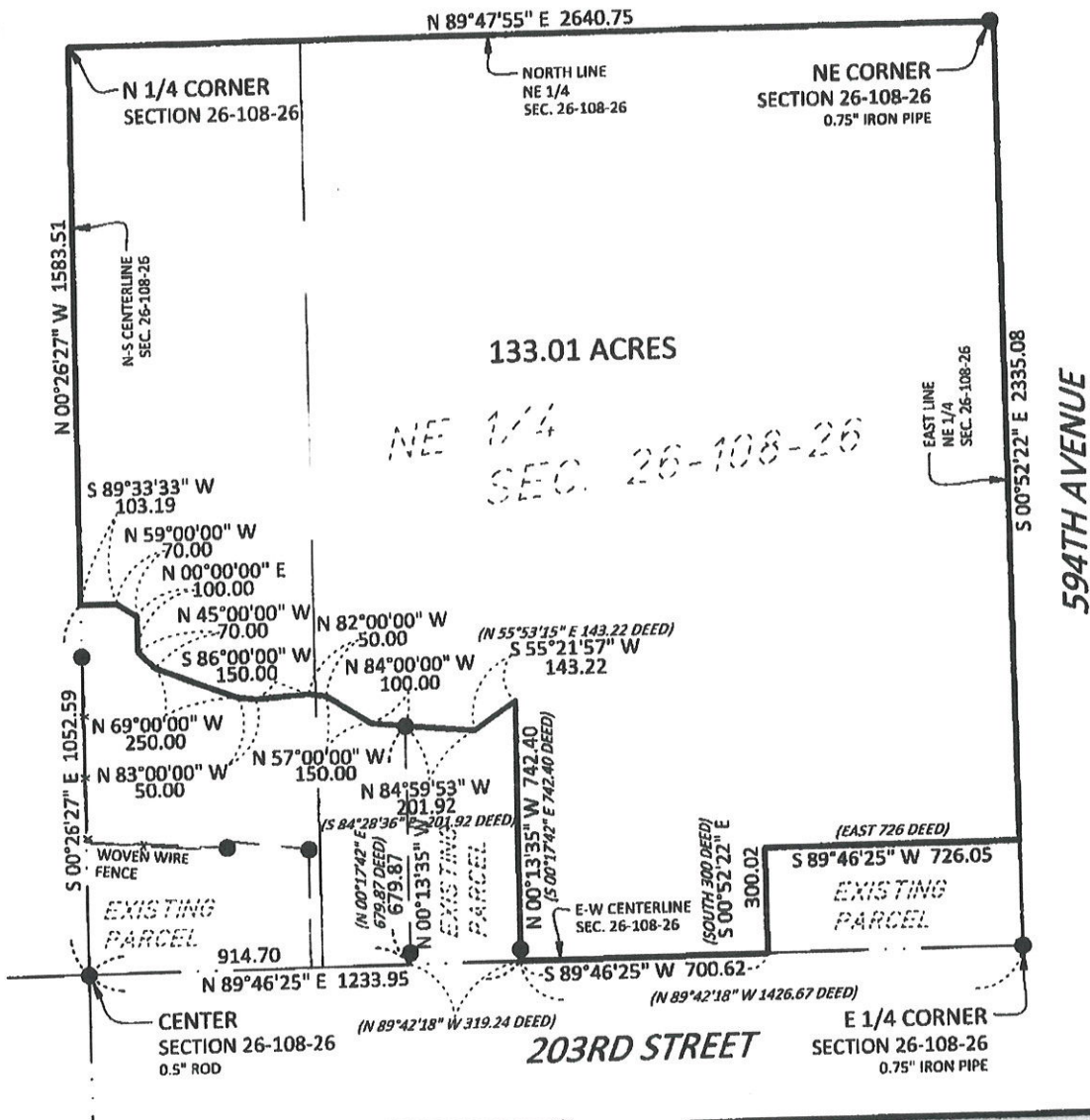
FIELD BOOK:

DRAWN BY: CDT

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1.0 S26-T108N-R26W-(10)

H:\BORGMECH PR\25X140597000\CAD\140597-V-BNDY2.dwg 10/16/2025 8:33 AM



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.

Michael M. Eichers
License Number 46564

10/16/2025
Date



0 500
SCALE IN FEET

LEGEND

- 3/4" IRON PIPE MONUMENT SET MARKED BY LIC. NO. 46564
- MONUMENT FOUND

Horizontal Datum: Blue Earth County
Coordinate System (1996 Adj.)

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CERTIFICATE OF SURVEY BLUE EARTH COUNTY, MINNESOTA



**BOLTON
& MENK**

1960 PREMIER DRIVE
MANKATO, MN 56001
(507) 625-4171

PART OF THE NE 1/4 OF SECTION 26, TOWNSHIP 108
NORTH, RANGE 26 WEST, BLUE EARTH COUNTY,
MINNESOTA

FOR: BORGMEIER, CHAD

SD8140597H

JOB NUMBER: 25X.140597.000

FIELD BOOK:

DRAWN BY: CDT

1.0 S26-T108N-R26W-(10)

Meeting Date: 12/17/2025

Title

CYM07-25

Request of Sam Schneider, with permission of the property owner, for a conditional use permit to transfer the residential development right from parcel R430936200005, the southwest quarter of the northeast quarter in Section 36, Township 108N, Range 26W, to the contiguous quarter-quarter section, the northeast quarter of the northwest quarter of Section 36, Township 108N, Range 26W. The subject parcel to receive the development right, Blue Earth County PID R430936100013, is described as the North Half of the Northwest Quarter of Section 36, Township 108 North, Range 26 West. The subject parcel sending the development right is described as the southwest quarter of the northeast quarter, Section 36, Township 108N, Range 26W, Blue Earth County. (Blue Earth County PID R430936200005 and 430936100013).

Applicant

The applicant is Sam Schneider, with permission of the property owner, Harold Drummer.

Request

Request of Sam Schneider, with permission of the property owner, for a conditional use permit to transfer the residential development right from parcel R430936200005, the southwest quarter of the northeast quarter in Section 36, Township 108N, Range 26W, to the contiguous quarter-quarter section, the northeast quarter of the northwest quarter of Section 36, Township 108N, Range 26W. The subject parcel to receive the development right, Blue Earth County PID R430936100013, is described as the North Half of the Northwest Quarter of Section 36, Township 108 North, Range 26 West. The subject parcel sending the development right is described as the southwest quarter of the northeast quarter, Section 36, Township 108N, Range 26W, Blue Earth County. (Blue Earth County PID R430936200005 and R430936100013).

Location

Blue Earth County PID R430936100013.

Existing Land Use

The land consists of 48.89 acres of tilled farmland.

Zoning

The site is zoned Agricultural by the Mankato Township Zoning Ordinance.

Environmentally Sensitive Areas

There are environmentally sensitive areas on the parcel. There is a wetland area identified on the national Wetlands Inventory and a portion of shoreland in the Northwestern corner of the parcel. Additionally, the parcel contains ravines in the upper Northwest and Northeast perimeter of the parcel.

City Code

The Mankato Township Land Use Ordinance can be found at this link: [Mankato Township Land Use Ordinance](#)

Review

Request of Sam Schneider, with permission of the property owner, for a conditional use permit to transfer/send the residential development right from parcel R430936200005, the southwest quarter of the northeast quarter in Section 36, Township 108N, Range 26W, to the contiguous quarter-quarter section, the northeast quarter of the northwest quarter of Section 36, Township 108N, Range 26W. The subject parcel to receive the development right, Blue Earth County PID R430936100013, is described as the North Half of the Northwest Quarter of Section 36, Township 108 North, Range 26 West. The subject parcel sending the development right is described as the southwest quarter of the northeast quarter, Section 36, Township 108N, Range 26W, Blue Earth County. (Blue Earth County PID R430936200005 and R430936100013).

The applicant is requesting a conditional use permit to transfer/send the development rights from the parcel ending in 0005 (labeled Sending Quarter Quarter) and transferring into the receiving parcel ending in 0013 (labeled Receiving Quarter Quarter) in the enclosed Site plan. Additionally, in the receiving quarter quarter the applicant is proposing to place a home located in the Northeast, labeled development area in the enclosed site plan.

According to Mankato Township Land Use Ordinance, Section 0100.0604 Density Regulations for Dwellings, subpart 4 Transfer of Development Rights, “development rights may be transferred to a contiguous quarter quarter section, upon obtaining a conditional use permit”. The applicant has applied for a conditional use permit to transfer development rights from parcel R430936200005 to R430936100013 for the purposes of constructing a residential dwelling. Additionally, the Mankato Township Land Use Ordinance states, “the transfer shall not allow the establishment of more than four (4) dwellings in a quarter quarter section”. There is currently one dwelling located in the Northeast corner of the receiving quarter quarter section and with the approval of the Conditional Use permit there would be a total of two dwellings. The request complies with the density requirements given that the receiving quarter quarter section does not exceed the maximum number of homes per quarter quarter section.

The proposed location of the dwelling to be placed on the receiving quarter quarter section (PID R430936100013) will be located west of 597th lane and south of the existing home within the section. Any future development shall adhere to the Mankato Township Land Use Ordinance and the applicant shall obtain a construction permit prior to the commencement of work for the single-family dwelling. Any changes to proposals to change property lines will require an administrative land split.

Findings

Staff recommends the following findings of fact for the proposed Conditional Use Permit:

1. The proposed use is determined to be a conditional use per the Agricultural Mankato Township Zoning district. Section 0100.0604 Subp.4. of the Mankato Township Land Use Ordinance states that development rights may be transferred to a contiguous quarter-quarter section, upon obtaining a Conditional use Permit.
2. The proposed use is considered a conditional use permit as per Section 0100.0604 subpart 4 of the Mankato Township Land Use Ordinance states that development rights may be transferred to a contiguous quarter-quarter section, upon obtaining a Conditional Use Permit, and subject to Section 17 and the following: The transfer shall not allow the establishment of more than four (4) dwellings in a quarter-quarter section.
3. The proposed use conforms with the Township Land Use plan by aligning with the Township’s intent to cause growth progress in an orderly and harmonious fashion. And this is accomplished by this receiving quarter quarter section not exceeding more than four residential dwellings within the Agricultural zoning district.
4. The demonstrated need for the proposed use is to add a development right to parcel R430936100013 for residential use.
5. The proposed use will not degrade the water quality of the Township.
6. The proposed use will not adversely increase the quantity of water runoff.
7. The soil conditions will need to be deemed adequate to accommodate the proposed use by the Township Maintenance Supervisor.
8. The proposed use does not create a potential pollution hazard.
9. Adequate utilities, access roads, drainage and necessary facilities have been or are being provided.

Conditions have been included that require construction permits and access permits from appropriate authorities.

10. Adequate measures to provide sufficient off-street parking and loading space to serve the proposed use do not apply to this project. Any future residential dwellings will need to provide sufficient parking per the Mankato Township Land Use Ordinance.
11. Facilities to eliminate any traffic congestion or tragic hazard which may result from the proposed use, is not applicable given the request does not cause traffic. However, in the future, when the applicant applies for a construction permit for a residential dwelling, a condition has been included herein to ensure compliance.
12. The conditional use will not be injurious to the use and enjoyment of the other property in the immediate vicinity for the purposes already permitted since the request is to transfer development rights and will not cause any changes to the general area.
13. The establishment of the Conditional Use will not impede the normal and orderly development and improvement of surrounding vacant property for predominant uses in the area. The proposed use is intended to continue the preservation of agricultural land and prevent scattered development.
14. Adequate measures will be taken to prevent or control offensive odor, fumes, dust, noise and vibration, so that none of these will constitute a nuisance as outlined in Section 0100.0601 of the Mankato Township Land Use Ordinance.
15. The density of proposed development is not greater than the density of the surrounding neighborhood or not greater than the density indicated by the applicable Zoning District. Meaning, the additional development right, if approved, would be in compliance with the allowed amount of 4 homes within a quarter quarter section, since the addition would bring the total amount of homes to two.
16. The site-specific conditions and such other conditions are established as required for the protection of the public's health, safety, morals and general welfare.

Recommendation

Staff recommends approval of the Conditional Use Permit with the following conditions:

1. Any future development must adhere to the Mankato Township Land Use Ordinance.
2. The applicant shall place a deed restriction on the title of the sending quarter-quarter section that outlines that the development right for said parcel has been transferred and that there are no remaining development rights for the subject parcels. The deed restrictions shall be recorded prior to the submission of any construction permits.
3. Future lot splits for purposes of the new residential site shall conform to the Mankato Township Land Use Ordinance.
4. The applicant shall work with Blue Earth County to determine that there are no wetlands present upon the receiving parcel, or if wetlands are present they are appropriately addressed, prior to the submission of a construction permit for the new dwelling.
5. The applicant shall work the Mankato Township Road supervisor to receive approval for an access point for the new driveway that will serve the proposed residential site.
6. A construction permit from Mankato Township shall be in place prior to the start of any future construction activities.
7. A land disturbance permit shall be in place prior to the start of any future land disturbance work.
8. Septic and well placement shall be coordinated and approved by Blue Earth County prior to the issuance of the construction permit.

Attachments

General Location Map

Aerial Map

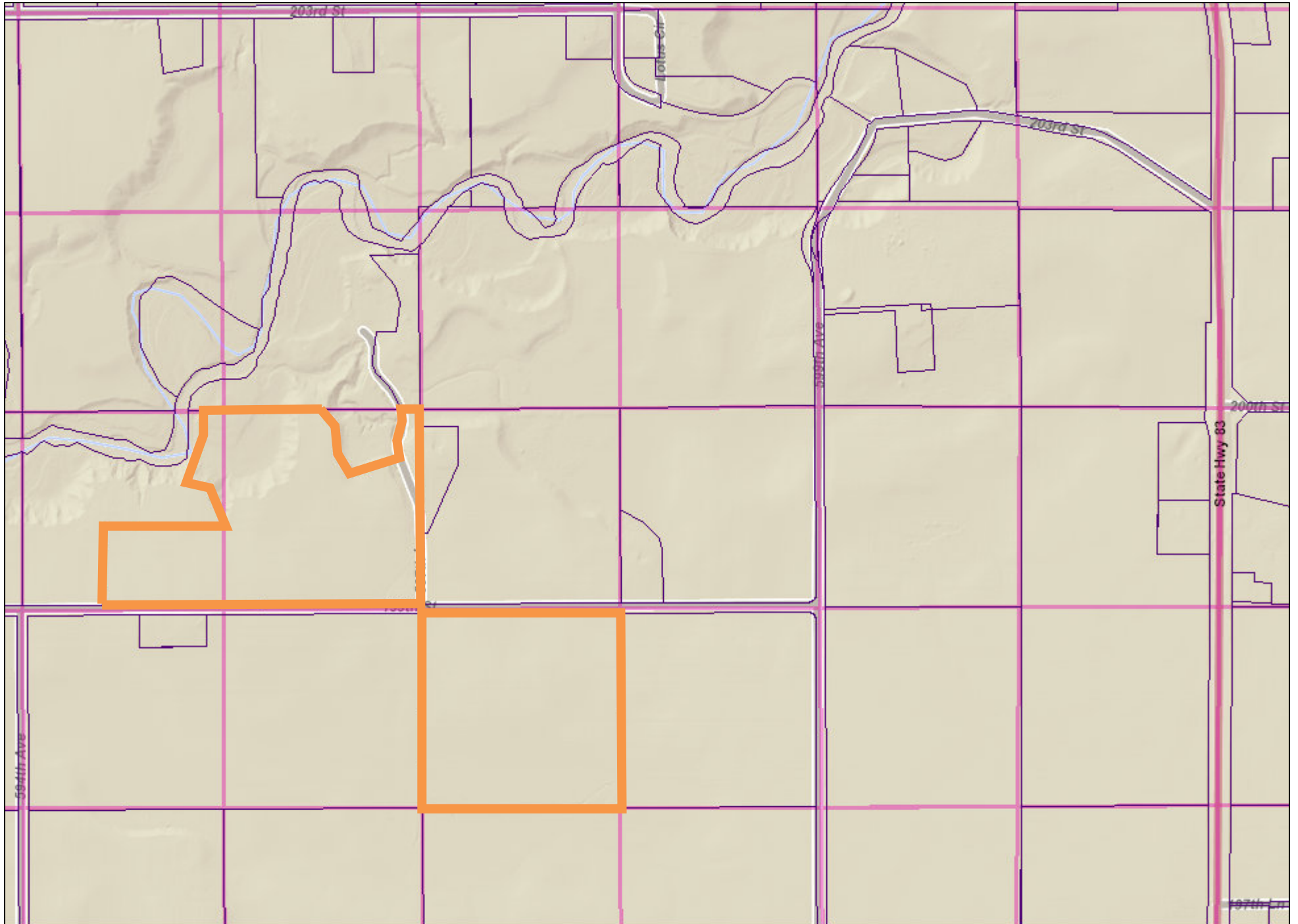
Site Plan

Sending/Receiving 1/4 1/4 Map

Transfer of Development Rights

Deed Restriction

General Location Map



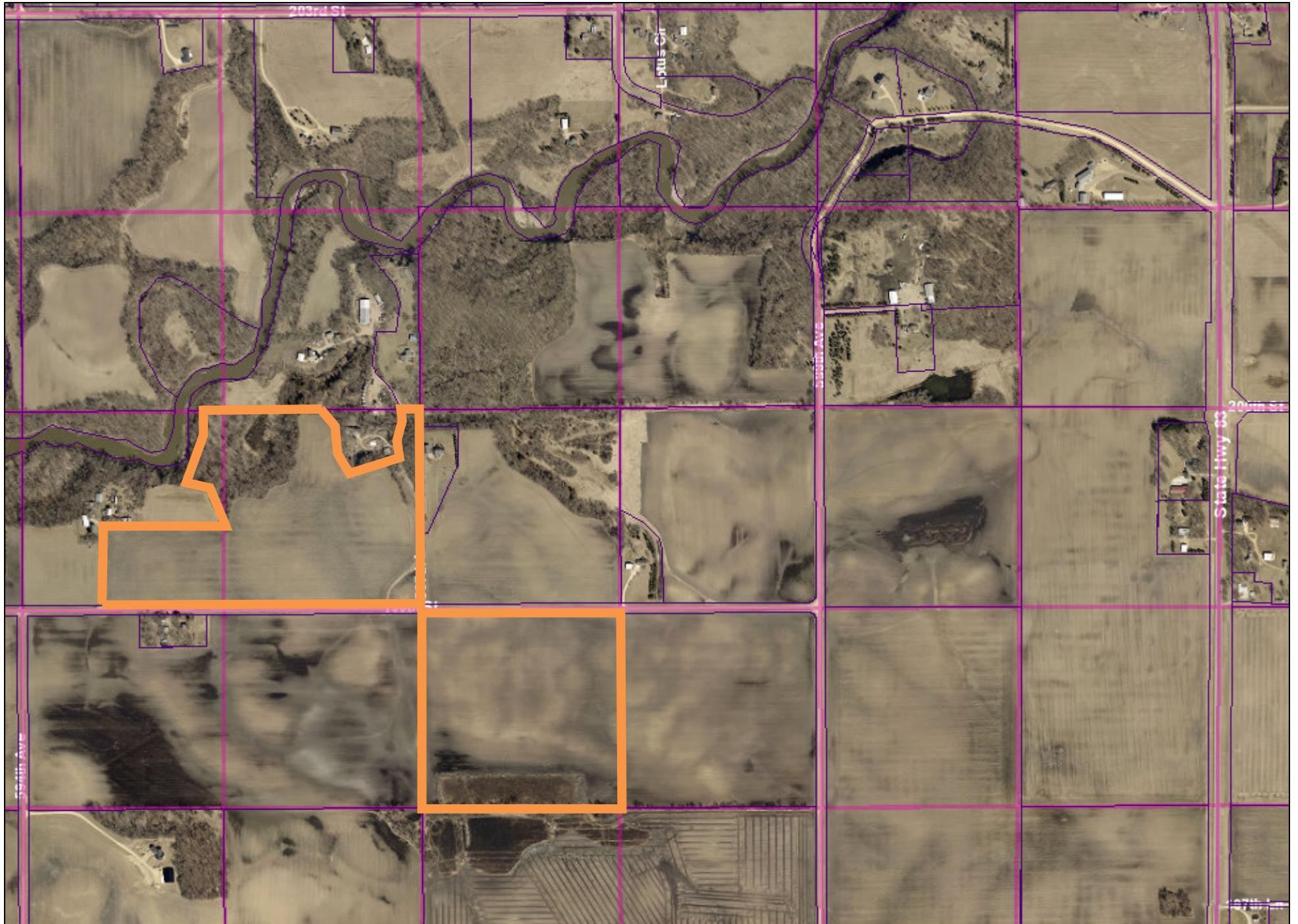
Date: November 2025

Author:

This information is to be used for reference purposes only. The City of Mankato does not guarantee accuracy of the material contained herein and is not responsible for misuse or misinterpretation.



Aerial Map



Date: November 2025

Author:

This information is to be used for reference purposes only. The City of Mankato does not guarantee accuracy of the material contained herein and is not responsible for misuse or misinterpretation.



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

THIS DOCUMENT IS THE PROPERTY OF I & S GROUP, INC. AND MAY NOT BE USED, COPIED OR DUPLICATED WITHOUT PRIOR WRITTEN CONSENT.

PROJECT

HAROLD DRUMMER PROPERTY

MANKATO TOWNSHIP MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

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

TITLE

ADMINISTRATIVE LAND SPLIT

SHEET

N00°10'32"W 1295.54 (desc.)
N00°18'06"E 1295.575

1/2" Iron PLS 13114
(Disturbed)

N00°18'06"E 1295.575
W. Line - NW 1/4
Sec. 36-108-26
Square Iron

Southwest Corner
N 1/2 - NW 1/4
Sec. 36-108-26

S89°44'48"W 528.65 (desc.)
N89°46'41"W 528.67

EXISTING DESCRIPTION:
(Per Document No. 565CR044)

The North Half of the Northwest Quarter of Section 36, Township 108 North, Range 26 West 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.

NOTES:

- The orientation of this bearing system is based on the north line of the Northwest Quarter of Section 36, Township 108 North, Range 26 West. Said line bears South 89 degrees 28 minutes 43 seconds West.
- This survey does not purport to show land ownership or all easements or encumbrances that affect the described property.
- No title documentation was provided to aid in the preparation of this survey. Existing descriptions are from recorded documents obtained from the Blue Earth County Recorder's Office.

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
- Existing Well

EXCEPTION

PARCEL A

PARCEL B

N 1/2 - NW 1/4
SEC. 36-108-26

199TH STREET

597TH LANE

- 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.

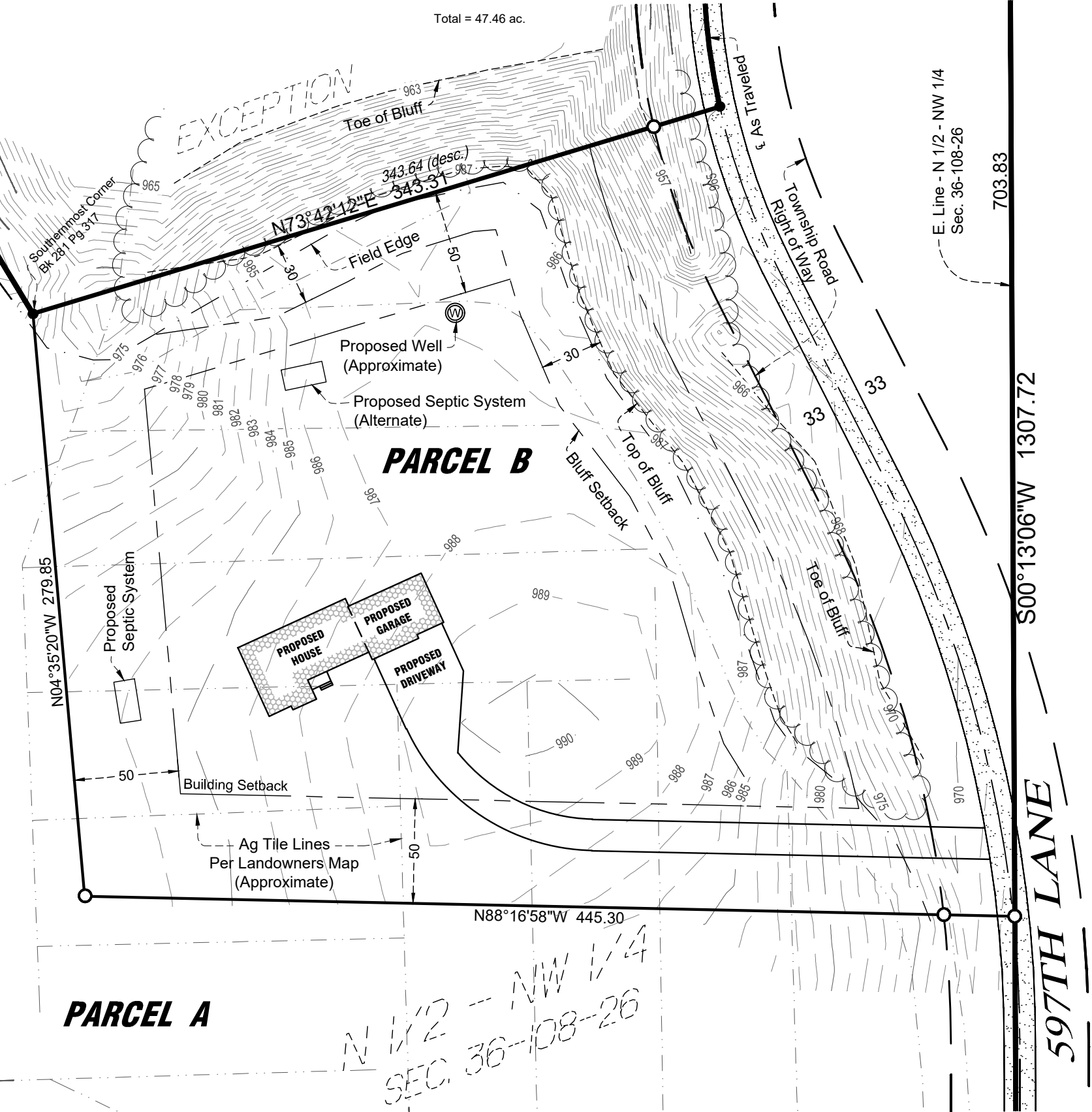
Subject to rights of way and easements of record.

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.



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

THIS DOCUMENT IS THE PROPERTY OF I & S GROUP, INC. AND MAY NOT BE USED, COPIED OR DUPLICATED WITHOUT PRIOR WRITTEN CONSENT.

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

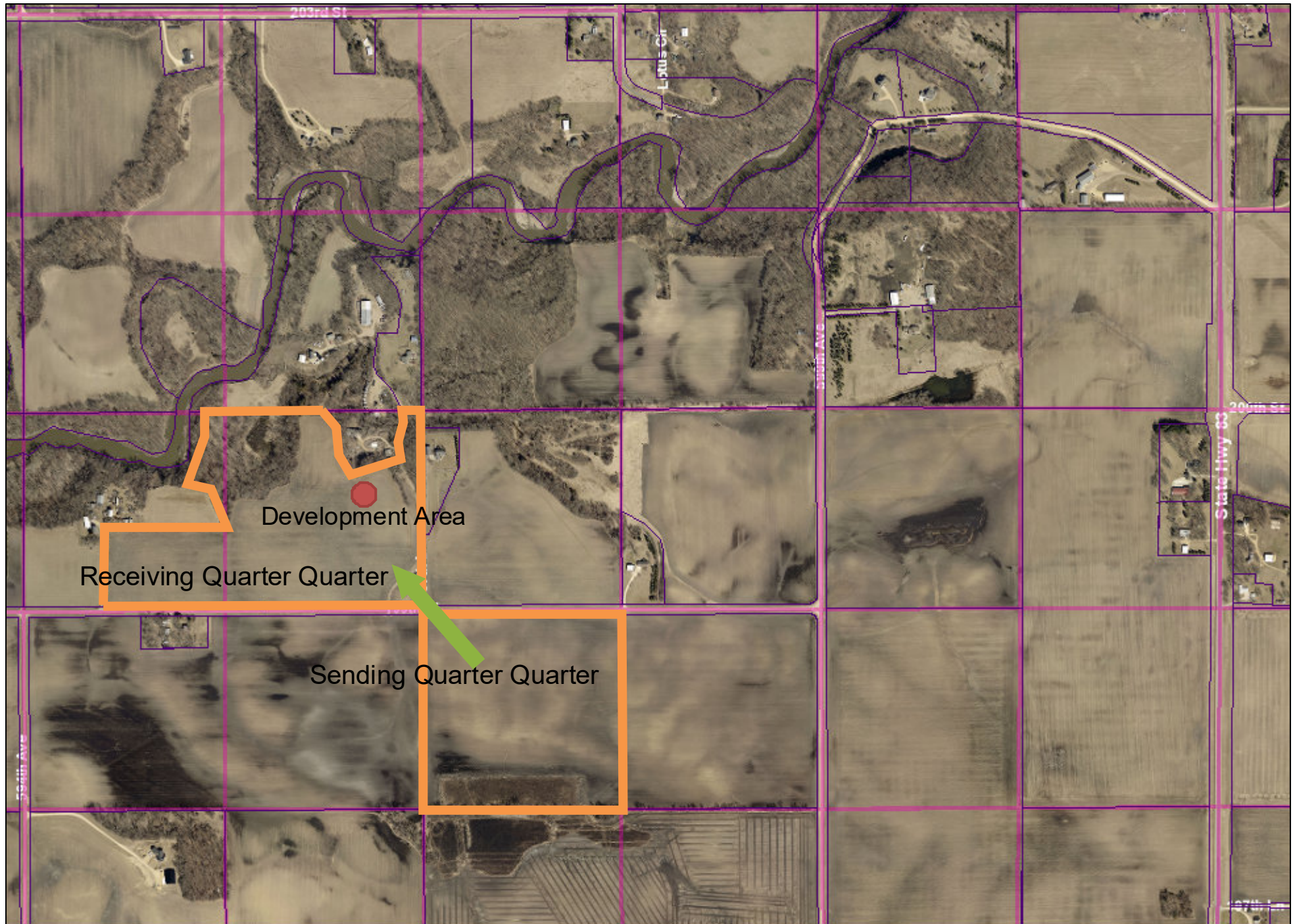
ADMINISTRATIVE LAND SPLIT

SHEET

2

OF 2

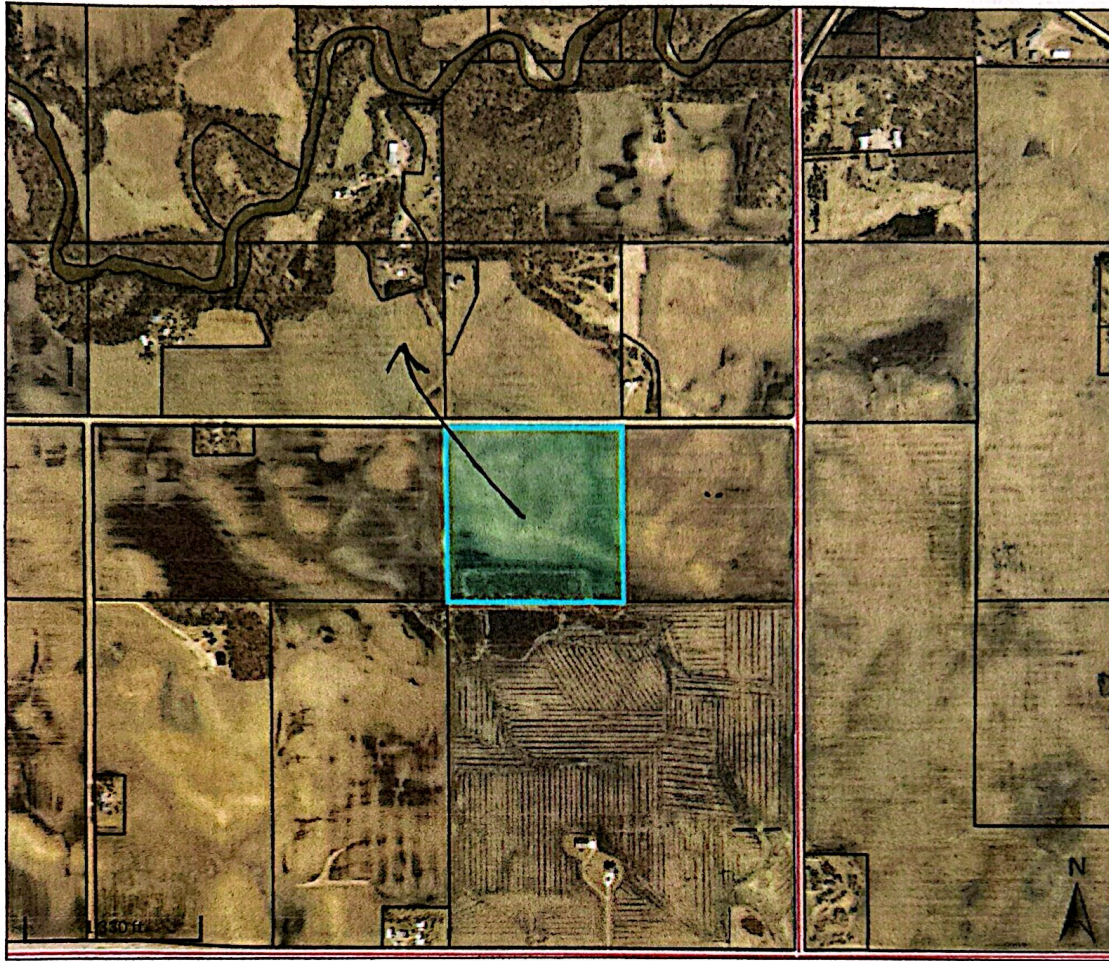
Site Plan



Date: November 2025

Author:

This information is to be used for reference purposes only. The City of Mankato does not guarantee accuracy of the material contained herein and is not responsible for misuse or misinterpretation.



Overview



Legend

-  Tax Parcels
-  Township Names
-  MN-County

Parcel ID	R430936200005	Class	101- 2A/1B/4BB AGRICULTURAL	Owner Address	DRUMMER CONRAD L (CFD)
Sec/Twp/Rng	36-108-26	Acreage	40.00		20012 597TH LN
Property Address					MANKATO, MN 56001
District	43075				
Brief Tax Description	SW4 OF NE4 036 108 26 040.000A				
	(Note: Not to be used on legal documents)				

Date created: 11/12/2025
Last Data Uploaded: 11/12/2025 2:36:22 PM

Developed by  SCHNEIDER
GEOSPATIAL

Date: 11/12/2025

I Conrad Drummer grant permission to transfer the
development right from parcel ID R430936200005
Mankato township to parcel ID R430936100013
Mankato Township

Conrad Drummer

Conrad Drummer

DECLARATION OF COVENANTS

(Deed Restriction)

Development Parcel Number: R430936100013

Transfer Parcel Number: R430936200005

This Declaration is made in the County of Blue Earth, State of Minnesota, and shall be effective on 11/12/25

Conrad Drummer do hereby declare that the real property described as follows is, and shall be held, transferred, sold and conveyed subject to the covenants and restrictions set forth herein.

See Exhibit "A" attached hereto and made a part hereof

1. Pursuant to the Land Division Ordinance of Mankato Township, the placement or construction of any structure that has plumbing fixtures and/or generates wastewater and/or a building or portion thereof designed for residential occupancy on this property is prohibited until such time as the subject property does meet the sewerability standards set forth in the Land Use Ordinance of Mankato Township, Minnesota Statutes, Minnesota Rules and other applicable law as amended.

2. If the subject property does meet the sewerability standards set forth in the Land Use Ordinance of Mankato Township, Minnesota Statutes, Minnesota Rules and other applicable law, the landowner shall have the right to file a Termination of Covenant or Correction of Covenant for release of a portion or all of the subject property from this deed restriction in accordance with the law.

The undersigned parties have executed this Declaration on the date and year above written.

Conrad Drummer
(signature of declarant)

Conrad Drummer
(signature of declarant)