

GOPHER STATE ONE CALL NOTE:

List of utilities notified per Gopher State One Call Ticket No. 250070873.
CHARTER COMMUNICATIONS - CHARTER12 CONSOLIDATED COMMUNICATIONS I - MNKCT01
CHS INC. - CHS001 MANDOT - MND001
CITY OF MANKATO - CMK001 SPRINT/COSENT COMMUNICATIONS - USSP001
JAGUAR COMMUNICATIONS - JAG001 XCEL ENERGY - XCEL02
CENTER POINT ENERGY - MINGA04

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 SO, Office - Residential District. Subsequent requirements height and floor space area restrictions and parking requirements are not specified in said letter and are not depicted hereon.

ALTA/NSPS LAND TITLE SURVEY FOR:
Trellis Co.

LEGAL DESCRIPTION:

Parcel 1:
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.
(Abstract Property)

Parcel 2:
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.
(Abstract Property)

Parcel 3:
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 as according to the Map of Oakwood Add. to Mankato, according to the plat thereof on file and of record in the office of the Registrar of Deeds in and for said County and State, and except Parcel 22A, on Minnesota Department of Transportation Right of Way Plat Numbered 07-29, according to the recorded plat thereof, Blue Earth County, Minnesota.
Being registered land as is evidenced by Certificate of Title No. 29.044.

Parcel 4:
Outlot A, Sibley Parkway No. 2, City of Mankato, Blue Earth County, Minnesota.
Being Registered land as is evidenced by Certificate of Title No. 29.044.

GENERAL SURVEY NOTES:

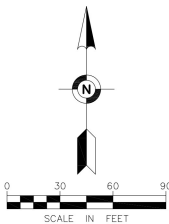
- The orientation of this bearing system is based on the Blue Earth County coordinate grid (NAD 83-2011 Adj.).
 - The legal description and easement information used in the preparation of this survey is based on the Commitment for Title Insurance, prepared by Guaranty Commercial Title, Inc., as Issuing agent for Old Republic National Title Insurance Company, Commitment No. 69417, 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 shown in CHAMBERLAIN 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.
- OPTIONAL TABLE A ITEMS:**
- Monuments have been placed at all major corners of the surveyed property described hereon, unless already marked or referenced by existing monuments or witnesses in close proximity to the corner.
 - The address of the property described hereon is 102 Poplar Street, Mankato, MN 56002.
 - The property described hereon lies within Flood Zone X (Area of 0.25 annual chance flood, areas of 1% annual chance flood with average depths of less than 1 foot & 1% to 10% average areas less than 1 square mile, and less 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 101,184 square feet or 2.32287 acres.
 - The corners depicted hereon are per station data collected while conducting the fieldwork. The contour interval is 1 foot.
- BENCHMARK: Top of Minnesota Department of Transportation Geodetic Monument MNDOT 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)
- See Zoning Information Note.
 - No buildings were observed in the process of conducting the fieldwork.
 - No buildings were observed in the process of conducting the fieldwork.
 - No buildings were observed in the process of conducting the fieldwork.
 - Substantial features observed in the process of conducting the fieldwork are depicted hereon.
 - As of the date of this survey the property described hereon contains no delineated parking spaces.
 - Existing utilities, services and/or underground structures observed hereon, 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 final location of underground utilities and/or structures is to be determined by excavation. Completion of the field survey and 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.
 - The names of adjoining owners according to current law records are depicted hereon.
 - The intersection of Poplar Street and Linder Avenue lies at the southeast corner of the surveyed property.
 - As of the date of this survey there is no observable evidence of current earth moving work, building construction or building additions on the property described hereon.
 - The platable office assessments or services disclosed in documents provided to the surveyor are depicted hereon.

SURVEY ITEMS PER SCHEDULE B:

- Verifying deed from Parcel 1 uses a description of the North 46.66 feet of the South Half of Block 17, Oakwood Addition to City of Mankato. The vesting deed for Parcel 3 uses a legal description of all of Block 17 except the North 46 2/3 feet of the South Half of Block 17, Oakwood Addition to the City of Mankato. The legal description of Parcel 1 leaves a potential small gap between the parcels. (Parcel 1)
- Terms and conditions of Minnesota Department of Transportation Right of Way Plat No. 07-29 filed December 3, 1991 as Document No. 3226300, (Parcel 1)
Said right of way plat adjoins the surveyed property to the west, as depicted hereon. The portion of Parcel 1 located westerly of the center line of said plat is depicted as is the taking (Parcel 3) on said plat, which is not represented in the legal description per the vesting deed, Doc. No. 37328780, provided for said Parcel 1.
- All minerals and mineral rights were reserved by State of Minnesota, in a Conveyance of Farmland Land filed as Document No. 47328363, (Parcel 2)
Said reservation of rights affects the surveyed property. No platable items to depict.
- Terms and conditions of City of Mankato, vacating a portion of Linder Avenue, filed September 01, 1983 as Document No. 344060, (Parcel 2)
The vacated part of Linder Avenue and reserved utility easement per said document are located southeasterly of the surveyed property as depicted hereon. There appears to be no indication of said vacation in currently available Blue Earth County parcel data.
- Subject to the rights and interests of the Chicago, Milwaukee, St. Paul and Pacific Railway Company as set forth in deed recorded in Block 17 of Deeds on page 423 in the office of the Registrar of Deeds in and for Blue Earth County, Minnesota, as shown on the Certificate of Title, (Parcel 3)
Said documents have not been provided to the surveyor.
- Storm and sanitary sewer easement(s) over part of the Land in favor of City of Mankato, as created in Easement for Sewer Line filed August 22, 1981 as Document No. 310368, (Parcels 3 and 4)
Said easement affects the surveyed property and is depicted hereon. The temporary construction easement per said document has no expiration date, it may affect the surveyed property. It is not mathematically defined and is not depicted hereon.
- Highway easement over part of the Land and taking rights of access to Highway 256 in favor of State of Minnesota, as created in Final Certificate filed May 22, 1987 as Document No. 173516, (Parcels 3 and 4)
Said easement does not affect the surveyed property and is not depicted hereon.
- Terms and conditions of City of Mankato Resolution, vacating a portion of Mount Avenue, filed April 16, 1980 as Document No. 125660, (Parcels 3 and 4)
Said vacated right of way of Mount Avenue affects the surveyed property as depicted hereon.
- Terms and conditions of City of Mankato Resolution, renaming West Street to Poplar Street, filed February 09, 1983 as Document No. 145237, (Parcels 3 and 4)
Poplar Street, as presently located and adjoining the surveyed property is depicted hereon. West Street as dedicated on the plat of CHAMBERLAIN ADDITION lies within MNDOT Right of Way Plat No. 07-29 and is not depicted hereon.
- Terms and conditions of City of Mankato Resolution, changing street names, filed December 28, 2010 as Document No. 1108787, (Parcels 3 and 4)
Sibley Parkway as indicated in said resolution, presently located and adjoining the surveyed property is depicted hereon. Patterson Court as indicated in said resolution does not affect the surveyed property and is not depicted hereon.
- Subject to title to and easements in Linder Street and Poplar Street as laid out and fronted.
Linder Street and Poplar Street as presently located and adjoining the surveyed property are depicted hereon.

CERTIFICATION:

To Trellis Co., a Minnesota nonprofit corporation, the City of Mankato, a Minnesota municipal corporation, Guaranty Commercial Title, Inc. and Old Republic National Title Insurance Company.
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6, 7, 10, 11, 12, 13, 14, 15, 16 and 18 of Table A thereof. The fieldwork was completed on April 17, 2025.
Date of Plat or Map: April 21, 2025
Richard A. Terwede
Christopher A. Terwede
Minnesota License No. 53536
ctarwede@terveysurvey.com



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

BENCHMARK
MNDOT RIVER
ELEV=810.78 FT. (NAVD 88)

MINNESOTA DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY PLAT NO. 07-29

ITEM 1
PARCEL 1
MNDOT R/W PLAT NO. 07-29

ITEM 2
PARCEL 2
MNDOT R/W PLAT NO. 07-29

ITEM 3
PARCEL 3
MNDOT R/W PLAT NO. 07-29

ITEM 4
PARCEL 4
MNDOT R/W PLAT NO. 07-29

ITEM 5
PARCEL 5
MNDOT R/W PLAT NO. 07-29

ITEM 6
PARCEL 6
MNDOT R/W PLAT NO. 07-29

ITEM 7
PARCEL 7
MNDOT R/W PLAT NO. 07-29

ITEM 8
PARCEL 8
MNDOT R/W PLAT NO. 07-29

ITEM 9
PARCEL 9
MNDOT R/W PLAT NO. 07-29

ITEM 10
PARCEL 10
MNDOT R/W PLAT NO. 07-29

ITEM 11
PARCEL 11
MNDOT R/W PLAT NO. 07-29

ITEM 12
PARCEL 12
MNDOT R/W PLAT NO. 07-29

ITEM 13
PARCEL 13
MNDOT R/W PLAT NO. 07-29

ITEM 14
PARCEL 14
MNDOT R/W PLAT NO. 07-29

ITEM 15
PARCEL 15
MNDOT R/W PLAT NO. 07-29

ITEM 16
PARCEL 16
MNDOT R/W PLAT NO. 07-29

ITEM 17
PARCEL 17
MNDOT R/W PLAT NO. 07-29

ITEM 18
PARCEL 18
MNDOT R/W PLAT NO. 07-29

ITEM 19
PARCEL 19
MNDOT R/W PLAT NO. 07-29

ITEM 20
PARCEL 20
MNDOT R/W PLAT NO. 07-29

ITEM 21
PARCEL 21
MNDOT R/W PLAT NO. 07-29

ITEM 22
PARCEL 22
MNDOT R/W PLAT NO. 07-29

ITEM 23
PARCEL 23
MNDOT R/W PLAT NO. 07-29

ITEM 24
PARCEL 24
MNDOT R/W PLAT NO. 07-29

ITEM 25
PARCEL 25
MNDOT R/W PLAT NO. 07-29

ITEM 26
PARCEL 26
MNDOT R/W PLAT NO. 07-29

ITEM 27
PARCEL 27
MNDOT R/W PLAT NO. 07-29

ITEM 28
PARCEL 28
MNDOT R/W PLAT NO. 07-29

ITEM 29
PARCEL 29
MNDOT R/W PLAT NO. 07-29

ITEM 30
PARCEL 30
MNDOT R/W PLAT NO. 07-29

ITEM 31
PARCEL 31
MNDOT R/W PLAT NO. 07-29

ITEM 32
PARCEL 32
MNDOT R/W PLAT NO. 07-29

ITEM 33
PARCEL 33
MNDOT R/W PLAT NO. 07-29

ITEM 34
PARCEL 34
MNDOT R/W PLAT NO. 07-29

ITEM 35
PARCEL 35
MNDOT R/W PLAT NO. 07-29

ITEM 36
PARCEL 36
MNDOT R/W PLAT NO. 07-29

ITEM 37
PARCEL 37
MNDOT R/W PLAT NO. 07-29

ITEM 38
PARCEL 38
MNDOT R/W PLAT NO. 07-29

ITEM 39
PARCEL 39
MNDOT R/W PLAT NO. 07-29

ITEM 40
PARCEL 40
MNDOT R/W PLAT NO. 07-29

ITEM 41
PARCEL 41
MNDOT R/W PLAT NO. 07-29

ITEM 42
PARCEL 42
MNDOT R/W PLAT NO. 07-29

ITEM 43
PARCEL 43
MNDOT R/W PLAT NO. 07-29

ITEM 44
PARCEL 44
MNDOT R/W PLAT NO. 07-29

ITEM 45
PARCEL 45
MNDOT R/W PLAT NO. 07-29

ITEM 46
PARCEL 46
MNDOT R/W PLAT NO. 07-29

ITEM 47
PARCEL 47
MNDOT R/W PLAT NO. 07-29

ITEM 48
PARCEL 48
MNDOT R/W PLAT NO. 07-29

ITEM 49
PARCEL 49
MNDOT R/W PLAT NO. 07-29

ITEM 50
PARCEL 50
MNDOT R/W PLAT NO. 07-29

ITEM 51
PARCEL 51
MNDOT R/W PLAT NO. 07-29

ITEM 52
PARCEL 52
MNDOT R/W PLAT NO. 07-29

ITEM 53
PARCEL 53
MNDOT R/W PLAT NO. 07-29

ITEM 54
PARCEL 54
MNDOT R/W PLAT NO. 07-29

ITEM 55
PARCEL 55
MNDOT R/W PLAT NO. 07-29

ITEM 56
PARCEL 56
MNDOT R/W PLAT NO. 07-29

ITEM 57
PARCEL 57
MNDOT R/W PLAT NO. 07-29

ITEM 58
PARCEL 58
MNDOT R/W PLAT NO. 07-29

ITEM 59
PARCEL 59
MNDOT R/W PLAT NO. 07-29

ITEM 60
PARCEL 60
MNDOT R/W PLAT NO. 07-29

ITEM 61
PARCEL 61
MNDOT R/W PLAT NO. 07-29

ITEM 62
PARCEL 62
MNDOT R/W PLAT NO. 07-29

ITEM 63
PARCEL 63
MNDOT R/W PLAT NO. 07-29

ITEM 64
PARCEL 64
MNDOT R/W PLAT NO. 07-29

ITEM 65
PARCEL 65
MNDOT R/W PLAT NO. 07-29

ITEM 66
PARCEL 66
MNDOT R/W PLAT NO. 07-29

ITEM 67
PARCEL 67
MNDOT R/W PLAT NO. 07-29

ITEM 68
PARCEL 68
MNDOT R/W PLAT NO. 07-29

ITEM 69
PARCEL 69
MNDOT R/W PLAT NO. 07-29

ITEM 70
PARCEL 70
MNDOT R/W PLAT NO. 07-29

ITEM 71
PARCEL 71
MNDOT R/W PLAT NO. 07-29

ITEM 72
PARCEL 72
MNDOT R/W PLAT NO. 07-29

ITEM 73
PARCEL 73
MNDOT R/W PLAT NO. 07-29

ITEM 74
PARCEL 74
MNDOT R/W PLAT NO. 07-29

ITEM 75
PARCEL 75
MNDOT R/W PLAT NO. 07-29

ITEM 76
PARCEL 76
MNDOT R/W PLAT NO. 07-29

ITEM 77
PARCEL 77
MNDOT R/W PLAT NO. 07-29

ITEM 78
PARCEL 78
MNDOT R/W PLAT NO. 07-29

ITEM 79
PARCEL 79
MNDOT R/W PLAT NO. 07-29

ITEM 80
PARCEL 80
MNDOT R/W PLAT NO. 07-29

ITEM 81
PARCEL 81
MNDOT R/W PLAT NO. 07-29

ITEM 82
PARCEL 82
MNDOT R/W PLAT NO. 07-29

ITEM 83
PARCEL 83
MNDOT R/W PLAT NO. 07-29

ITEM 84
PARCEL 84
MNDOT R/W PLAT NO. 07-29

ITEM 85
PARCEL 85
MNDOT R/W PLAT NO. 07-29

ITEM 86
PARCEL 86
MNDOT R/W PLAT NO. 07-29

ITEM 87
PARCEL 87
MNDOT R/W PLAT NO. 07-29

ITEM 88
PARCEL 88
MNDOT R/W PLAT NO. 07-29

ITEM 89
PARCEL 89
MNDOT R/W PLAT NO. 07-29

ITEM 90
PARCEL 90
MNDOT R/W PLAT NO. 07-29

ITEM 91
PARCEL 91
MNDOT R/W PLAT NO. 07-29

ITEM 92
PARCEL 92
MNDOT R/W PLAT NO. 07-29

ITEM 93
PARCEL 93
MNDOT R/W PLAT NO. 07-29

ITEM 94
PARCEL 94
MNDOT R/W PLAT NO. 07-29

ITEM 95
PARCEL 95
MNDOT R/W PLAT NO. 07-29

ITEM 96
PARCEL 96
MNDOT R/W PLAT NO. 07-29

ITEM 97
PARCEL 97
MNDOT R/W PLAT NO. 07-29

ITEM 98
PARCEL 98
MNDOT R/W PLAT NO. 07-29

ITEM 99
PARCEL 99
MNDOT R/W PLAT NO. 07-29

ITEM 100
PARCEL 100
MNDOT R/W PLAT NO. 07-29

ITEM 101
PARCEL 101
MNDOT R/W PLAT NO. 07-29

ITEM 102
PARCEL 102
MNDOT R/W PLAT NO. 07-29

ITEM 103
PARCEL 103
MNDOT R/W PLAT NO. 07-29

ITEM 104
PARCEL 104
MNDOT R/W PLAT NO. 07-29

ITEM 105
PARCEL 105
MNDOT R/W PLAT NO. 07-29

ITEM 106
PARCEL 106
MNDOT R/W PLAT NO. 07-29

ITEM 107
PARCEL 107
MNDOT R/W PLAT NO. 07-29

ITEM 108
PARCEL 108
MNDOT R/W PLAT NO. 07-29

ITEM 109
PARCEL 109
MNDOT R/W PLAT NO. 07-29

ITEM 110
PARCEL 110
MNDOT R/W PLAT NO. 07-29

ITEM 111
PARCEL 111
MNDOT R/W PLAT NO. 07-29

ITEM 112
PARCEL 112
MNDOT R/W PLAT NO. 07-29

ITEM 113
PARCEL 113
MNDOT R/W PLAT NO. 07-29

ITEM 114
PARCEL 114
MNDOT R/W PLAT NO. 07-29

ITEM 115
PARCEL 115
MNDOT R/W PLAT NO. 07-29

ITEM 116
PARCEL 116
MNDOT R/W PLAT NO. 07-29

ITEM 117
PARCEL 117
MNDOT R/W PLAT NO. 07-29

ITEM 118
PARCEL 118
MNDOT R/W PLAT NO. 07-29

ITEM 119
PARCEL 119
MNDOT R/W PLAT NO. 07-29

ITEM 120
PARCEL 120
MNDOT R/W PLAT NO. 07-29

ITEM 121
PARCEL 121
MNDOT R/W PLAT NO. 07-29

ITEM 122
PARCEL 122
MNDOT R/W PLAT NO. 07-29

ITEM 123
PARCEL 123
MNDOT R/W PLAT NO. 07-29

ITEM 124
PARCEL 124
MNDOT R/W PLAT NO. 07-29

ITEM 125
PARCEL 125
MNDOT R/W PLAT NO. 07-29

ITEM 126
PARCEL 126
MNDOT R/W PLAT NO. 07-29

ITEM 127
PARCEL 127
MNDOT R/W PLAT NO. 07-29

ITEM 128
PARCEL 128
MNDOT R/W PLAT NO. 07-29

FIELD BOOK	PAGE	FIELDWORK	REVISIONS
CHARTER	82.91	NO. DATE DESCRIPTION	
DRAWN BY:	DL	1 2025/04/23 REVISED TITLE COMMITMENT	
CHECKED BY:	CAT		
FILE NO.	4719		

ALTA/NSPS
LAND TITLE SURVEY

SURVEY FOR:
Trellis Co.

PROPERTY ADDRESS:
102 Poplar Street
Mankato, Minnesota 56001

Egan, Field & Nowak, Inc.
475 Old Highway 8 NW, Suite 200
New Brighton, Minnesota 55112
PHONE: (612) 466-3300
WWW.EFNSURVEY.COM
land surveyors since 1872