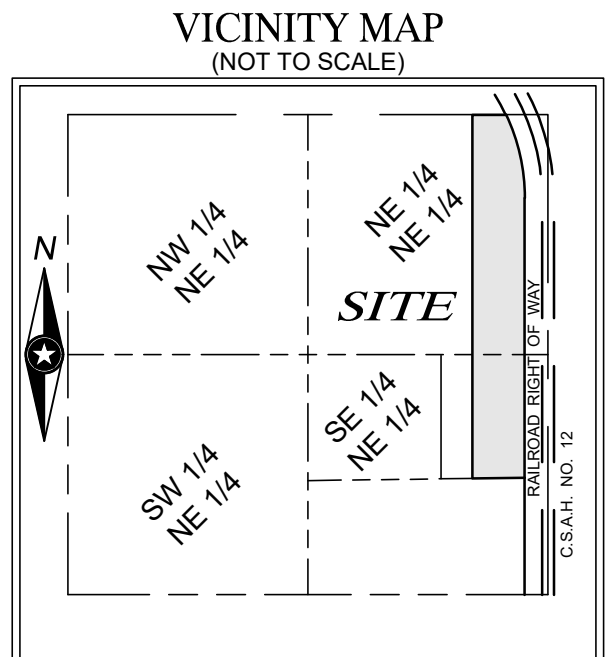
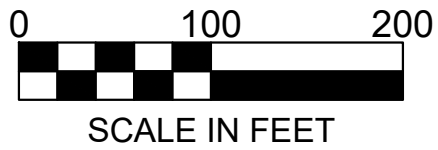
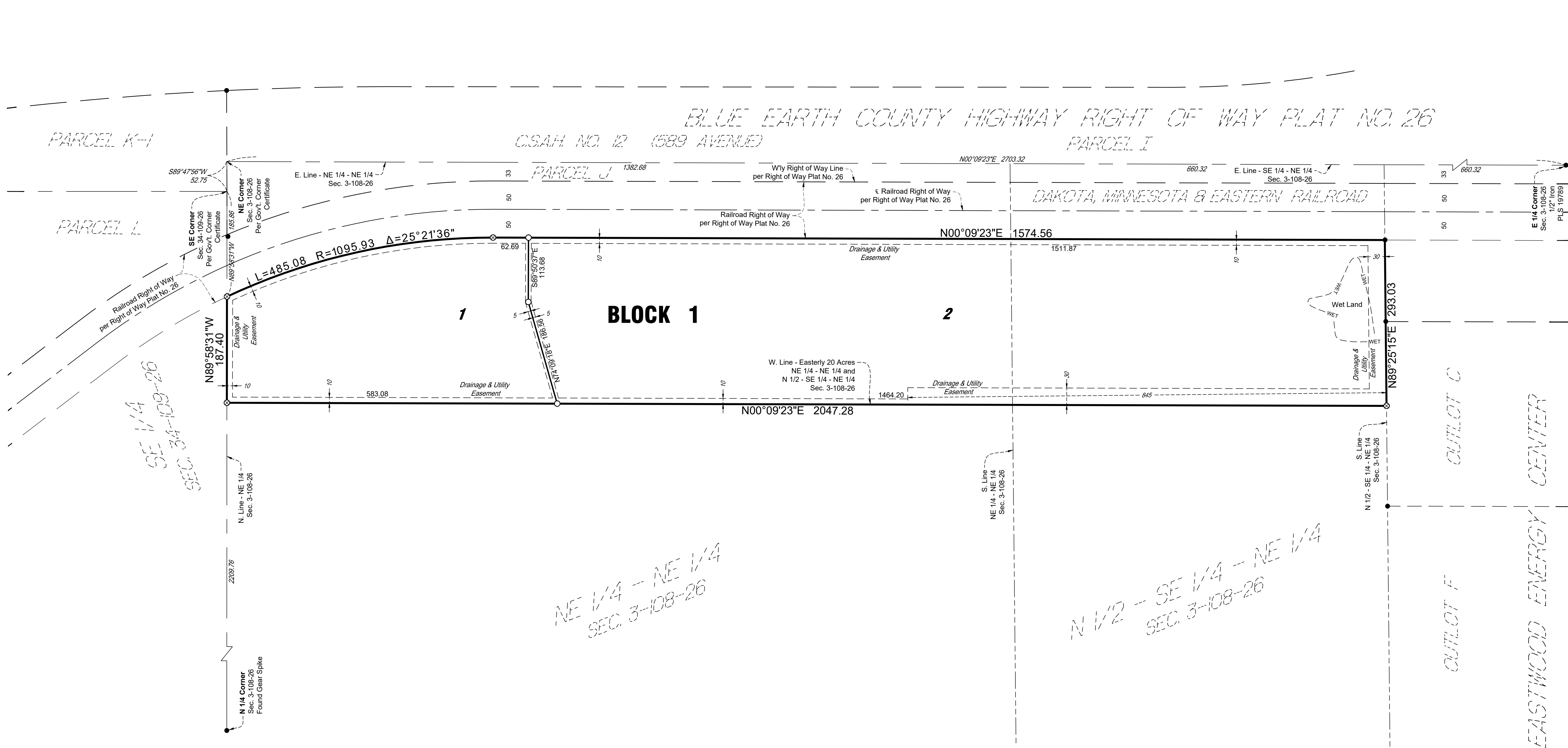


FINAL PLAT FOR REVIEW

# THE STATION



NE 1/4 SEC. 3, TWP. 108, RGE. 26  
Blue Earth County, Minnesota

**BEARING NOTE:**  
The orientation of this bearing system is based on the east line of NE 1/4 of Sec. 3, Twp. 108, Rge 26. Said line bears North 00 degrees 09 minutes 23 seconds East.

## LEGEND

- Iron Monument Found
- ⊗ Indicates 1/2" DIA. x 18" Long Solid Iron Pipe Set With Plastic Cap Marked By ISG, License No. 61565 to be set before time of recording.
- Indicates 1/2" DIA. x 18" Long Solid Iron Pipe Set With Plastic Cap Marked By ISG, License No. 61565 to be set within one year of recording.
- WET --- Wet Land Line

## INSTRUMENT OF DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS: That AJK Mankato Holdings, LLC, a Minnesota limited liability company, owner of the following described property:

That part of the easterly 20 acres of the Northeast Quarter of the Northeast Quarter and the North Half of the Southeast Quarter of the Southeast Quarter, all in Section 3, Township 108, Range 26, Blue Earth County, Minnesota, lying westerly of the railroad right of way.

Has caused the same to be surveyed and platted as **THE STATION** and does hereby dedicate to the public, for public use, the drainage easement as created by this plat.

In witness whereof said AJK Mankato Holdings, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Signed: AJK Mankato Holdings, LLC

Chief Manager

State of \_\_\_\_\_  
County of \_\_\_\_\_

This instrument was acknowledged before me on \_\_\_\_\_, 20\_\_\_\_ by \_\_\_\_\_, Chief Manager, of AJK Mankato Holdings, LLC, a Minnesota limited liability company.

Notary Public \_\_\_\_\_  
My Commission Expires \_\_\_\_\_

## SURVEYOR'S CERTIFICATE

I, Ryan E. Kothoff, do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been or, will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Ryan E. Kothoff, Land Surveyor  
Minnesota License No. 61565

State of Minnesota  
County of Blue Earth

This instrument was acknowledged before me on \_\_\_\_\_, 20\_\_\_\_ by Ryan E. Kothoff, Licensed Land Surveyor.

Kent A. Hays  
Notary Public, Minnesota  
My Commission Expires Jan. 31, 2030

## MANKATO PLANNING COMMISSION

Be it known that on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, the Planning Commission of the City of Mankato did duly review this plat of **THE STATION**.

Chair Person

Secretary

## CITY COUNCIL, CITY OF MANKATO, MINNESOTA

This plat of **THE STATION**, was approved and accepted by the City Council of the City of Mankato, Minnesota at a regular meeting thereof held this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

Mayor

Clerk

## TITLE OPINION

I, \_\_\_\_\_, Licensed Attorney, State of Minnesota, do hereby certify that the owners as indicated hereon represent all ownership interest in the land encompassed by this plat.

Licensed Attorney

## BLUE EARTH COUNTY PROPERTY AND ENVIRONMENTAL RESOURCES

I hereby certify that there are no delinquent taxes and/or delinquent special assessments, that the current taxes have ben paid and that the transfer has been entered on the land described herein on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Blue Earth County Property and Environmental Resources Director

## COUNTY RECORDER, BLUE EARTH COUNTY, MINNESOTA

I hereby certify that this plat of **THE STATION** was filed in the office of the County Recorder for public record on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_M. and was duly filed in Book \_\_\_\_\_ of Plats, page \_\_\_\_\_, as Document No. \_\_\_\_\_.

Blue Earth County, County Recorder

ISG

JOB # 32735 DATE: 7/2/25