

Logan Stenberg

From: Mayers, Charles J <charles.mayers@CenterpointEnergy.com>
Sent: Tuesday, October 14, 2025 6:02 AM
To: Logan Stenberg
Cc: Mayers, Charles J
Subject: RE: [External Email] Vacation Request - 114 Summit Ave Mankato, Mn 56001

Hi Logan,

CenterPoint Energy has no issues or concerns at this time with your Vacation Request - 114 Summit Ave Mankato, Mn 56001. We have no facilities within the vacated area. You are good to go.

Chuck Mayers



Chuck Mayers **SR/WA**
Senior Agent, Right of Way
System Integrity & Operation Support
612-321-5381 w. | 952-334-9180 c.
Charles.mayers@centerpointenergy.com



From: Logan Stenberg <LoganS@apxconstructiongroup.com>
Sent: Monday, October 13, 2025 3:33 PM
Cc: Lars Anderson <landerson@cemstone.com>; Alex Olin <aolin@cemstone.com>
Subject: [External Email] Vacation Request - 114 Summit Ave Mankato, Mn 56001
Importance: High

You don't often get email from logans@apxconstructiongroup.com. [Learn why this is important](#)

All,

Please see the attached easement vacation request. Please review and sign for your respective companies as soon as possible. We are looking for this request returned end of day tomorrow 10/14.

Thank you,

LOGAN STENBERG

PROJECT MANAGER

CEL: 507-316-1444

TEL: 507-387-6836

EXT: 221

FAX: 507-387-1169

STREET/ALLEY VACATION REQUEST

City of Mankato
Intergovernmental Center
10 Civic Center Plaza
Mankato, MN 56001



Address/Location of Property:

114 Summit Ave Mankato, MN 56001

Community Development
Phone: 507.387.8600
Fax: 507.388.7530
www.mankatomn.gov

The City Council, with the assistance of the City Planning Commission, has the exclusive power to vacate or discontinue public streets, alleys, highways, or any portion thereof in the city, and public utility or access easements, but no such vacation or discontinuance shall be granted or ordered by the Council except upon the verified petition, in writing, of one or more of the owners of real property on that portion of such street, alley, or highway proposed to be vacated, or upon the verified petition of the city's Community Development Director. The petition shall state the reason for the vacation and briefly describe the street, alley, highway, or portion thereof, to be vacated.

The petition shall be delivered to the Community Development Director, who will forward it to the City Planning Commission, which will hold a hearing on the request and make a recommendation to the City Council.

It is the responsibility of the applicants to have all utility companies review the request for vacation to determine whether utilities are located in the right-of-way or easement to be vacated. The petition for right-of-way or easement vacation shall be accompanied by this form, along with a map of the proposed vacation, and brought to each utility listed below, to be signed and an indication made as to the presence of utilities. If easements must be retained for utilities or access, the applicant shall submit a drawing and a written description of the easements with this form.

Utility	By	Utilities present within vacation	Check box if easement needed
Alliance Pipeline		Yes ___ No ___	
Benco Electric		Yes ___ No ___	
CenterPoint Energy		Yes ___ No ___	
Charter Communication		Yes ___ No ___	
Consolidated Communications	<i>Jason F. Ladd</i>	Yes ___ No ☒	
Enterprise Products (propane)		Yes ___ No ___	
Greater MN Gas		Yes ___ No ___	
Metronet		Yes ___ No ___	
Kinder Morgan Cochin Pipeline		Yes ___ No ___	
Magellan Pipeline		Yes ___ No ___	
Mankato Public Works		Yes ___ No ___	
Northern Natural Gas		Yes ___ No ___	
Sprint		Yes ___ No ___	
Verizon Wireless		Yes ___ No ___	
Xcel Energy		Yes ___ No ___	
Zayo Group		Yes ___ No ___	

Utility Company Comments: _____

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CenterPoint Energy		Yes ___ No ___	
Charter Communication		Yes ___ No ___	
Consolidated Communications		Yes ___ No ___	
Enterprise Products (propane)		Yes ___ No ___	
Greater MN Gas		Yes ___ No ___	
Metronet		Yes ___ No ___	
Kinder Morgan Cochin Pipeline		Yes ___ No ___	
Magellan Pipeline	HEath Biegler	Yes ___ No <u>x</u>	
Mankato Public Works		Yes ___ No ___	
Northern Natural Gas		Yes ___ No ___	
Sprint		Yes ___ No ___	
Verizon Wireless		Yes ___ No ___	
Xcel Energy		Yes ___ No ___	
Zayo Group		Yes ___ No ___	

Utility Company Comments: _____

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Benco Electric		Yes ___ No ___	
CenterPoint Energy		Yes ___ No ___	
Charter Communication		Yes ___ No ___	
Consolidated Communications		Yes ___ No ___	
Enterprise Products (propane)	<i>D. Nicholson</i>	Yes ___ No <u>X</u>	
Greater MN Gas		Yes ___ No ___	
Metronet		Yes ___ No ___	
Kinder Morgan Cochin Pipeline		Yes ___ No ___	
Magellan Pipeline		Yes ___ No ___	
Mankato Public Works		Yes ___ No ___	
Northern Natural Gas		Yes ___ No ___	
Sprint		Yes ___ No ___	
Verizon Wireless		Yes ___ No ___	
Xcel Energy		Yes ___ No ___	
Zayo Group		Yes ___ No ___	

Utility Company Comments: *Enterprise is clear. Any questions, please let me know. Thanks, Nick 651-295-0960*

D. Nick Nicholson - 651-295-0960

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Alliance Pipeline		Yes ___ No ___	
Benco Electric		Yes ___ No ___	
CenterPoint Energy		Yes ___ No ___	
Charter Communication	<i>CSDC BRANDON</i>	Yes ___ No <u>X</u>	
Consolidated Communications		Yes ___ No ___	
Enterprise Products (propane)		Yes ___ No ___	
Greater MN Gas		Yes ___ No ___	
Metronet		Yes ___ No ___	
Kinder Morgan Cochin Pipeline		Yes ___ No ___	
Magellan Pipeline		Yes ___ No ___	
Mankato Public Works		Yes ___ No ___	
Northern Natural Gas		Yes ___ No ___	
Sprint		Yes ___ No ___	
Verizon Wireless		Yes ___ No ___	
Xcel Energy		Yes ___ No ___	
Zayo Group		Yes ___ No ___	

Utility Company Comments: NO UTILITIES IN EASEMENT REQUESTED.

UTILITY COMPANY CONTACTS

Steven Senger - Zayo Group

5005 Cheshire Parking North, STE 1
Minneapolis, MN 55446-3719
Phone: 612.210.8036
steven.senger@zayo.com

Randy Phillips - Alliance Pipeline

7701 France Ave S, Suite 600
Edina, MN 55435
Phone: 612-597-9616
Randall.phillips@enbridge.com

Tim Braulick - Benco Electric Cooperative

20946 549th Avenue, PO Box 8
Mankato, MN 56001
Phone: 507.387.7963 Fax: 507.387.6254
timb@benco.coop

Charles Mayer - Center Point Energy

2400 N. Riverfront Drive
Mankato, MN 56001
Phone: 612.321.5381
charles.mayers@centerpointenergy.com

Brian Oviatt - Charter Communications

101 Pauley Way,
Mankato, MN 56001
Phone: 507.469.0256
Brian.oviatt@charter.com

Nick Nicholson - Enterprise Products (propane)

10825 Courthouse Blvd. E.
Inver Grove Heights, MN 55077
Phone: 651-453-5302 Fax: 651-453-5310
ddnicholson@eprod.com

Nikki Kupser - Greater Minnesota Gas

1900 Cardinal Drive
Fairbault, MN 55021
Phone: 888.931.3411 Fax: 507.934.6675
nkupser@greatermngas.com

Lori Kemper - Metronet

3701 Communications Way
Evansville, IN 47715
Phone: 812.213.1050
Lori.kemper@metronet.com

Jason Fladland - Consolidated Communications

2730 3rd Ave, PO Box 3288
Mankato, MN 56002-3248
Phone: 507.386.3597
Jason.Fladland@consolidated.com

Stephen Urban - Kinder Morgan Cochin Pipeline

PO Box 39
Eagle Lake, MN 56024
Phone: 507.625.1411 Fax: 507.625.4494
Stephen_urban@kindermorgan.com

Heath Biegler - Magellan Pipeline

2728 Paton Rd.
St. Paul, MN 55113
Phone: 612-723-0107
Heath.biegler@magellanlp.com

Rod Nelson - Northern Natural Gas Company

1186 State Highway 263
Welcome, MN 56181
Phone: 402.530.2451 Cell: 507.226.6848
Fax: 402.530.2484
Rod.nelson@nngco.com

Karl Nelson - Sprint

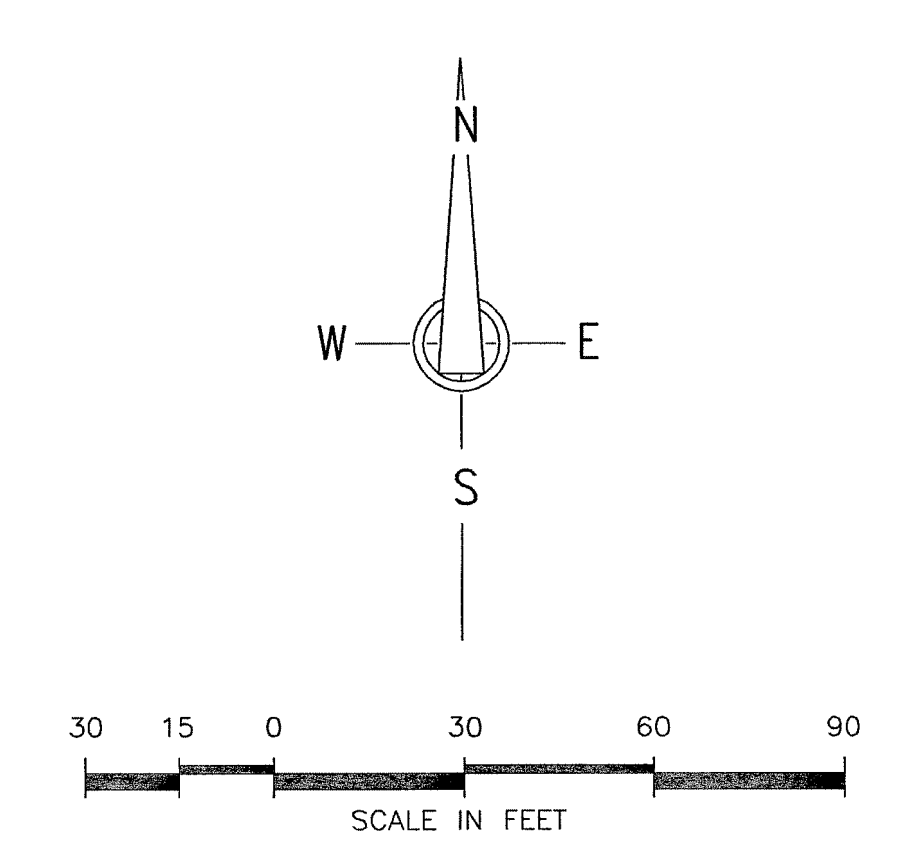
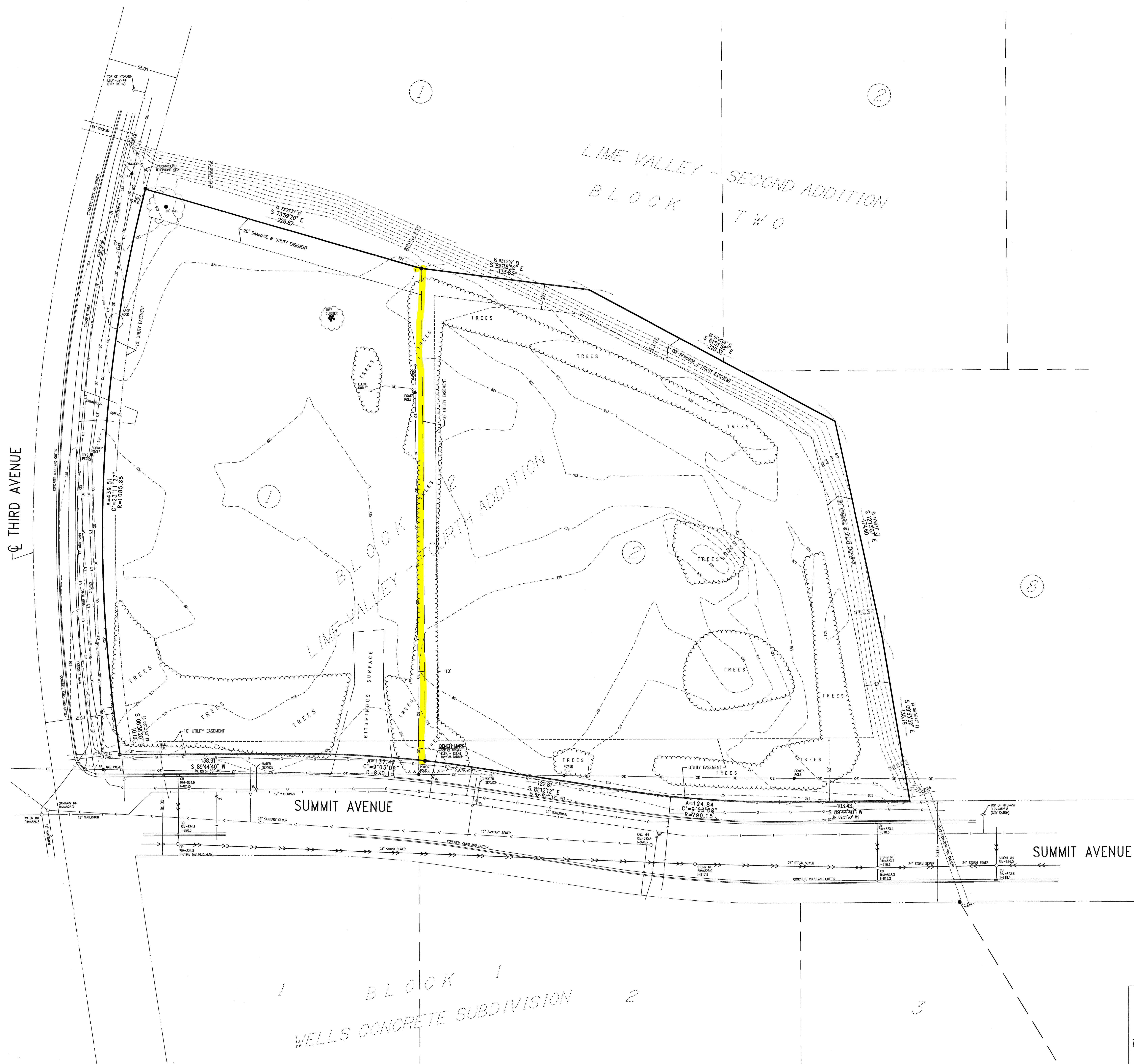
465 Kim Lane
Owatonna, MN 55060
Phone: 507.451.8097 Cell: 507.363.9513
Fax: 507.451.4475
Karl.nelson@sprint.com

Robert Clements - Verizon Wireless

100 Warren Street Suite 300
Mankato, MN 56001
Phone: 507.385.3133
Robert.clements@verizonwireless.com

Lawrence Novak - Xcel Energy

210 Lime Street
PO Box 1090
Mankato, MN 56002
Phone: 507.387.9612
Fax: 507.387.9604
Lawrence.j.novak@xcelenergy.com



- INDICATES 1/2" DIA. X 20' LONG IRON PIPE SET WITH PLASTIC CAP MARKED BY LICENSE NO. 46564.
- INDICATES IRON PIPE MONUMENTS FOUND.

LEGEND		
SM	INDICATES	SANITARY
DN	INDICATES	DRAINAGE
WH	INDICATES	WATER MAIN
CONC	INDICATES	CONCRETE
MON	INDICATES	MONUMENT
ELEV	INDICATES	ELEVATION
TELE	INDICATES	TELEPHONE
PP	INDICATES	POWER POLE
SQ.FT.	INDICATES	SQUARE FEET
WV	INDICATES	WATER VALVE
CB	INDICATES	CATCH BASIN
APPROX.	INDICATES	APPROXIMATE
RM	INDICATES	RING ELEVATION
I	INDICATES	INVERT ELEVATION
TELEPED.	INDICATES	TELEPHONE PEDESTAL

NOTES

SANITARY, SEWER, WATERMAIN, AND STORM SEWER INFORMATION OBTAINED FROM MANKATO CITY ENGINEERING DEPARTMENT.

ELECTRICAL INFORMATION OBTAINED FROM XCEL ENERGY.

TELEPHONE INFORMATION OBTAINED FROM HOKORY TECH.

GAS INFORMATION OBTAINED FROM CENTERPOINT ENERGY MINNESOTA.

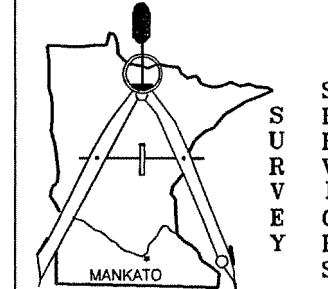
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

UTILITIES WERE LOCATED FROM MARKS PLACED BY UTILITY COMPANIES NOTIFIED BY THE GOPHER STATE ONE-CALL CALL MADE BY CLIENT.

BASIS OF BEARINGS
(MINNESOTA COUNTY COORDINATE SYSTEM - BLUE EARTH COUNTY ZONE - HARN NAD83 - 1996)
INDICATES LIME VALLEY - FOURTH ADDITION BEARING DATUM

I hereby certify that this survey, plan, specification, 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.

Signature: *Warren P. Smith*
Print Name: WARREN P. SMITH
Date: 4/28/16 License No. 14701



MINNESOTA SURVEYORS ASSOCIATION
151 ST. ANDREWS COURT
SUITE 400
MANKATO, MN. 56001
PHONE: 507-345-1003

TOPOGRAPHIC SITE PLAN
MANKATO, MINNESOTA

**LOTS 1 & 2, BLOCK 2,
LIME VALLEY - FOURTH ADDITION**

FOR: CEMSTONE

DATE: APRIL, 2016

SCALE: 1"=30'

F.B.: FILE 16106

