



SNELL ADDITION

EXISTING LEGAL DESCRIPTION:
(per Document No. 535CR492)

Lots Three (3), Four (4) and Five (5), Block One (1), Menard Addition to the City of Mankato, according to the recorded plat thereof, Blue Earth County, Minnesota

EXCEPT

That part of Lot 5, Block 1, Menard Addition, according to the recorded plat thereof, City of Mankato, Blue Earth County, Minnesota, described as:

Beginning at the Southeast corner of said Lot 5; thence South 89 degrees 26 minutes 30 seconds West along the south line of said Lot 5, a distance of 46.49 feet; thence North 39 degrees 44 minutes 22 seconds East, a distance of 60.17 feet to the easterly line of said Lot 5; thence southerly a distance of 46.53 feet along a nontangential curve to the right having a radius of 440.74 feet, a central angle of 6 degrees 02 minutes 57 seconds and a 46.51 foot chord which bears South 9 degrees 55 minutes 50 seconds East to the point of beginning.

OWNERS / DEVELOPERS:

Snell Real Estate, LLC
1900 Madison Avenue
Mankato, MN 56001

SURVEYOR:

ISG
115 E. Hickory Street Suite 300
Mankato, MN 56001
(507)-387-6651

AREA TABLE:

Lot 1, Block 1 = 398,725 sq. ft. - 9.15 acres
Lot 2, Block 1 = 46,687 sq. ft. - 1.07 acres
Total = 445,412 sq. ft. - 10.23 acres

EXISTING PROPERTY:

ZONED: B-3 HIGHWAY BUSINESS DISTRICT

BUILDING SETBACKS

Front - 15 feet
Side - 3 feet hard surfaces/6 feet for building
Rear - 3 feet hard surfaces/6 feet for building
Corner - 15 feet (same as front)

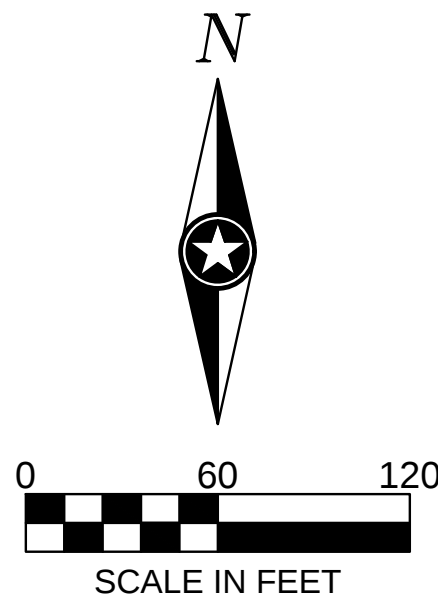
FLOOD ZONE:

The surveyed premises shown on this survey map is in Flood Zone X, according to Flood Insurance Rate Map Community Panel No. 27013C0115F, published by the Federal Emergency Management Agency, effective date February 22, 2024.

PARKING REQUIREMENTS:

(Striped Stalls)

	Required	Provided
Lot 1, Block 1:	162 regular 6 Handicapped	223 Regular 6 Handicapped
Lot 2, Block 1:	6 regular 1 Handicapped 3 stacking	18 Regular 1 Handicapped 3 stacking



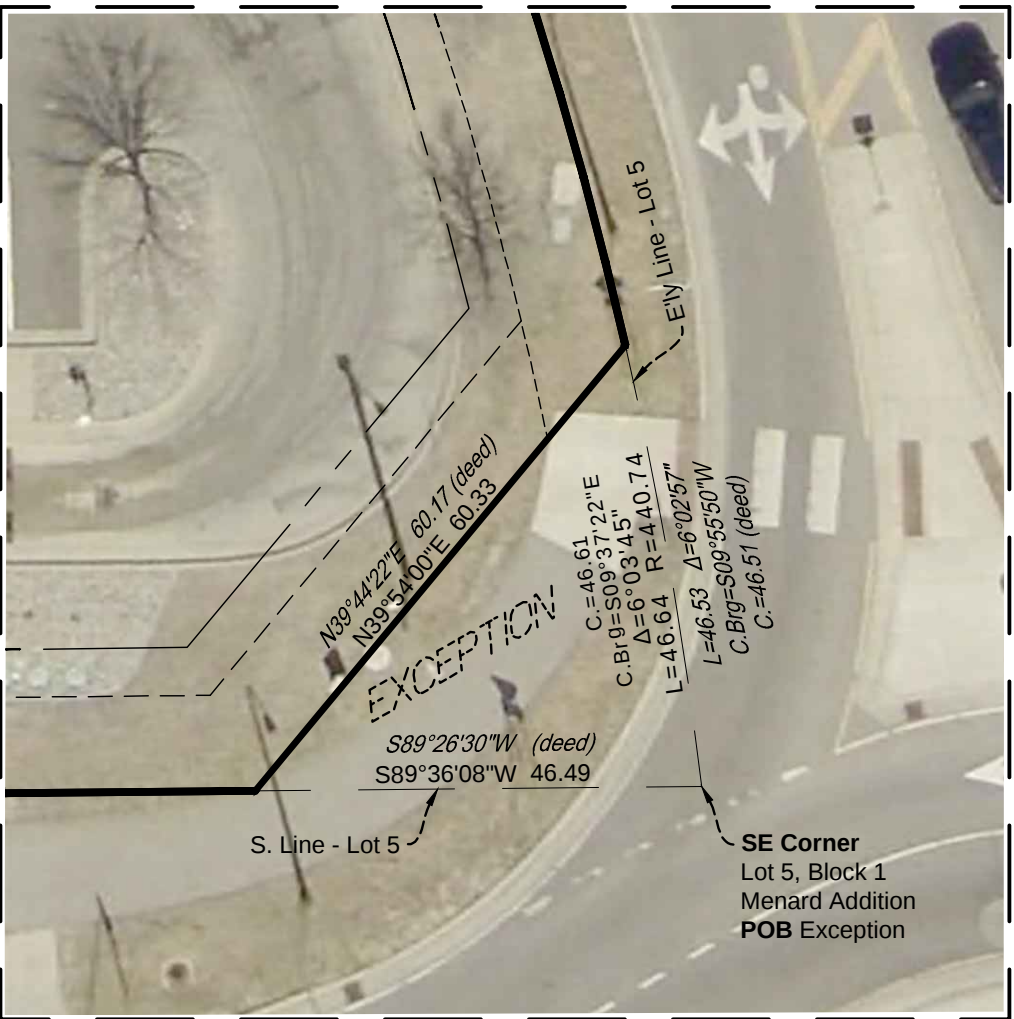
Orientation of this bearing system is based upon the plat of Menard Addition.

LEGEND

- Iron Monument Found

DETAIL

1"=20'



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.

RYAN E. KOTTHOFF

DATE 2/24/26 LIC. NO. 61565

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PROJECT

SNELL
MOTORS

MANKATO MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	26-33975
FILE NAME	33975 PPLAT
DRAWN BY	JW
DESIGNED BY	---
REVIEWED BY	---
ORIGINAL ISSUE DATE	2/24/26
CLIENT PROJECT NO.	-

TITLE

PRELIMINARY
PLAT

SHEET

1

OF 2