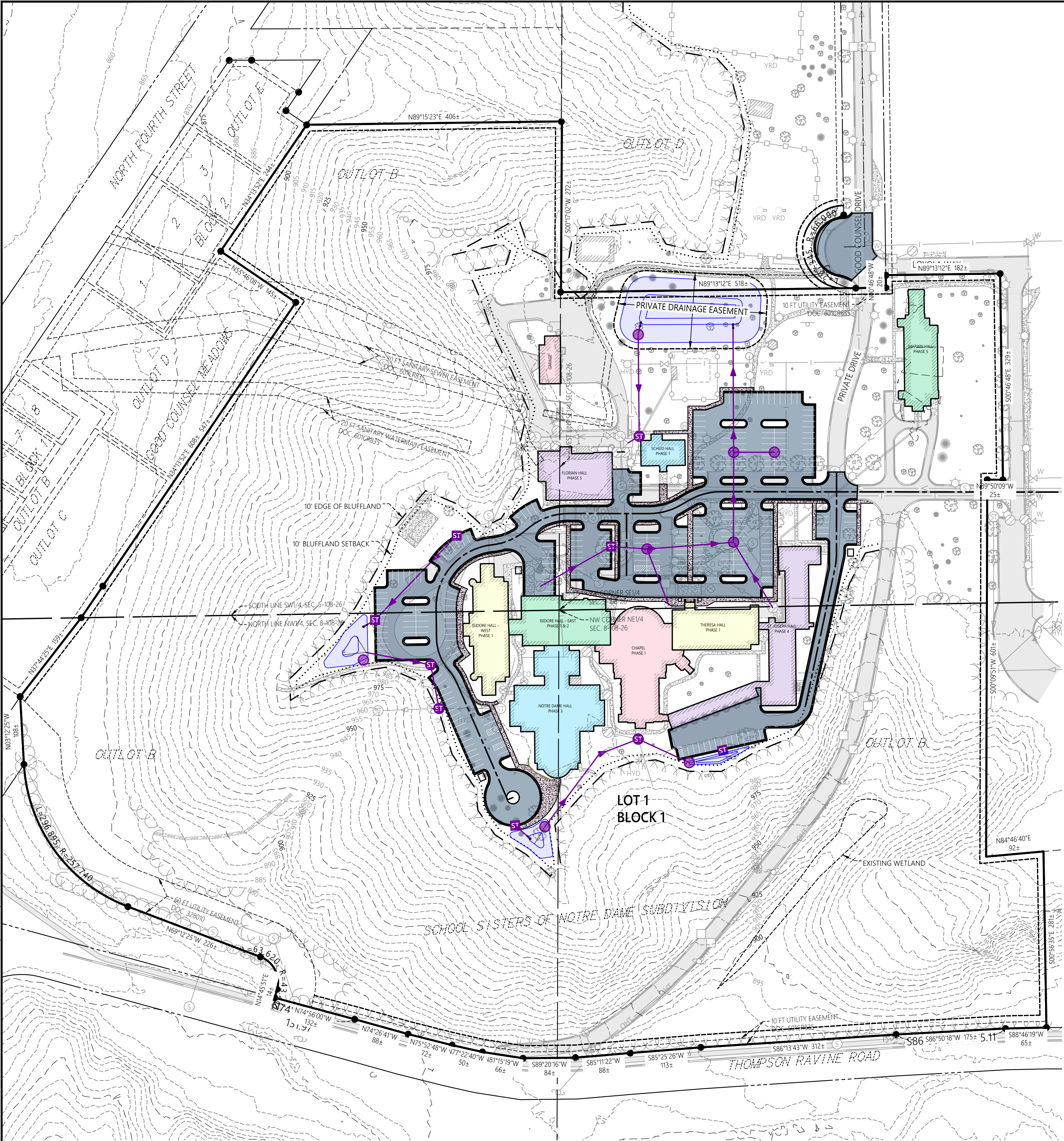


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# GOOD COUNSEL HILL

## SEC. 5 & 8, TWN. 108, RGE. 26

### EXISTING LEGEND

|                               |                                   |
|-------------------------------|-----------------------------------|
| SECTION LINE                  | GUY WIRE ANCHOR                   |
| EASEMENT LINE                 | SIGN - SINGLE                     |
| DEEDED LOT LINE(S)            | FENCE - CHAINLINK                 |
| PLATTED LOT LINE(S)           | TELECOM MANHOLE                   |
| SUBJECT TRACT(S) BOUNDARY     | TELECOM PEDESTAL                  |
| SUBJECT TRACT SETBACK LINE(S) | FOC UNDERGROUND FIBER OPTIC CABLE |
| MAJOR CONTOURS (WITH LABEL)   | UGT UNDERGROUND TELEPHONE CABLE   |
| MINOR CONTOURS (WITH LABEL)   | LIGHT POLE                        |
| TREE - CONIFER                | MANHOLE                           |
| TREE - DECIDUOUS              | PEDESTAL                          |
| EDGE OF WOODS                 | ELECTRIC POLE                     |
| BITUMINOUS PAVEMENT           | TRANSFORMER                       |
| CONCRETE PAVEMENT             | OHE OVERHEAD ELECTRIC WIRE        |

### PROPOSED LEGEND

|                               |                     |
|-------------------------------|---------------------|
| UGE UNDERGROUND ELECTRIC WIRE | BITUMINOUS PAVEMENT |
| GAS NATURAL GAS MAIN PIPE     | CONCRETE PAVEMENT   |
| MANHOLE                       | CURB & GUTTER       |
| SANITARY MAIN PIPE            | MANHOLE             |
| CATCH BASIN                   | GRAVITY MAIN PIPE   |
| INLET STRUCTURE               | SERVICE PIPE        |
| MANHOLE                       | MANHOLE             |
| STORM MAIN PIPE               | GRAVITY MAIN PIPE   |
| HYDRANT                       | HYDRANT             |
| MANHOLE                       | WATER MAIN VALVE    |
| WATER MAIN VALVE              | WATER MAIN PIPE     |
| WATER MAIN PIPE               | WATER SERVICE PIPE  |
| BLUFFLAND LINE                | MAJOR CONTOURS      |
|                               | MINOR CONTOURS      |

### PRELIMINARY PLAT NOTES

#### OWNER/DEVELOPER

GC Mankato Hill LLC  
140 Homestead Road  
Mankato, MN 56001  
(507) 836-1608

#### LAND SURVEYOR

Widseth  
3777 40th Ave. NW Suite 200  
Rochester, MN 55901  
(507) 292-8743

#### WETLAND SPECIALIST

Bolton & Menk  
1960 Premier Drive  
Mankato, MN 56001  
(507) 625-4171

#### PROPERTY LEGAL DESCRIPTION

Outlot B, SCHOOL SISTERS OF NOTRE DAME SUBDIVISION, according to the plat thereof on file at the County Recorder's Office, Blue Earth County, Minnesota;

EXCEPT

That part of Good Counsel Meadows, according to the plat thereof on file at said County Recorder's Office described as follows:

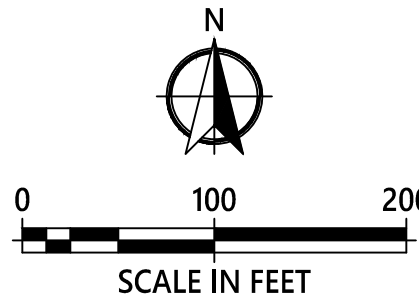
Beginning at the most southerly corner of Outlot C, said GOOD COUNSEL MEADOWS; thence on an assumed bearing of North 55 degrees 42 minutes 25 seconds West, along the southwesterly line of said GOOD COUNSEL MEADOWS, a distance of 215.53 feet; thence North 89 degrees 05 minutes 18 seconds East 275.49 feet to the southeasterly line of said GOOD COUNSEL MEADOWS; thence South 37 degrees 44 minutes 24 seconds West along said southeasterly line a distance of 159.11 feet to the point of beginning.

### SURVEY NOTES

- Orientation of this bearing system is based on Blue Earth County Coordinate System; NAD83, 2011 Adjustment.
- Benchmark: TNH of hydrant 110 ft due south of cul-de-sac bell of Good Counsel Dr.
- The E911 address of the subject property is: 170 Good Counsel Dr, Mankato.
- Property Identification Number: Part of R01.09.05.379.005, R01.09.08.201.007
- Total Acreage: 1,769,649 sq.ft. or 40.63 acres.
- Contours shown are 1 foot contours, NAVD88 Datum.
- There is a wetland on the subject property according to the Wetland Delineation completed by Eva Douma, Bolton and Menk, Certified Wetland Delineator No. 1342, on October 6, 2021.
- According to FEMA Flood Insurance Rate Map No. 27013C0115F, effective date February 22, 2024 the property is within Zone X (Area of Minimal Flood Hazard).
- The property is zoned R-2 One & Two Family Dwelling per City of Mankato zoning map. Building setback distances are:
  - Front Yard: 20 feet
  - Side Yard: 5 feet
  - Rear Yard: 10 feet
- ALTA Commitment for Title Insurance issued By Stewart Title Guaranty Company, File No: 01040-25333a, Third Revision; Commitment Date - 07/22/2025
- The underground utilities shown on this survey are according to observed evidence and Gopher One, Ticket No. 252062459 together with plans. Widseth assumes no responsibility for the completeness and accuracy of these locations. Further locations and verifications are recommended before any construction or excavation.
- The fieldwork was completed on January 6, 2026.

ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE <COUNTY> COUNTY COORDINATE DATABASE; NAD83

- DENOTES FOUND IRON MONUMENT
- DENOTES 1/2 INCH DIAMETER BY 18 INCH LONG IRON PIPE SET AND MARKED BY RLS #<NUMBER>



**WIDSETH**  
ARCHITECTS • ENGINEERS • SCIENTISTS • SURVEYORS

DRAWN BY:  
RSH  
CHECKED BY:  
CNB

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA

NOT FOR CONSTRUCTION

CRAIG N. BRITTON

LIC. NO.: 44228

DATE: 03/24/2026

| DATE | AMENDMENT DESCRIPTION |
|------|-----------------------|
|      |                       |
|      |                       |
|      |                       |

PREPARED FOR:

GOOD COUNSEL HILL

PRELIMINARY PLAT

PROJECT #: 2025-10591