

SNELL

HAEFNER
DRIVE

Lot 1
E. Line

Lot 2
E. Line

NE Corner
Lot 2
POB
S27°51'56"E 15.01
S27°51'56"E 15.01

N00°23'52"W 30.00

N89°36'08"E 206.75

N59°53'19"E 81.61

S59°53'19"W 88.39

S89°36'08"W 214.70

Proposed Access
Easement

N. Line - Lot 2

BLOCK 1

2

ADDITION

MADISON AVENUE

REC HIGHWAY ROW PLAT NO 22

PROPOSED ACCESS EASEMENT:

An easement for access purposes over and across all that part of Lots 1 and 2, Block 1, Snell Addition, according to the recorded plat thereof, City of Mankato, Blue Earth County, Minnesota, described as follows:

Beginning at the northeast corner of said Lot 2; thence South 27 degrees 51 minutes 56 seconds East (assumed bearing) on the east line of said Lot 2, a distance of 15.01 feet; thence South 59 degrees 53 minutes 19 seconds West, 88.39 feet; thence South 89 degrees 36 minutes 08 seconds West, 214.70 feet; thence North 00 degrees 23 minutes 52 seconds West, 30.00 feet; thence North 89 degrees 36 minutes 08 seconds East, 206.75 feet; thence North 59 degrees 53 minutes 19 seconds East, 81.61 feet to the east line of said Lot 1; thence South 27 degrees 51 minutes 56 seconds East on said east line, 15.01 feet to the point of beginning.

AREA TABLE

Proposed Easement: 8,872 sq. ft.

NOTES:

1. This survey does not purport to show land ownership or all easements or encumbrances that affect the described property.
2. Orientation of this bearing system is based upon the plat of Snell Addition.

ISG

I HEREBY CERTIFY THAT THIS SURVEY, PLAN, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A FULLY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

Ryan E. Kothhoff
DATE 4/3/26 LIC. NO. 81565

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PROJECT

**SNELL
MOTORS**

MANKATO MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

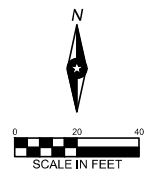
PROJECT NO. 06-19975
CAD FILE NAME 53975 EASE
DRAWN BY KH
DESIGNED BY --
REVIEWED BY --
ORIGINAL ISSUE DATE 4/3/26
CLIENT PROJECT NO. -

TITLE

**SKETCH OF
DESCRIPTION**

SHEET

1 OF 1





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PROJECT

**SNELL
MOTORS**

MANKATO MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO. 26-19975
CAD FILE NAME 33975 EASE
DRAWN BY KH
DESIGNED BY —
REVIEWED BY —
ORIGINAL ISSUE DATE 4/3/26
CLIENT PROJECT NO. —

TITLE

**SKETCH OF
DESCRIPTION**

SHEET