

FINAL PLAT FOR REVIEW

SNELL ADDITION

INSTRUMENT OF DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS: That Snell Real Estate, LLC, a Minnesota limited liability company, owner of the following described property:

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 80 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 440.76 feet, a central angle of 6 degrees 32 minutes 57 seconds and a 46.51 foot chord which bears South 9 degrees 55 minutes 50 seconds East to the point of beginning.

Has caused the same to be surveyed and platted as **SNELL ADDITION** and does hereby dedicate to the public, for public use, the drainage and utility easements as created by this plat.

In witness whereof said Snell Real Estate, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this ____ day of ____, 20__.

Signed: Snell Real Estate, LLC

State of _____

County of _____

This instrument was acknowledged before me on ____ day of ____, 20__, by _____ of Snell Real Estate, LLC, a Minnesota limited liability company.

____ (sign)

____ (print)

Notary Public _____

My Commission Expires _____

SURVEYOR'S CERTIFICATE

I, Ryan E. Kothhoff, 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. Kothhoff, Licensed Land Surveyor
Minnesota License No. 61565

State of Minnesota
County of Blue Earth

This instrument was acknowledged before me on ____ day of ____, 20__, by Ryan E. Kothhoff, 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 **SNELL ADDITION**.

Chair Person _____

Secretary _____

CITY COUNCIL, CITY OF MANKATO, MINNESOTA

This plat of **SNELL ADDITION**, 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, Kimberly A. Litorovich, 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.

Kimberly A. Litorovich, 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 been paid and that the transfer has been entered on the land described herein on the ____ day of ____, 20__.

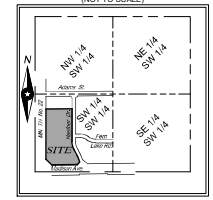
Blue Earth County Property and Environmental Resources Director

COUNTY RECORDER, BLUE EARTH COUNTY, MINNESOTA

I hereby certify that this plat of **SNELL ADDITION** 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. ____.

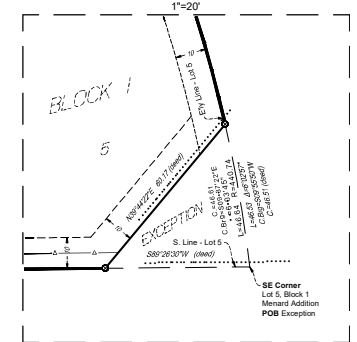
Blue Earth County, County Recorder

VICINITY MAP (NOT TO SCALE)



SW 1/4 SEC. 10, TWP. 108, RGE. 26
Blue Earth County, Minnesota

DETAIL



LEGEND

- Iron Monument Found
- Indicates 1/2" Dia. Iron Monument Set With Plastic Cap Marked By ISG, PLS No. 61565 to be set before time of recording
- Indicates 1/2" Dia. Iron Monument Set With Plastic Cap Marked By ISG, PLS No. 61565
- Indicates Mag Nail Set
- Access Control Line

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

ISG

JOB # 33979 DATE 4/2/25