

HINIKER PARKWAY SUBDIVISION

EXISTING LEGAL DESCRIPTION:
(per client)

Lot 2, Block 1, Hiniker Pond Park, City of Mankato, Blue Earth County, Minnesota.

AND

Outlots A, B and C, Axis, City of Mankato, Blue Earth County, Minnesota.

AND

That part of Government Lot Two (2), Section 1, Township 108 North, Range 27 West, described as follows: Commencing at the northeast corner of Government Lot Two (2) then South 00 degrees 2 minutes 28 seconds East along the east line of Government Lot Two (2), a distance of 1159.22 feet to the point of beginning; thence due West 415 feet; thence due South 2 feet more or less to the Northernly boundary of Butterworth Street; thence easterly along the Northernly boundary of Butterworth Street, a distance of approximately 415 feet more or less to a point directly south of the point of beginning; thence northerly approximately 8.2 feet more or less to the point of beginning.

AND

All that part of Government Lot 2 in Section 1, Township 108 North, Range 27 West, described as:
Commencing at a found iron pipe monument designating the Northeast Corner of Government Lot 2; thence South 88 degrees 46 minutes 20 seconds West (assumed bearing along the north line of Government Lot 2), a distance of 813.93 feet; thence South 01 degrees 13 minutes 40 seconds East, 182.13 feet; thence continuing South 01 degrees 13 minutes 40 seconds East, 17.87 feet; thence North 88 degrees 46 minutes 20 seconds East and parallel with the north line of Government Lot 2, a distance of 64.00 feet to the point of beginning of the tract to be described; thence South 74 degrees 40 minutes 42 seconds East, 90.04 feet; thence North 01 degrees 13 minutes 40 seconds West, 26.71 feet; thence South 88 degrees 46 minutes 20 seconds West and parallel with the north line of Government Lot 2, a distance of 89.86 feet to the point of beginning.

BENCHMARK:
Top nut fire hydrant located on south side of West Lind Street, 75± west of Range Street. Elev=769.79 (NAVD88)

FLOOD ZONE:
The surveyed premises shown on this survey map is in Flood Zone X (areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood), according to Flood Insurance Rate Map Community Panel Nos. 27013C0084F & 27013C0092F, published by the Federal Emergency Management Agency, effective date February 22, 2024.

NOTES:

- Orientation of this bearing system is based upon the plat of Axis.
- Proposed site improvements are shown in orange on this sheet.

The main map shows the Hiniker Parkway Subdivision. It includes Block 1, Lot 1, and various streets such as West Lind Street, Range Street, and Hiniker Parkway. The map also shows the Hiniker Pond and the Hiniker Parkway. The map is divided into several sections, each with its own set of bearings and distances. The map is oriented with North at the top. The map is a detailed survey map showing the boundaries of the subdivision and the locations of various landmarks.

DETAIL A
1"=40'

DETAIL B
1"=50'

DETAIL C
1"=40'

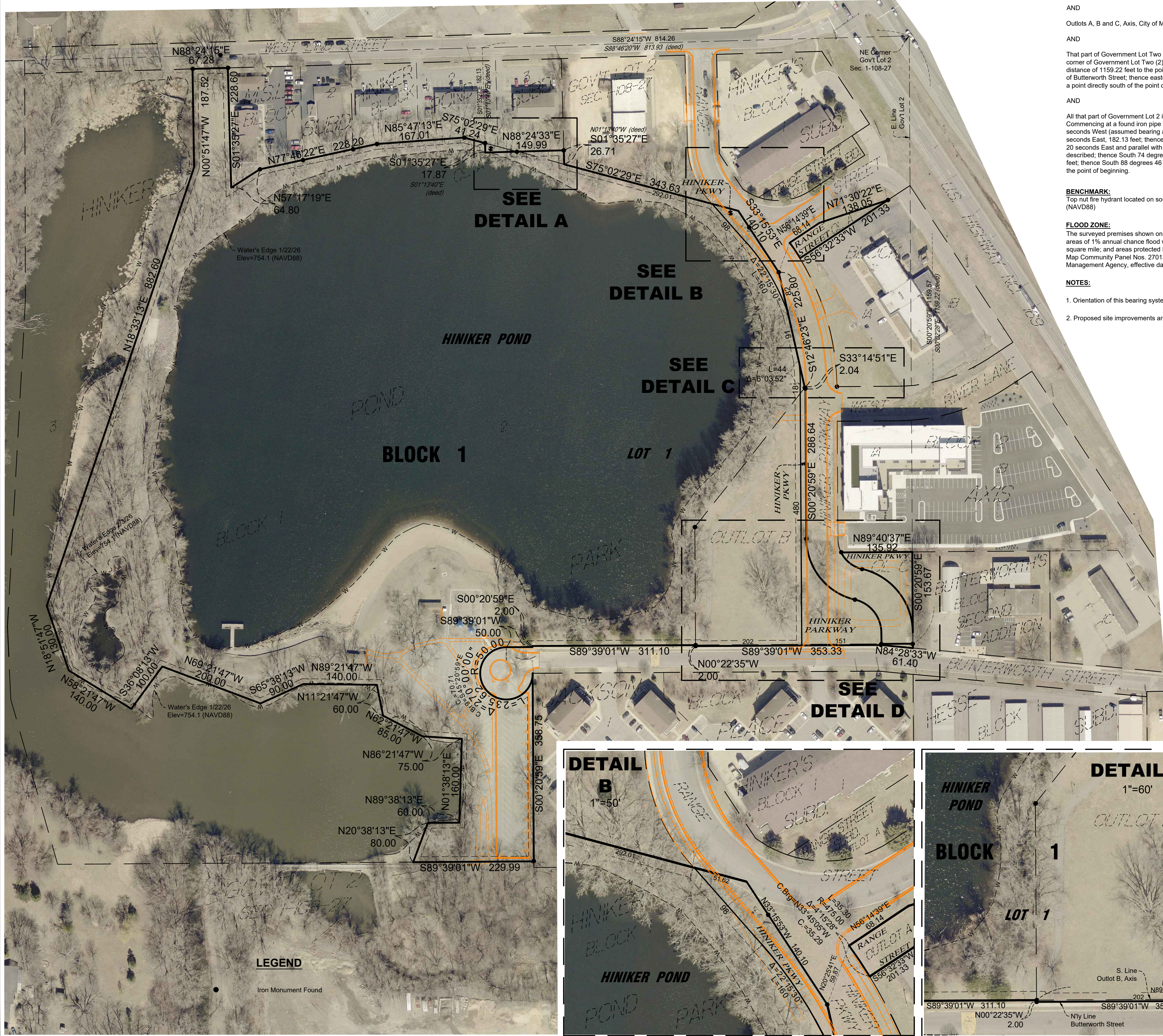
DETAIL D
1"=60'

LEGEND

- Iron Monument Found

OF 3

HINIKER PARKWAY SUBDIVISION



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BENCHMARK:

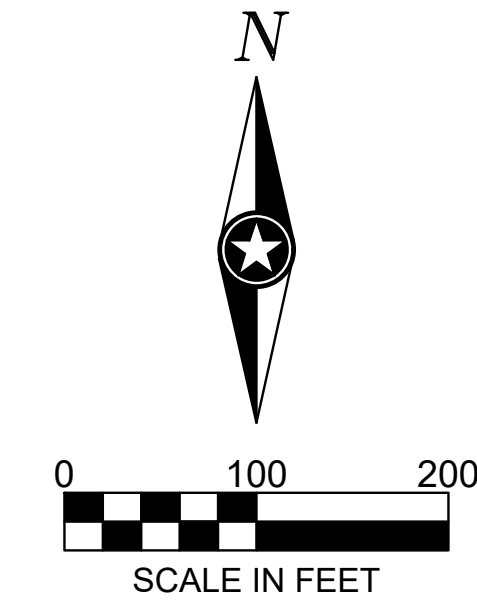
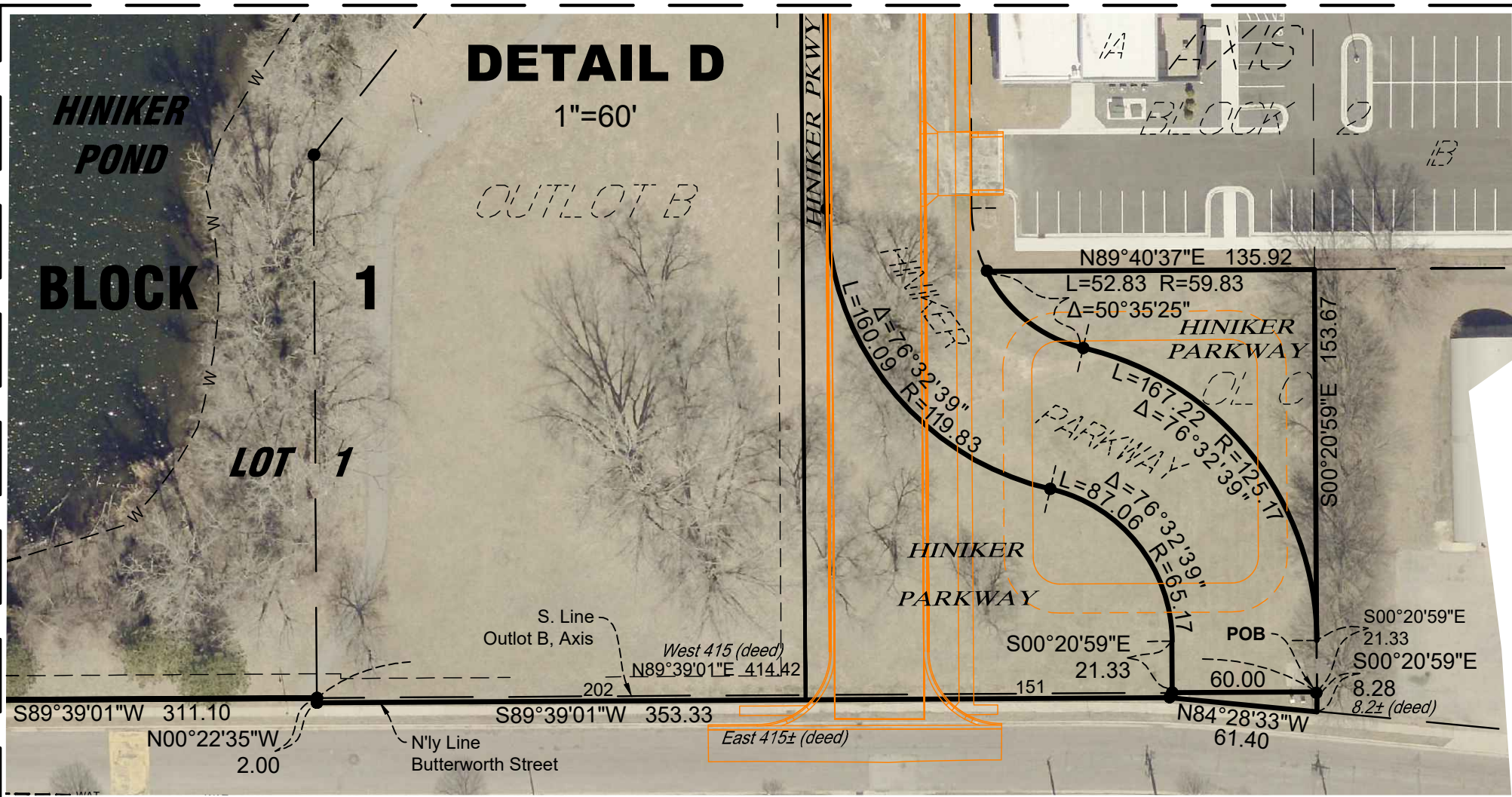
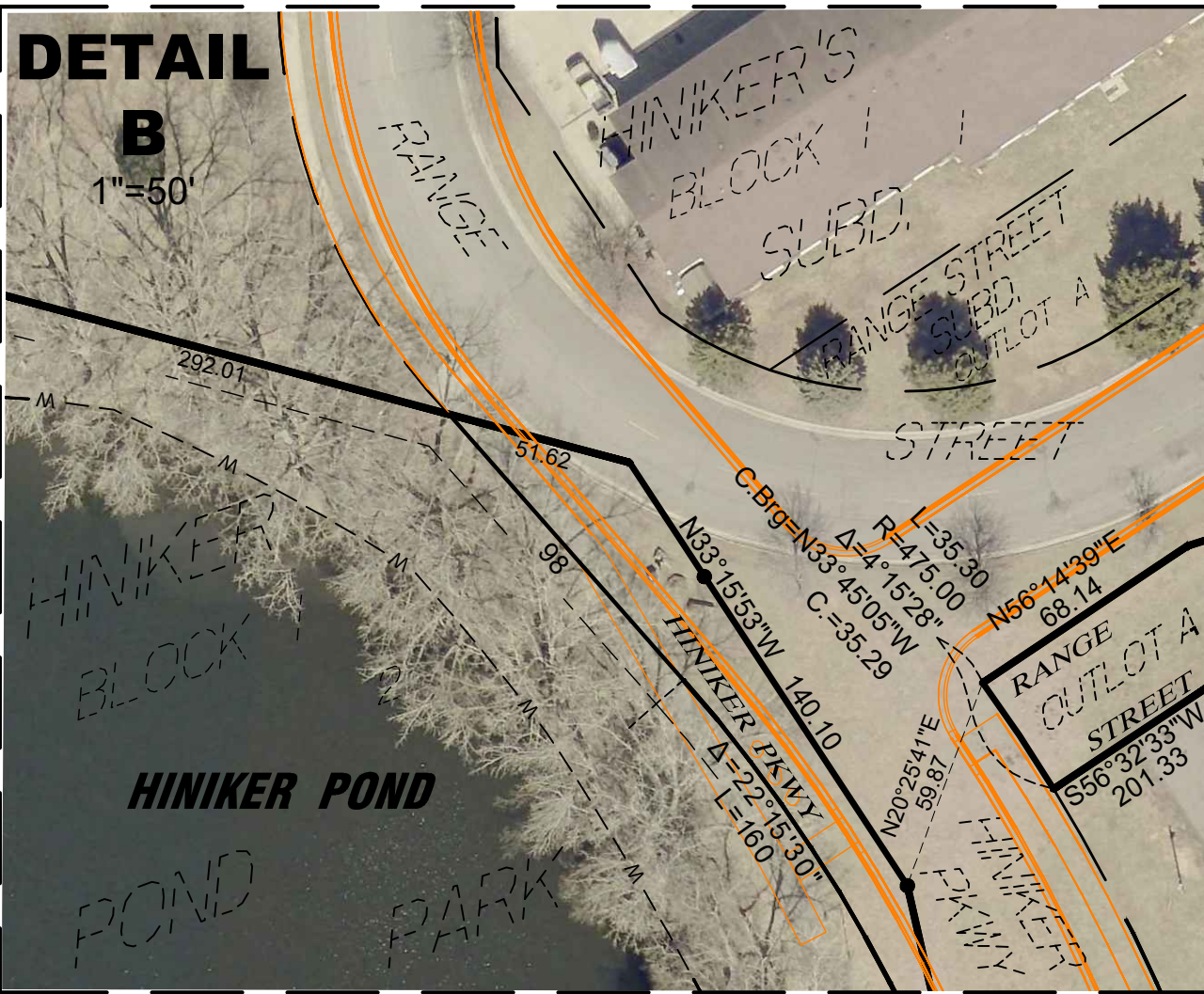
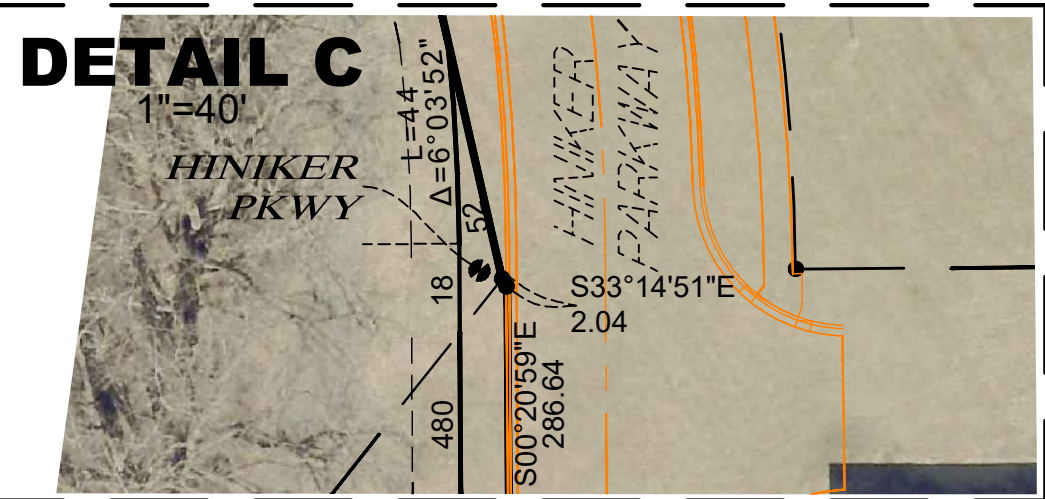
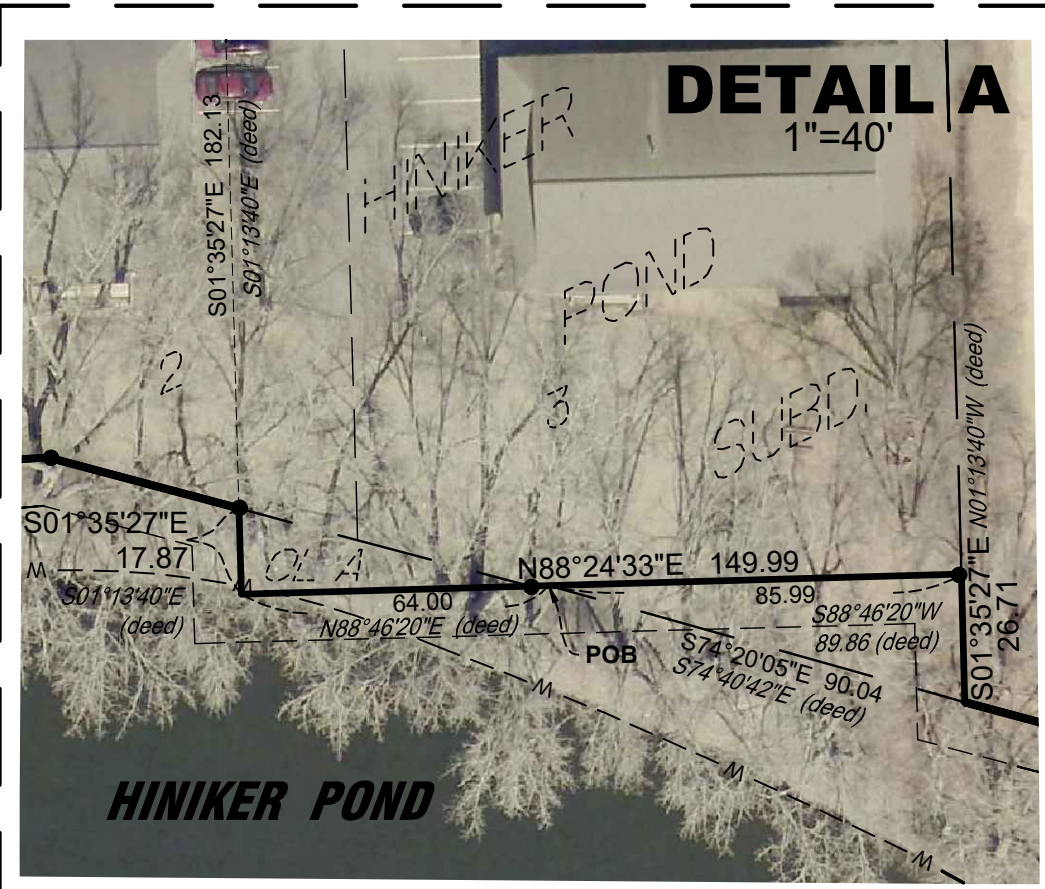
Top nut fire hydrant located on south side of West Lind Street, 75± west of Range Street. Elev=769.79 (NAVD88)

FLOOD ZONE:

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NOTES:

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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 6/17/26 LIC. NO. 61565

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PROJECT

**CITY OF
MANKATO

HINIKER
PARKWAY**

MANKATO MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY
6/15/26	Removed Lot 2, Block 1	KH
6/17/26	Added D & U Easements	KH

PROJECT NO. 25-33609
FILE NAME 33609 PPLAT
DRAWN BY KH
DESIGNED BY ---
REVIEWED BY ---
ORIGINAL ISSUE DATE 5/26/26
CLIENT PROJECT NO. -

TITLE

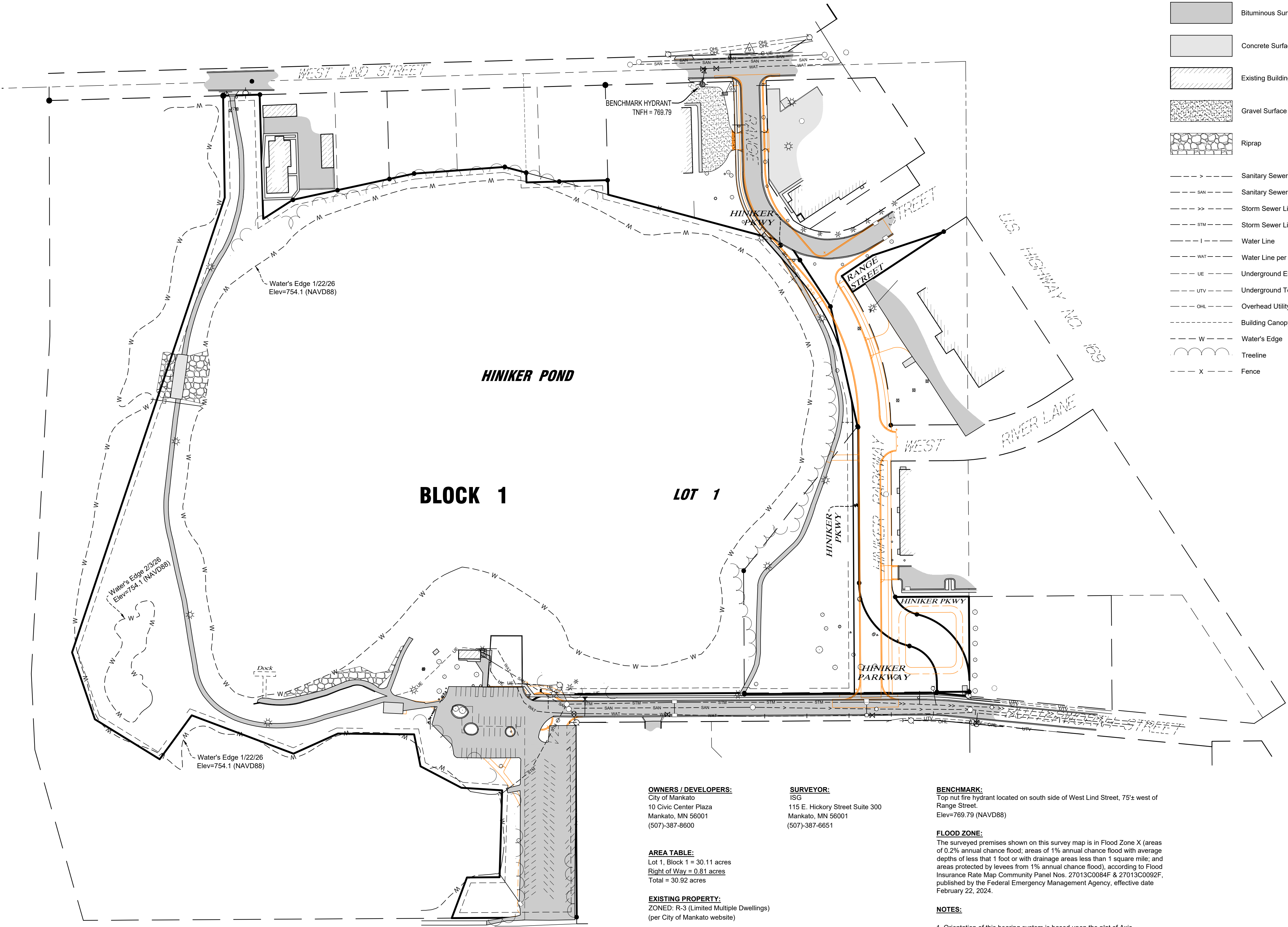
**PRELIMINARY
PLAT**

SHEET

2

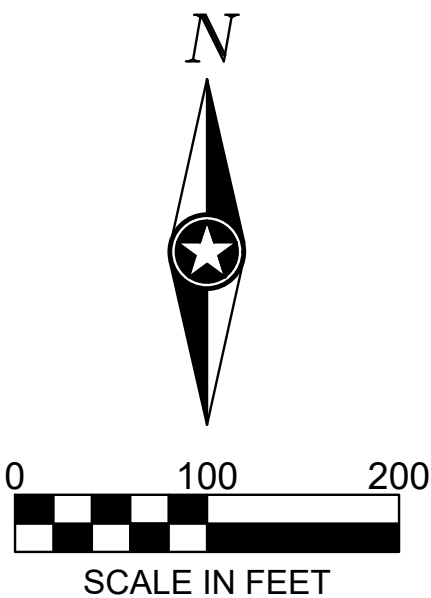
OF 3

HINIKER PARKWAY SUBDIVISION



LEGEND

	Bituminous Surface		Iron Monument Found
	Concrete Surface		Electric Meter
	Existing Building		Utility Vault
	Gravel Surface		Light Pole
	Riprap		Transformer
	Sanitary Sewer Line		Utility Pedestal
	Sanitary Sewer Line per City Mapping		Utility Pole/Guy Wire
	Storm Sewer Line		Curb Stop
	Storm Sewer Line per City Mapping		Hydrant
	Water Line		Water Valve
	Water Line per City Mapping		Manhole/Catch Basin
	Underground Electric Line		Flared End Section/Apron
	Underground Television Line		Mailbox
	Overhead Utility Line		Post
	Building Canopy Or Deck Line		Sign
	Water's Edge		Coniferous Tree
	Treeline		Deciduous Tree
	Fence		Stump
			Rock/Boulder
			Utility Marker



OWNERS / DEVELOPERS:
City of Mankato
10 Civic Center Plaza
Mankato, MN 56001
(507)-387-8600

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

BENCHMARK:
Top nut fire hydrant located on south side of West Lind Street, 75± west of Range Street.
Elev=769.79 (NAVD88)

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NOTES:

- Orientation of this bearing system is based upon the plat of Axis.
- Snow and ice were present on this site during the field survey and may have made some physical features not visible.
- Proposed site improvements are shown in orange on this sheet.

AREA TABLE:
Lot 1, Block 1 = 30.11 acres
Right of Way = 0.81 acres
Total = 30.92 acres

EXISTING PROPERTY:
ZONED: R-3 (Limited Multiple Dwellings)
(per City of Mankato website)

Setbacks

Front - 25 feet
Rear - One and two-family dwellings 25 feet
All other principal buildings and uses: 25 percent of lot depth, provided the yard is a minimum of 25 feet or a maximum of 75 feet.
Side - One and two-family dwellings 6 feet
All other principal buildings and uses: ten percent of lot width, provided the side yard is a minimum of 10 feet or a maximum of 30 feet.



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HINIKER PARKWAY

MANKATO MINNESOTA

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PRELIMINARY PLAT

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OF 3