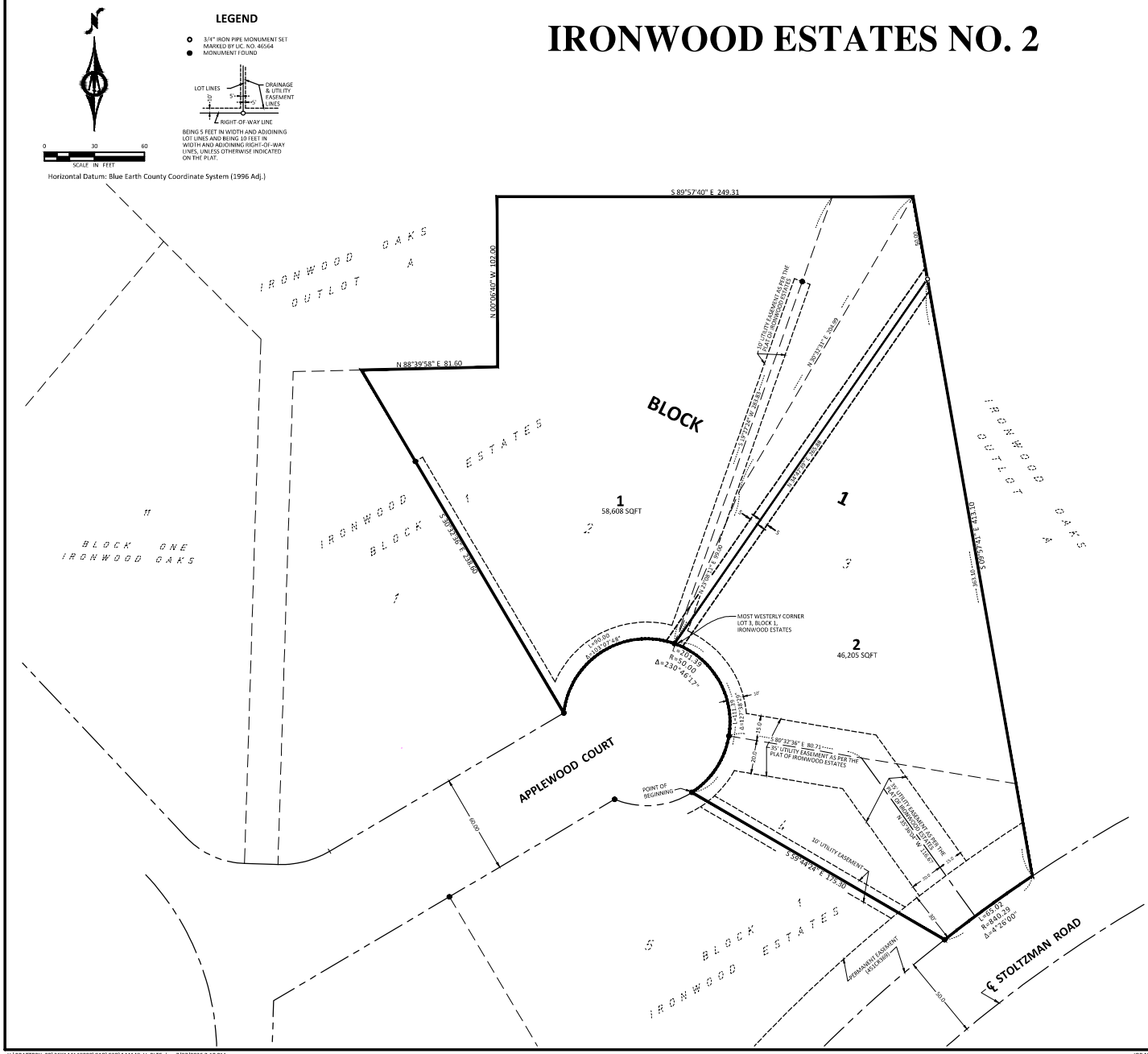
OFFICIAL PLAT COPY

IRONWOOD ESTATES NO. 2



INSTRUMENT OF DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS: Kari L. Pratt and Bryan W. Pratt as Trustees of the Kari L. Pratt Trust under Agreement dated June 3, 2024, owners of the following described property to wit:

Lot 2 and that part of Lot 3, all in Block 1, Ironwood Estates, according to the plat thereof on file and of record with the Blue Earth County Recorder, which lies westerly and northwesterly of the following described line:

Beginning at the most westerly corner of said Lot 3 (the westerly line of said Lot 3 which bears North 19 degrees 27 minutes 24 seconds East, Minnesota County Coordinate System - Blue Earth County Zone - NAD83 - 1986); thence North 23 degrees 08 minutes 11 seconds East, a distance of 99.00 feet; thence North 30 degrees 32 minutes 31 seconds East, a distance of 204.99 feet to the northeasterly corner of said Lot 3 and there terminating.

AND Mark Deichman and Candee Deichman, husband and wife, owners of the following described property to wit:

All that part of Lot 3, Block 1, Ironwood Estates, according to the plat thereof on file and of record with the Blue Earth County Recorder, which lies easterly and southeasterly of the following described line:

Beginning at the most westerly corner of said Lot 3 (the westerly line of said Lot 3 which bears North 19 degrees 27 minutes 24 seconds East, Minnesota County Coordinate System - Blue Earth County Zone - NAD83 - 1986); thence North 23 degrees 08 minutes 11 seconds East, a distance of 99.00 feet; thence North 30 degrees 32 minutes 31 seconds East, a distance of 204.99 feet to the northeasterly corner of said Lot 3 and there terminating.

AND

All that part of Lot 4, Block 1, Ironwood Estates, according to the plat thereof on file and of record with the Blue Earth County Recorder, which lies northeasterly of the following described line:

Commencing at the most westerly corner of said Lot 4 (the westerly line of said Lot 4 which bears North 30 degrees 32 minutes 36 seconds West, Minnesota County Coordinate System - Blue Earth County Zone - NAD83 - 1986); thence easterly, along the northerly line of said Lot 4, a distance of 48.42 feet along a circular curve having a radius of 50.00 feet, a central angle of 55 degrees 29 minutes 20 seconds to the point of beginning; thence South 59 degrees 44 minutes 24 seconds East, a distance of 175.30 feet to a point on the southeasterly line of said Lot 4 and there terminating.

Containing 2.41 acres.

do hereby declare that we have caused the above described property to be surveyed and platted and monuments to be set, that we have named said platted area IRONWOOD ESTATES NO. 2, and that we dedicate to the public use the easements as shown hereon.

In witness whereof said Kari L. Pratt and Bryan W. Pratt, Trustee's of Kari L. Pratt Trust under Agreement dated June 3, 2024, have hereunto set their hands this _____ day of _____, 2026.

Kari L. Pratt
Trustee of the Kari L. Pratt Trust under
Agreement dated June 3, 2024

Bryan W. Pratt
Trustee of the Kari L. Pratt Trust under
Agreement dated June 3, 2024

In witness whereof said Mark Deichman and Candee Deichman, husband and wife, have hereunto set their hands this _____ day of _____, 2026.

Mark Deichman

Candee Deichman

NOTARY CERTIFICATES

State of Minnesota
County of _____

The foregoing instrument was acknowledged before me on this _____ day of _____, 2026, by Kari L. Pratt and Bryan W. Pratt, Trustees of the Kari L. Pratt Trust under Agreement dated June 3, 2024.

_____, Notary Public
Notary Public-Minnesota,
My Commission Expires _____

State of Minnesota
County of _____

The foregoing instrument was acknowledged before me on this _____ day of _____, 2026, by Mark Deichman and Candee Deichman, husband and wife.

_____, Notary Public
Notary Public-Minnesota,
My Commission Expires _____

SURVEYOR'S CERTIFICATE

I, Michael M. Fichers, 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 _____, 2026.

Michael M. Fichers, Licensed Land Surveyor
Minnesota License No. 46564

State of Minnesota
County of Blue Earth

The foregoing Surveyor's Certificate was acknowledged before me this ____ day of _____, 2026, by Michael M. Fichers, a Licensed Land Surveyor.

Nathan P Myhra, Notary Public
Notary Public-Minnesota
My Commission Expires Jan. 31, 2028

APPROVALS

Be it known that on this the ____ day of _____, 202___, the Planning Commission of the City of Mankato did duly review this plat of IRONWOOD ESTATES NO. 2.

Chair person:

Secretary:

Be it known that on this the ____ day of _____, 202___, the City Council of the City of Mankato did duly approve this plat of IRONWOOD ESTATES NO. 2.

Mayor:

Clerk:

TITLE OPINION

I, _____, Licensed Attorney, State of Minnesota, do hereby certify that the owner as indicated hereon represents all ownership interest in the land encompassed by this plat.

_____, 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 _____, 2026.

Blue Earth County Property and
Environmental Resources Director

COUNTY RECORDER

I hereby certify that this instrument was filed in my office for record on this, the ____ day of _____, 2026, at _____ o'clock, ___.m. and that it was duly recorded on _____ Plats, Number: _____

County Recorder

FINAL PLAT
PENDING FINAL REVIEW
(07-27-2026)

THIS PLAT PREPARED BY BOLTON & MENK, INC.

H:\PRATTBRY_PR\26X144148000\CAD\C3D\144148_V_PLTF.dwg 7/27/2026 2:10 PM

JOB NUMBER: FIELD BOOK: DRAWN BY: