

RAEMAR ADDITION

EXISTING LEGAL DESCRIPTION:
(per Preliminary Title Opinion per Premier Title Services, LLC)

Lot Four (4), Block Two (2), Hilgers' Subdivision No. 2 according to the recorded plat thereof on file and of record in the office of the County Recorder in and for Blue Earth County, Minnesota.

AND

All of Parcel D-2 and that part of Parcel D-1, all according to Blue Earth County Highway Right of Way Plat No. 28, on file and of record with the Blue Earth County Recorder, described as:

Beginning at the northwesterly corner of Parcel 6 of said Blue Earth County Highway Right of Way Plat No. 28; thence North 21 degrees 16 minutes 44 seconds West, (Minnesota County Coordinate System - Blue Earth County Zone - NAD83 - 1986), along the northeasterly line of said Parcel D-1, a distance of 134.34 feet; thence North 42 degrees 27 minutes 11 seconds West, along said northeasterly line, 219.74 feet; thence South 47 degrees 32 minutes 49 seconds West, 66.00 feet to a point on the southwesterly line of said Parcel D-1; thence South 42 degrees 27 minutes 11 seconds East, along said southwesterly line, 207.40 feet; thence South 00 degrees 20 minutes 33 seconds East, along said southwesterly line, 89.00 feet; thence South 45 degrees 10 minutes 33 seconds East, along said southwesterly line, 78.50 feet to a point on a circular curve which center of radius bears South 49 degrees 36 minutes 32 seconds East; thence northeasterly, along the southeasterly line of said Parcel D-1, along a 1151.27 radius curve, central angle = 03 degrees 40 minutes 15 seconds, an arc distance 73.76 feet to the point of beginning.

AND

All of the formerly occupied right of way of 230 Street (C.S.A.H. No. 26) lying over and across that part of Government Lot 5 in Section 36, Township 109 North, Range 26 West, Blue Earth County, Minnesota, which lies northwesterly of the northwesterly line of Parcel D-2, southwesterly of Parcel 6 and northeasterly of Parcel 5, all according to Blue Earth County Highway Right of Way Plat No. 28, on file and of record with the Blue Earth County Recorder.

AND

Outlot D and Outlot E, Eagle Bluff, Blue Earth County, Minnesota

OWNERS / DEVELOPERS:
Mark J. and Rachel E. Burgess
59618 230th Street
Madison Lake, MN

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

AREA TABLE:
Lot 1 Block 1 = 4.5± acres

EXISTING PROPERTY:
(Per City of Mankato staff)
ZONED: Agricultural

BEARING NOTE:
Orientation of this bearing system is based upon the plat of Eagle Bluff.

BENCHMARK:
MNDOT Monument - Jamestown SW
Elevation - 1034.64 (NAVD88)

FLOOD ZONE:
The surveyed premises shown on this survey map is in Flood Zone X, according to Flood Insurance Rate Map Community Panel No. 27013C0110F, published by the Federal Emergency Management Agency, effective date February 22, 2024.

LEGEND

- Bituminous Surface

Concrete Surface

Existing Building

Gravel Surface

Controlled Access Line

Storm Sewer Line

Landscaping Edge

Building Canopy Or Deck Line

Water's Edge

Treeline

Fence

Field Edge
- Iron Monument Found
RLS 46564 unless otherwise noted

Air Conditioner

Gas Meter

Transformer

Utility Marker

Utility Pedestal

Utility Vault

Yard Hydrant

Well

Cleanout

Drop Intake

Flared End Section/Apron

Roof Drain

Downspout

Mailbox

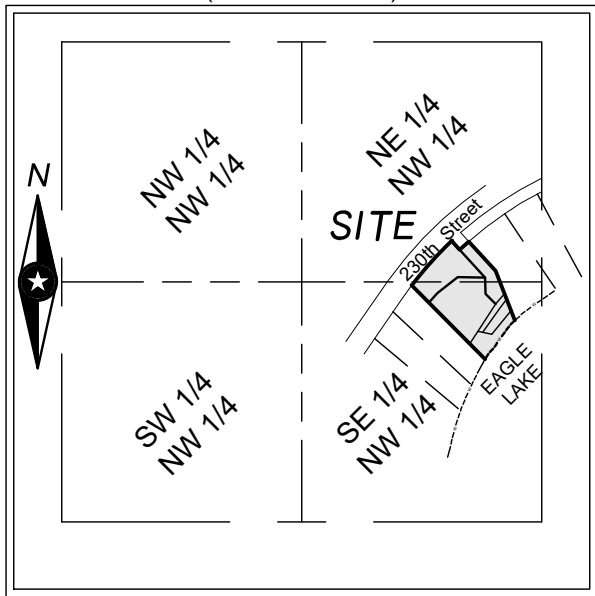
Post

Sign

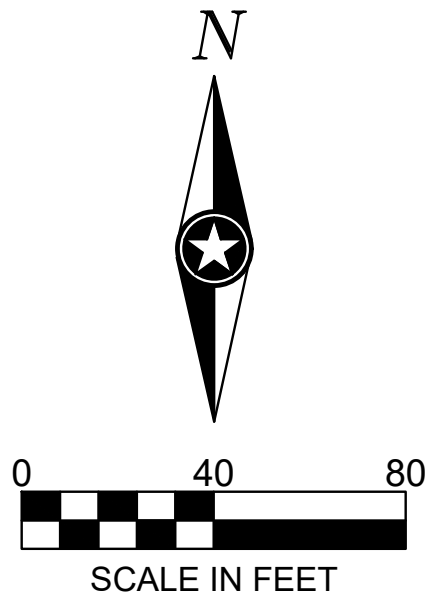
Coniferous Tree

Deciduous Tree

VICINITY MAP
(NOT TO SCALE)



NW 1/4 - SEC. , TWP. 109, RGE. 26
Blue Earth County, Minnesota



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
Ryan E. Kotthoff
DATE 1/13/26 LIC. NO. 61565

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PROJECT

59618 230TH ST.
MADISON LAKE

BLUE EARTH COUNTY MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	25-33616
FILE NAME	33616 PPLAT
DRAWN BY	JW
DESIGNED BY	---
REVIEWED BY	REK
ORIGINAL ISSUE DATE	1/13/26
CLIENT PROJECT NO.	-

TITLE
**PRELIMINARY
PLAT**

SHEET
1 OF 1