

10 Civic Center Plaza
Post Office Box 3368
Mankato, MN. 56002-3368

Phone: (507)-387-8600
Fax: (507)-387-7530
www.mankatomn.gov

Li Planning and Zoning
REPORT ON PLANS

Parcel ID: R400436101003.

OWNER/TENANT: Ann Kalvig

CONTRACTOR: Bolton and Menk

APPLICATION NUMBER: LMZONE-0004-25

Date Reviewed: June 17, 2025

Status: **COMPLETE & APPROVED**

Planning and Zoning comments – v1

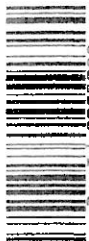
1. Based on conversation with Robert Ruppe, Lime Township Attorney, the lot split may proceed due to the parcel being part of a Right-of-Way Plat rather than a 505 Plat.
2. The lot split shall be filed at the Blue Earth County Recorder's Office.
3. The property shall be platted with the adjacent property and shall not be developable without combination with the adjacent lots.

If you have any questions regarding this letter, please feel free to contact me at 507-387-8613 or mkonz@mankatomn.gov.

Sincerely,



Mark Konz
Director of Community Development



Friedrichs Law Office PA

4 pgs
pd

618CR672

CERTIFIED, FILED AND/OR RECORDED ON
06/18/2025 02:25 PM
BLUE EARTH COUNTY, MN
MICHAEL STALBERGER COUNTY RECORDER
PROPERTY AND ENVIRONMENTAL
RESOURCES DIRECTOR
REC FEE: 46.00 EXEMPT: N/A
DT PD: 9.90 EXEMPT: N/A
DELINQ TX: N / TRANS ENTER: Y
eCREV/CREV: 1766930
SPLIT-CURRENT TX PD: Y
PAGES: 4

R40.04.33.101.003 (pt)

WARRANTY DEED

STATE DEED TAX DUE HEREON: \$9.90.

Date: June 4, 2025

ECRV#: 1766930

FOR VALUABLE CONSIDERATION, Ann L. Kalvig, a single person, Grantor, hereby conveys and warrants to Eagle Bluff Properties, LLC, a Minnesota limited liability company, Grantee, real property in Blue Earth, County Minnesota, described as follows:

See attached legal description.

together with all hereditaments and appurtenances belonging thereto, subject to the following exceptions:

- (a) building and zoning laws, ordinances, and state and federal regulations;
- (b) restrictions relating to use or improvement of the Property without effective forfeiture provisions;
- (c) reservation of any mineral rights by the State of Minnesota;
- (d) utility and drainage easements which do not interfere with existing improvements.

___ This Property is Registered (Torrens) Property.

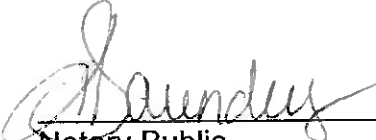
THE GRANTOR CERTIFIES THAT THE GRANTOR DOES NOT KNOW OF ANY WELLS ON THE DESCRIBED REAL PROPERTY.

Ann L. Kalvig
Ann L. Kalvig

ACKNOWLEDGMENT

STATE OF MINNESOTA)
)ss:
COUNTY OF Blue Earth)

The foregoing instrument was acknowledged before me on June 2, 2025 by Ann L. Kalvig, a single person, Grantor.



Notary Public



THIS INSTRUMENT DRAFTED BY:

Karl O. Friedrichs
Friedrichs Law Office, P.A.
624 South Second Street
Mankato, MN 56001
507-345-7503

Statements for real estate taxes on
the real property described herein
should be sent to:

Eagle Bluff Properties, LLC
171 Miranda Trail
Mankato, MN 56001

DESCRIPTION

That part of Parcels H and H-1, according to Blue Earth County Highway Right of Way Plat No. 18, on file and of record with the Blue Earth County Recorder, described as:

Beginning at the southeasterly corner of said Parcel H-1; thence North 00 degrees 00 minutes 33 seconds West, (Minnesota County Coordinate System - Blue Earth County Zone - NAD83 - 1986), along the easterly line of said Parcels H-1 and H, a distance of 241.28 feet to the northwesterly corner of Outlot A, Eagle Bluff, according to the plat thereof on file and of record with the Blue Earth County Recorder; thence North 56 degrees 00 minutes 00 seconds West, a distance of 62.73 feet; thence South 00 degrees 00 minutes 33 seconds East, a distance of 276.38 feet to a point on the southerly line of said Parcel H-1; thence North 89 degrees 58 minutes 15 seconds East, along said southerly line, a distance of 52.00 feet to the point of beginning.

SURVEYOR'S CERTIFICATION

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.


Michael M. Eichers
License Number 46564

04/29/2025
Date

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SHEET 2 OF 2

CERTIFICATE OF SURVEY BLUE EARTH COUNTY



**BOLTON
& MENK**

1960 PREMIER DRIVE
MANKATO, MN 56001
(507) 625-4171

PART OF PARCELS H AND H-1, BLUE EARTH COUNTY
HIGHWAY RIGHT OF WAY PLAT NO. 18

FOR: HILGERS

JOB NUMBER: 137409000

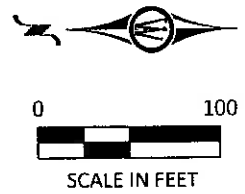
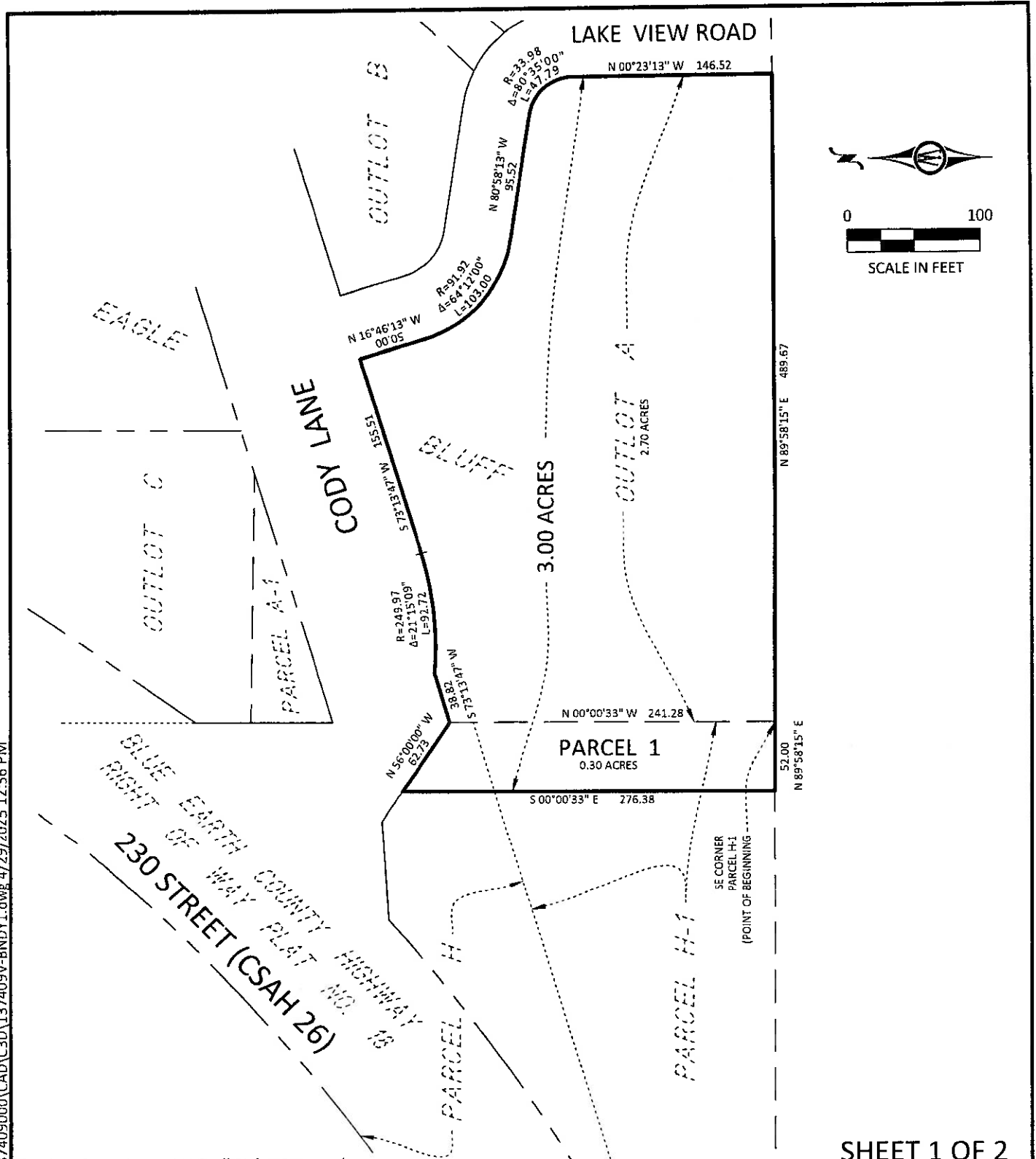
FIELD BOOK:

DRAWN BY: RPS

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SEC. 36-109-26

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SHEET 1 OF 2

CERTIFICATE OF SURVEY
BLUE EARTH COUNTY



BOLTON & MENK

1960 PREMIER DRIVE
MANKATO, MN 56001
(507) 625-4171

PART OF PARCELS H AND H-1, BLUE EARTH COUNTY
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