

LIME TOWNSHIP PLANNING COMMISSION
Regular Meeting May 28, 2026 - 5:00 p.m.
Mankato Regional Airport
3030 North Airport Road, Mankato MN

Any person speaking to the Commission shall give to the Secretary of the
Commission the NAME and HOME ADDRESS of such person prior to speaking.

1. **CALL TO ORDER**
2. **APPROVAL OF AGENDA**
3. **APPROVAL OF MINUTES**

1. [April 23rd, 2026 Draft Planning Commission Minutes](#)

4. **BUSINESS ITEMS**

1.

CYL-0004-26

Request of Kent Hays, on behalf of the property owners, Mark and Rachel Burgess, for a final plat for an adjustment of property lines that will create a new parcel combining a total of four lots. The subject property is described as Lot 4 Block 2, Hilgers subdivision AND Outlot D and Outlot E, Eagle Bluff, AND All of Parcel D-2 and Part of Parcel D-1, Blue Earth County Highway Right of Way Plat No. 28, 59618 230th Street, Mankato MN 56001, Lime Township, Blue Earth County (PID R400436177011, R400436177004, R400436177012, and R400436177007).

The anticipated date of Lime Township Board action is June 9, 2026, at 7:30 p.m. at the Mankato Regional Airport.

2.

CYL-0005-26

Request of Jim Hilgers, the property owner, for a final plat to create a new parcel, Lot 1 Block 1 of Eagle Bluff No.2. The subject property is described as Outlot A, Eagle Bluff, Lime Township, Blue Earth County (PID R400436178007). And that part of Parcels H and H-1, according to Blue Earth County Highway Right of Way Plat No. 18: Beginning at the Southeasterly corner of said parcel H-1; thence North 00 degrees 00 minutes 33 seconds West, (Minnesota County Coordinate Systems- 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 the beginning.

The anticipated date of Lime Township Board action is June 9, 2026, at 7:30 p.m. at the Mankato Regional Airport.

5. MISCELLANEOUS

6. ADJOURNMENT

Meeting Date: 05/28/2026

Title

CYL-0004-26

Request of Kent Hays, on behalf of the property owners, Mark and Rachel Burgess, for a final plat for an adjustment of property lines that will create a new parcel combining a total of four lots. The subject property is described as Lot 4 Block 2, Hilgers subdivision AND Outlot D and Outlot E, Eagle Bluff, AND All of Parcel D-2 and Part of Parcel D-1, Blue Earth County Highway Right of Way Plat No. 28, 59618 230th Street, Mankato MN 56001, Lime Township, Blue Earth County (PID R400436177011, R400436177004, R400436177012, and R400436177007).

The anticipated date of Lime Township Board action is June 9, 2026, at 7:30 p.m. at the Mankato Regional Airport.

Applicant

The applicant, Kent Hays, on behalf of the property owners, Mark and Rachel Burgess.

Request

Kent Hays, on behalf of Mark and Rachel Burgess, has requested the review of a final plat for an adjustment of property lines that will create a new parcel by combining four lots. The proposal reconfigures parcels owned by the property owner into one new lot of 4.5 acres.

Location

The subject property is described as Lot 4 Block 2, Hilgers subdivision AND Outlot D and Outlot E, Eagle Bluff, AND All of Parcel D-2 and Part of Parcel D-1, Blue Earth County Highway Right of Way Plat No. 28, 59618 230th Street, Mankato MN 56001, Lime Township, Blue Earth County (PID R400436177011, R400436177004, R400436177012, and R400436177007).

Existing Land Use

The land consists of 4 parcels located north of Eagle Lake and is used for residential purposes.

Zoning

The property is located in Lime Township and is zoned Agriculture.

Environmentally Sensitive Areas

The parcels are located in the Shoreland District and in an area defined as an archaeological site. Additionally, there is a ravine located on the southern portion of the parcel ending in "7012", which abuts Eagle Lake.

City Code

The Lime Township Ordinance can be found at this link: [Lime Township Ordinances](#)

Review

Kent Hays, on behalf of the property owners, Mark and Rachel Burgess, are requesting a final plat review to allow for an adjustment of property lines that will create a new parcel by combining four lots into one new 4.5-acre lot. The four parcels that will be combined are described as "Outlot E, Lot 1 Block 2 of Hilgers' Subdivision, Outlot D, and Parcel D-1". The proposal will combine the four parcels and will reconfigure them into Lot 1, Block 1 of Raemar Addition.

There is currently a single-family dwelling located on the lot that the owner of the land currently resides in. As stated in the Lime Township Zoning Ordinance, "*The following uses shall be permitted within the A Agriculture District: Single family, non-farm dwellings*" (Article 4 Zoning Map and Districts, Section 2 Agriculture, Part B Permitted Use, Subpart 4). Therefore, the use of all four parcels being combined will conform to the standards of the Agriculture zoning district.

The proposed Lot 1, Block 1, will meet the Agriculture District lot requirements by combining the parcels into a "*lot [that] is not less than one (1) acre*" (Article 4 Zoning Map and Districts, Section 2 Agriculture, Part F Lot Requirements, Subpart 1). The replatted land will consist of 4.5 acres, which exceeds the required one (1) acre requirement.

The proposed lot combination conforms to the required width and lengths described in the Lime Township Zoning Ordinance. "*Every lot or plot of land on which a dwelling is erected shall have a minimum width of not less than one hundred fifty (150) feet at the building setback line and a minimum depth of not less than one hundred seventy-five (175) feet*" (Article 4 Zoning Map and Districts, Section 2 Agriculture, Part F Lot Requirements, Subpart 3). The submitted site plans reflect a width of 328.99 feet and a depth of over 571 feet, thus illustrating conformance with both the required lot width and lot depth requirements per the standards of the Agriculture zoning district.

A single-family dwelling and a detached accessory structure currently reside on the parcel ending in "7004" and conform to the lot coverage requirements listed in the Lime Township Zoning Ordinance that states, "*no more than twenty-five (25) percent of the lot area shall be covered by principal and accessory structures*" (Article 4 Zoning Map and Districts, Section 2 Agriculture, Part F Lot Requirements, Subpart 4). The home and accessory structure's square footage is 3,418, which would be a 1.75% lot coverage with the proposed lot combination. Therefore, the request would conform to the maximum lot coverage standards, as it occupies less than 25% of the total lot area.

Blue Earth County has provided commentary on the septic system located on parcel R400436177004, which will require coordination with the agency for a compliance inspection. A condition within the Preliminary plat required the applicant to apply for a compliance inspection with Blue Earth County prior to submission of the final plat application. This condition was met and completed. The applicant coordinated with Blue Earth County, and the County has provided commentary that the "*septic system serving the existing house is compliant*" and that the "*final plat does not seem to negatively impact the current or future septic situation on the property*". Additionally, the County reviewed the well on site and stated the "*proposed final plat does not appear to negatively impact the known well situation on this property*." The applicant has fulfilled the condition and is in compliance with Blue Earth County.

Given that there are no known wetlands located across the four parcels, "*nor were there any indications of wetlands prior to the road realignment*", a wetland delineation was not ordered (Nick McCabe, Senior Environmental Scientist). However, the owner of the land shall continue to align with the Lime Township Zoning ordinance, Blue Earth County standards, and the Department of Natural Resources standards to protect, preserve, and conserve environmentally sensitive areas and natural resources of the Township.

Access to the site will remain the same off of 230th Street, which aligns with the Lime Township ordinance within the Agriculture district, which states "*every lot or plot of land on which a dwelling is erected shall have an*

approved access to a public right-of-way” (Article 4 Zoning Map and Districts, Section 2 Agriculture, Part F Lot Requirements, Subpart 5). As seen in the provided site plans, the applicant accesses his home off 230th Street along the easternmost side of Miranda Trail Road. Any changes to this area are prohibited without further review and approval by the Town Board and Blue Earth County.

A completed Preliminary and Final Title opinion letter, written by the developer’s attorney, was submitted by the applicant.

A drainage report describing the current flows, expected flows, and measures to be taken to ensure flows will not cause erosion and sedimentation have been submitted in the final plat application. The report describes how water flows within the property and the applicant will continue to provide erosion control measures to prevent erosion and sedimentation.

Findings

Staff respectfully submits the following findings:

1. The proposed use will ensure that, to the maximum extent possible, all lands will be developed with adequate protection provided for the health and safety of residents by requiring necessary services such as properly designed streets and adequate sewage and water service. The applicant will be coordinating plans with Blue Earth County for a compliance inspection of the sewer up to conformance.
2. The applicant will continually work with Blue Earth County and Minnesota Department of Natural Resources to ensure that effective protection is given to the natural resources of the community, especially groundwater and surface waters within the property.
3. The proposed final plat encourages a well-planned division of land through the establishment of adequate design standards, given that the request aligns well with the lot requirements within the Agriculture district.
4. The Final Plat will not cause inferior developments that might adversely affect the local tax base, given that the use will remain the same as previous residential use.
5. The proposal does not place the cost of improvement against those benefiting from their construction, since the request is to combine four parcels into a singular lot.
6. The Final Plat’s outcome will contribute to the established neighborhood, which will be of lasting credit to the community.
7. The proposed use will not affect the township or county in facilitating adequate provisions for transportation and other public facilities.
8. The proposal does secure the rights of the public with respect to public lands and waters.
9. The approval of the final plat will improve land records by the establishment of standards for land divisions, surveys, and plats.
10. The safeguard the interests of the public, the homeowner, the subdivider, and local units of government will remain intact since the use will remain the same as the current use; the only difference is the way the land is divided. All parcels will be combined into one lot and utilized for residential use.
11. The applicant will prevent, where possible, excessive governmental operating and maintenance costs.

Recommendation

Based on conformance with the conditions of the preliminary plat, staff recommends approval of the final plat.

Attachments

General Location Map

Aerial Map

Final Plat

Blue Earth County Review

Wetland Email

General Location Map



Date: February 2026

Author:

This information is to be used for reference purposes only. The City of Mankato does not guarantee accuracy of the material contained herein and is not responsible for misuse or misinterpretation.

Aerial Map



Date: February 2026

Author:

This information is to be used for reference purposes only. The City of Mankato does not guarantee accuracy of the material contained herein and is not responsible for misuse or misinterpretation.

RAEMAR ADDITION

INSTRUMENT OF DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS: That Mark J. Burgess and Rachel E. Burgess, husband and wife, owners of the following described property:

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

Have caused the same to be surveyed and platted as **RAEMAR ADDITION**.

In witness whereof said Mark J. Burgess and Rachel E. Burgess, husband and wife, have hereunto set their hands this ____ day of _____, 20____.

Mark J. Burgess Rachel E. Burgess

State of _____
County of _____

This instrument was acknowledged before me on _____, 20____ by Mark J. Burgess and Rachel E. Burgess.

_____(sign)
_____(print)

Notary Public _____
My Commission Expires _____

LIME TOWNSHIP PLANNING COMMISSION

Be it known that on this the _____ day of _____, 20____, the Planning Commission of Lime Township, Minnesota did duly approve this plat of **RAEMAR ADDITION**.

Chair Person Secretary

LIME TOWNSHIP BOARD OF COMMISSIONERS

Be it known that on this the _____ day of _____, 20____, the Lime Township Board of Commissioners, did duly review this plat of **RAEMAR ADDITION**, and that, as Minnesota Statutes, Section 505.03, Subd. 2, this plat has been submitted to and written comments and recommendations have been received from the Blue Earth County Highway Engineer.

Chair Person Board Secretary

TITLE OPINION

I, _____, 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, this _____ day of _____, 20____.

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 ben 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 **RAEMAR 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 Recorder

SURVEYOR'S CERTIFICATE

I, Ryan E. Kotthoff, 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.

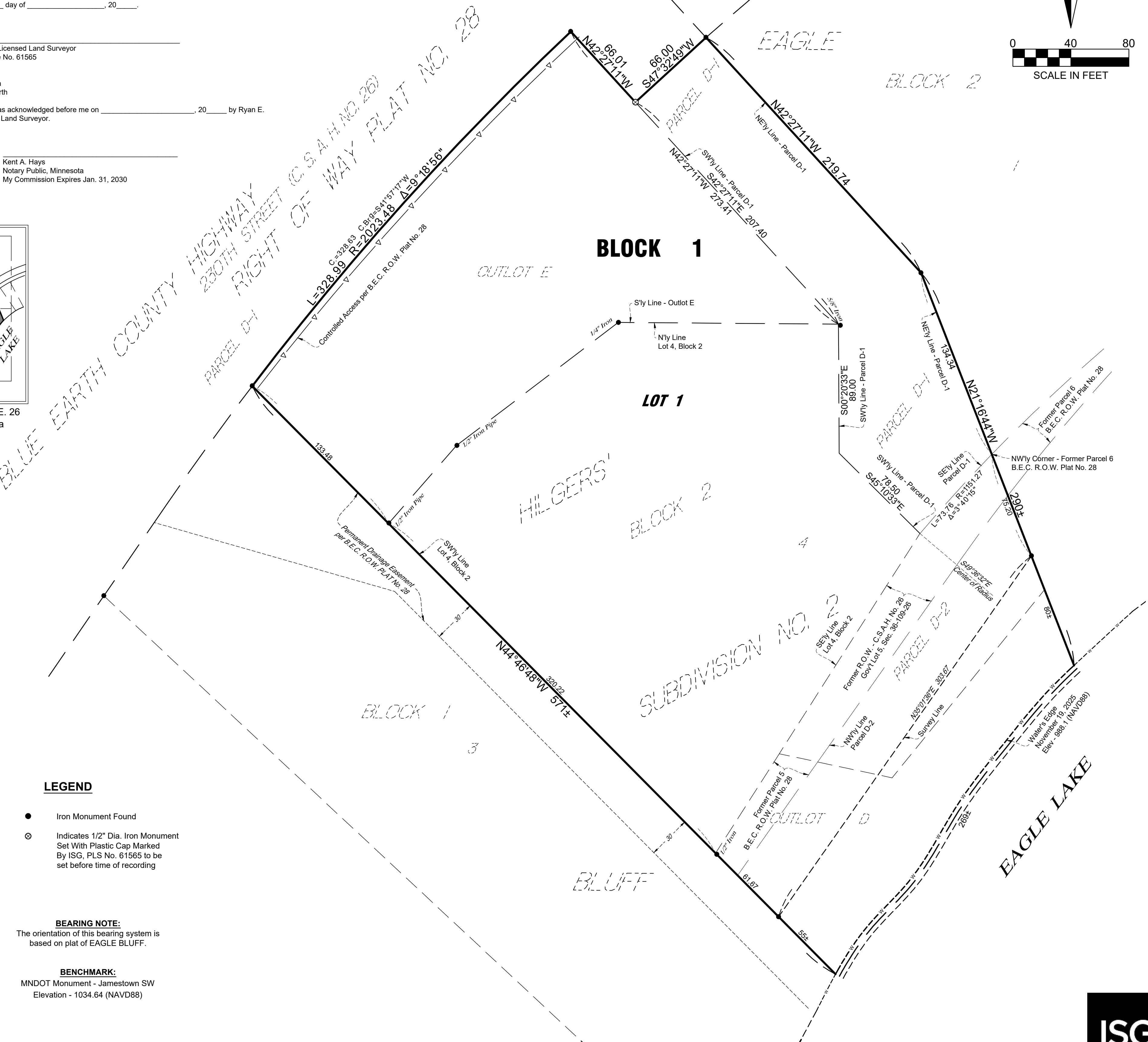
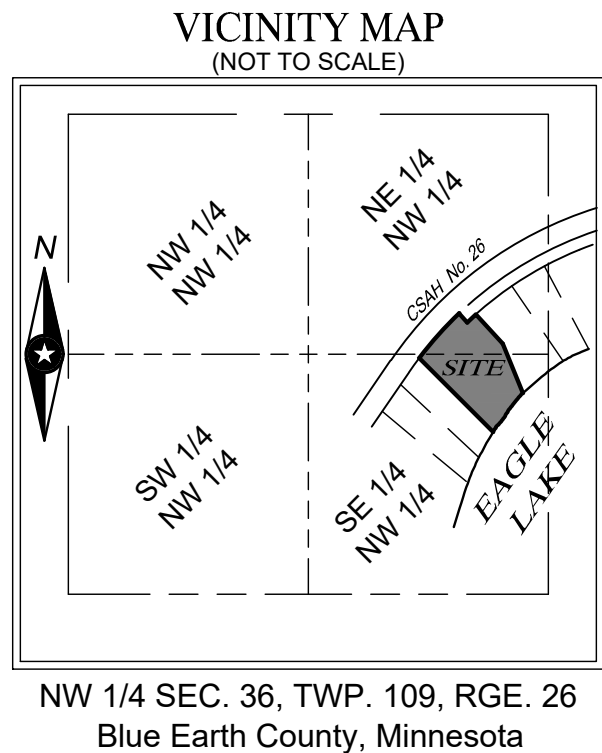
Dated this _____ day of _____, 20____.

Ryan E. Kotthoff, Licensed Land Surveyor
Minnesota License No. 61565

State of Minnesota
County of Blue Earth

This instrument was acknowledged before me on _____, 20____ by Ryan E. Kotthoff, Licensed Land Surveyor.

Kent A. Hays
Notary Public, Minnesota
My Commission Expires Jan. 31, 2030



LEGEND

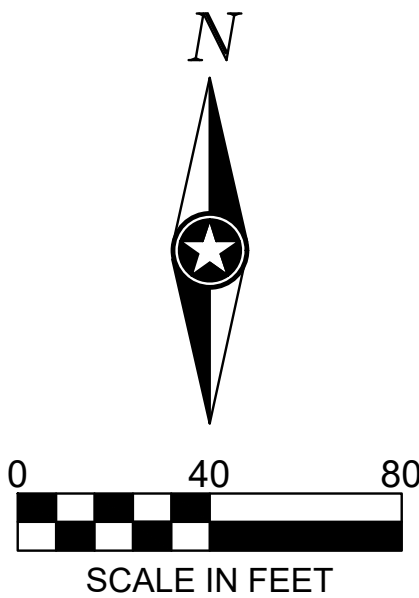
- Iron Monument Found
- ⊗ Indicates 1/2" Dia. Iron Monument Set With Plastic Cap Marked By ISG, PLS No. 61565 to be set before time of recording

BEARING NOTE:

The orientation of this bearing system is based on plat of EAGLE BLUFF.

BENCHMARK:

MNDOT Monument - Jamestown SW
Elevation - 1034.64 (NAVD88)





BLUE EARTH COUNTY

Property & Environmental Resources

Government Center, 410 South Fifth Street

P.O. Box 3566, Mankato, Minnesota 56002-3566

Phone: (507) 304-4251

Septic, Well, and Shoreland-Wetland Review

Project Information: Request of Kent Hays, on behalf of the property owners, Mark and Rachel Burgess, for a final plat for an adjustment of property lines that will create a new parcel combining a total of four lots in 2026.

Date Printed:	May 14, 2026	Review Number:	PR20260220
Property Owner:	BURGESS MARK J & RACHEL E	Applicant:	Kent Hays
Parcel Number:	R40.04.36.177.004R40.04.36.177.007R40.04.36.177.011R40.04.36.177.012	Location Address:	59618 230TH ST, MADISON LAKE, MN 56063

Septic Review

Status: Complete

Comments: The septic system serving the existing house is compliant and it appears the parcel has adequate space for a secondary drainfield location when needed. The proposed final plat does not seem to negatively impact the current or future septic situation on the property. No additional requirements at this time. Anderson Jesse 05/11/2026 11:59 AM

Well Review

Status: Complete

Comments: A previously enclosed site survey indicates the property contains one in-use well. A review of the records indicates that the in-use well, unique # 652900, was drilled in 2001 by Jadd Seppmann & Sons. This review additionally identified one sealed well, unique # H184341. This well was sealed in 2001 by Jadd Seppmann & Sons. The proposed final plat does not appear to negatively impact the known well situation on this property. grant 05/14/2026 4:24 PM

Shoreland-Wetland Review

Status: Complete

Comments: The proposed request does not appear that it will negatively impact any wetlands. A wetland Delineation was completed prior to platting that identified regulated resources. Any future development on the parcels must be in compliance with the Wetland Conservation Act. Lynch Dane 05/14/2026 1:22 PM

From: Nick McCabe <Nick.McCabe@ISGInc.com>

Sent: Wednesday, January 7, 2026 3:26 PM

To: Kent Hays <Kent.Hays@ISGInc.com>

Subject: RE: 59618 230TH ST Madison Lake

Kent,

There does not appear to be any wetlands on the property currently, nor were there any indications of wetlands prior to the road realignment. I'm 99% sure there are no wetlands on those parcels based on a desktop review of historic aerials, the National Wetland Inventory, soil survey maps and LiDAR elevation data that are publicly available. Let me know if you have any questions or need anything else. Thanks

Nick McCabe

Senior Environmental Scientist

Employee Owner

P 507.387.6651

C 507.330.4786

E Nick.McCabe@ISGInc.com

W ISGInc.com

From: Kent Hays <Kent.Hays@ISGInc.com>

Sent: Wednesday, January 7, 2026 2:09 PM

To: Nick McCabe <Nick.McCabe@ISGInc.com>

Subject: 59618 230TH ST Madison Lake

Hey Nick, we are platting the 4 parcels outlined in orange on the 1st attachment into 1 lot. The parcels are also outlined on both sheets of the 2nd attachment

The City is helping with the review for Lime Twp and is asking if there are any wetlands on the property.

Is there a way you can look at historical photos to see if there might be anything on the property?

The plat of Eagle Bluff was done 10 years ago so you would think that they would have had to take a look for wetlands when they platted it and it is not showing anything.

Let me know if you have any questions or would like to talk through things.

Thanks,

Kent



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

Surface Drainage Direction
- 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

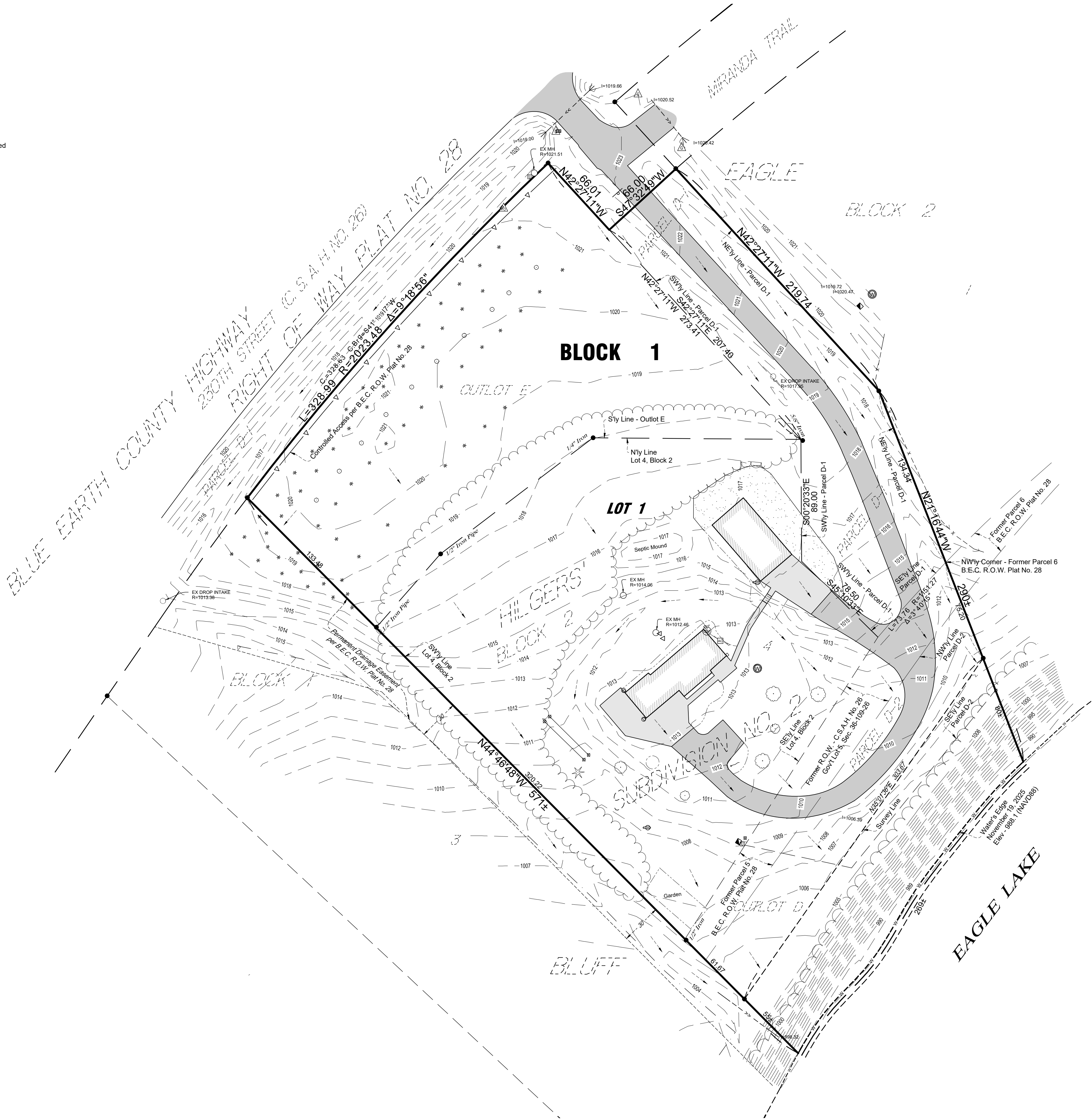
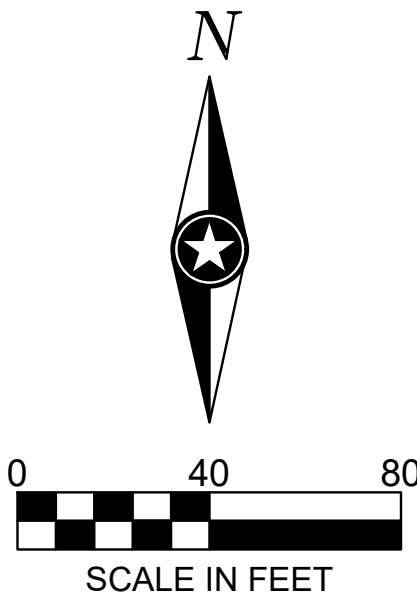
Mailbox

Post

Sign

Coniferous Tree

Deciduous Tree



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 EX SITE
DRAWN BY	JW
DESIGNED BY	---
REVIEWED BY	REK
ORIGINAL ISSUE DATE	1/13/26
CLIENT PROJECT NO.	-

TITLE

SITE PLAN

Meeting Date: 05/28/2026

Title

CYL-0005-26

Request of Jim Hilgers, the property owner, for a final plat to create a new parcel, Lot 1 Block 1 of Eagle Bluff No.2. The subject property is described as Outlot A, Eagle Bluff, Lime Township, Blue Earth County (PID R400436178007). And that part of Parcels H and H-1, according to Blue Earth County Highway Right of Way Plat No. 18: Beginning at the Southeasterly corner of said parcel H-1; thence North 00 degrees 00 minutes 33 seconds West, (Minnesota County Coordinate Systems- 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 the beginning.

The anticipated date of Lime Township Board action is June 9, 2026, at 7:30 p.m. at the Mankato Regional Airport.

Applicant

The applicant, Jim Hilgers, is the applicant and property owner.

Request

Request of Jim Hilgers for a final plat to create a new parcel.

Location

The subject property is described as Outlot A, Eagle Bluff, Lime Township, Blue Earth County (PID R400436178007). And that part of Parcels H and H-1, according to Blue Earth County Highway Right of Way Plat No. 18: Beginning at the Southeasterly corner of said parcel H-1; thence North 00 degrees 00 minutes 33 seconds West, (Minnesota County Coordinate Systems- 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 the beginning.

Existing Land Use

The land consists of a parcel located East of Eagle Lake and was previously used for agricultural purposes.

Zoning

The property is located in Lime Township and is zoned Agriculture.

Environmentally Sensitive Areas

The property is located in the Shoreland District and contains a wetland on the southwest corner of the lot.

City Code

The Lime Township Ordinance can be found at this link: [Lime Township Ordinances](#)

The Mankato Regional Airport Zoning Ordinance can be found at this link: [Mankato Regional Airport Zoning Ordinance](#)

Review

This request, submitted by Jim Hilgers, seeks approval of a final plat to establish a new parcel into Lot 1, Block 1 of Eagle Bluff No. 2. The property encompasses approximately 2.70 acres and is located primarily within Airport Flight Zone A, with a portion extending into Flight Zone B. In June 2025, the applicant applied for an administrative land split to combine a purchased 0.3-acre portion of an adjacent property with the existing parcel, thereby increasing the total lot size to 3.0 acres. This split was reviewed, approved, and signed by Township staff. The condition of the approved preliminary plat required the applicant to record the approved administrative land split with the Blue Earth County Recorder's Office prior to submitting an application for the final plat. The applicant submitted the approved administrative land split which described what was to be split and recorded at Blue Earth County Records.

The parcel is situated within the Agriculture Zoning District, which permits single-family, non-farm dwellings. The Lime Township Zoning Ordinance states: *"The following uses shall be permitted within the A Agriculture District: Single family, non-farm dwellings"* (Article 4, Section 2, Part B, Subpart 4). Accordingly, the anticipated future residential use of the parcel is consistent with the permitted uses in the Agriculture District.

However, the Agriculture District requires a minimum of one acre of buildable area for single-family dwellings. The applicant's lot includes approximately 0.49 acres of buildable area. In January 2026, the applicant submitted a variance request to reduce the required buildable area from 1.0 acre to 0.49 acre. This variance was approved with conditions at the March 2026 Lime Township Board meeting (Article 4, Section 2, Part F, Subpart 1). Prior to any construction of a single-family dwelling, the applicant must obtain a land development permit.

The proposed lot configuration meets the minimum lot width and depth requirements described in the Lime Township Zoning Ordinance: *" Every lot or plot of land on which a dwelling is erected shall have a minimum width of not less than one hundred fifty (150) feet at the building setback line and a minimum depth of not less than one hundred seventy-five (175) feet "* (Article 4, Section 2, Part F, Subpart 3). The site plan shows a minimum lot width of 350 feet and a minimum lot depth of 276.38 feet, demonstrating compliance with the ordinance.

The applicant submitted documentation from J.R. Bruender Construction illustrating the placement of a Subsurface Treatment System (SSTS) on the site. A preliminary plat condition required the applicant to coordinate with Blue Earth County to obtain approval for the septic system location and Well. The applicant coordinated with Blue Earth County, and the County has provided commentary that the *" proposed final plat does not seem to negatively impact the future septic situation on the property"*. Additionally, the county provided commentary about wells onsite, stating *"a review of the records does not indicate the likely presence of any wells on this property. This final plat request does not appear to negatively impact the known well situation on this property."* The applicant has fulfilled the condition and is in compliance with Blue Earth County.

Site access will remain unchanged, continuing from Cody Lane onto Lake View Road, as identified in the

submitted plans. Any modifications to access will require additional review and approval by the Township Board and Blue Earth County.

Outlot A, located in the southwestern corner of the property, contains a wetland. No impacts to this wetland are proposed or authorized. A wetland delineation report prepared by Bolton & Menk confirms the presence of the wetland on Outlot A. The property owner must continue to comply with Lime Township zoning regulations, Blue Earth County requirements, and Minnesota Department of Natural Resources standards to ensure the protection and preservation of environmentally sensitive areas.

A completed Preliminary and Final Title Opinion letter, prepared by the developer's attorney, has been submitted in the final plat application as requested during the preliminary plat report.

Findings

Staff respectfully submits the following findings:

1. The proposed use will ensure that, to the maximum extent possible, all lands will be developed with adequate protection provided for the health and safety of residents by requiring necessary services such as properly designed streets and adequate sewage and water service. The applicant will be coordinating plans with Blue Earth County for the placement of a septic system and well.
2. The applicant will continually work with Blue Earth County and Minnesota Department of Natural Resources to ensure that effective protection is given to the natural resources of the community, especially groundwater and surface waters within the property.
3. The proposed final plat encourages a well-planned division of land through the establishment of adequate design standards, given that the request aligns well with the lot requirements within the Agriculture district.
4. The Final Plat will not cause inferior developments that might adversely affect the local tax base, given that the use aligns with the surrounding area, residential.
5. The proposal does not place the cost of improvement against those benefiting from their construction, since the request is to utilize the lot for residential use.
6. The Final Plat's outcome will contribute to the established neighborhood, which will be of lasting credit to the community.
7. The proposed use will not affect the township or county in facilitating adequate provisions for transportation and other public facilities.
8. The proposal does secure the rights of the public with respect to public lands and waters.
9. The approval of the final plat will improve land records by the establishment of standards for land divisions, surveys, and plats.
10. The safeguard the interests of the public, the homeowner, the subdivider, and local units of government will remain intact since the use will be similar to the surrounding area.
11. The applicant will prevent, where possible, excessive governmental operating and maintenance costs.

Recommendation

Based on conformance with the conditions of the preliminary plat, staff recommends approval of the final plat.

Attachments

General Location Map

Aerial Map

Final Plat

Approved Admin Land Split

Subsurface Treatment System

Blue Earth County Review

General Location Map



Date: March 2026

Author:

This information is to be used for reference purposes only. The City of Mankato does not guarantee accuracy of the material contained herein and is not responsible for misuse or misinterpretation.



Aerial Map

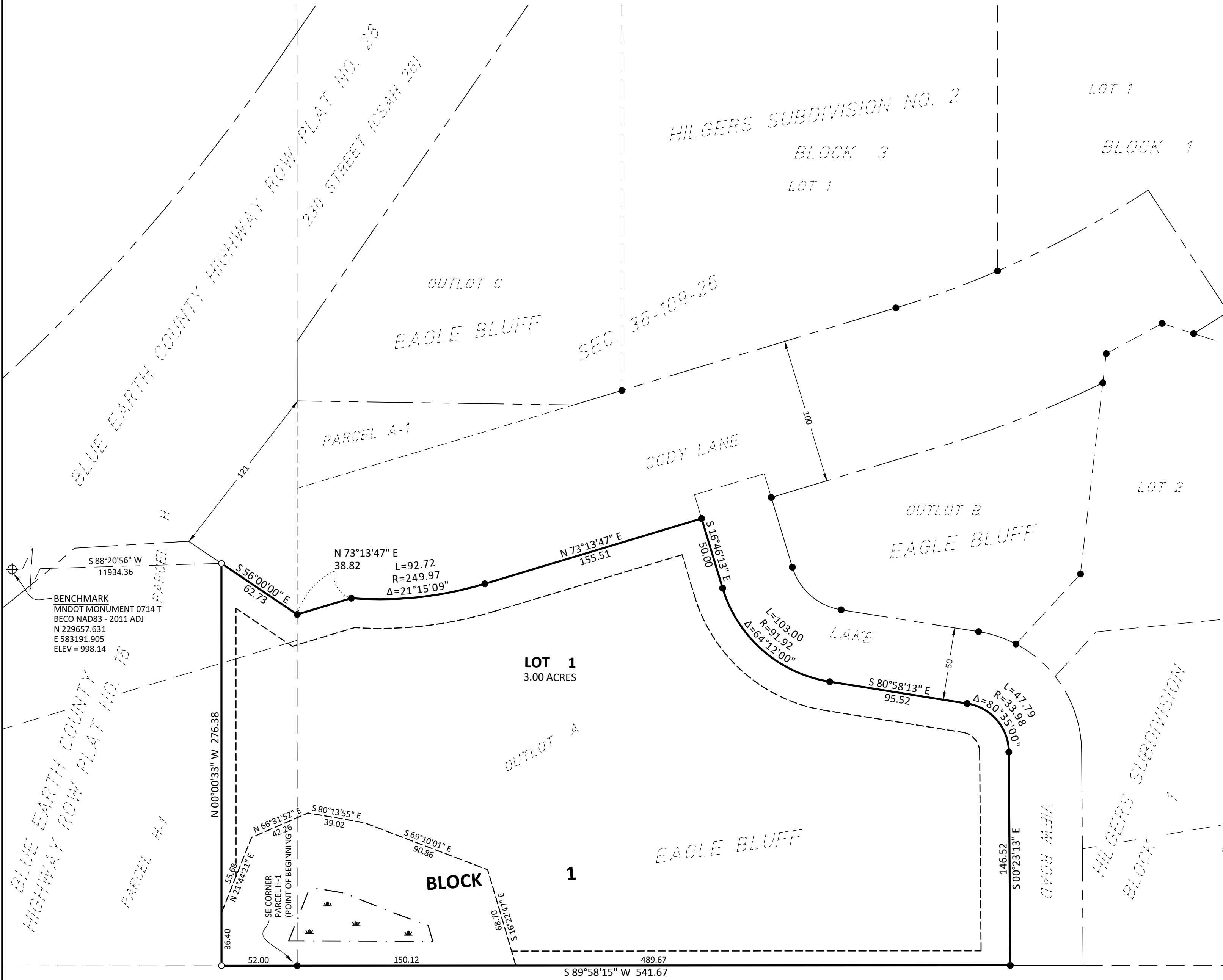


Date: March 2026

Author:

This information is to be used for reference purposes only. The City of Mankato does not guarantee accuracy of the material contained herein and is not responsible for misuse or misinterpretation.

EAGLE BLUFF NO. 2



INSTRUMENT OF DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS: That Eagle Bluff Properties, LLC, a Minnesota limited liability company, owner of the following described property situated in the County of Blue Earth, State of Minnesota:

Outlot A, EAGLE BLUFF, according to the recorded plat thereof, Blue Earth County, Minnesota.

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 EAGLE BLUFF NO. 2, and do hereby donate and dedicate to the public for the public use forever the easements as shown hereon.

In witness whereof said Eagle Bluff Properties, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this ____ day of _____, 2026.

Signed: Eagle Bluff Properties, LLC

_____, Chief Manager

NOTARY CERTIFICATE

State of Minnesota
County of Blue Earth

On this the ____ day of _____, 2026, before me a Notary Public within and for said County, personally appeared Eagle Bluff Properties, LLC, a Minnesota limited liability company, known by me to be the person named in the foregoing instrument and who did acknowledge said instrument to be their act and deed.

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

SURVEYOR'S CERTIFICATE

I, Michael M. Eichers, 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. Eichers
Licensed Land Surveyor
Minnesota License No. 46564

On this the ____ day of _____, 2026, before me a Notary Public in and for said County, personally appeared Michael M. Eichers, and being duly sworn did say that he has executed the foregoing instrument.

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

LIME TOWNSHIP PLANNING COMMISSION

Be it known that on this the ____ day of _____, 2026, the Lime Township Planning Commission, Blue Earth County, Minnesota did duly review this plat of EAGLE BLUFF NO. 2.

Chair person: _____ Secretary: _____

LIME TOWNSHIP BOARD

Be it known that on this the ____ day of _____, 2026, the Lime Township Board, Blue Earth County, Minnesota did duly approve this plat of EAGLE BLUFF NO. 2 and that as per M.S. 505.03 Subd. 2, this plat has been submitted to and written comments and recommendations have been received from the Commissioner of Transportation.

Chair person: _____ Board Secretary: _____

BLUE EARTH COUNTY SANITARIAN

Be it known that on this the ____ day of _____, 2026, the County Sanitarian of Blue Earth County did duly review this plat of EAGLE BLUFF NO. 2, and confirmed that two suitable on-site sewage treatment sites exist on the lot based on information submitted by _____, an MPCA Certified on-site septic system designer.

Blue Earth County Sanitarian

TITLE OPINION

I, Karl O. Friedrichs, licensed attorney, State of Minnesota, do hereby certify that the owners as indicated hereon have good record title in fee simple absolute and that the public is vested with those right of way rights as indicated on the plat.

Karl O. Friedrichs
_____, Licensed Attorney

BLUE EARTH COUNTY ENGINEER

This plat was approved by the County Engineer, the ____ day of _____, 2026.

_____, Registration No. _____
Blue Earth County Engineer

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

BLUE EARTH 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

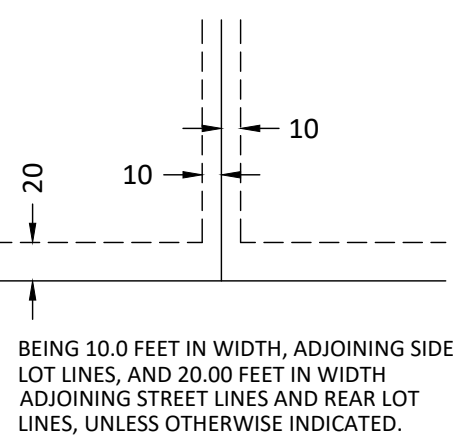
on _____ Plats, Number _____.

Blue Earth County Recorder

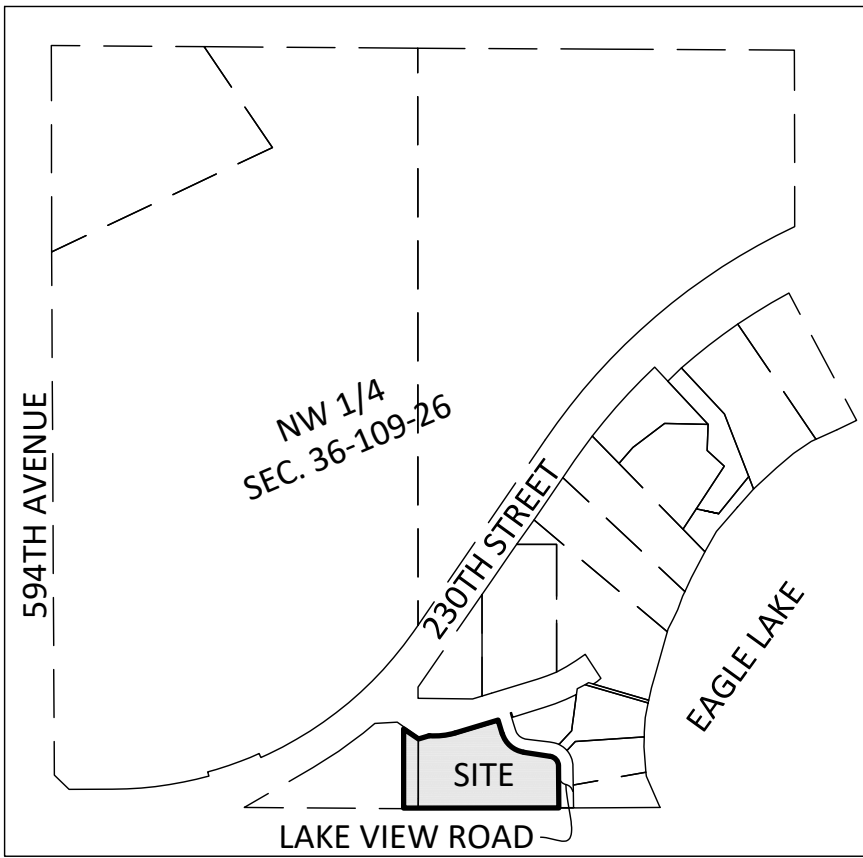
LEGEND

- 3/4" IRON PIPE MONUMENT SET
MARKED BY LIC. NO. 46564
- MONUMENT FOUND

DRAINAGE & UTILITY
EASEMENTS ARE AS THUS:



LIME TOWNSHIP
BLUE EARTH COUNTY



VICINITY MAP

SEC. 36-108-26
NOT TO SCALE

Horizontal Datum: Blue Earth County Coordinate System (2011 Adj.)

THIS PLAT PREPARED BY BOLTON & MENK, INC.

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

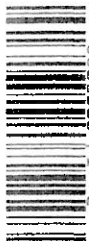
1. Based on conversation with Robert Ruppe, Lime Township Attorney, the lot split may proceed due to the parcel being part of a Right-of-Way Plat rather than a 505 Plat.
2. The lot split shall be filed at the Blue Earth County Recorder's Office.
3. The property shall be platted with the adjacent property 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.

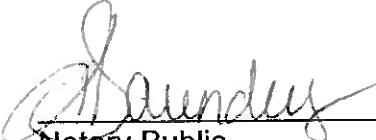
THE GRANTOR CERTIFIES THAT THE GRANTOR DOES NOT KNOW OF ANY WELLS ON THE DESCRIBED REAL PROPERTY.

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

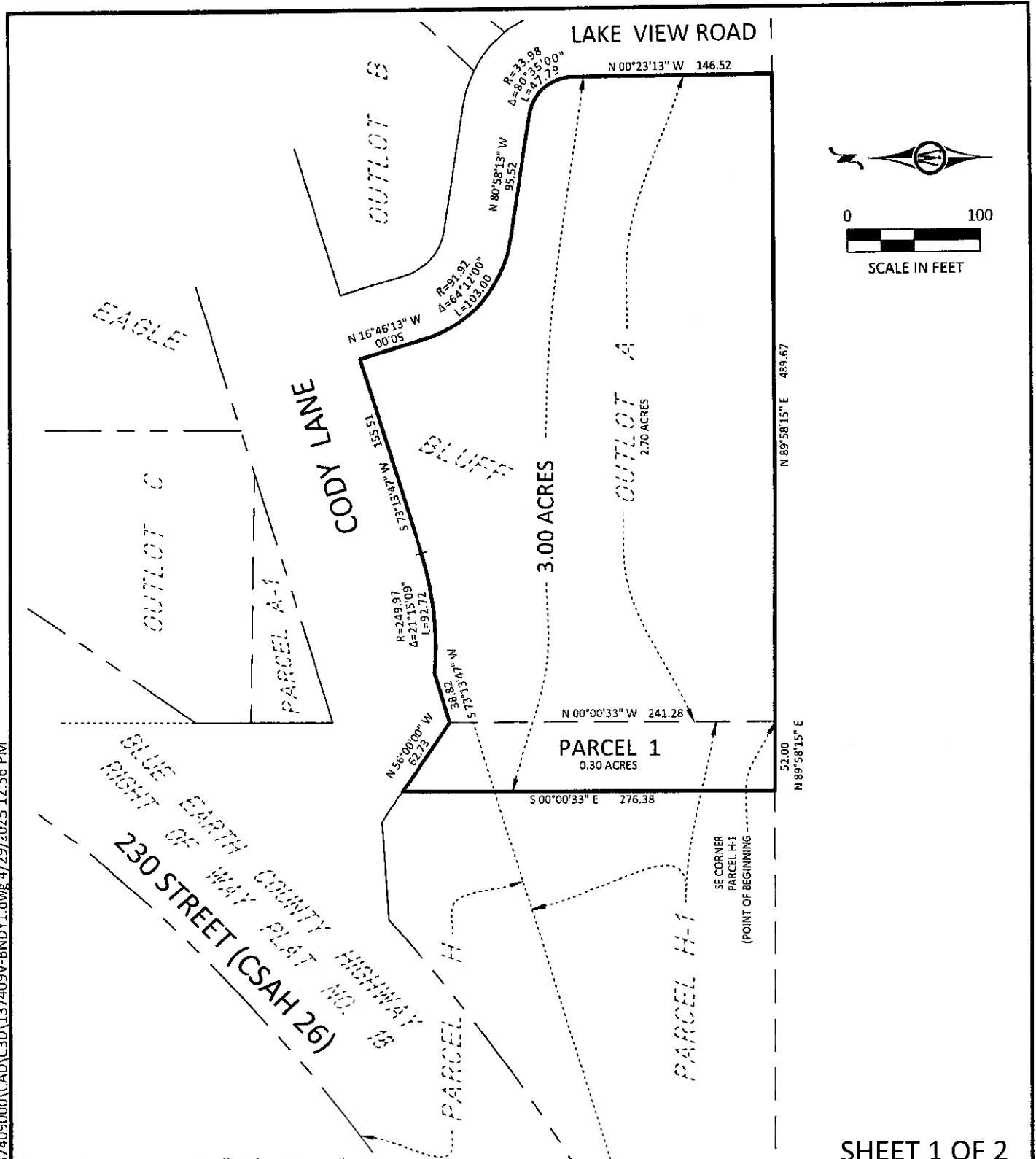
FIELD BOOK:

DRAWN BY: RPS

H:\HILGERJ PR\25X137409000\CAD\C3D\137409V-BNDY1.dwg 4/29/2025 12:56 PM

SEC. 36-109-26

H:\HILGERJ PR\25X137409000\CAD\C3D\137409V-BNDY1.dwg 4/29/2025 12:56 PM



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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
HIGHWAY RIGHT OF WAY PLAT NO. 18

FOR: HILGERS

JOB NUMBER: 137409000

FIELD BOOK:

DRAWN BY: RPS

SEC. 36-109-26

Blue Earth County SSTS Site Evaluation Form

Permit Number: PR20260077

Property Owner: EAGLE BLUFF PROPERTIES LLC

Design Contractor: J. R. Bruender Construction, Inc

Location Address:

Parcel ID Number: R40.04.36.178.007

Township: Lime

Section: 36

Soils

NRCS Map Unit Symbol: 94B Terril loam/Lesueur Loam

Parent Material: ~~CHP~~ Outwash Lacustrine Alluvial Org Matter Bedrock

Landscape Position: Flat SU ~~SP~~ BS FS TS

Slope %: ~10%

Slope Shape:

Down Slope

Side Slope

C D V

CA V

Vegetation Type: grass

Depth to Limiting Layer: 31" Inches

Viewed By: Jesse + Steve Bruender

Date: 3-10-26

Time Spent: 1.5

Hours

Weather Conditions: Cloudy + Cool

Design Criteria:

New (☒) Replacement () Repair () NIPHT () New Proposed IPHT () Straight Pipe ()

Shoreland ()

Well Setback Distance Verified (☒)

Number of Bedrooms: 5

House Class: I

Water Using Appliances:

() Clothes Washer

() Dish Washer

() Garbage Disposal

() Sewage Ejector

() Whirlpool Bath

() Water Conditioning

() Furnace Humidifier

Design Flow: 750 gpd

System Type: I II III IV

Drainfield System: Mound w/12" sand

Pump (☒)

Filter ()

Answer **ONLY** if Soil Color goes from BLACK to GRAY:

Topsoil Indicators of Saturation: (Black) (Defined as a Chroma of < 3.5)

- T1. Is there wetland vegetation at the site of the boring(s)/pit?
T2. Is the site in a wet landscape position?
T3. Is there a peat, mucky, or organic texture to any part of the topsoil?
T4. Is any part of the topsoil colored as an N2.5 / O (pure black)?
T5. Are there redox features in the topsoil (within 12" of surface)?

YES
YES
YES
YES
YES

NO
NO
NO
NO
NO

YES to any = 0" (no system or experimental system)

*7080.1720 Subpart 5.D. (pg. 18)

Subsoil Indicators of Saturation: (Gray)

- S1. Does it have a depleted matrix (value ≥ 4 and chroma ≤ 2)?
S2. Does it have distinct gray or red redox features?
S3. Does it have a 5Y hue with chromas ≤ 3 and values ≥ 4 ?

YES
YES
YES

NO
NO
NO

YES to any = 12" ONLY!!

NRCS Hydric Soil Indicator A12. Thick Dark Surface

- < 12" top layer(s) must have values ≤ 3 & chromas ≤ 1
> 12" top layer(s) must have values ≤ 2.5 & chromas ≤ 1 . Any sandy layers must have at least 70% of the visible particles covered, coated, or masked with organic material.
> 12" - 18" depleted or gleyed matrix with chroma ≤ 2

Contractor Sign Off: I agree, as a certified individual, with the soils contained in this report and with the determination of the limiting layer for the defined area of the SSTS to be constructed.

Steve Bruender
Certified Individual

269
Cert #

Steve Bruender
Signature

3-10-26
Date

Jesse Anderson

974

3-10-26

Blue Earth County SSTS Site Evaluation Form - SOILS

SB#1 - Boring Pit Diameter:

Permit Number: PR20260077

Depth (in)	Texture	Matrix Color	Mottle Color	Structure			Comments
				Shape	Grade	Consistence	
0-7	CL	10 _{pr} 2/1	Y 1	Gr Pr PI SGr Bk Ma	Weak Mod. Strong Loose	Loose Friable Firm	-
7-32	CL	10 _{pr} 4/4	Y 1	Gr Pr PI SGr Bk Ma	Weak Mod. Strong Loose	Loose Friable Firm	Some shale
32+	CL	10 _{pr} 4/4	10 _{pr} 4/2 Y /	Gr Pr PI SGr Bk Ma	Weak Mod. Strong Loose	Loose Friable Firm	Depletions
		Y /	Y / Y /	Gr Pr PI SGr Bk Ma	Weak Mod. Strong Loose	Loose Friable Firm	
		Y /	Y / Y /	Gr Pr PI SGr Bk Ma	Weak Mod. Strong Loose	Loose Friable Firm	

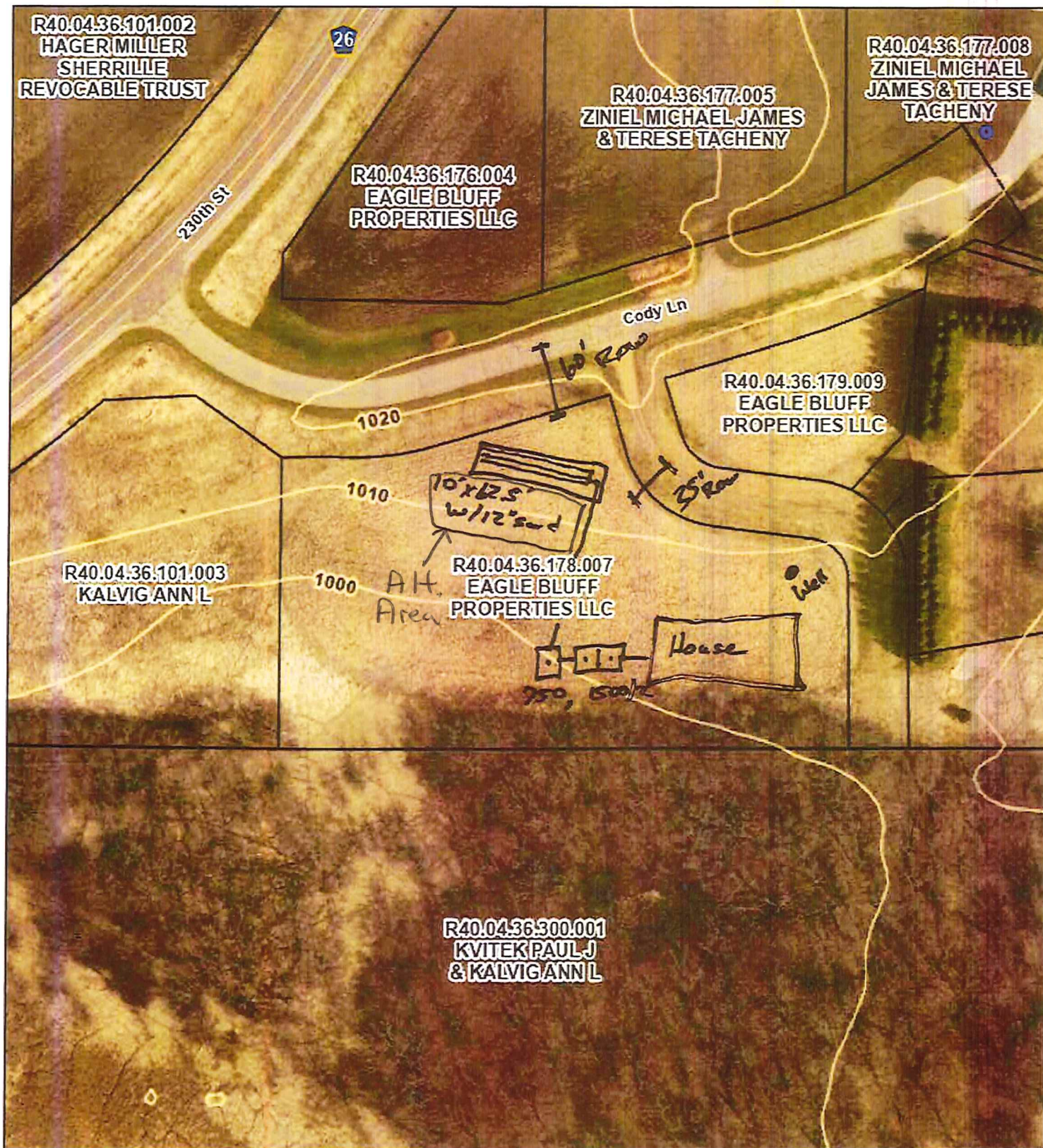
SB#2 - Boring Pit Diameter:

Depth (in)	Texture	Matrix Color	Mottle Color	Structure			Comments
				Shape	Grade	Consistence	
0-4	CL	10 _{pr} 2/1	Y 1	Gr Pr PI SGr Bk Ma	Weak Mod. Strong Loose	Loose Friable Firm	-
4-31	CL	10 _{pr} 4/4	Y 1	Gr Pr PI SGr Bk Ma	Weak Mod. Strong Loose	Loose Friable Firm	Some shale
31+	CL	10 _{pr} 4/4	10 _{pr} 4/2 Y /	Gr Pr PI SGr Bk Ma	Weak Mod. Strong Loose	Loose Friable Firm	Depletions
		Y /	Y / Y /	Gr Pr PI SGr Bk Ma	Weak Mod. Strong Loose	Loose Friable Firm	
		Y /	Y / Y /	Gr Pr PI SGr Bk Ma	Weak Mod. Strong Loose	Loose Friable Firm	

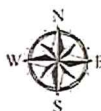
SB#3 - Boring Pit Diameter:

Depth (in)	Texture	Matrix Color	Mottle Color	Structure			Comments
				Shape	Grade	Consistence	
0-9	CL	10 _{pr} 2/1	Y 1	Gr Pr PI SGr Bk Ma	Weak Mod. Strong Loose	Loose Friable Firm	-
9-32	CL	10 _{pr} 4/4	Y 1	Gr Pr PI SGr Bk Ma	Weak Mod. Strong Loose	Loose Friable Firm	Some shale
32+	CL	10 _{pr} 4/4	10 _{pr} 4/2 Y /	Gr Pr PI SGr Bk Ma	Weak Mod. Strong Loose	Loose Friable Firm	Depletions
		Y /	Y / Y /	Gr Pr PI SGr Bk Ma	Weak Mod. Strong Loose	Loose Friable Firm	
		Y /	Y / Y /	Gr Pr PI SGr Bk Ma	Weak Mod. Strong Loose	Loose Friable Firm	

Well & Septic Map

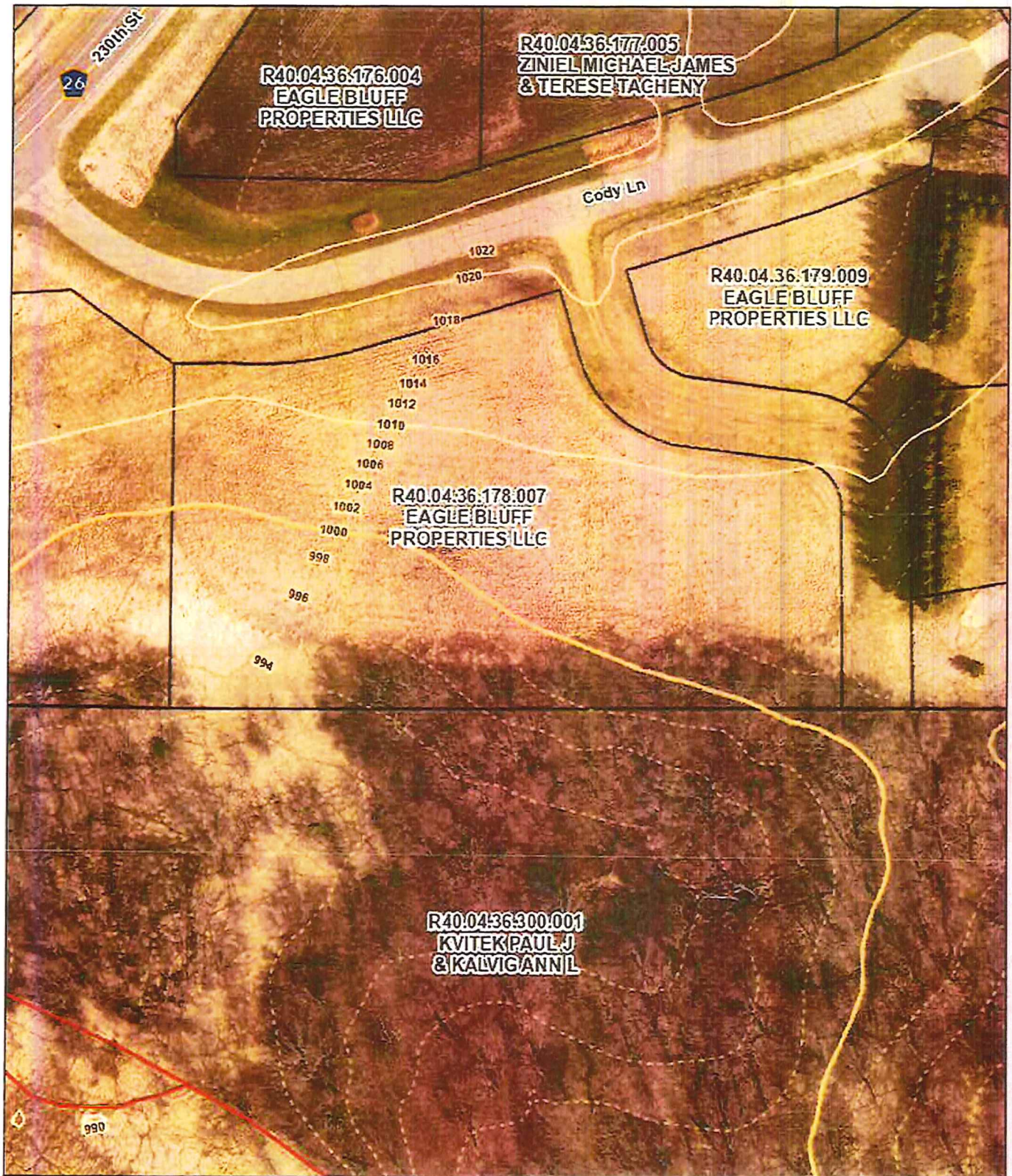


- Wells
- Parcels

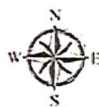


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Surface Water Resources Map

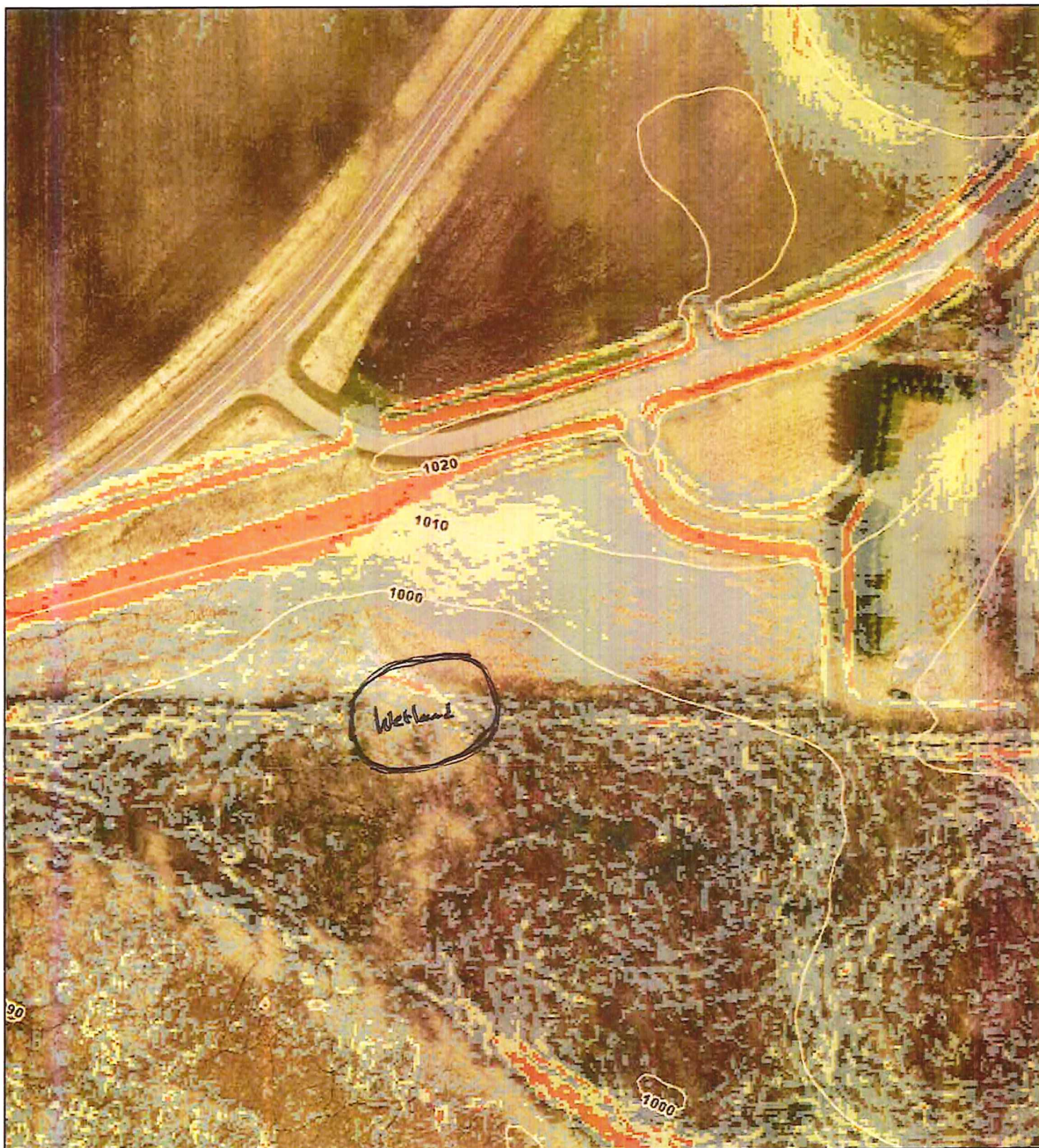


-  National Wetlands Inventory
-  Parcels



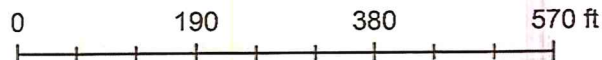
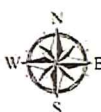
0 110 220 330 ft

Elevation Map

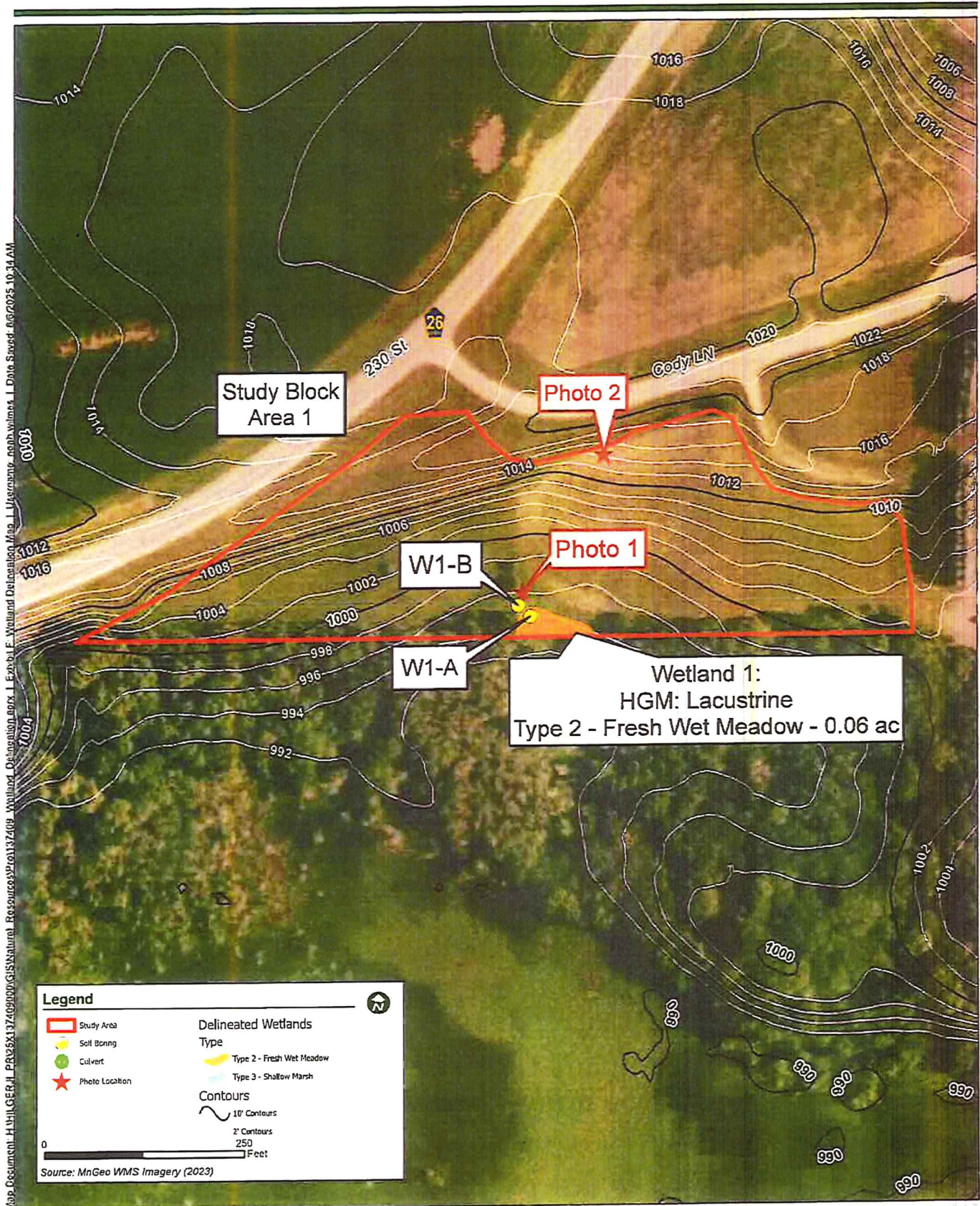


Percent Slope 2012

- 0 to 6 Percent
- 6 to 12 Percent
- 12 to 18 Percent
- 18 to 30 Percent
- 30 Percent or Greater



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Jesse Anderson

From: Potts, Victoria <vpotts@mankatomn.gov>
Sent: Tuesday, February 17, 2026 1:47 PM
To: Adam Steadland; Alyssa Core; Amir Fazlovic; Andrew Balgobin; Angela Nelson; Angela Piltaver; Anthony Dickmeyer; Barry Hager; Brett Paasch- MNDOT; Brian Oviatt; Chad Jabary; Chuck Mayers; Cory Hakla; Cory Johnson; Craig Austinson; D. Nicholson; Dane Lynch; Daniel Girolamo; David Lensing; David Pinney; Erynn Jenzen; George Leary; Greg Stevens; Heath Biegler; Jennifer Lemke; Jerad Bach; Jesse Anderson; Jesse Shetka; John Hutchins; Jonathan Graves; Justin Grev; Karl Nelson; Katie Wigen; Kris Dimercurio; Lacy Anderson; Lorin James; Mankato Free Press; Mark Fisichenich; Mark Manderfeld; Michael Dahle; Michael Stalberger; Nathan Holmes; Nicolle Kupser; Pat Johnson; Patrick Oberle; Paul Haugh; Paula M; Pete Preston; Randy Phillips; Rebecca Arndt - MN DOT; Robert Clements; Rod Nelson; Ryan Hiniker; Ryan Short; Ryan Thilges; Scott Roemhildt; Scott Thompson - DOT; Stephen Urban; Steve Schoeb; Steve Senger; Stuart Hiam; Susan Sargent; Tim B ; Tim Grant; Timothy Carriveau; Todd Kolander; Tricia Ries; William Johnson; John Considine; Anna.M.Thill@xcelenergy.com; Annah.anderson@centerpointenergy.com; Benjamin.jacobsen@centerpointenergy.com; Cynthia.pierce@oneok.com; development@pembina.com; gpalmer@greatermngas.com; James.H.Knoop@xcelenergy.com; Jerad Bach; jordan.yess@charter.com; Joseph.dallager@nngco.com; Kelly.dirksen@centerpointenergy.com; laurens@greatermngas.com; Lorin James; mbroadway@jagcom.net; rvesey@greatermankato.com; propertymanagement@t-mobile.com; PER Planning and Zoning; Pete Preston; Paula M; Kleist, Mitchell (Northern Natural Gas); Nathan Holmes; Nick.sorenson@consolidated.com; Nick.topper@zayo.com
Subject: (EXTERNAL)February Lime Township Planning Commission Item
Attachments: Hilgers Mailing Packet.pdf; Mailing packet- Burgess.pdf

CAUTION: This email originated from outside the BEC Network. Be aware that if the email contains links, use extreme caution before clicking. If the sender appears to be impersonating a coworker or department, report the email using the phishing alert button.

Good afternoon all,

Attached is the information pertaining to a Preliminary plat request for a reconfiguration of 4 parcels into one lot and for a variance request to decrease the required 1 acre buildable area to .49 acres within the Lime Township.

The items will be reviewed by the Lime Township's Planning Commission on February 24th, 2026 at 6:00pm and the Lime Township Board on March 17th, 2026 at 7:30pm at the Mankato Regional Airport, when a public hearing will be held for the items.

Please let me know if you have any questions or comments on the item.

Best,

Victoria Potts

MVCOG Program Administrator

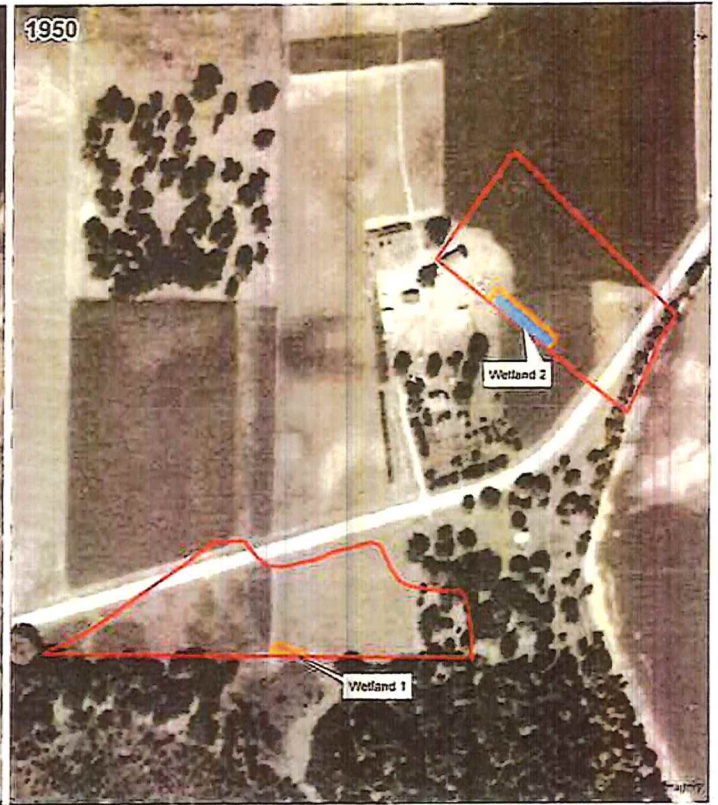
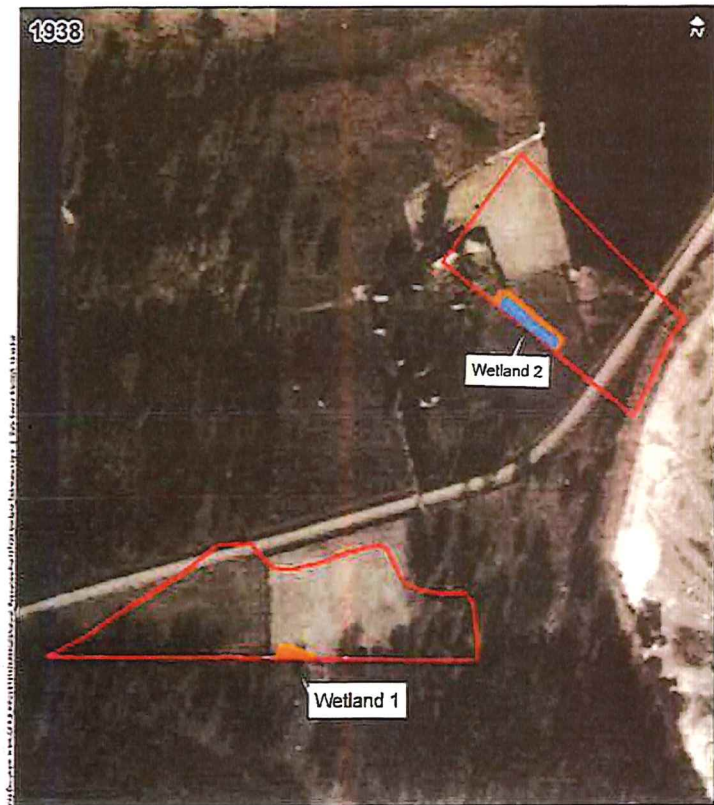
[City of Mankato](#)

Eagle Bluff

Lime Township, Blue Earth County, MN

Exhibit X-1: Historical Imagery 1938-1950

August 2025





BLUE EARTH COUNTY

Property & Environmental Resources

Government Center, 410 South Fifth Street

P.O. Box 3566, Mankato, Minnesota 56002-3566

Phone: (507) 304-4251

Septic, Well, and Shoreland-Wetland Review

Project Information: Request of Jim Hilgers, the property owner, for a final plat to create one new parcel in 2026

Date Printed: May 14, 2026

Review Number: PR20260219

Property Owner: EAGLE BLUFF PROPERTIES
LLC

Applicant: EAGLE BLUFF PROPERTIES LLC

Parcel Number: R40.04.36.178.007

Location Address: T.B.D.

Septic Review

Status: Complete

Comments: Two septic drainfield locations have been identified by J.R. Bruender Construction. The proposed final plat does not seem to negatively impact the future septic situation on the property. No additional requirements at this time. Anderson Jesse 05/11/2026 11:59 AM

Well Review

Status: Complete

Comments: The enclosed site plan / survey does not show any wells on this property. A review of the records does not indicate the likely presence of any wells on this property. This final plat request does not appear to negatively impact the known well situation on this property. grant 05/14/2026 4:22 PM

Shoreland-Wetland Review

Status: Complete

Comments: The proposed request does not appear that it will negatively impact any wetlands. A wetland Delineation was completed prior to platting that identified regulated resources. Any future development on the parcels must be in compliance with the Wetland Conservation Act. Lynch Dane 05/14/2026 1:22 PM

Eagle Bluff

Type & Boundary Application

Lime Township, Blue Earth County, Minnesota
Jim Hilgers
August 6, 2025



Real People. Real Solutions.

Prepared by:

Bolton & Menk, Inc.
1960 Premier Drive
Mankato, MN 56001
P: (507) 625-4171
BMI Project No. 25X.137409.000

Table Of Contents

PART ONE: APPLICANT INFORMATION	1
PART TWO: SITE LOCATION INFORMATION	1
PART THREE: GENERAL PROJECT/SITE INFORMATION	1
PART FOUR: AQUATIC RESOURCE IMPACT SUMMARY	2
PART FIVE: APPLICANT SIGNATURE	2
ATTACHMENT A	3
ATTACHMENT B	3

Appendix

2013 WETLAND DELINEATION (R. J. HANNA & ASSOCIATES INC.)
MANKATO PLANNING COMMISSION NOTES 2016
WETLAND DELINEATION REPORT

PART ONE: Applicant Information

If applicant is an entity (company, government entity, partnership, etc.), an authorized contact person must be identified. If the applicant is using an agent (consultant, lawyer, or other third party) and has authorized them to act on their behalf, the agent's contact information must also be provided.

Applicant/Landowner Name:	Jim Hilgers
Mailing Address:	171 Miranda Trail Madison Lake, MN 56063
Phone:	507-351-3265
E-mail Address:	Jihil63@gmail.com

Authorized Contact (do not complete if same as above):

Mailing Address:

Phone:

E-mail Address:

Agent Name:	Bolton & Menk, Inc. Cortiney Galuska Natural Resource Technician
Mailing Address:	1960 Premier Drive Mankato, MN 56001
Phone:	507-625-4171 ext 4074
E-mail Address:	Cortiney.galuska@bolton-menk.com

PART TWO: Site Location Information

County:	Blue Earth	City/Township:	Lime Township
Parcel ID and/or Address:	Note Exhibit A		
Legal Description (Section, Township, Range):	36, 109N, 26W		
Lat/Long (decimal degrees):	44.049090, -93.9021158		
Attach a map showing the location of the site in relation to local streets, roads, highways.			
Approximate size of site (acres) or if a linear project, length (feet):	8.59 ac		

If you know that your proposal will require an individual Permit from the U.S. Army Corps of Engineers, you must provide the names and addresses of all property owners adjacent to the project site. This information may be provided by attaching a list to your application or by using block 25 of the Application for Department of the Army permit which can be obtained at:

http://www.mvp.usace.army.mil/Portals/57/docs/regulatory/RegulatoryDocs/engform_4345_2012oct.pdf

PART THREE: General Project/Site Information

If this application is related to a delineation approval, exemption determination, jurisdictional determination, or other correspondence submitted **prior to** this application then describe that here and provide the Corps of Engineers project number.

Describe the project that is being proposed, the project purpose and need, and schedule for implementation and completion. The project description must fully describe the nature and scope of the proposed activity including a description of all project elements that effect aquatic resources (wetland, lake, tributary, etc.) and must also include plans and cross section or profile drawings showing the location, character, and dimensions of all proposed activities and aquatic resource impacts.

PART FOUR: Aquatic Resource Impact¹ Summary

If your proposed project involves a direct or indirect impact to an aquatic resource (wetland, lake, tributary, etc.) identify each impact in the table below. Include all anticipated impacts, including those expected to be temporary. Attach an overhead view map, aerial photo, and/or drawing showing all of the aquatic resources in the project area and the location(s) of the proposed impacts. Label each aquatic resource on the map with a reference number or letter and identify the impacts in the following table.

Aquatic Resource ID (as noted on overhead view)	Aquatic Resource Type (wetland, lake, tributary etc.)	Type of Impact (fill, excavate, drain, or remove vegetation)	Duration of Impact Permanent (P) or Temporary (T) ¹	Size of Impact ²	Overall Size of Aquatic Resource ³	Existing Plant Community Type(s) in Impact Area ⁴	County, Major Watershed #, and Bank Service Area # of Impact Area ⁵

¹If impacts are temporary; enter the duration of the impacts in days next to the "T". For example, a project with a temporary access fill that would be removed after 220 days would be entered "T (220)".

²Impacts less than 0.01 acre should be reported in square feet. Impacts 0.01 acre or greater should be reported as acres and rounded to the nearest 0.01 acre. Tributary impacts must be reported in linear feet of impact and an area of impact by indicating first the linear feet of impact along the flowline of the stream followed by the area impact in parentheses). For example, a project that impacts 50 feet of a stream that is 6 feet wide would be reported as 50 ft (300 square feet).

³This is generally only applicable if you are applying for a de minimis exemption under MN Rules 8420.0420 Subp. 8, otherwise enter "N/A".

⁴Use *Wetland Plants and Plant Community Types of Minnesota and Wisconsin* 3rd Ed. as modified in MN Rules 8420.0405 Subp. 2.

⁵Refer to Major Watershed and Bank Service Area maps in MN Rules 8420.0522 Subp. 7.

If any of the above identified impacts have already occurred, identify which impacts they are and the circumstances associated with each:

N/A

PART FIVE: Applicant Signature

☐ Check here if you are requesting a pre-application consultation with the Corps and LGU based on the information you have provided. Regulatory entities will not initiate a formal application review if this box is checked.

By signature below, I attest that the information in this application is complete and accurate. I further attest that I possess the authority to undertake the work described herein.

Signature: _____ Date: _____

I hereby authorize **Bolton & Menk, Inc** to act on my behalf as my agent in the processing of this application and to furnish, upon request, supplemental information in support of this application.

¹ The term "impact" as used in this joint application form is a generic term used for disclosure purposes to identify activities that may require approval from one or more regulatory agencies. For purposes of this form it is not meant to indicate whether or not those activities may require mitigation/replacement.

Attachment A

Request for Delineation Review, Wetland Type Determination, or Jurisdictional Determination

By submission of the enclosed wetland delineation report, I am requesting that the U.S. Army Corps of Engineers, St. Paul District (Corps) and/or the Wetland Conservation Act Local Government Unit (LGU) provide me with the following (check all that apply):

☒ **Wetland Type Confirmation**

☒ **Delineation Concurrence.** Concurrence with a delineation is a written notification from the Corps and a decision from the LGU concurring, not concurring, or commenting on the boundaries of the aquatic resources delineated on the property. Delineation concurrences are generally valid for five years unless site conditions change. Under this request alone, the Corps will not address the jurisdictional status of the aquatic resources on the property, only the boundaries of the resources within the review area (including wetlands, tributaries, lakes, etc.).

☐ **Preliminary Jurisdictional Determination.** A preliminary jurisdictional determination (PJD) is a non-binding written indication from the Corps that waters, including wetlands, identified on a parcel may be waters of the United States. For purposes of computation of impacts and compensatory mitigation requirements, a permit decision made on the basis of a PJD will treat all waters and wetlands in the review area as if they are jurisdictional waters of the U.S. PJDs are advisory in nature and may not be appealed.

☐ **Approved Jurisdictional Determination.** An approved jurisdictional determination (AJD) is an official Corps determination that jurisdictional waters of the United States are either present or absent on the property. AJDs can generally be relied upon by the affected party for five years. An AJD may be appealed through the Corps administrative appeal process.

In order for the Corps and LGU to process your request, the wetland delineation must be prepared in accordance with the 1987 Corps of Engineers Wetland Delineation Manual, any approved Regional Supplements to the 1987 Manual, and the *Guidelines for Submitting Wetland Delineations in Minnesota* (2013).

<http://www.mvp.usace.army.mil/Missions/Regulatory/DelineationJDGuidance.aspx>

Attachment B

Supporting Information for Applications Involving Exemptions, No Loss Determinations, and Activities Not Requiring Mitigation

Complete this part *if* you maintain that the identified aquatic resource impacts in Part Four do not require wetland replacement/compensatory mitigation OR *if* you are seeking verification that the proposed water resource impacts are either exempt from replacement or are not under CWA/WCA jurisdiction.

Identify the specific exemption or no-loss provision for which you believe your project or site qualifies:

8420.0150.D- Incidental Wetlands

Provide a detailed explanation of how your project or site qualifies for the above. Be specific and provide and refer to attachments and exhibits that support your contention. Applicants should refer to rules (e.g. WCA rules), guidance documents (e.g. BWSR guidance, Corps guidance letters/public notices), and permit conditions (e.g. Corps General Permit conditions) to determine the necessary information to support the application. Applicants are strongly encouraged to contact the WCA LGU and Corps Project Manager prior to submitting an application if they are unsure of what type of information to provide:

8420.0105.D- Incidental Wetlands

The parcel in question is currently half industrial row cropped agriculture and half storm water pond. The entire property was farmed for generations before the storm water pond's construction in the late 2000's. The incidental wetland in question was constructed in non-hydric upland soil (Exhibit E) that previously did not show any wetland indicators (Exhibit 1). Therefore, the applicant is requesting that this wetland be considered incidental under the WCA. A 2013 delineation from R. J. Hannah Associates Inc. was conducted and found no wetland present at the location of the cconstructed storm pond. In addition, attached site construction plans for the storm water pond from the City of Mankato.

Appendix

Minnesota Wetland Conservation Act
Application for Approval of Wetland Type and Boundary

1. Project/Site Information

Project/Site Name: Re-plat of Hilgers Subdivison

Local Government Unit: Blue Earth County

Location: West-half of the NE Quarter of the NW Quarter of Govt. Lot 2, of Section 36, T109N, R26W.

2. Applicant Information

Applicant Name: James Hilgers

Address: 23401 597th Avenue, Madison Lake MN, 56063

E-mail: NA

Phone: NA

3. Agent/Consultant Information

Company Name: R. J. Hanna & Associates Inc.

Contact Person: Rick Hanna

Address: 217 Lincoln Street

City, State, Zip: Mankato, Mn 56001

E-mail: rjhanna@hickorytech.net

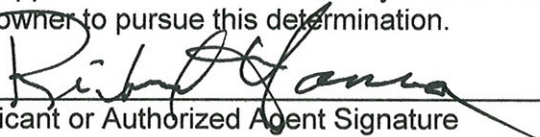
Phone: 507-345-7066

4. Description of Request

Check all that apply: ☒ Wetland Boundary (must attach wetland delineation report)
☐ Wetland Type (Eggers & Reed and/or Circular 39 type)

5. Signature

By signature below, the applicant requests a determination from the Local Government Unit under Minnesota Rules 8420.0225 on the submitted wetland boundary and type information in this application. The applicant also affirms that they are the owner of the subject property or have permission from the landowner to pursue this determination.


Applicant or Authorized Agent Signature

Date: June 12, 2013

Important Notes:

- The applicant may be required to submit multiple copies of the report/information to the LGU. The LGU may require the applicant to submit copies directly to Technical Evaluation Panel Members. **Check with your LGU regarding their submittal requirements.**
- The LGU decision must be made in compliance with Minnesota Statutes, section 15.99.

For LGU use only

Date Received:

RECEIVED

JUN 12 2013

Hilgers Development Site Wetland Investigation

Section 36 Lime Township

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Introduction

This wetland investigation was done at the request of James Hilgers 23401 597th Avenue, Madison Lake MN. The purpose was to identify and delineate any wetlands on the property located in the West-half of the Northeast Quarter of the Northwest Quarter of Govt. Lot 2, of Section 36, T109N, R26W, Blue Earth County, MN, (Figure 1). County Highway 26 is being moved to the north to modify the curve of the highway for safety purposes. In doing so it affects the existing Hilgers Subdivision and this is the reason for re-platting the property.

Method

The Federal Manual for Identifying and Delineating Jurisdictional Wetlands, 1987 and the Midwest Regional Supplement, 2008 were the basis of the investigation. Historical resources were reviewed and representative on-site locations were investigated. The routine level 2 method was used. Terry L. Bovee, Professional Soils Scientist, Minnesota License Number 30269, was the principal on-site investigator.

Results

R. J. Hanna & Associates Inc. conducted two field investigation of the property. The first was on September 14th 2012 and the second on May 12th 2013. The off-site historical record was researched and the on-site vegetation, soils and hydrology were examined. Based upon our investigation, it was determined that there are no wetlands on the site.

Off-Site Historical Findings

The following off-site historical resources were reviewed and are summarized below:

National Wetland Inventory, 1980.

In May of 1980, the U. S. Department of Interior produced a series of aerial photographs of Blue Earth County. From these aerial photographs, the National Wetland Inventory, NWI, was developed. The NWI represents a wetland inventory of Blue Earth County as of May of 1980. Since the inventory was produced, rivers have meandered and some mapped wetlands have been drained. At best, the NWI can only be used as a guide to on-site investigation. The NWI does not show any wetland on the property being platted. (Exhibit A)

USDA Soils Survey of Blue Earth County. The USDA Soils Survey of Blue Earth County, (Exhibit B), was reviewed and the principal soils found across the site are summarized below:

Cordova clay loam, 109 occupies 24.9 percent of the site. Cordova is found on the flats of moraines. The parent material is a fine-loamy till. The slope is 0 to 2 percent and the shape is linear. This soil is poorly drained and the depth to the seasonal water table is 6 to 18 inches.

Le Sueur clay loam, 239, occupies 24.3 percent of the site. Le Sueur is found on the rises of moraines in a summit position. The down slope, 1 to 3 percent, is convex and linear across slope. The parent material is a fine loamy till. This is moderately well drained soil and the depth to the seasonal water table is 18 to 30 inches. No ponding or flooding is associated with this soil during rainfall events.

Kilkenny clay loam, 238, occupies 22.8 percent of the site. Kilkenny is associated with hills on moraines. The parent material is clayey lacustrine deposits over fine-loamy till. The slope is 2 to 6 percent and the down slope shape is convex. Kilkenny is a well drained soil and the depth to the seasonal water table is 30 to 42 inches.

Blue Earth County Protected Waters and Wetland Inventory, 1984.

The inventory shows that Eagle Lake, PWI 7-60, is a protected water of the state. The lake is in minor watershed 320821 of the Le Sueur River. The highest recorded lake level is 989.75 feet, (04/24/1969), and the lowest, 986.2 feet, (04/12/1977). The water level range is 3.55 feet. The Ordinary High Water Level, (OHW), is 989.4 feet. Eagle Lake, (north), is classified as a Recreational Development Lake, (Exhibit C).

Wetland Delineation Precipitation Data Retrieval from a Gridded Data Base.

The University of Minnesota Wetland Precipitation Data Retrieval Table, the source of the 2012 precipitation data for this site, was used in conjunction with the USDA crop photos. The results of the comparison are shown on the Wetland Mapping Conventions Review Record, (Exhibit D).

Gridded Database Multi-month Rating, 2012. The multi-month rating for March, April and May was 17, Wet. The following three months, June, July and August, reflect the beginning of 2012 drought and the rating was 6, Dry. The data was retrieved from the Wetland Delineation Precipitation Data Retrieval from a Gridded Database: Minnesota Climatology Working Group University of Minnesota. A summary of the previous 17 years of data regarding the mean precipitation of Normal, Wet and Dry growing seasons furnished the following information:

Greater than Normal Precipitation. During the 8 years that were classified as being wet, 4 of the 8 years, 50%, of the time the vegetation appeared to be normal with very few areas of crop stress.

Normal Precipitation. Over the 6 years that had normal precipitation 1 year, 16.6%, appeared to have a lot of crop stress. Overall the vegetation appeared normal, but included a few areas of minor to very minor crop stress during the normal years.

Less than Normal Precipitation. Three of the years were classified as dry.

Gridded Database Multi-month Rating, 2013. As of June 10th 2013, no data has been entered into the gridded data base for this site during 2013. Since the rainfall data from the Wetland Delineation Precipitation Data Retrieval from a Gridded Data Base was not available for 2013, it was decided to use the precipitation records at the University of Minnesota Southern Research and Outreach Center at Waseca.

The cumulative total of precipitation data recorded between January 1st and May 31st 2013 at the Waseca center indicate that the rainfall was 18.24 inches during this period. The precipitation for these five months is 6.36 inches above average. From June 1st to June 10th the cumulative total increased to 19.77 inches. This suggest that we are having a "wetter than normal" Spring.

USDA Crop Photos, 1979-1995 & Wetland Mapping Conventions Review Record.

The USDA Aerial Crop Photographs, 1979–1995, of Section 36 of Lime Township were reviewed. The purpose of the review was to determine if any of the four sites shown on Figure 2 displayed wetland signatures during any growing season, (Exhibit E).

Comparison of Hilgers Tile Map, the Plat Map and Soils Map.

The property owner provided tile maps of the parcel under investigation (Exhibit F). The hand drawn tile maps were transposed over a soils map and proposed subdivision plat to provide an approximation of where the tile is located in relationship to the landscape.

A comparative study was conducted by Mr. Bovee, of Hilgers' tile map, the proposed plat map and the soils map of the site.

The tile map provided by Mr. Hilgers was sketched over the proposed plat map to approximate where the tile was located. Hilger's tile/plat map was then compared to the soils map of the site. From this comparison, Mr. Bovee formed the opinion that tile has been installed within the hydric soil mapping units of the plat and accomplishes the following:

- Eliminates surface ponding;

- Lowens the saturation zone within the soils in those concave areas of the plat; and therefore,

- The hydrology necessary to support a jurisdictional wetland is not present.

Further, the tile appears to be primarily located in those concave areas that would most likely be wetter in a normal rainfall year. It was noted that on Sept. 14, 2012 during a filed visit that there was no evidence of crop stress in the soybeans – and this was after a very wet spring and early summer this year.

On-site Findings

Landscape Setting.

The Hilgers property is located in a rural area that mainly cropland and shoreland. Soybeans were planted and harvested in 2012. The site has been extensively tiled with agricultural field tile to lower the water table where needed. Two field tile outlets go under the road and empty into the lake.

A residential dwelling, adjacent to the lake, is located on the north side of CSAH 26. Agricultural fields are on the north, east and west sides of the site. Eagle Lake on the south side. Overall, the terrain is gently rolling and appears to be well drained in the lower elevation areas.

Along the lake and between CSAH 26, the embankment is steep, except for a small narrow area that is a fishing spot. Most of the summer, anglers can be seen fishing from the shore. A series of ice ramparts, about 2 to 3 feet wide, (about 10 feet wide total), are between the water and the embankment.

On-site Investigation.

Mr. Bovee's on-site investigation included the following: A preliminary survey indicating the proposed lot lines and topographic data were used to establish four sites for further investigation. These sites are shown in Figures 2 & 3. Once on site, the terrain was examined for areas within the till uplands that are plane to concave-shaped that may be conducive to creating hydrologic conditions that can create hydric soils and support hydrophytic vegetation. Four sites were selected. A Wetland Determination Data Form, Midwest Region, was completed at each site (Exhibit G). Each site was marked with a red-tipped wooden lathe.

Results of the On-site Investigation

Site 1.

Vegetation.

Site 1 is within a cultivated field used for row crops. Currently, there is soybean stubble on the surface but no growing vegetation is present. The entire area surrounding Site 1 is managed for agriculture with the usage of herbicides. There are no hydrophytic vegetation indicators at this site.

Soils.

The soil observed at this site is consistent with the Lura soils (211) mapped in the Blue Earth Soil Survey and has a thick, dark-colored surface horizon with grayish subsoil colors. The soil is poorly to very poorly drained meaning under normal conditions, precipitation would tend to pond at the surface and move very slowly downward through the soil profile. Redoximorphic features become evident 35+" below the surface. The soil meets hydric soil indicator AI2.

Hydrology.

The site is near the middle of a concave-shaped swale at the base of surrounding steep slopes. This site receives surface water runoff from the surrounding slopes in addition to that precipitation that fall directly on the site. A surface tile inlet is present near this site which receives surface water runoff and routes the water to a buried tile line which then outlets near a culvert which routes water to the east under County Road 26. The property owner has stated the area is tiled extensively (Exhibit B). It is this observer's opinion that the tile is functioning adequately provided the amount of spring rainfall in this area. Consequently, there are no wetland hydrologic indicators evident at this site.

Site 2

Vegetation.

Site 2 is within a cultivated field used for row crops. Currently, there is soybean stubble on the surface but no growing vegetation is present. The entire area surrounding Site 2 is managed for agriculture with the usage of herbicides. There are no hydrophytic vegetation indicators at this site.

Soils.

The soil observed at this site is outside the range of properties of the Cordova soils (109) mapped in the Blue Earth Soil Survey. The soil observed at this site has an over-thickened dark-colored surface horizon extending to at least 44 inches below the surface. No redoximorphic features were present. The soil on this site is moderately well to well drained, which is consistent with being in an upper footslope landscape position adjacent to steeper slopes. The soil observed at this site does not meet any hydric soil criteria or indicators.

Hydrology.

The site is near the middle of a slightly concave to plane-shaped drainway on the sideslope of surrounding steeper slopes. This site receives surface water runoff from the surrounding slopes in

addition to that precipitation that fall directly on the site. The property owner has stated the area is tiled extensively which outlets near a culvert which routes water to the south under County Road 26. It is this observer's opinion that the tile is functioning adequately considering the amount of spring rainfall to date in this area. There are no wetland hydrologic indicators evident at this site.

Site 3

Vegetation.

Site 3 is within a cultivated field used for row crops. Currently, there is soybean stubble on the surface but no growing vegetation is present. The entire area surrounding Site 3 is managed for agriculture with the usage of herbicides. The wetland criteria required to meet a prevalence of hydrophytic vegetation is not met on Site 3.

Soils.

The soil observed at this site is outside the range of properties of the Lerdal soils (138B2) or Kilkenny soils (238B) mapped in the Blue Earth Soil Survey and has an over-thickened dark-colored surface horizon extending to at least 45 inches below the surface. No redoximorphic features were present. The soil is well drained which is consistent with being in an upper footslope landscape position adjacent to steeper slopes. The soil does not meet any hydric soil criteria or indicators.

Hydrology

The site is near the middle of a slightly concave to plane-shaped drainway on the sideslope of surrounding steeper slopes. This site receives surface water runoff from the surrounding slopes in addition to that precipitation that fall directly on the site. The property owner has stated the area is tiled extensively which outlets near a culvert which routes water to the south under County Road 26. It is this observer's opinion that the tile is functioning adequately considering the amount of spring rainfall to date in this area. There are no wetland hydrologic indicators evident at this site.

Site 4

Vegetation.

Site 4 is within a cultivated field used for row crops. Currently, there is soybean stubble on the surface but no growing vegetation is present. The entire area surrounding Site 4 is managed for agriculture with the usage of herbicides. There are no hydrophytic vegetation indicators at this site.

Soils.

The soil observed at this site is consistent with the range of properties of the Cordova soils (109) mapped in the Blue Earth Soil Survey. The soil observed at this site has a slightly over-thickened dark-colored surface horizon with a grayish, mottled subsoil with redoximorphic features present. The soil on this site is poorly drained, which is consistent with the flat landscape at this site. The soil observed at this site does meet hydric soil indicator A12.

Hydrology.

The site is near the within a broad flat area on a summit. Slope shape is slightly concave to plane-shaped. This site receives direct precipitation and likely a very small amount of surface water runoff from the immediately adjacent low gradient sideslopes. The property owner has stated the area is tiled extensively which routes tile water through the Site 2 area and hence to a culvert which routes water to the south under County Road 26. Also, new road construction adjacent to the north of this site likely intercepts any excessive subsoil water that existing tile may not collect immediately. The newly constructed road ditches route both surface and subsurface water eastward down the new right of way. It is this observer's opinion that the tile and the new road ditches are functioning adequately to lower the water table in this area considering the amount of spring rainfall to date in this area. There are no wetland hydrologic indicators evident at this site.

Opinions

^The following opinions are based upon the findings contained in this report:

1. That the dominant vegetation observed on the site is upland vegetation and not hydrophytic vegetation.
2. That because of field tiling and the development of transportation corridors, the hydrology has been altered and will no longer support a dominance of hydrophytic vegetation.
3. That there are no wetlands on this site as a result of the altered hydrology.

Conclusion

A jurisdictional wetland must exhibit hydrophytic vegetation, hydric soil and hydrologic indicators to be considered a wetland. Hydric soil indicators are present at Site 1 and Site 4 but there are no wetland hydrophytic vegetation nor wetland hydrology indicators present at any of the four sites examined. Therefore, it is this observer's opinion that no wetlands are present on this development site.

Jurisdictional Contact

Blue Earth County is responsible for administering the Wetland Conservation Act in the county. Stacey Feser and Tim Grant, telephone 507-304-4381, are the county contacts.

Final Wetland Authority

The final wetland authority, regarding the presence or absences of wetlands on this property is under the jurisdiction of Blue Earth County and is subject to verification by the county.

Literature Reviewed

Blue Earth County Wet Area Delineation as Indicators for Potential Wetland Restoration Sites, 1998.

Blue Earth County Protected Waters & Wetlands, Revised 1996.

Classification of Wetlands and Deepwater Habitats of the United States Cowardin, et al., 1979.

Grasses: Identification Guide Lauren Brown, Houghton Mifflin Company 1979.

Federal Manual for Identifying and Delineating Jurisdictional Wetlands U.S. Army Corps of Engineers, 1987. and
Midwest Regional Supplement, 2008.

National Wetland Inventory Maps, U. S. Fish and Wildlife Service.

NRCS Web Soil Survey of Blue Earth County, Minnesota U.S. Department of Agriculture, 2012.

Surface Water Hydrology Atlas, Blue Earth County, Water Resources Center, M. S. U. 1993

USDA Aerial Crop Photographs, 1979 – 1995

Wetland Plants and Plant Communities of Minnesota and Wisconsin U.S. Army Corps of Engineers, 1987

Wetlands of the United States U.S. Fish and Wildlife Service Circular 39

Wetland Delineation Precipitation Data Retrieval from a Gridded Database: Minnesota Climatology Working Group
University of Minnesota, 2012

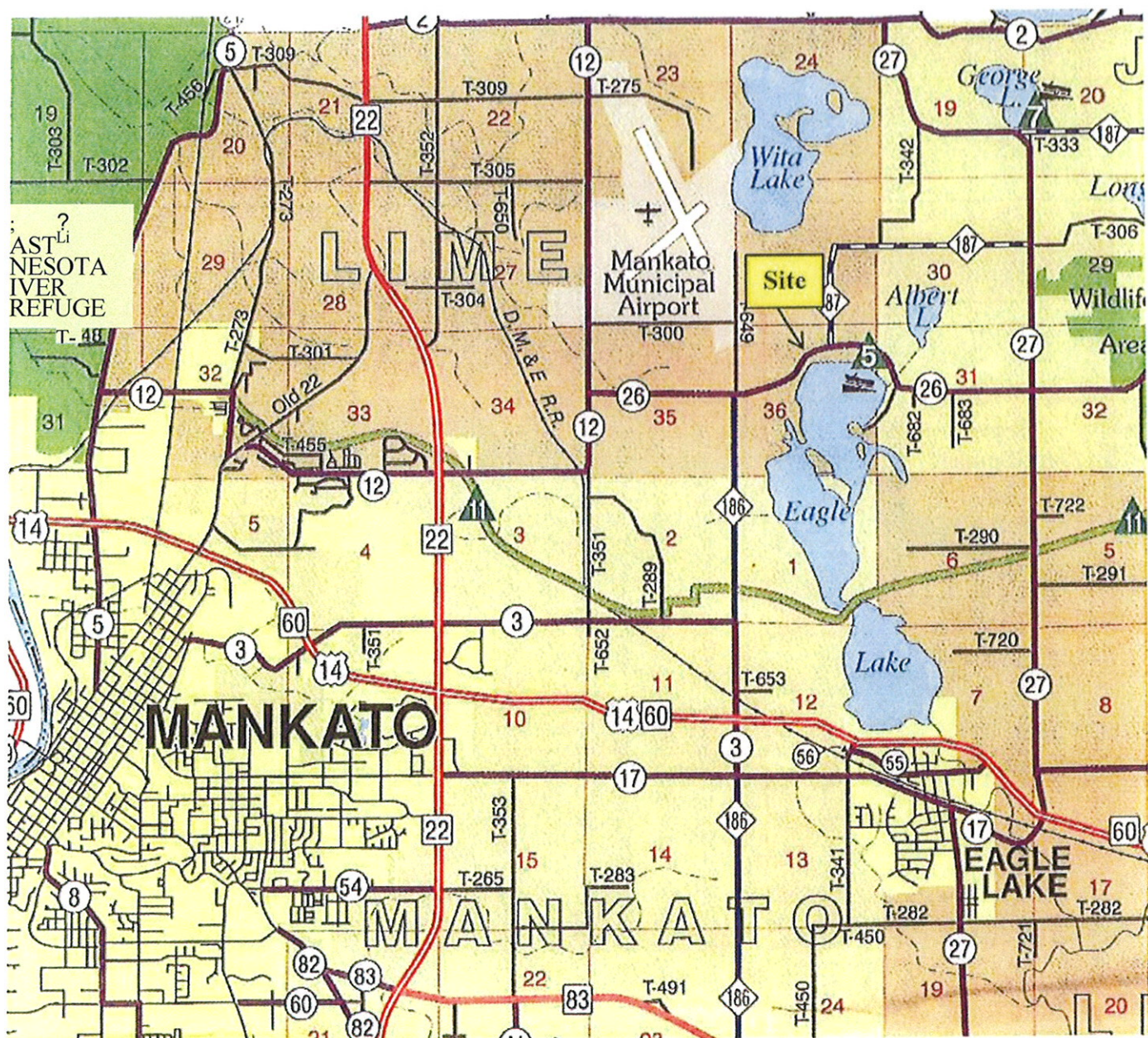
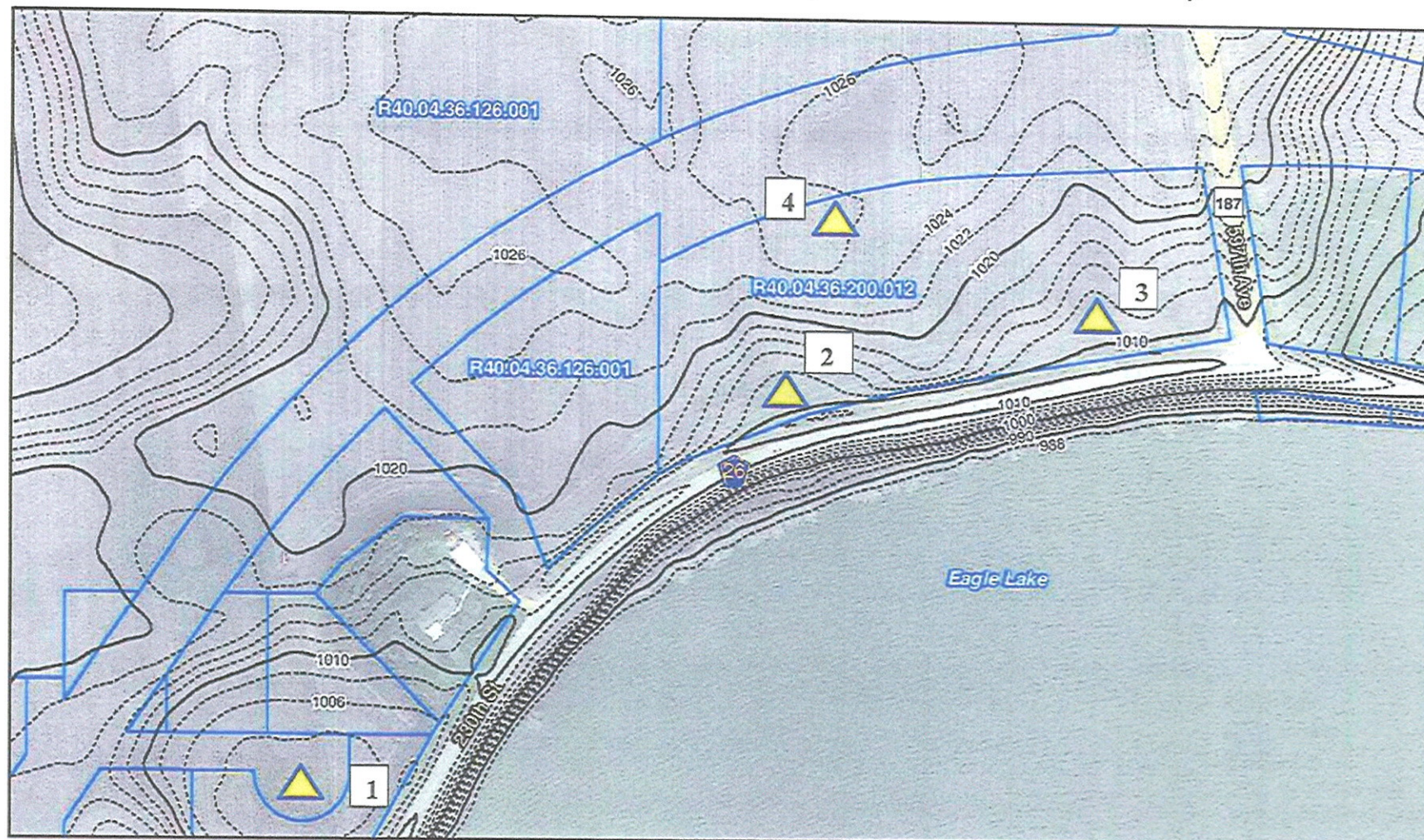


Figure 1

Hilger Development Site Location

Elevation Contours - Hilgers Property - Sec 36 Lime Township



Parcel

Elevation Contour

P_W, Index (10 Ft)

Intermediate (2 Ft)

0

500

1,000 Feet

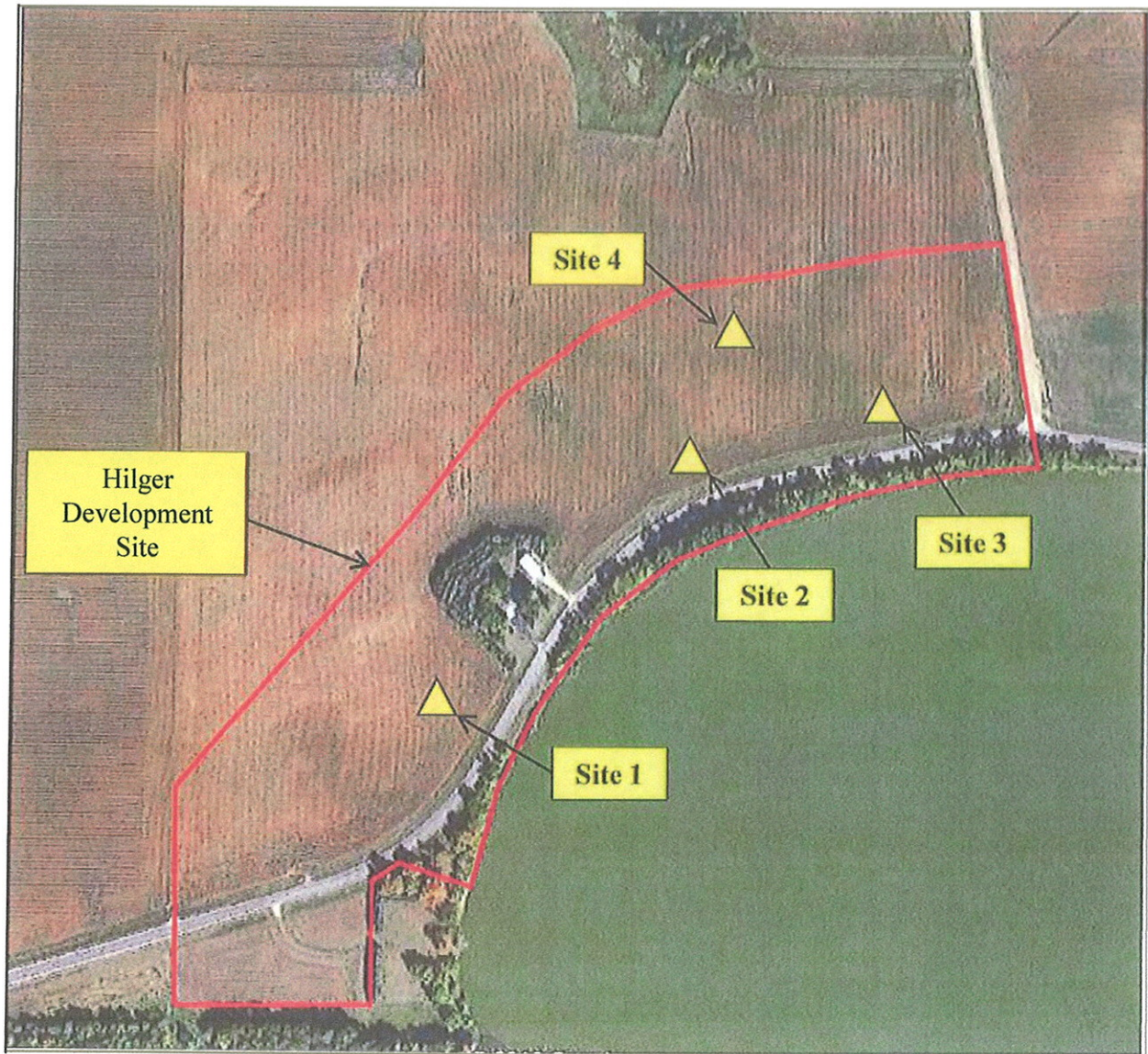
Source:

Contours - MN LIDAR 2012

Figure 2

Topographic Data — Hilger Development

Site Investigation Sites



North

Figure 3
Hilger Data Collection Sites

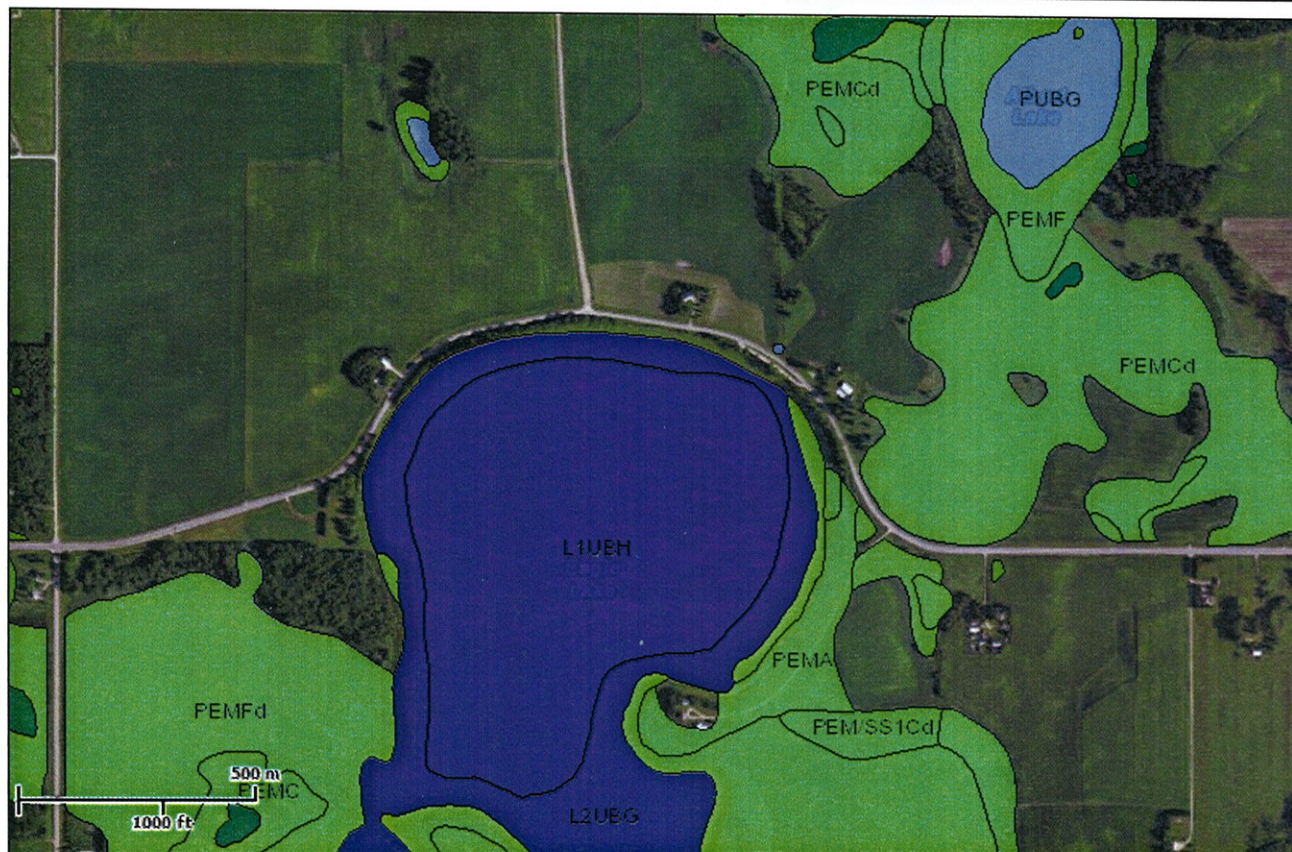


U.S. Fish and Wildlife Service

National Wetlands Inventory

Hilgers NWI Map

Jun 11, 2013



Wetlands

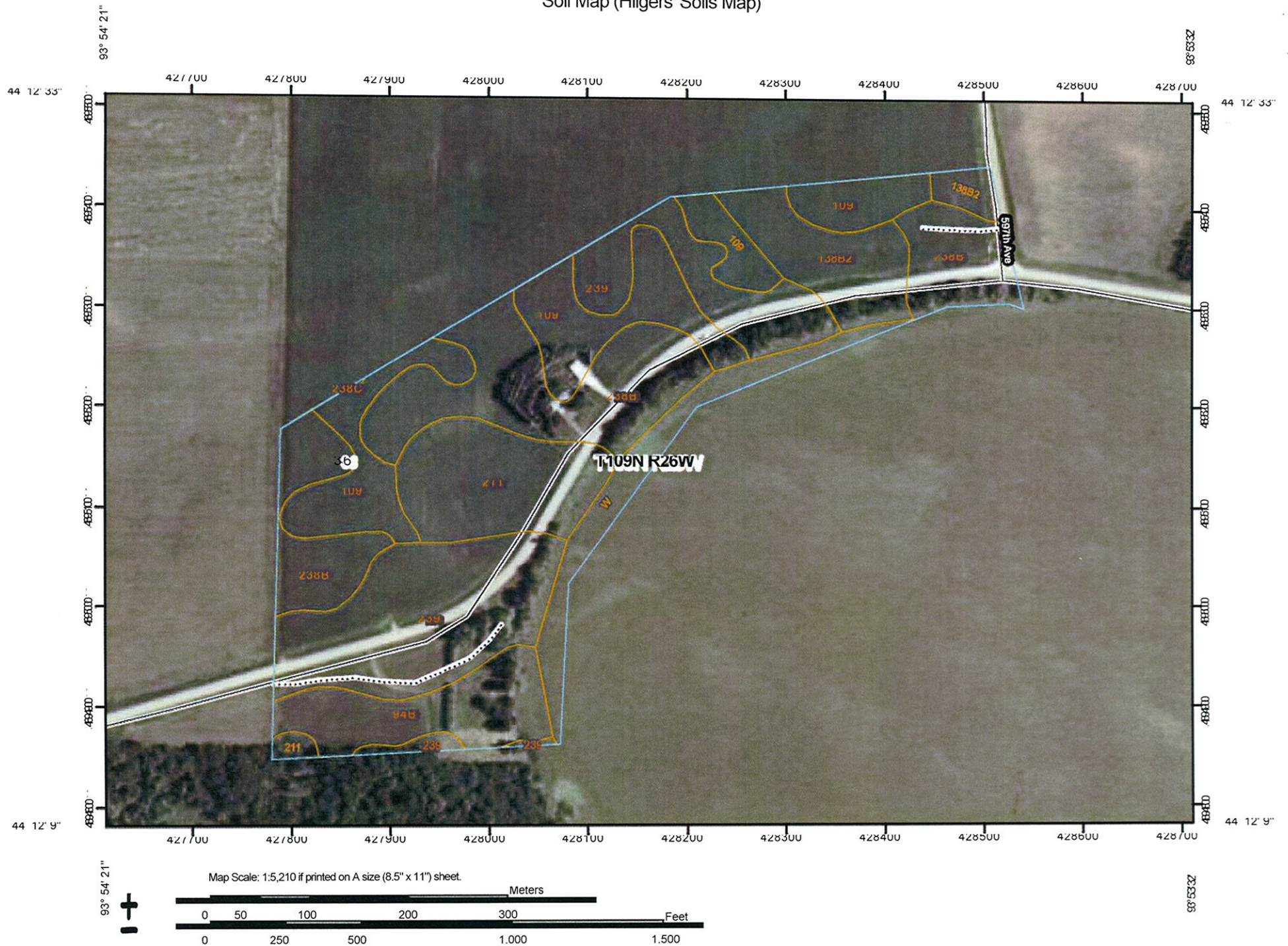
- Freshwater Emergent
- Freshwater Forested/Shrub
- Estuarine and Marine Deepwater
- Estuarine and Marine
- Freshwater Pond
- Lake
- Riverine
- Other

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

User Remarks:

Exhibit A

Custom Soil Resource Report
Soil Map (Hilgers' Soils Map)



Map Unit Legend

Blue Earth County, Minnesota (MN013)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
94B	Terril loam, 2 to 6 percent slopes	4.2	8.1%
109	Cordova clay loam	9.5	18.4%
138B2	Lerdal silty clay loam, 2 to 6 percent slopes, eroded	4.3	8.3%
211	Lura silty clay	5.4	10.5%
238B	Kilkenny clay loam, 2 to 6 percent slopes	12.6	24.4%
238C	Kilkenny clay loam, 6 to 12 percent slopes	0.0	0.1%
239	Le Sueur clay loam, 1 to 3 percent slopes	12.4	24.1%
W	Water	3.2	6.2%
Totals for Area of Interest		51.5	100.0%

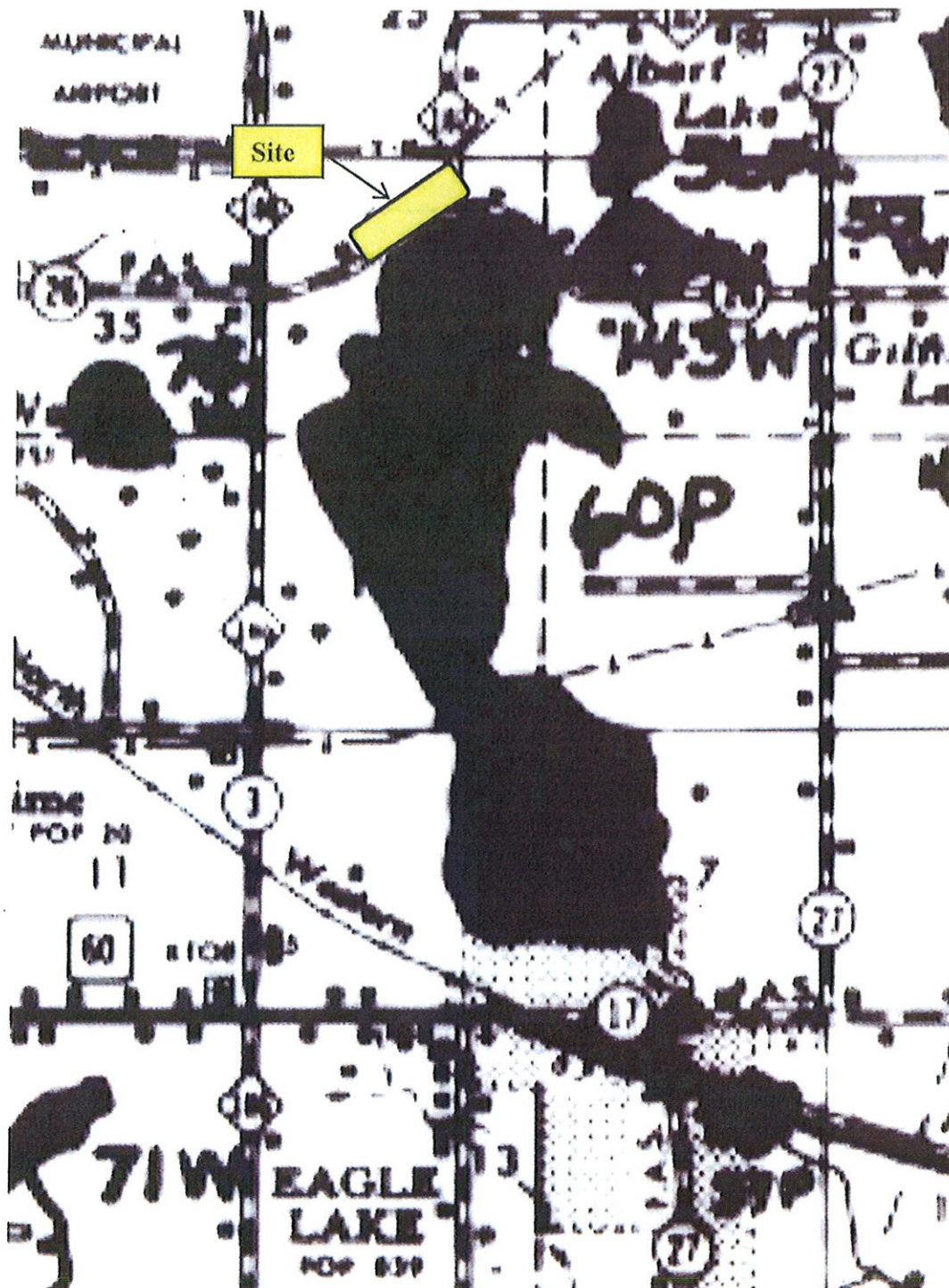


Exhibit A

MnDNR Protected Waters and Wetlands – Blue Earth County

Eagle Lake – 60P

Wetland Delineation Precipitation Data Retrieval from a Gridded Database: Section 36, T109N, R26W

1981-2010 Summary Statistics

multi-month totals: WARM: growing season (May thru Sep) ANN: calendar year (Jan thru Dec) WAT: water year (Oct. previous year thru Sep.)

Precipitation totals are in inches

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	WARM	ANN	WAT
30%	0.54	0.41	1.32	1.83	2.59	3.81	2.60	3.79	1.90	1.28	1.29	0.53	17.41	29.96	28.78
70%	1.07	0.90	2.40	3.48	4.46	5.99	5.35	4.90	3.19	3.21	2.27	1.38	21.31	34.19	32.98
mean	0.84	0.70	1.90	2.80	3.63	5.12	4.04	4.46	3.13	2.44	1.78	1.10	20.38	31.94	31.80

Year-to-Year Data

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	WARM	ANN	WAT
1995	0.15	0.06	2.74	2.76	3.11	3.93	6.33	3.63	4.01	4.62	0.70	0.84	21.01	32.88	31.87
1994	1.07	0.45	0.32	3.69	2.04	5.97	4.18	5.72	4.55	3.33	1.38	0.44	22.46	33.14	31.16
1993	0.80	0.60	1.26	2.99	5.76	9.93	7.22	9.13	3.16	0.42	1.83	0.92	35.20	44.02	48.30
1992	0.77	0.74	1.72	2.29	2.59	4.47	4.97	5.05	1.83	4.00	2.33	1.12	18.91	31.88	30.34
1991	0.23	0.65	2.65	4.86	6.59	3.99	5.25	4.62	4.64	1.14	4.23	0.54	25.09	39.39	36.36
1990	0.06	0.45	3.73	4.05	4.48	7.67	7.30	4.16	1.65	1.56	0.33	0.99	25.26	36.43	35.65
1989	0.23	0.52	2.36	3.23	2.07	3.54	2.50	2.62	1.84	0.28	1.51	0.31	12.57	21.01	22.23
1988	1.37	0.24	1.14	2.84	1.51	0.77	1.17	4.35	2.34	0.41	2.54	0.37	10.14	19.05	20.13
1987	0.63	0.00	1.12	0.27	2.25	2.67	5.57	4.21	1.73	0.75	2.29	1.36	16.43	22.85	21.67
1986	0.72	0.45	1.85	4.40	2.76	9.40	6.49	3.08	8.18	1.97	1.01	0.24	29.91	40.55	43.05
1985	0.56	0.31	3.65	3.46	1.76	2.91	2.22	4.86	5.23	3.12	1.47	1.13	16.98	30.68	34.30
1984	0.65	0.97	1.63	3.15	2.83	7.36	2.63	2.84	2.48	5.66	1.37	2.31	18.14	33.88	32.41
1983	0.53	0.87	2.73	2.77	4.32	5.02	2.80	4.62	2.64	3.16	3.56	1.15	19.40	34.17	35.89
1982	1.66	0.46	1.21	1.33	5.83	1.99	2.54	4.96	3.27	3.62	3.00	2.97	18.59	32.84	28.67
1981	0.20	1.50	0.82	2.28	3.51	4.94	6.59	7.97	1.62	3.16	1.35	0.91	24.63	34.85	31.28
1980	0.82	0.83	0.93	1.18	2.31	3.14	0.32	6.45	3.36	1.21	0.19	0.45	15.58	21.19	24.29
1979	1.65	1.05	3.29	1.38	2.53	4.49	3.11	7.59	1.68	2.73	1.92	0.30	19.40	31.72	30.34

Exhibit D

Wetland Delineation Precipitation Data Retrieval from a Gridded Database

WETLAND MAPPING CONVENTIONS REVIEW RECORD

Exhibit E

Project Name: Replat of Hilgers' Subdivision **Date:** 10/12/12 **Owner/Client:** Jim Hilgers

Investigator: Bovee/Hanna

Location: Lime Township, NE ¼, NW 1/4, Govt. Lot 2, Section 36, T109N, R26W

YEAR	Climate Condition	Symbols: CS -Crop Stress, MS -Minor Stress, DO -Drowned Out, NC -Not Cropped, SW -Standing Water, WS -Wetland Signature, AP -Altered Pattern, NV -Normal Vegetative Cover					
	Wet/Dry/Normal & Growing Season Rainfall	Overall	Site 1	Site 2	Site 3	Site 4	Comment
1979	W-19.40	NV	NV	NV	NV	NV	Very pale blue Slide
1980	D-15.58	NV	NV	NV	NV	NV	
1981	W-24.63	NV	NV	NV	NV	NV	
1982	N-18.59	NV	NV	NV	NV	NV	
1983	N-19.40	NV	NV	NV	NV	NV	
1984	N-18.14	NV	MS	MS	MS	MS	Very faint
1985	N-16.98	WS	WS	WS	WS	WS	xx
1986	W-29.91	WS	WS	NV	MS	NV	
1987	N-16.43	NV	NV	MS	NV	MS	
1988	D-10.14	CS	CS	CS	CS	CS	Very dry
1989	D-12.57	CS	WS	WS	NV	MS	
1990	W-25.26	WS	WS	NV	NV	NV	
1991	W-25.09	NV	NV	NV	NV	NV	
1992	N-18.91	MS	MS	MS	MS	MS	Dark
1993	W-35.20	SW	SW	NV	WS	WS	
1994	W-22.46	CS	WS	MS	MS	MS	
1995	W-21.01	NV	NV	NV	NV	NV	
Summary Normal Years							
# Normal Years*			6				
# Normal Years with wet signatures			1				
% Normal Years with wet signatures			16.6%				
Summary Wet Years							
# Wet Years*			8				
# Wet Years with Normal signatures			4				
% Wet Years with Normal signatures			50%				

N.

2/29.40 pm

1949

S25 L

(Hot wire
under ground)

1916

1983

1975

3 ft vertical road slope

25 SP

1886

1885

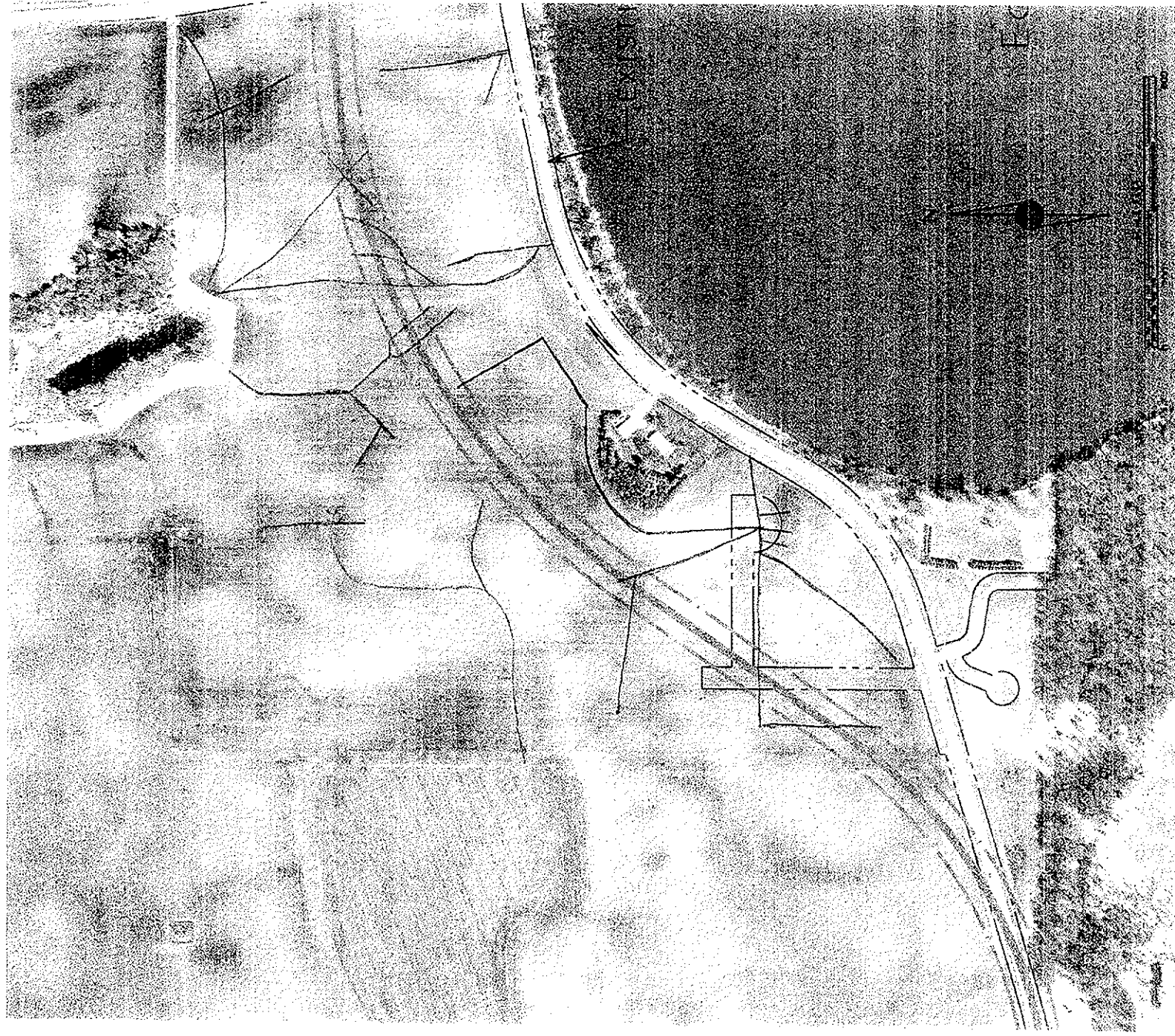
S.36 L

1949

25 1/3 A.

22:3 open -
Road taker some

R.
S.



Scale: 1:1000 (1 cm = 10 m)

The image is a composite of two parts. The top part is a document page with the following text:

REPAIR OF HALCERS, SUBD. &
 HOLEERS, SUBD. 2 AND PART 3C
 NE 1/4 - NW 1/4 & GOVT LOT 2
 ALL IN SEC 36, T109N - R24W

Below the text is a technical drawing of a mechanical component, possibly a valve or a part of a pump. The drawing is a cross-section showing a central shaft or rod passing through a housing. The housing has a flange at the top and a base. The shaft has a threaded section at the top and a smooth section at the bottom. The drawing is labeled with 'CONCEPT PLAN' and 'BUTTERFLY CONTROL'.

[illegible]

328

27-8-11

1061.47

No crop stress

Need Office
drawn on
this plot

25575
EAGLE LAKE

No crop stress

No wetlands

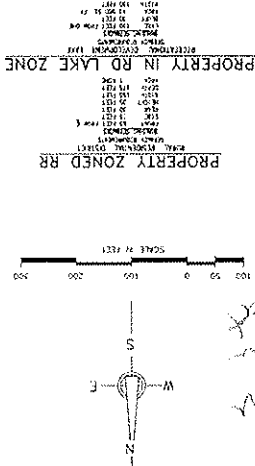


Exhibit C - Hilger Site 1
WETLAND DETERMINATION DATA FORM - Midwest Region

Project/Site: Hilger Development City/County: Mankato-Blue Earth Sampling Date: May 12, 2013
 Applicant/Owner: Hilger State: Minnesota Sampling Point: 1
 Investigator(s): Terry Bovee Section, Township, Range: Sec 36, T109N, R26W
 Landform (hillslope, terrace, etc.): toeslope Local relief (concave, convex, none): concave
 Slope (%): 0 to 1 Lat: _____ Long: _____ Datum: _____
 Soil Map Unit Name: Lura (211) VWI Classification: none

Are climatic/hydrologic conditions of the site typical for this time of the year? Y (If no, explain in remarks)
 Are vegetation X, soil _____, or hydrology X significantly disturbed? Are "normal circumstances" present? No
 Are vegetation X, soil _____, or hydrology X naturally problematic? present? No
SUMMARY OF FINDINGS (If needed, explain any answers in remarks.)

Hydrophytic vegetation present? <u>N</u>	Is the sampled area within a wetland? <u>N</u> If yes, optional wetland site ID: _____
Hydric soil present? <u>Y</u>	
Wetland hydrology present? <u>N</u>	

Remarks: (Explain alternative procedures here or in a separate report.)
 Site 1 is within a cultivated field managed for row crops. A surface tile intake is present in this small swale. Soybean stubble still present, but other parts of field are being prepared for corn planting.

VEGETATION -- Use scientific names of plants.

Tree Stratum	(Plot size: _____)	Absolute % Cover	Dominant Species	Indicator Status	Dominance Test Worksheet Number of Dominant Species that are OBL, FACW, or FAC: <u>0</u> (A) Total Number of Dominant Species Across all Strata: <u>0</u> (B) Percent of Dominant Species that are OBL, FACW, or FAC: <u>0.00%</u> (A/B)
1					
2					
3					
4					
5					
		<u>0</u>	= Total Cover		Prevalence Index Worksheet Total % Cover of: OBL species <u>0</u> x 1 = <u>0</u> FACW species <u>0</u> x 2 = <u>0</u> FAC species <u>0</u> x 3 = <u>0</u> FACU species <u>0</u> x 4 = <u>0</u> UPL species <u>0</u> x 5 = <u>0</u> Column totals <u>0</u> (A) <u>0</u> (B) Prevalence Index = B/A = _____
Sapling/Shrub stratum	(Plot size: _____)				
1					
2					
3					
4					
5					
		<u>0</u>	= Total Cover		
Herb stratum	(Plot size: _____)				Hydrophytic Vegetation Indicators: _____ Rapid test for hydrophytic vegetation _____ Dominance test is >50% _____ Prevalence index is ≤3.0* _____ Morphological adaptations* (provide supporting data in Remarks or on a separate sheet) _____ Problematic hydrophytic vegetation* (explain) _____ *Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic
1					
2					
3					
4					
5					
6					
7					
8					
9					
10					
		<u>0</u>	= Total Cover		
Woody vine stratum	(Plot size: _____)				Hydrophytic vegetation present? <u>N</u>
1					
2					
		<u>0</u>	= Total Cover		

Remarks: (Include photo numbers here or on a separate sheet)
 Site 1 area is managed for row crops, therefore, with herbicide useage no other vegetation present other than the intended crop. At time of field visit, no crops had been planted but preparation for seeding was underway.

Exhibit C - Hilger Site 1

SOIL

Sampling Point: 1

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (Inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type*	Loc**		
0-9	10YR2/2	100					loam	slope wash deposits
9-35	N2/0	100					silty clay	original surface
35-44	5Y3/1	95	5Y4/2	5	D	M	silty clay	
44+	5Y4/1	95	5Y5/4	5	C	M	silty clay loam	

*Type: C = Concentration, D = Depletion, RM = Reduced Matrix, MS = Masked Sand Grains. **Location: PL = Pore Lining, M = Matrix

Hydric Soil Indicators:

- ☐ Histisol (A1)
☐ Histic Epipedon (A2)
☐ Black Histic (A3)
☐ Hydrogen Sulfide (A4)
☐ Stratified Layers (A5)
☐ 2 cm Muck (A10)
☐ Depleted Below Dark Surface (A11)
☒ Thick Dark Surface (A12)
☐ Sandy Mucky Mineral (S1)
☐ 5 cm Mucky Peat or Peat (S3)

- ☐ Sandy Gleyed Matrix (S4)
☐ Sandy Redox (S5)
☐ Stripped Matrix (S6)
☐ Loamy Mucky Mineral (F1)
☐ Loamy Gleyed Matrix (F2)
☐ Depleted Matrix (F3)
☐ Redox Dark Surface (F6)
☐ Depleted Dark Surface (F7)
☐ Redox Depressions (F8)

Indicators for Problematic Hydric Soils:

- ☐ Coast Prairie Redox (A16) (LRR K, L, R)
☐ Dark Surface (S7) (LRR K, L)
☐ 5 cm Mucky Peat or Peat (S3) (LRR K, L, R)
☐ Iron-Manganese Masses (F12) (LRR K, L, R)
☐ Very Shallow Dark Surface (TF12)
☐ Other (explain in remarks)

*Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic

Restrictive Layer (if observed):

Type: _____
 Depth (inches): _____

Hydric soil present? Y

Remarks:

Cumulic epiaquoll, consistent with mapping unit. This site is located within a concave swale surrounded by steeper slopes and a roadway. Recent heavy rains have likely contributed to overwash deposits.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ☐ Surface Water (A1)
☐ High Water Table (A2)
☐ Saturation (A3)
☐ Water Marks (B1)
☐ Sediment Deposits (B2)
☐ Drift Deposits (B3)
☐ Algal Mat or Crust (B4)
☐ Iron Deposits (B5)
☐ Inundation Visible on Aerial Imagery (B7)
☐ Sparsely Vegetated Concave Surface (B8)
☐ Water-Stained Leaves (B9)

- ☐ Aquatic Fauna (B13)
☐ True Aquatic Plants (B14)
☐ Hydrogen Sulfide Odor (C1)
☐ Oxidized Rhizospheres on Living Roots (C3)
☐ Presence of Reduced Iron (C4)
☐ Recent Iron Reduction in Tilled Soils (C6)
☐ Thin Muck Surface (C7)
☐ Gauge or Well Data (D9)
☐ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ☐ Surface Soil Cracks (B6)
☐ Drainage Patterns (B10)
☐ Dry-Season Water Table (C2)
☐ Crayfish Burrows (C8)
☐ Saturation Visible on Aerial Imagery (C9)
☐ Stunted or Stressed Plants (D1)
☐ Geomorphic Position (D2)
☐ FAC-Neutral Test (D5)

Field Observations:

Surface water present? Yes No X Depth (inches):
 Water table present? Yes X No Depth (inches): 40
 Saturation present? Yes X No Depth (inches): 38
 (includes capillary fringe)

Wetland
hydrology
present? N

Describe recorded data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

This site receives surface runoff from adjacent hills to west, but there is a surface tile inlet which drains surface water quickly to an outlet exiting at the east side of site via a culvert under the road. This swale has been tiled extensively according to tile map provided by property owner.

Exhibit C - Hilger Site 2
WETLAND DETERMINATION DATA FORM - Midwest Region

Project/Site Hilger Development City/County: Mankato-Blue Earth Sampling Date: May 12, 2013
 Applicant/Owner: Hilger State: Minnesota Sampling Point: 2
 Investigator(s): Terry Bovee Section, Township, Range: Sec 36, T109N, R26W
 Landform (hillslope, terrace, etc.): footslope Local relief (concave, convex, none): plane
 Slope (%): 3 to 4 Lat: _____ Long: _____ Datum: _____
 Soil Map Unit Name Cordova (109) NWI Classification: none

Are climatic/hydrologic conditions of the site typical for this time of the year? Y (If no, explain in remarks)

Are vegetation X, soil _____, or hydrology X significantly disturbed? Are "normal circumstances" _____

Are vegetation X, soil _____, or hydrology X naturally problematic? present? No

SUMMARY OF FINDINGS (If needed, explain any answers in remarks.)

Hydrophytic vegetation present? <u>N</u>	Is the sampled area within a wetland? <u>N</u> If yes, optional wetland site ID: _____
Hydric soil present? <u>N</u>	
Wetland hydrology present? <u>N</u>	

Remarks: (Explain alternative procedures here or in a separate report.)

Site 2 is within a cultivated field managed for row crops. Soybean stubble still present, but other parts of field are being prepared for corn planting. Area is tiled according to tile map provided by property owner. Culvert under road at edge of field is outlet for tile water.

VEGETATION -- Use scientific names of plants.

Tree Stratum	(Plot size: _____)	Absolute % Cover	Dominant Species	Indicator Status	Dominance Test Worksheet Number of Dominant Species that are OBL, FACW, or FAC: <u>0</u> (A) Total Number of Dominant Species Across all Strata: <u>0</u> (B) Percent of Dominant Species that are OBL, FACW, or FAC: <u>0.00%</u> (A/B)
1					
2					
3					
4					
5					
		<u>0</u>	= Total Cover		Prevalence Index Worksheet Total % Cover of: OBL species <u>0</u> x 1 = <u>0</u> FACW species <u>0</u> x 2 = <u>0</u> FAC species <u>0</u> x 3 = <u>0</u> FACU species <u>0</u> x 4 = <u>0</u> UPL species <u>0</u> x 5 = <u>0</u> Column totals <u>0</u> (A) <u>0</u> (B) Prevalence Index = B/A = _____
Sapling/Shrub stratum	(Plot size: _____)				
1					
2					
3					
4					
5					
		<u>0</u>	= Total Cover		
Herb stratum	(Plot size: _____)				Hydrophytic Vegetation Indicators: Rapid test for hydrophytic vegetation _____ Dominance test is >50% _____ Prevalence index is ≤3.0* _____ Morphological adaptations* (provide supporting data in Remarks or on a separate sheet) _____ Problematic hydrophytic vegetation* (explain) _____ *Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic
1					
2					
3					
4					
5					
6					
7					
8					
9					
10					
		<u>0</u>	= Total Cover		
Woody vine stratum	(Plot size: _____)				Hydrophytic vegetation present? <u>N</u>
1					
2					
		<u>0</u>	= Total Cover		

Remarks: (Include photo numbers here or on a separate sheet)

Site 2 area is managed for row crops, therefore, with herbicide usage no other vegetation present than the intended crop. At time of field visit, no crops had been planted but preparation for seeding was underway.

Exhibit C - Hilger Site 2

SOIL

Sampling Point: 2

Profile Description: (Describe to the depth needed to document the Indicator or confirm the absence of indicators.)

Depth (Inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type*	Loc**		
0-9	10YR2/2	100					loam	
9-37	10YR2/1	100					loam	
37-44	10YR2/2	100					loam	

*Type: C = Concentration, D = Depletion, RM = Reduced Matrix, MS = Masked Sand Grains. **Location: PL = Pore Lining, M = Matrix

Hydric Soil Indicators:

- ☐ Histisol (A1) ☐ Sandy Gleyed Matrix (S4)
☐ Histic Epipedon (A2) ☐ Sandy Redox (S5)
☐ Black Histic (A3) ☐ Stripped Matrix (S6)
☐ Hydrogen Sulfide (A4) ☐ Loamy Mucky Mineral (F1)
☐ Stratified Layers (A5) ☐ Loamy Gleyed Matrix (F2)
☐ 2 cm Muck (A10) ☐ Depleted Matrix (F3)
☐ Depleted Below Dark Surface (A11) ☐ Redox Dark Surface (F6)
☐ Thick Dark Surface (A12) ☐ Depleted Dark Surface (F7)
☐ Sandy Mucky Mineral (S1) ☐ Redox Depressions (F8)
☐ 5 cm Mucky Peat or Peat (S3)

Indicators for Problematic Hydric Soils:

- ☐ Coast Prairie Redox (A16) (LRR K, L, R)
☐ Dark Surface (S7) (LRR K, L)
☐ 5 cm Mucky Peat or Peat (S3) (LRR K, L, R)
☐ Iron-Manganese Masses (F12) (LRR K, L, R)
☐ Very Shallow Dark Surface (TF12)
☐ Other (explain in remarks)

*Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric soil present? N

Remarks:

Well drained Cumulic hapludoll, not consistent with mapping unit. This site is located within a plane slope in a footslope position that is surrounded by steeper slopes and a roadway.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ☐ Surface Water (A1) ☐ Aquatic Fauna (B13)
☐ High Water Table (A2) ☐ True Aquatic Plants (B14)
☐ Saturation (A3) ☐ Hydrogen Sulfide Odor (C1)
☐ Water Marks (B1) ☐ Oxidized Rhizospheres on Living Roots (C3)
☐ Sediment Deposits (B2) ☐ Presence of Reduced Iron (C4)
☐ Drift Deposits (B3) ☐ Recent Iron Reduction in Tilled Soils (C6)
☐ Algal Mat or Crust (B4) ☐ Thin Muck Surface (C7)
☐ Iron Deposits (B5) ☐ Gauge or Well Data (D9)
☐ Inundation Visible on Aerial Imagery (B7) ☐ Other (Explain in Remarks)
☐ Sparsely Vegetated Concave Surface (B8)
☐ Water-Stained Leaves (B9)

Secondary Indicators (minimum of two required)

- ☐ Surface Soil Cracks (B6)
☐ Drainage Patterns (B10)
☐ Dry-Season Water Table (C2)
☐ Crayfish Burrows (C8)
☐ Saturation Visible on Aerial Imagery (C9)
☐ Stunted or Stressed Plants (D1)
☐ Geomorphic Position (D2)
☐ FAC-Neutral Test (D5)

Field Observations:

Surface water present? Yes ☐ No ☒ Depth (inches): _____
 Water table present? Yes ☐ No ☒ Depth (inches): _____
 Saturation present? Yes ☐ No ☒ Depth (inches): _____
 (includes capillary fringe)

Wetland hydrology present? N

Describe recorded data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

This site receives surface runoff from adjacent hills to north that flows southward to edge of field where surface water drains to a culvert under the road to the south. In addition to runoff leaving site due to slopes, this minor drainway-sideslope area has been tiled according to tile map provided by property owner.

Exhibit C - Hilger Site 3
WETLAND DETERMINATION DATA FORM - Midwest Region

Project/Site Hilger Development City/County: Mankato-Blue Earth Sampling Date: May 12, 2013
Applicant/Owner: Hilger State: Minnesota Sampling Point: 3
Investigator(s): Terry Bovee Section, Township, Range: Sec 36, T109N, R26W
Landform (hillslope, terrace, etc.): footslope Local relief (concave, convex, none): plane
Slope (%): 3 to 4 Lat: _____ Long: _____ Datum: _____
Soil Map Unit Name Lerdal 138B2 and Kilkenny (238B) VWI Classification: none

Are climatic/hydrologic conditions of the site typical for this time of the year? Y (If no, explain in remarks)

Are vegetation X, soil _____, or hydrology X significantly disturbed? Are "normal circumstances" present? No

Are vegetation X, soil _____, or hydrology X naturally problematic? present? No

SUMMARY OF FINDINGS

(If needed, explain any answers in remarks.)

Hydrophytic vegetation present? <u>N</u>	Is the sampled area within a wetland? <u>N</u> If yes, optional wetland site ID: _____
Hydric soil present? <u>N</u>	
Wetland hydrology present? <u>N</u>	

Remarks: (Explain alternative procedures here or in a separate report.)

Site 3 is within a cultivated field managed for row crops. Soybean stubble still present, but other parts of field are being prepared for corn planting. Area is tiled according to tile map provided by property owner. Culvert under road at edge of field is outlet for tile water.

VEGETATION -- Use scientific names of plants.

Tree Stratum	(Plot size: _____)	Absolute % Cover	Dominant Species	Indicator Status	Dominance Test Worksheet	
1					Number of Dominant Species that are OBL, FACW, or FAC: <u>0</u> (A)	
2					Total Number of Dominant Species Across all Strata: <u>0</u> (B)	
3					Percent of Dominant Species that are OBL, FACW, or FAC: <u>0.00%</u> (A/B)	
4						
5						
		<u>0</u>	= Total Cover			
Sapling/Shrub stratum	(Plot size: _____)				Prevalence Index Worksheet	
1					Total % Cover of:	
2					OBL species <u>0</u> x 1 = <u>0</u>	
3					FACW species <u>0</u> x 2 = <u>0</u>	
4					FAC species <u>0</u> x 3 = <u>0</u>	
5					FACU species <u>0</u> x 4 = <u>0</u>	
		<u>0</u>	= Total Cover		UPL species <u>0</u> x 5 = <u>0</u>	
					Column totals <u>0</u> (A) <u>0</u> (B)	
					Prevalence Index = B/A = _____	
Herb stratum	(Plot size: _____)				Hydrophytic Vegetation Indicators:	
1					Rapid test for hydrophytic vegetation	
2					Dominance test is >50%	
3					Prevalence index is ≤3.0*	
4					Morphological adaptations* (provide supporting data in Remarks or on a separate sheet)	
5					Problematic hydrophytic vegetation* (explain)	
6						
7						
8						
9						
10						
		<u>0</u>	= Total Cover		*Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic	
Woody vine stratum	(Plot size: _____)				Hydrophytic vegetation present? <u>N</u>	
1						
2						
		<u>0</u>	= Total Cover			

Remarks: (Include photo numbers here or on a separate sheet)

Site 3 area is managed for row crops, therefore, with herbicide usage no other vegetation present other than the intended crop. At time of field visit, no crops had been planted but preparation for seeding was underway.

Exhibit C - Hilger Site 3
WETLAND DETERMINATION DATA FORM - Midwest Region

Project/Site: Hilger Development City/County: Mankato-Blue Earth Sampling Date: May 12, 2013
 Applicant/Owner: Hilger State: Minnesota Sampling Point: 3
 Investigator(s): Terry Bovee Section, Township, Range: Sec 36, T109N, R26W
 Landform (hillslope, terrace, etc.): footslope Local relief (concave, convex, none): plane
 Slope (%): 3 to 4 Lat: _____ Long: _____ Datum: _____
 Soil Map Unit Name: Lerdal 138B2 and Kilkenny (238B) NWI Classification: none

Are climatic/hydrologic conditions of the site typical for this time of the year? Y (If no, explain in remarks)

Are vegetation X, soil _____, or hydrology X significantly disturbed? Are "normal circumstances" present? No

Are vegetation X, soil _____, or hydrology X naturally problematic? present? No

SUMMARY OF FINDINGS

(If needed, explain any answers in remarks.)

Hydrophytic vegetation present? <u>N</u>	Is the sampled area within a wetland? <u>N</u> If yes, optional wetland site ID: _____
Hydric soil present? <u>N</u>	
Wetland hydrology present? <u>N</u>	

Remarks: (Explain alternative procedures here or in a separate report.)

Site 3 is within a cultivated field managed for row crops. Soybean stubble still present, but other parts of field are being prepared for corn planting. Area is tiled according to tile map provided by property owner. Culvert under road at edge of field is outlet for tile water.

VEGETATION -- Use scientific names of plants.

Tree Stratum	(Plot size: _____)	Absolute % Cover	Dominant Species	Indicator Status	Dominance Test Worksheet Number of Dominant Species that are OBL, FACW, or FAC: <u>0</u> (A) Total Number of Dominant Species Across all Strata: <u>0</u> (B) Percent of Dominant Species that are OBL, FACW, or FAC: <u>0.00%</u> (A/B)
1					
2					
3					
4					
5					
		<u>0</u>	= Total Cover		Prevalence Index Worksheet Total % Cover of: OBL species <u>0</u> x 1 = <u>0</u> FACW species <u>0</u> x 2 = <u>0</u> FAC species <u>0</u> x 3 = <u>0</u> FACU species <u>0</u> x 4 = <u>0</u> UPL species <u>0</u> x 5 = <u>0</u> Column totals <u>0</u> (A) <u>0</u> (B) Prevalence Index = B/A = _____
Sapling/Shrub stratum	(Plot size: _____)				
1					
2					
3					
4					
5					
		<u>0</u>	= Total Cover		
Herb stratum	(Plot size: _____)				Hydrophytic Vegetation Indicators: _____ Rapid test for hydrophytic vegetation _____ Dominance test is >50% _____ Prevalence index is ≤3.0* _____ Morphological adaptations* (provide supporting data in Remarks or on a separate sheet) _____ Problematic hydrophytic vegetation* (explain) _____ *Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic
1					
2					
3					
4					
5					
6					
7					
8					
9					
10					
		<u>0</u>	= Total Cover		
Woody vine stratum	(Plot size: _____)				Hydrophytic vegetation present? <u>N</u>
1					
2					
		<u>0</u>	= Total Cover		

Remarks: (Include photo numbers here or on a separate sheet)

Site 3 area is managed for row crops, therefore, with herbicide usage no other vegetation present other than the intended crop. At time of field visit, no crops had been planted but preparation for seeding was underway.

Exhibit C - Hilger Site 3

SOIL

Sampling Point: 3

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)								
Depth (Inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type*	Loc**		
0-9	10YR2/2	100					loam	
9-36	10YR2/1	100					loam	
36-45	10YR2/2	100					loam	
45-52	10YR3/2	100					loam	

*Type: C = Concentration, D = Depletion, RM = Reduced Matrix, MS = Masked Sand Grains. **Location: PL = Pore Lining, M = Matrix

Hydric Soil Indicators:		Indicators for Problematic Hydric Soils:	
☐ Histisoi (A1)	☐ Sandy Gleyed Matrix (S4)	☐ Coast Prairie Redox (A16) (LRR K, L, R)	
☐ Histic Epipedon (A2)	☐ Sandy Redox (S5)	☐ Dark Surface (S7) (LRR K, L)	
☐ Black Histic (A3)	☐ Stripped Matrix (S6)	☐ 5 cm Mucky Peat or Peat (S3) (LRR K, L, R)	
☐ Hydrogen Sulfide (A4)	☐ Loamy Mucky Mineral (F1)	☐ Iron-Manganese Masses (F12) (LRR K, L, R)	
☐ Stratified Layers (A5)	☐ Loamy Gleyed Matrix (F2)	☐ Very Shallow Dark Surface (TF12)	
☐ 2 cm Muck (A10)	☐ Depleted Matrix (F3)	☐ Other (explain in remarks)	
☐ Depleted Below Dark Surface (A11)	☐ Redox Dark Surface (F6)		
☐ Thick Dark Surface (A12)	☐ Depleted Dark Surface (F7)		
☐ Sandy Mucky Mineral (S1)	☐ Redox Depressions (F8)		
☐ 5 cm Mucky Peat or Peat (S3)			

*Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic

Restrictive Layer (if observed): Type: _____ Depth (inches): _____	Hydric soil present? <u>N</u>
--	-------------------------------

Remarks:
Well drained Cumulic hapludoll, may be considered a contrasting inclusion within mapping unit. This site is located within on a plane slope in a footslope position that is surrounded by steeper slopes and a roadway.

HYDROLOGY

Wetland Hydrology Indicators:			
Primary Indicators (minimum of one is required; check all that apply)		Secondary Indicators (minimum of two required)	
☐ Surface Water (A1)	☐ Aquatic Fauna (B13)	☐ Surface Soil Cracks (B6)	
☐ High Water Table (A2)	☐ True Aquatic Plants (B14)	☐ Drainage Patterns (B10)	
☐ Saturation (A3)	☐ Hydrogen Sulfide Odor (C1)	☐ Dry-Season Water Table (C2)	
☐ Water Marks (B1)	☐ Oxidized Rhizospheres on Living Roots (C3)	☐ Crayfish Burrows (C8)	
☐ Sediment Deposits (B2)	☐ Presence of Reduced Iron (C4)	☐ Saturation Visible on Aerial Imagery (C9)	
☐ Drift Deposits (B3)	☐ Recent Iron Reduction in Tilled Soils (C6)	☐ Stunted or Stressed Plants (D1)	
☐ Algal Mat or Crust (B4)	☐ Thin Muck Surface (C7)	☐ Geomorphic Position (D2)	
☐ Iron Deposits (B5)	☐ Gauge or Well Data (D9)	☐ FAC-Neutral Test (D5)	
☐ Inundation Visible on Aerial Imagery (B7)	☐ Other (Explain in Remarks)		
☐ Sparsely Vegetated Concave Surface (B8)			
☐ Water-Stained Leaves (B9)			

Field Observations:				Wetland hydrology present? <u>N</u>
Surface water present?	Yes ☐ No ☒	Depth (inches):	_____	
Water table present?	Yes ☐ No ☒	Depth (inches):	_____	
Saturation present? (includes capillary fringe)	Yes ☐ No ☒	Depth (inches):	_____	

Describe recorded data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:
This site receives surface runoff from adjacent hills to north that flows southward to edge of field where surface water drains to a culvert under the road to the south. In addition to runoff leaving this site due to slopes, this minor drainway-sideslope area has been tiled according to tile map provided by property owner.

Exhibit C - Hilger Site 4
WETLAND DETERMINATION DATA FORM - Midwest Region

Project/Site Hilger Development City/County: Mankato-Blue Earth Sampling Date: May 12, 2013
 Applicant/Owner: Hilger State: Minnesota Sampling Point: 4
 Investigator(s): Terry Bovee Section, Township, Range: Sec 36, T109N, R26W
 Landform (hillslope, terrace, etc.): summit Local relief (concave, convex, none): concave to plane
 Slope (%): 1 to 2 Lat: _____ Long: _____ Datum: _____
 Soil Map Unit Name Cordova (109) VWI Classification: none

Are climatic/hydrologic conditions of the site typical for this time of the year? Y (If no, explain in remarks)
 Are vegetation X, soil _____, or hydrology X significantly disturbed? Are "normal circumstances" present? No
 Are vegetation X, soil _____, or hydrology X naturally problematic? present? No

SUMMARY OF FINDINGS (If needed, explain any answers in remarks.)

Hydrophytic vegetation present? <u>N</u>	Is the sampled area within a wetland? <u>N</u> If yes, optional wetland site ID: _____
Hydric soil present? <u>Y</u>	
Wetland hydrology present? <u>N</u>	

Remarks: (Explain alternative procedures here or in a separate report.)

Site 4 is within a cultivated field managed for row crops. Soybean stubble still present, but other parts of field are being prepared for corn planting. Area is tiled according to tile map provided by property owner. A new roadway w/associated deep road ditches is under construction adjacent to this site.

VEGETATION -- Use scientific names of plants.

Tree Stratum	(Plot size: _____)	Absolute % Cover	Dominant Species	Indicator Status	Dominance Test Worksheet Number of Dominant Species that are OBL, FACW, or FAC: <u>0</u> (A) Total Number of Dominant Species Across all Strata: <u>0</u> (B) Percent of Dominant Species that are OBL, FACW, or FAC: <u>0.00%</u> (A/B)
1					
2					
3					
4					
5					
		<u>0</u>	= Total Cover		Prevalence Index Worksheet Total % Cover of: OBL species <u>0</u> x 1 = <u>0</u> FACW species <u>0</u> x 2 = <u>0</u> FAC species <u>0</u> x 3 = <u>0</u> FACU species <u>0</u> x 4 = <u>0</u> UPL species <u>0</u> x 5 = <u>0</u> Column totals <u>0</u> (A) <u>0</u> (B) Prevalence Index = B/A = _____
Sapling/Shrub stratum	(Plot size: _____)				
1					
2					
3					
4					
5					
		<u>0</u>	= Total Cover		
Herb stratum	(Plot size: _____)				Hydrophytic Vegetation Indicators: _____ Rapid test for hydrophytic vegetation _____ Dominance test is >50% _____ Prevalence index is ≤3.0* _____ Morphological adaptations* (provide supporting data in Remarks or on a separate sheet) _____ Problematic hydrophytic vegetation* (explain) _____ *Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic
1					
2					
3					
4					
5					
6					
7					
8					
9					
		<u>0</u>	= Total Cover		
Woody vine stratum	(Plot size: _____)				Hydrophytic vegetation present? <u>N</u>
1					
2					
		<u>0</u>	= Total Cover		

Remarks: (Include photo numbers here or on a separate sheet)

Site 4 area is managed for row crops, therefore, with herbicide usage no other vegetation present other than the intended crop. At time of field visit, no crops had been planted but preparation for seeding was underway.

Exhibit C - Hilger Site 4

SOIL

Sampling Point: 4

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (Inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type*	Loc**		
0-10	10YR2/1	100					clay loam	
10-18	10YR3/1	100					clay loam	
18-35	2.5Y5/2	95	2.5Y5/4	5	C	M	clay loam	
35-44	5Y5/2	95	2.5Y5/6	5	C	M	clay loam	

*Type: C = Concentration, D = Depletion, RM = Reduced Matrix, MS = Masked Sand Grains. **Location: PL = Pore Lining, M = Matrix

Hydric Soil Indicators:

- ☐ Histisol (A1)
☐ Histic Epipedon (A2)
☐ Black Histic (A3)
☐ Hydrogen Sulfide (A4)
☐ Stratified Layers (A5)
☐ 2 cm Muck (A10)
☐ Depleted Below Dark Surface (A11)
☒ Thick Dark Surface (A12)
☐ Sandy Mucky Mineral (S1)
☐ 5 cm Mucky Peat or Peat (S3)
- ☐ Sandy Gleyed Matrix (S4)
☐ Sandy Redox (S5)
☐ Stripped Matrix (S6)
☐ Loamy Mucky Mineral (F1)
☐ Loamy Gleyed Matrix (F2)
☐ Depleted Matrix (F3)
☐ Redox Dark Surface (F6)
☐ Depleted Dark Surface (F7)
☐ Redox Depressions (F8)

Indicators for Problematic Hydric Soils:

- ☐ Coast Prairie Redox (A16) (LRR K, L, R)
☐ Dark Surface (S7) (LRR K, L)
☐ 5 cm Mucky Peat or Peat (S3) (LRR K, L, R)
☐ Iron-Manganese Masses (F12) (LRR K, L, R)
☐ Very Shallow Dark Surface (TF12)
☐ Other (explain in remarks)

*Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic

Restrictive Layer (if observed):

 Type: _____
 Depth (inches): _____
Hydric soil present? Y

Remarks:

Cumulic epiaquoll, surface horizon is thicker than mapped unit but drainage and subsoil is similar to Cordova. This site is located within a slightly concave to plane shaped area within a broad flat area. Area is extensively tiled according to tile map provided by property owner.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ☐ Surface Water (A1)
☐ High Water Table (A2)
☐ Saturation (A3)
☐ Water Marks (B1)
☐ Sediment Deposits (B2)
☐ Drift Deposits (B3)
☐ Algal Mat or Crust (B4)
☐ Iron Deposits (B5)
☐ Inundation Visible on Aerial Imagery (B7)
☐ Sparsely Vegetated Concave Surface (B8)
☐ Water-Stained Leaves (B9)
- ☐ Aquatic Fauna (B13)
☐ True Aquatic Plants (B14)
☐ Hydrogen Sulfide Odor (C1)
☐ Oxidized Rhizospheres on Living Roots (C3)
☐ Presence of Reduced Iron (C4)
☐ Recent Iron Reduction in Tilled Soils (C6)
☐ Thin Muck Surface (C7)
☐ Gauge or Well Data (D9)
☐ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ☐ Surface Soil Cracks (B6)
☐ Drainage Patterns (B10)
☐ Dry-Season Water Table (C2)
☐ Crayfish Burrows (C8)
☐ Saturation Visible on Aerial Imagery (C9)
☐ Stunted or Stressed Plants (D1)
☐ Geomorphic Position (D2)
☐ FAC-Neutral Test (D5)

Field Observations:

Surface water present? Yes _____ No X Depth (inches): _____
 Water table present? Yes _____ No X Depth (inches): _____
 Saturation present? Yes _____ No X Depth (inches): _____
 (includes capillary fringe)

 Wetland hydrology present? N

Describe recorded data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

This site receives direct precipitation but little surface runoff from adjacent area. This flat area has been tiled extensively according to tile map provided by property owner. New road construction w/associated deep road ditches has likely reduced any subsoil water that the tile is not already draining away. No saturation or water table observed in soil profile.



MANKATO PLANNING COMMISSION
Regular Meeting June 22, 2016 - 6:30 p.m.
Mankato Room, First Floor, Intergovernmental Center

Any person speaking to the Commission shall give to the Secretary of the Commission the NAME and HOME ADDRESS of such person prior to speaking.

1. **CALL TO ORDER**

2. **APPROVAL OF AGENDA**

3. APPROVAL OF MINUTES

May 2016 Minutes

4. **OLD BUSINESS**

CY26-16 **FINAL PLAT REVIEW OF EAGLE BLUFF SUBDIVISION...THE PROPERTY IS DESCRIBED AS PART OF SECTION 36, TOWNSHIP 109 NORTH, RANGE 26 WEST (LIME TOWNSHIP)...JAMES L. HILGERS**

5. **NEW BUSINESS**

CY27-16 **PRELIMINARY AND FINAL PLAT . . . VAN TOL PROPERTIES ADDITION . . . TRACT B, RLS 171, PART OF LOTS 1 AND 2, AND LOT 3 HILLTOP ADDITION . . . VAN TOL PROPERTIES LLC**

Anticipated date of Council action will be July 11, 2016

CY28-16 **CERTIFICATE OF DESIGN COMPLIANCE IN THE DOWNTOWN DESIGN DISTRICT.... CARNEGIE ART CENTER... MANKATO AREA ARTS COUNCIL...LOTS 7 & 8, BLOCK 27, CITY OF MANKATO (120 SOUTH BROAD STREET)**

Meeting Date: 06/22/2016

Title

FINAL PLAT REVIEW OF EAGLE BLUFF SUBDIVISION...THE PROPERTY IS DESCRIBED AS PART OF SECTION 36, TOWNSHIP 109 NORTH, RANGE 26 WEST (LIME TOWNSHIP)...JAMES L. HILGERS

Applicant

The applicant, James L. Hilgers, owns the property.

Request

The applicant, James L. Hilgers, is requesting a final plat review of Eagle Bluff Subdivision, a ten-lot subdivision. The property is described as part of Section 36, Township 109 North, Range 26 West (Lime Township).

Location

The property is described as part of Section 36, Township 109 North, Range 26 West (Lime Township).

Existing Land Use

The property has most recently been used for row crops.

Zoning

The property is zoned Agricultural.

Other Board or Commission

The Lime Township Board met on June 14, 2016 and recommended approval of the final plat.

Site Plan Review Comments

The Site Plan and Traffic Advisory Committee met on June 14, 2016 and stated that the flight zones shall be depicted on the plat.

Review

The applicant, James L. Hilgers, is requesting a final plat review of Eagle Bluff Subdivision, a ten-lot subdivision. The property is described as part of Section 36, Township 109 North, Range 26 West (Lime Township).

Block 1 of the subdivision is on the western portion of the site. Block 1 contains Lots 1, 2, and 3. Lot sizes range from 94,500 square feet to 130,000 square feet. Lot 1 will have access off of the proposed Cody Lane. Lots 2 and 3 will have a shared driveway accessed via County Road 26. A drainage facility for the subdivision will be constructed on Lots 1 & 2.

Block 2 of the subdivision is on the eastern portion of the site. Block 2 contains seven lots (1-7). Lot sizes range from 83,400 square feet to 130,500 square feet. Proposed Lot 7 contains the applicant's dwelling. Access to Block 2 will be provided via Miranda Trail which connects to County Road 26. A drainage facility will be constructed on Lots 6 and 7, Block 2.

The site contains 10 lots. 6 of the lots are being relocated from a more restrictive flight zone into the proposed plat. It should be noted that the applicant is only allowed to transfer lots approved or conditionally approved in the airport flight zone. The lots within this flight zone will be changed to outlots and become non-buildable lots (Outlots A, B, and C). 3 of the lots are allowed based on the number of quarter-quarter sections within the plat. The applicant

also is granted a bonus lot from 1 of the aforementioned quarter-quarter sections because the applicant owns more than 20 acres in the quarter-quarter section.

Outlots D and E are remnant parcels of land that are not buildable. Outlots F and G will be retained for farming.

During the original review a number of issues were identified including parcels included in the plat under separate ownership, drainage, an unsealed well, and street naming.

Mr. Hilgers is subdividing the property which has been previously approved by the Lime Township Board and the Lime Township Planning Board as a preliminary plat. During the previous reviews of the plat, a piece of Mankato Regional Airport property was included in the plat which raised concerns from an abutting property owner. That lot has been removed from the plat. The Mankato Regional Airport property is in the disposal process.

The applicant has submitted a drainage report that identifies improvements needed as the property is developed.

The unsealed well that was discussed in the preliminary review of the project was identified. The well is not on property within the subdivision and the property owner is working with Blue Earth County to have the well sealed.

Staff contacted Blue Earth County staff regarding the street naming scheme. Blue Earth County staff stated the street naming scheme is acceptable and conforms to the standard. County staff considered other properties within the zip code prior to making this determination.

The applicant is working with a septic installer to determine a new location for the secondary septic systems.

Findings

Staff submits the following findings:

1. The final plat conforms to the Lime Township Zoning Ordinance.
2. The final plat conforms to the City of Mankato and ?Lime Township Orderly Annexation Agreement.

Recommendation

Staff recommends the approval of the final plat.

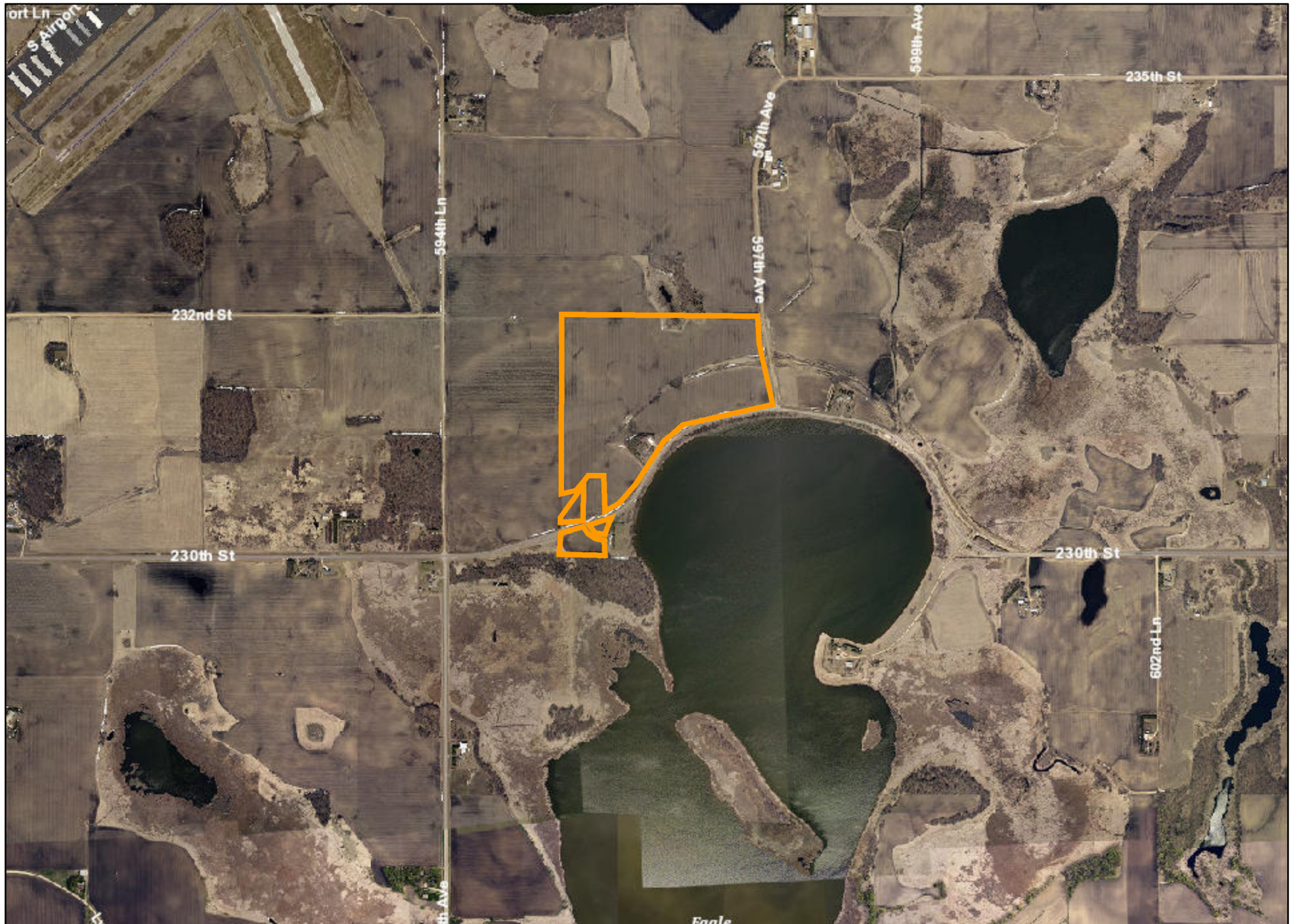
Attachments

General Location Map

Final Plat

Drainage Report

General Location Map



Date: May 2016

Author:

This information is to be used for reference purposes only. The City of Mankato does not guarantee accuracy of the material contained herein and is not responsible for misuse or misinterpretation.



EAGLE BLUFF

BLUE EARTH COUNTY, MINNESOTA

BASIS OF BEARINGS
(MINNESOTA COUNTY COORDINATE SYSTEM -
BLUE EARTH COUNTY ZONE - NAD83 - 1986)

INSTRUMENT OF DEDICATION

Know all men by these presents that we, Eagle Bluff Properties, LLC, a Minnesota limited liability company, owners of the following described property to wit:

That part of Lots 1 and 2, Block No. One and part of Lot 1, Block No. Two and part of vacated North Road, all according to the plat of Hilgers' Subdivision No. 2, on file and of record with the Blue Earth County Recorder and that part of the Northeast Quarter of the Northwest Quarter of Section 36 and that part of Government Lots 4 and 5 of Section 36, all in Township 109 North Range 26 West, Blue Earth County, Minnesota, all more particularly described as:

Beginning at an iron pipe monument designating the North Quarter corner of said Section 36; thence South 89 degrees 50 minutes 09 seconds East, (Minnesota County Coordinate System - Blue Earth County Zone - NAD83 - 1986), along the north line of said Government Lot 4, a distance of 867.44 feet to the northwest corner of Parcel E of Blue Earth County Highway Right Of Way Plat No. 28, on file and of record with the Blue Earth County Recorder; thence South 02 degrees 16 minutes 40 seconds East, along the northerly line of said Parcel E, 325.69 feet; thence South 40 degrees 04 minutes 14 seconds West, along said northerly line, 111.10 feet; thence South 82 degrees 16 minutes 51 seconds West, along said northerly line, 203.25 feet to the point of curvature of a circular curve to the left; thence southwesterly, along said northerly line and along the northwesterly line of Parcel D-1 of said Blue Earth County Highway Right Of Way Plat No. 28, along a 2143.48 foot radius curve, central angle = 47 degrees 48 minutes 29 seconds, an arc distance of 1788.53 feet to the point of tangency of said curve; thence South 34 degrees 28 minutes 23 seconds West, along the tangent of said curve, along said northwesterly line and along the northwesterly lines of Parcel B-1, Parcel A-4 and Parcel A-3 of said Blue Earth County Highway Right Of Way Plat No. 28, a distance of 786.46 feet to the point of intersection with the west line of said Government Lot 5; thence North 00 degrees 00 minutes 33 seconds West, along said northerly line, 681.25 feet to the northwest corner of said Government Lot 5; thence continuing North 00 degrees 00 minutes 33 seconds West, along the west line of the Northeast Quarter of the Northwest Quarter of said Section 36, a distance of 1322.23 feet to the northwest corner of the Northeast Quarter of the Northwest Quarter of said Section 36; thence South 89 degrees 49 minutes 21 seconds East, along the north line of the Northwest Quarter of said Section 36, a distance of 1317.19 feet to the point of beginning. Containing 45.18 acres.

ALSO

Lot 1, Block 1 and Lots 1, 2, and 3, Block 2 and part of Outlot B and vacated Loretta Court, all according to the plat of Hilgers' Subdivision No. 2, on file and of record with the Blue Earth County Recorder and part of Lots 2 and 3, Block No. One and part of Lots 1 and 2 and all of Lot 3, Block No. Two and all of Lot 2, Block No. Three and part of vacated North Road and part of vacated East Court, all according to the plat of Hilgers' Subdivision No. 2, on file and of record with the Blue Earth County Recorder and Parcels 1, 5 and 6 of Blue Earth County Highway Right Of Way Plat No. 28, on file and of record with the Blue Earth County Recorder and that part of the Northeast Quarter of the Northwest Quarter of said Section 36 and that part of Government Lots 4 and 5 of Section 36, all in Township 109 North Range 26 West, Blue Earth County, Minnesota, and that part of vacated County State Aid Highway No. 26, all more particularly described as:

Beginning at an on the southeasterly corner of Parcel 7 of said Blue Earth County Highway Right Of Way Plat No. 28; thence South 86 degrees 08 minutes 20 seconds West, (Minnesota County Coordinate System - Blue Earth County Zone - NAD83 - 1986), along the southerly line of said Parcel 7, a distance of 33.15 feet to the southwesterly corner of said Parcel 7; thence North 09 degrees 21 minutes 54 seconds West, along the westerly line of said Parcel 7, a distance of 85.53 feet to the northwesterly corner of said Parcel 7; said point being the northwesterly corner of Parcel 1 of said Blue Earth County Highway Right Of Way Plat No. 28; thence South 85 degrees 04 minutes 25 seconds West, along the northerly line of said Parcel 1, a distance of 226.56 feet, said point being on a circular curve which center of radius bears South 04 degrees 33 minutes 08 seconds East; thence southwesterly, along said northerly line, along a 2023.48 foot radius curve, central angle = 21 degrees 40 minutes 23 seconds, an arc distance 765.41 feet to the northwesterly corner of said Parcel 1; thence continuing southwesterly, along the southeasterly line of Parcel D-1 of said Blue Earth County Highway Right Of Way Plat No. 28, along a 2023.48 foot radius curve, central angle = 15 degrees 17 minutes 37 seconds, an arc distance 540.11 feet; thence South 42 degrees 27 minutes 11 seconds East, along the northeasterly line of said Parcel D-1, not radially to said curve, 285.75 feet; thence South 21 degrees 16 minutes 44 seconds East, along said northeasterly line and along the westerly line of Parcel 6 and along the northeasterly line of Parcel D-2 all according to said Blue Earth County Highway Right Of Way Plat No. 28, a distance of 234.47 feet to the most easterly corner of said Parcel D-2; thence South 39 degrees 01 minutes 15 seconds West, along the southeasterly line of said Parcel D-2, a distance of 166.96 feet to the southeasterly corner of said Parcel D-2; thence North 77 degrees 58 minutes 08 seconds West, along the southerly line of said Parcel D-2 and along the northerly line of Parcel 5 of said Blue Earth County Highway Right Of Way Plat No. 28, a distance of 79.59 feet to the northwesterly corner of said Parcel 5; said point being the southeasterly line of said Parcel 4, Block No. Two, Hilgers' Subdivision No. 2; thence South 32 degrees 35 minutes 27 seconds West, along the westerly line of said Parcel 5, the same being the southeasterly line of said Lot 4, a distance of 81.35 feet to the most southerly corner of said Lot 4; thence North 44 degrees 46 minutes 48 seconds West, along the southeasterly line of said Lot 4, a distance of 321.14 feet to the most westerly corner of said Lot 4; thence North 40 degrees 59 minutes 27 seconds East, along the northerly line of said Lot 4, a distance of 71.00 feet; thence North 52 degrees 39 minutes 27 seconds East, along the northerly line of said Lot 4, a distance of 140.00 feet; thence South 89 degrees 20 minutes 33 seconds East, along the northerly line of said Lot 4, a distance of 153.00 feet to the northeasterly corner of said Lot 4, said point being on the southwesterly line of said Parcel D-1; thence North 42 degrees 27 minutes 11 seconds West, along the southwesterly line of said Parcel D-1, a distance of 273.41 feet to a point on a circular curve which center of radius bears South 43 degrees 23 minutes 15 seconds East; thence southwesterly, along the southeasterly line of said Parcel D-1, along a 2023.48 foot radius curve, central angle = 12 degrees 08 minutes 22 seconds, an arc distance 428.72 feet to the point of tangency of said curve; thence South 34 degrees 28 minutes 23 seconds West, along the tangent of said curve, along the southeasterly line of said Parcel D-1 and along the southeasterly lines of Parcel B-2 and Parcel B-1 of said Blue Earth County Highway Right Of Way Plat No. 28, said point being on the center line of said vacated East Court; thence North 89 degrees 59 minutes 27 seconds East, along said center line, 140.35 feet to the point of intersection with the northerly extension of the east line of Lot 1, Block No. Three, of said Hilgers' Subdivision No. 2; thence South 00 degrees 00 minutes 33 seconds East, along said extension, 198.43 feet to the east line, 447.81 feet to the southeasterly corner of said Lot 1, said point being on a circular curve which center of radius bears North 23 degrees 09 minutes 44 seconds West; thence southwesterly, along the southerly line of said Lot 1, along a 666.20 foot radius curve, central angle = 06 degrees 23 minutes 31 seconds, an arc distance of 74.32 feet to the point of tangency of said curve; thence South 73 degrees 13 minutes 47 seconds West, along the southerly line and its southeasterly extension, along the tangent of said curve, 196.53 feet to the point of intersection with the center line of said vacated North Road; thence North 00 degrees 00 minutes 33 seconds West, along said center line, 358.55 feet to the most southerly corner of said Parcel C; thence South 34 degrees 28 minutes 23 seconds West, along the southeasterly lines of said Parcel A-3 and Parcel A-2, a distance of 393.88 feet to the most southerly corner of said Parcel A-2; said point being on the west line of said Government Lot 5; thence South 00 degrees 00 minutes 33 seconds East, along said west line, the same being the west line of Hilgers' Subdivision No. 2, a distance of 41.04 feet to the northwesterly corner of Parcel A-1 of said Blue Earth County Highway Right Of Way Plat No. 28, thence South 89 degrees 10 minutes 32 seconds East, along the northerly line of said Parcel A-1, a distance of 190.02 feet to the most easterly corner of said Parcel A-1; thence South 73 degrees 13 minutes 47 seconds West, along the southerly line of said Parcel A-1, a distance of 198.43 feet to the southwesterly corner of said Parcel A-1, said point being on the west line of said Government Lot 5; thence South 00 degrees 00 minutes 33 seconds East, along said west line, the same being the west line of Hilgers' Subdivision, 327.96 feet to the southwest corner of Hilgers' Subdivision; thence North 89 degrees 58 minutes 15 seconds East, along the south line of Hilgers' Subdivision, 489.67 feet to the southeast corner of Lot 1, Block 2, Hilgers' Subdivision, said point being on the westerly right of way line of Lake View Road; thence North 00 degrees 23 minutes 13 seconds West, along said right of way line, 146.52 feet to the point of curvature of a circular curve to the left; thence northwesterly, along said right of way line, along a 33.98 foot radius curve, central angle = 80 degrees 35 minutes 00 seconds, an arc distance of 47.79 feet to the point of tangency of said curve; thence North 80 degrees 58 minutes 13 seconds West, along said right of way line, along the tangent of said curve, 95.51 feet to the point of curvature of a circular curve to the right; thence northwesterly, along said right of way line, along a 91.92 foot radius curve, central angle = 64 degrees 12 minutes 00 seconds, an arc distance of 103.00 feet to the point of tangency of said curve; thence North 16 degrees 46 minutes 13 seconds West, along said right of way line, along the tangent of said curve, 67.00 feet to the point of intersection with the southerly 33.00 foot right of way line of County Road No. 26 according to said Hilgers' Subdivision; thence North 73 degrees 13 minutes 47 seconds East, along said southerly 33.00 foot right of way line, 50.00 feet to the point of intersection with the easterly right of way line of said Lake View Road; thence South 16 degrees 46 minutes 13 seconds East, along said right of way line, 67.00 feet to the point of curvature of a circular curve to the left; thence southwesterly, along said right of way line, along a 41.92 foot radius curve, central angle = 64 degrees 12 minutes 00 seconds, an arc distance of 46.97 feet to the point of tangency of said curve; thence South 80 degrees 58 minutes 13 seconds East, along said right of way line, along the tangent of said curve, 95.51 feet to the point of curvature of a circular curve to the right; thence southeasterly, along said right of way line, along a 83.98 foot radius curve, central angle = 18 degrees 31 minutes 48 seconds, an arc distance of 27.16 feet to the southeasterly corner of said Lot 1; thence North 42 degrees 40 minutes 57 seconds East, along the easterly line of said Lot 1, not radially to said curve, 65.35 feet; thence North 06 degrees 40 minutes 09 seconds East, along said easterly line, 152.45 feet to the northeasterly corner of said Lot 1, said point being on a circular curve which center of radius bears North 26 degrees 42 minutes 11 seconds West; thence northeasterly, along the northerly lines of Lot 2, Block 1 and Outlot B, Hilgers' Subdivision, along a 749.20 foot radius curve, central angle = 3 degrees 20 minutes 22 seconds, an arc distance 43.67 feet to the northwesterly corner of the southerly 10.00 foot right of way line of said Outlot B; thence South 72 degrees 10 minutes 53 seconds East, along the northerly line of said southerly 10.00 feet, 210 feet, more or less, to the point of intersection with the northwesterly water's edge of Eagle Lake; thence northerly, northeasterly and easterly, along said water's edge, 2175 feet, more or less, to the southeasterly corner of West Marx First Addition, according to the plat thereof on file and of record with the Blue Earth County Recorder; thence North 09 degrees 21 minutes 54 seconds West, along the westerly line of said West Marx First Addition, 442 feet, more or less, to the point of beginning. Containing 33.5 acres, more or less.

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 EAGLE BLUFF, and that we dedicate to the public use the public ways and easements as shown hereon.

Dated this _____ day of _____, 2016 by James L. Hilgers, Chief Manager of Eagle Bluff Properties, LLC.

By: James L. Hilgers, Chief Manager

NOTARY CERTIFICATE

State of Minnesota
County of Blue Earth

On this the _____ day of _____, 2016, before me a Notary Public within and for said County, personally appeared James L. Hilgers, who being duly sworn did say that he is the Chief Manager of Eagle Bluff Properties, LLC, the Minnesota limited liability company named in the foregoing instrument, and that said instrument was signed in behalf of said company by authority of its board of governors, and said James L. Hilgers acknowledged said instrument to be the free act and deed of said company.

Notary Public

SURVEYOR'S CERTIFICATE

I, Warren P. Smith, Licensed Land Surveyor, do hereby certify that I have surveyed or directly supervised the survey of the property described on this plat; prepared this plat and directly supervised the preparation of this plat of EAGLE BLUFF; 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 indicated on this plat have been set; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of the surveyor's certification are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this _____ day of _____, 2016.

Surveyor Warren P. Smith, Licensed Land

Minnesota License No. 14701

State of Minnesota
County of Blue Earth

The foregoing Surveyor's Certificate was acknowledged before me this _____ day of _____, 2016, by Warren P. Smith, a Licensed Land Surveyor.

Notary Public,
Blue Earth County, Minnesota

APPROVAL - LIME TOWNSHIP PLANNING BOARD

Be it known that on this the _____ day of _____, 2016, the Lime Township Planning Board, Blue Earth County, Minnesota did duly approve this plat of EAGLE BLUFF, and that, as per Minnesota Statutes 505.03 Subd. 2, this plat has been submitted to and written comments and recommendations have been received from the Blue Earth County Highway Engineer.

Chair person:

Secretary:

BLUE EARTH COUNTY SANITARIAN

Be it known that on this the _____ day of _____, 2016, the County Sanitarian of Blue Earth County, Minnesota, did duly review this plat of EAGLE BLUFF, and confirmed that two suitable on-site sewage treatment sites exist on each lot based on information submitted by J.R. Bruender Construction, Inc., an MPCA Certified on-site septic system designer.

County Sanitarian

TITLE OPINION

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

Karl O. Friedrichs, Licensed Attorney

TAXPAYER SERVICES DEPARTMENT

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 _____, 2016.

Taxpayer Services Director

COUNTY RECORDER

I hereby certify that this instrument was filed in my office for record on this, the _____ day of _____, 2016, at _____ o'clock, _____ m., and that it was duly recorded on _____ Plats, Number _____

County Recorder

FINAL PLAT
PENDING FINAL REVIEW
SHEET 1 OF 2 SHEETS
THIS PLAT WAS PREPARED BY SURVEY SERVICES, INC.

BASIS OF BEARINGS
(MINNESOTA COUNTY COORDINATE SYSTEM -
BLUE EARTH COUNTY ZONE - NAD83 - 1986)

BASIS OF BEARINGS
(MINNESOTA COUNTY COORDINATE SYSTEM -
BLUE EARTH COUNTY ZONE - NAD83 - 1986)

BASIS OF BEARINGS

(MINNESOTA COUNTY COORDINATE SYSTEM -
BLUE EARTH COUNTY ZONE - NAD83 - 1986)

BEING 5 FEET IN WIDTH AND ADJOINING LOT LINES AND BEING 10 FEET IN WIDTH AND ADJOINING RIGHT-OF-WAY LINES, UNLESS OTHERWISE INDICATED ON THE PLAT.

LEGEND

A=100.00'	INDICATES	ARC DISTANCE
R=100.00'	INDICATES	RADIUS LENGTH
C°=90°00'00"	INDICATES	CENTRAL ANGLE
PC	INDICATES	POINT OF CURVATURE
PT	INDICATES	POINT OF TANGENCY
PRC	INDICATES	POINT OF REVERSE CURVE

LEGEND

A=100.00'
R=100.00'
C=90°00'00"
PC
PT
PRC

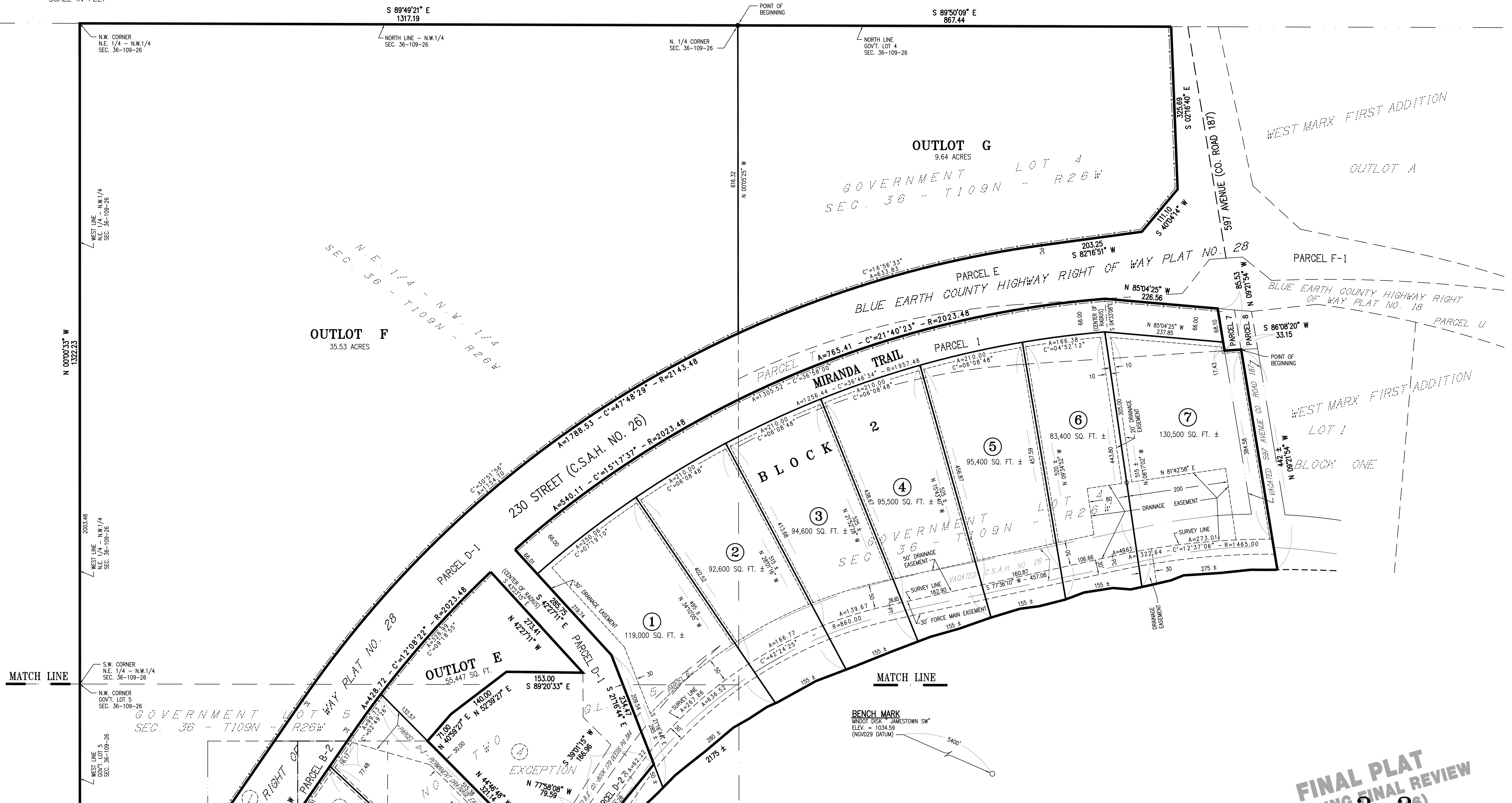
INDICATES	ARC DISTANCE
INDICATES	RADIUS LENGTH
INDICATES	CENTRAL ANGLE
INDICATES	POINT OF CURVATURE
INDICATES	POINT OF TANGENCY
INDICATES	POINT OF REVERSE CURV

INDICATES 1/2" DIA. X 20'
LONG IRON PIPE SET WITH
PLASTIC CAP MARKED BY
LICENSE NO. 14701.

INDICATES IRON PIPE
MONUMENTS FOUND.

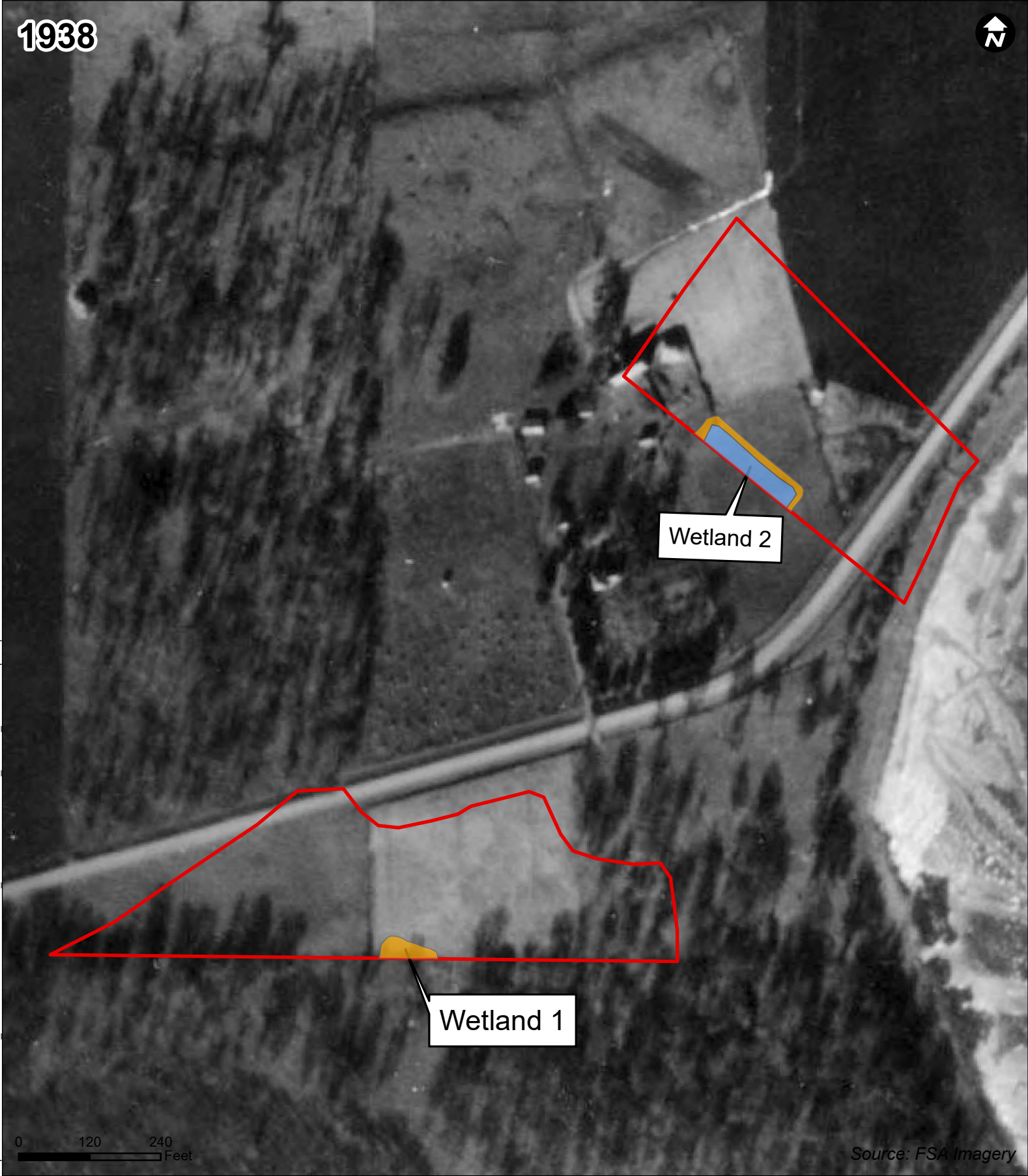
INDICATES CONTROLLED ACCESS AS PER
B.E. CO. HWY R.O.W. PLAT NO. 28

A horizontal number line labeled "SCALE IN FEET" below it. The line has tick marks at 100, 50, 0, 100, 200, and 300. The segments between the tick marks are shaded with thick black lines. The segments are: from 100 to 50, from 50 to 0, from 0 to 100, from 100 to 200, and from 200 to 300.



FINAL PLAT
PENDING FINAL REVIEW
SHEET 2 OF 2 SHEETS

THIS PLAT WAS PREPARED BY SURVEY SERVICES, INC.



Eagle Bluff

Wetland Delineation Report

Lime Township, Blue Earth County, Minnesota
Jim Hilgers
August 6, 2025



Real People. Real Solutions.

Prepared by:

Bolton & Menk, Inc.
1960 Premier Drive
Mankato, MN 56001
P: (507) 625-4171
BMI Project No. 25X.137409.000

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Appendix

Appendix: Exhibits

I. Introduction

Jim Hilgers is proposing site improvements to his property located South of Highway 26 in Lime Township, Minnesota. This report details the findings of the field delineation completed on July 30th, 2025.

The project is found in Section 36, in Township 109 North of Range 26 West.

II. Wetland Delineation Methodology

The wetland boundaries were delineated and staked in the field in July 2025, using methods described in the “Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Midwest Region (Version 2.0)”. Wetlands identified were classified using “Classification of Wetlands and Deepwater Habitats of the United States (Cowardin, et al., 1979)”, “Wetlands of the United States (United States Fish and Wildlife Service Circular No. 39, 1971 edition)” and “Wetland Plants and Plant Communities of Minnesota and Wisconsin” (Eggers and Reed Third Edition). Subsequently, the three mandatory technical criteria for wetland determinations are as follows:

Hydrophytic Vegetation. A hydrophytic plant community is present when the dominant plant species present can endure prolonged inundation and/or soil saturation during the growing season. A plant’s Wetland Indicator Status is determined using the 2016 National Wetland Plant List for Minnesota, published by the Army Corp of Engineers.

Hydric Soils. A hydric soil is defined as a soil that is formed under conditions of saturation, flooding or ponding long enough during the growing season (the portion of the year when there is above ground growth and development of vascular plants and/or soil temperature at 12 inches below the soil surface is above 41 degrees Fahrenheit or higher) to develop anaerobic conditions in the upper part.

Wetland Hydrology. An area has wetland hydrology if it experiences 14 or more consecutive days of flooding, ponding or a water table within 12 inches of the surface during the growing season at a minimum frequency of five out of ten years. This is determined by using both primary and secondary Wetland Hydrology indicators.

III. Background Information

Prior to conducting a field investigation of this site, Exhibits A through E were used to complete a preliminary evaluation. The data gathered during the preliminary investigation was used as described below:

Exhibit A is a location map of the study area.

Exhibits B is an aerial photo with topographic information overlaid on it. This provides information regarding topography of the site, helping to identify areas that may have wetland characteristics.

Exhibit C is the National Wetlands Inventory of the site and surrounding properties. This information is used to complete a preliminary investigation of the wetlands that may or may not exist on the site.

Exhibit D is used to identify waters that are regulated by the DNR. This exhibit shows where there are DNR public waters relative to the site.

Exhibit E is the Blue Earth County Soil Survey and is used to identify hydric soils that may lie within the study area.

Delineation Exhibits F and G were prepared from the information gathered at the site.

Exhibit F is the site map showing the delineated aquatic resources.

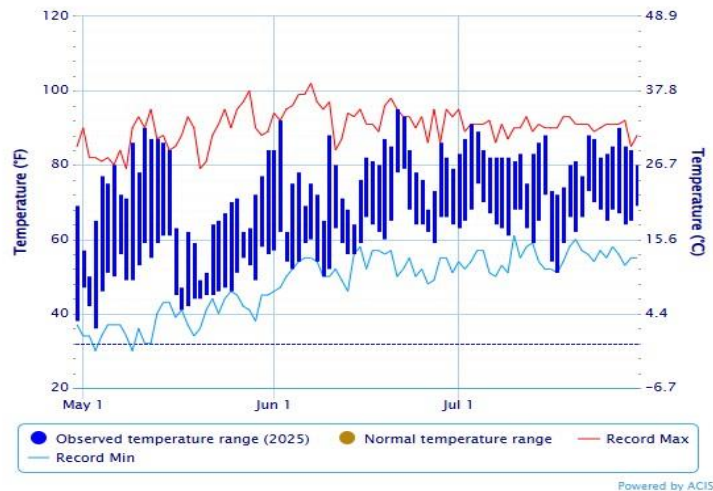
Exhibit G includes the wetland delineation data sheets.

IV. Climate Data

The table below shows the average temperature range for the three months before the field delineation, along with the daily maximums and minimums. While there were some notable cold periods in May. A majority of days in June and July exceeded the normal temperature range.

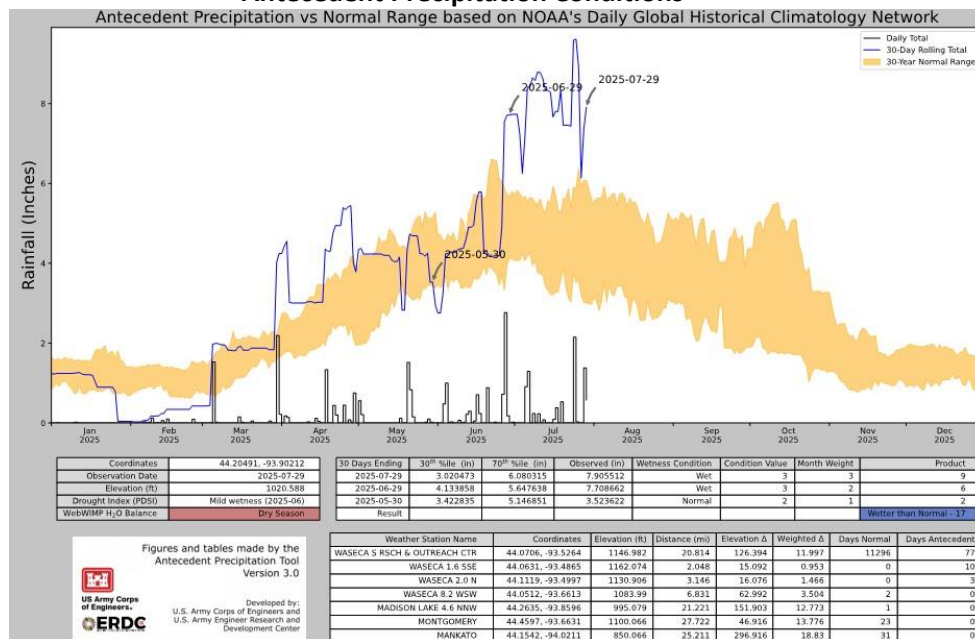
Temperature Range

Daily Temperature Data – MANKATO MUNICIPAL AP, MN



Antecedent precipitation was evaluated using a combination of the NRCS Method and the Rolling Totals Method. The analysis found that precipitation was well above normal over the past three months, prior to the site visit.

Antecedent Precipitation Conditions



This climatic data was gathered using the National Weather Service (Climate (weather.gov)), Minnesota State Climatology Office, Nearest Station Precipitation Data Retrieval (High DENSITY radius retrieval 071210 (state.mn.us), and Precipitation Data Retrieved from a Gridded Database (Precipitation Data Retrieval (state.mn.us)). As well as the ACIS NOAA Regional Climate Centers

Website (AgACIS (rcc-acis.org). The information was retrieved from the WETS station, Mankato.

V. Findings

On July 30, 2025, a field investigation was performed to evaluate and verify the existence and boundary of any aquatic resources located within the study area. Two wetlands were found to exist within the study area. The following describes the aquatic resources identified, together with a brief description of wetland types and observations made during the field investigation.

Wetland 1:

NWI Cowardin: None

PWI (Hydro) ID: None

HGM: Lacustrine

Field Observation Circular 39: Type 2

Field Observation Eggers and Reed:

Fresh Wet Meadow

Soil Mapping Unit(s): 94B-Terril loam, 238B-Kilkenny clay loam, 211-Lura silty clay

Wetland 1 is located along the Southern border of study area block 1. It lies just to the north of NWI POF1A.

The field investigation found that the site has met all three wetland indicators, and this wetland complex should be considered a combination of a HGM Classification Lacustrine, palustrine emergent nonpersistent seasonally saturated (PEM2B). Two sample points were taken to determine the wetland boundary. The wetland boundary was largely drawn based on the changes in topography.

At the W1-A wetland pit location, the plant community was dominated by Reed canary grass. The W1-B upland pit location was also Reed canary grass with some Stinging nettle. Both locations met hydrophytic vegetation.

Soils in the W1-A wetland pit location met the hydric soil indicator A12-Thick Dark Surface. Soils in the W1-B upland pit location met the hydric soil indicator A12-Thick Dark Surface. Depletion below 34 inches of both pits is assumed to be present.

The W1-A wetland location met the hydrology indicators A3-Saturation, D5-FAC-Neutral Test, and D2-Geomorphic Position. The W1-B upland pit location met D5-FAC-neutral Test. W1-B did not meet hydrology.



Photo 1: View of the W1-A & W1-B sample points looking into the wetland (West).



Photo 2: View of the Fresh Wet Meadow, facing West

Wetland 2:

NWI Cowardin: None

PWI (Hydro) ID: None

HGM: Depression

Field Observation Circular 39: Type 2&3

Field Observation Eggers and Reed: Fresh
Wet Meadow, Shallow Marsh

Soil Mapping Unit(s): 238B-Kilkenny clay
loam, 211-Lura silty clay, 239-Le Sueur
loam

Wetland 2 is located along the Western edge of study block 2. It is a constructed drainage pond that sits between two properties.

The field investigation found that the site has met all three wetland indicators, and this wetland complex should be considered a combination of a HGM Classification Depression, palustrine emergent nonpersistent seasonally saturated (PEM2B) and palustrine emergent persistent semi permanently flooded (PEM1F). Two sample points were taken to determine the wetland boundary. The wetland boundary was largely drawn based on the changes in topography and vegetation.

At the W2-A wetland pit location, the plant community was dominated by Narrow-leaf cattails and Spotted touch-me-not. W2-A met hydrophytic vegetation. The W2-B upland pit location was a mixture of Perennial sow thistle, Canadian thistle, Kentucky bluegrass, Timothy, and Smooth brome. W2-B did not meet hydrophytic vegetation.

Soils in the W2-A wetland pit location met the hydric soil indicator A12-Thick Dark Surface. Soil in the W2-B upland pit location did not meet the hydric soil indicators.

The W2-A wetland location met A2-High water Table and A3-Saturation, the secondary hydrology indicator D5- FAC-Neutral Test. The W2-B upland pit location did not meet hydrology.



Photo 3: View of the W2-A & W2-B sample points



Photo 3: View of the Wetland 2, facing North.

VI. Conclusion

The delineation was performed on July 30, 2025. The boundaries of the wetlands were staked in the field with three foot "Wetland Delineation" pin flags. The location of the pin flags were surveyed by Bolton & Menk, Inc. using a Juniper Geode Data Collector and tied to the Blue Earth County coordinate system. The delineated limits are believed to be the upper limits of where all three of the required wetland criteria were present.

Bolton & Menk, Inc., was asked to determine the boundaries of those jurisdictional wetlands that exist upon this property as defined by the Wetland Conservation Act.

Based upon all available information, the existing conditions that currently prevail, and the on-site investigation, evidence supports the presence of two wetlands within the boundaries of the study area.

Wetland Summary		
Id #	Wetland Type ^	Size*
W1	Type 2	0.06 ac
W2	Type 2, 3	0.44 ac
Total:		0.5 ac

**size measured within study area*

^wetland type within study area

Sincerely,

Bolton & Menk, Inc.



Cortiney Galuska

Certified Wetland Delineator (Wetland Delineator In-Training), No. 5499

Appendix: Exhibits



Map Document: H:\Hill GER\JL PR25X137409000\GIS\Natural Resources\Proj137409 Wetland Delineation.aprx | Exhibit F: Wetland Delineation Map | Username: noah.wilmes | Date Saved: 8/6/2025 9:20 AM



Map Document: H:\HILGER\J\PR25X137409000\GIS\Natural Resources\Pro\137409_Wetland_Delineation.aprx | Exhibit E: Wetland Delineation Map | Date Saved: 8/6/2025 9:20 AM | Username: noah.willmes





Map Document: H:\HILGER\JL_PR25X137409000\GIS\Natural Resources\Pro\137409_Wetland_Delineation.aprx | Exhibit E: Wetland Delineation Map | Username: noah.willmes | Date Saved: 8/6/2025 9:20 AM



Name	Slope	Hydric Rating	Hydric Class
94B-Terril loam	2-6%	8	No
211-Lura silty clay	0-1%	100	Yes
238B-Kilkenny clay loam	2-6%	0	No
239-Le Sueur loam	1-3%	15	No



Legend

 Study Area

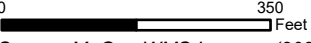
County Soils

 Water

 Non-Hydric Soils

 Unranked

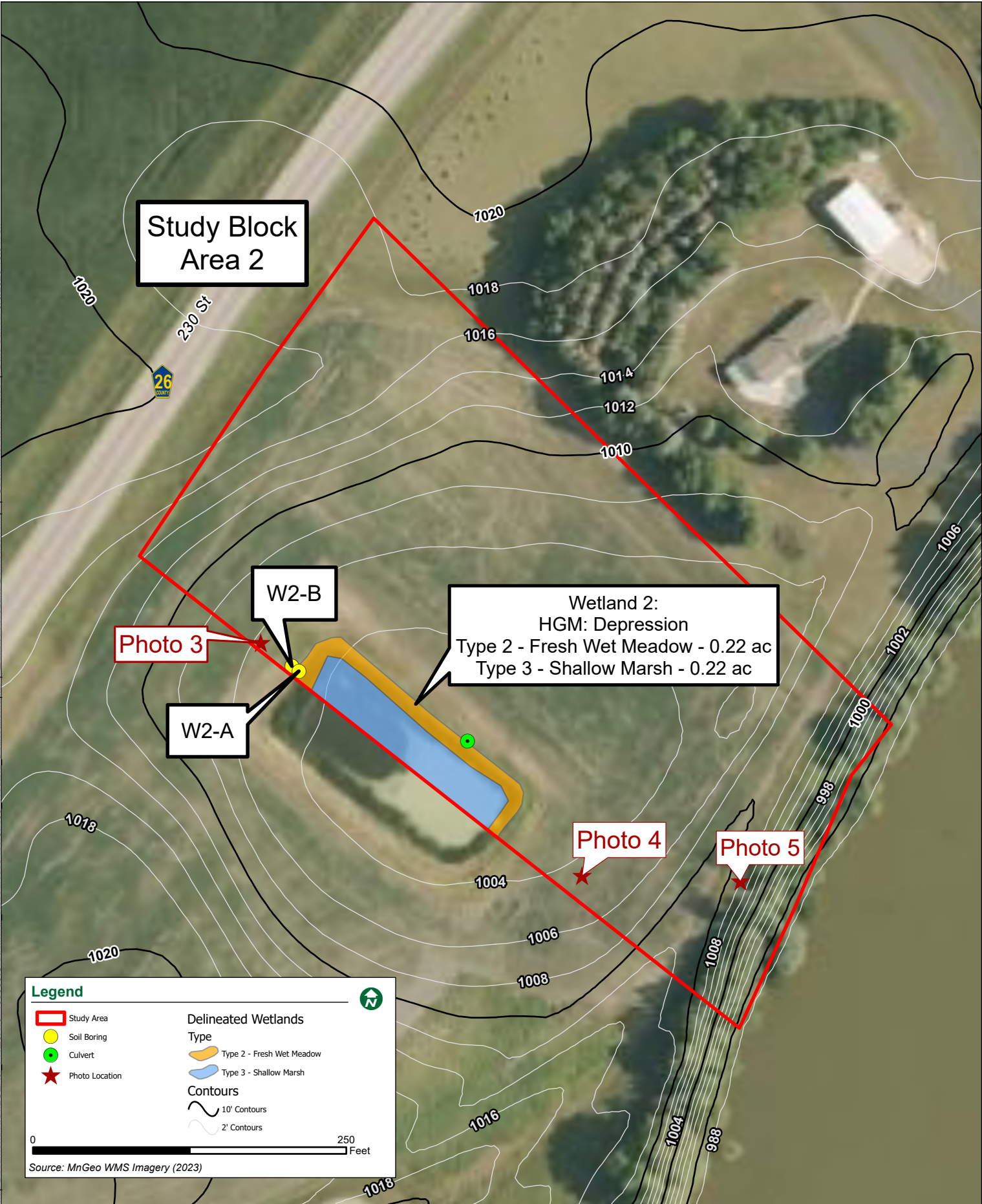
 Hydric Soils



Source: MnGeo WMS Imagery (2023)

Map Document: H:\HILGER\JL\PR25\137409000\GIS\Natural Resources\Pro\137409 Wetland Delineation.aprx | Exhibit F-1: Wetland Delineation Map | Date Saved: 8/6/2025 10:34 AM



Map Document: H:\HILGER\JL_P\25X137409000\GIS\Natural Resources\Pro\137409_Wetland_Delineation.aprx | Exhibit F: Wetland Delineation Map | User: noah.wilmes | Date Saved: 8/6/2025 10:34 AM



U.S. Army Corps of Engineers WETLAND DETERMINATION DATA SHEET – Midwest Region See ERDC/EL TR-10-16; the proponent agency is CECW-COR	OMB Control #: 0710-0024, Exp: 09/30/2027 Requirement Control Symbol EXEMPT: (Authority: AR 335-15, paragraph 5-2a)
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Project/Site: Eagle Bluff City/County: Blue Earth County Sampling Date: 2025-07-30
Applicant/Owner: Jim Hilger State: Minnesota Sampling Point: W1-A
Investigator(s): Noah Wilmes, Cortiney Galuska Section, Township, Range: sec 36 T109N R026W
Landform (hillside, terrace, etc.): Toeslope Local relief (concave, convex, none): None
Slope (%): 0-2 Lat: 44.199171 Long: -93.907628 Datum: WGS84
Soil Map Unit Name: Muskego soils, 0 to 1 percent slopes NWI classification: PEM1C
Are climatic / hydrologic conditions on the site typical for this time of year? Yes ☒ No ☐ (If no, explain in Remarks.)
Are Vegetation ☐, Soil ☐, or Hydrology ☐ significantly disturbed? Are "Normal Circumstances" present? Yes ☒ No ☐
Are Vegetation ☐, Soil ☐, or Hydrology ☐ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes ☒ No ☐	Is the Sampled Area within a Wetland? Yes ☒ No ☐
Hydric Soil Present? Yes ☒ No ☐	
Wetland Hydrology Present? Yes ☒ No ☐	
Remarks:	

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: <u>30' radius</u>) 1. <u>Fraxinus pennsylvanica</u> Absolute % Cover <u>20</u> Dominant Species? <u>Y</u> Indicator Status <u>FACW</u> 2. _____ 3. _____ 4. _____ 5. _____ <u>20.0</u> =Total Cover	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>2</u> (A) Total Number of Dominant Species Across All Strata: <u>2</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>100.00</u> (A/B)																	
Sapling/Shrub Stratum (Plot size: <u>15' radius</u>) 1. <u>Phalaris arundinacea</u> Absolute % Cover <u>95</u> Dominant Species? <u>Y</u> Indicator Status <u>FACW</u> 2. <u>Urtica dioica</u> Absolute % Cover <u>5</u> Dominant Species? <u>N</u> Indicator Status <u>FACW</u> 3. _____ 4. _____ 5. _____ <u>100.0</u> =Total Cover		Prevalence Index worksheet: <table><tr><td>Total % Cover of:</td><td>Multiply by:</td></tr><tr><td>OBL species <u>0</u></td><td>x 1 = <u>0</u></td></tr><tr><td>FACW species <u>120</u></td><td>x 2 = <u>240</u></td></tr><tr><td>FAC species <u>0</u></td><td>x 3 = <u>0</u></td></tr><tr><td>FACU species <u>0</u></td><td>x 4 = <u>0</u></td></tr><tr><td>UPL species <u>0</u></td><td>x 5 = <u>0</u></td></tr><tr><td>Column Totals: <u>120</u> (A)</td><td><u>240.00</u> (B)</td></tr><tr><td colspan="2">Prevalence Index = B/A = <u>2.0</u></td></tr></table>	Total % Cover of:	Multiply by:	OBL species <u>0</u>	x 1 = <u>0</u>	FACW species <u>120</u>	x 2 = <u>240</u>	FAC species <u>0</u>	x 3 = <u>0</u>	FACU species <u>0</u>	x 4 = <u>0</u>	UPL species <u>0</u>	x 5 = <u>0</u>	Column Totals: <u>120</u> (A)	<u>240.00</u> (B)	Prevalence Index = B/A = <u>2.0</u>	
Total % Cover of:			Multiply by:															
OBL species <u>0</u>	x 1 = <u>0</u>																	
FACW species <u>120</u>	x 2 = <u>240</u>																	
FAC species <u>0</u>	x 3 = <u>0</u>																	
FACU species <u>0</u>	x 4 = <u>0</u>																	
UPL species <u>0</u>	x 5 = <u>0</u>																	
Column Totals: <u>120</u> (A)	<u>240.00</u> (B)																	
Prevalence Index = B/A = <u>2.0</u>																		
Herb Stratum (Plot size: <u>5' radius</u>) 1. _____ 2. _____ 3. _____ 4. _____ 5. _____ 6. _____ 7. _____ 8. _____ 9. _____ 10. _____ <u>0</u> =Total Cover																		
Woody Vine Stratum (Plot size: <u>30' radius</u>) 1. _____ 2. _____ <u>0</u> =Total Cover	Hydrophytic Vegetation Indicators: ☒ 1 - Rapid Test for Hydrophytic Vegetation ☒ 2 - Dominance Test is >50% ☒ 3 - Prevalence Index is ≤3.0 ¹ ☐ 4 - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) ☐ Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.																	
Hydrophytic Vegetation Present? Yes ☒ No ☐																		
Remarks: (Include photo numbers here or on a separate sheet.)																		

SOIL

Sampling Point: W1-A

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)								
Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
0-34	10YR	2/1	100				SIL	

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains. ²Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:	Indicators for Problematic Hydric Soils ³ :
☐ Histosol (A1)	☐ Iron-Manganese Masses (F12)
☐ Histic Epipedon (A2)	☐ Red Parent Material (F21) Very
☐ Black Histic (A3)	☐ Shallow Dark Surface (F22)
☐ Hydrogen Sulfide (A4)	☐ Other (Explain in Remarks)
☐ Stratified Layers (A5)	
☐ 2 cm Muck (A10)	
☐ Depleted Below Dark Surface (A11)	
☒ Thick Dark Surface (A12)	
☐ Iron Monosulfide (A18)	
☐ Sandy Mucky Mineral (S1)	
☐ 5 cm Mucky Peat or Peat (S3)	

³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed): Type: _____ Depth (inches): _____	Hydric Soil Present? Yes ☒ No ☐
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Remarks:
Assuming depletion below

HYDROLOGY

Wetland Hydrology Indicators:			
Primary Indicators (minimum of one is required; check all that apply)		Secondary Indicators (minimum of two required)	
☐ Surface Water (A1)	☐ Water-Stained Leaves (B9)	☐ Surface Soil Cracks (B6)	
☐ High Water Table (A2)	☐ Aquatic Fauna (B13)	☐ Drainage Patterns (B10)	
☒ Saturation (A3)	☐ True Aquatic Plants (B14)	☐ Dry-Season Water Table (C2)	
☐ Water Marks (B1)	☐ Hydrogen Sulfide Odor (C1)	☐ Crayfish Burrows (C8)	
☐ Sediment Deposits (B2)	☐ Oxidized Rhizospheres on Living Roots (C3)	☐ Saturation Visible on Aerial Imagery (C9)	
☐ Drift Deposits (B3)	☐ Presence of Reduced Iron (C4)	☐ Stunted or Stressed Plants (D1)	
☐ Algal Mat or Crust (B4)	☐ Recent Iron Reduction in Tilled Soils (C6)	☒ Geomorphic Position (D2)	
☐ Iron Deposits (B5)	☐ Thin Muck Surface (C7)	☒ FAC-Neutral Test (D5)	
☐ Inundation Visible on Aerial Imagery (B7)	☐ Gauge or Well Data (D9)		
☐ Sparsely Vegetated Concave Surface (B8)	☐ Other (Explain in Remarks)		

Field Observations: Surface Water Present? Yes ☐ No ☒ Depth (inches): _____ Water Table Present? Yes ☒ No ☐ Depth (inches): 24 Saturation Present? Yes ☒ No ☐ Depth (inches): 3 (includes capillary fringe)	Wetland Hydrology Present? Yes ☒ No ☐
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Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

U.S. Army Corps of Engineers WETLAND DETERMINATION DATA SHEET – Midwest Region See ERDC/EL TR-10-16; the proponent agency is CECW-COR	OMB Control #: 0710-0024, Exp: 09/30/2027 Requirement Control Symbol EXEMPT: (Authority: AR 335-15, paragraph 5-2a)
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Project/Site: Eagle Bluff City/County: Blue Earth County Sampling Date: 2025-07-30
Applicant/Owner: Jim Hilger State: Minnesota Sampling Point: W1-B
Investigator(s): Noah Wilmes, Cortiney Galuska Section, Township, Range: sec 36 T109N R026W
Landform (hillside, terrace, etc.): Footslope Local relief (concave, convex, none): None
Slope (%): 3-7 Lat: 44.203461 Long: -93.903768 Datum: WGS84
Soil Map Unit Name: Lura silty clay, 0 to 1 percent slopes NWI classification: None
Are climatic / hydrologic conditions on the site typical for this time of year? Yes ✓ No (If no, explain in Remarks.)
Are Vegetation , Soil , or Hydrology significantly disturbed? Are "Normal Circumstances" present? Yes ✓ No
Are Vegetation , Soil , or Hydrology naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <u>✓</u> No <u> </u> Hydric Soil Present? Yes <u>✓</u> No <u> </u> Wetland Hydrology Present? Yes <u> </u> No <u>✓</u>	Is the Sampled Area within a Wetland? Yes <u> </u> No <u>✓</u>
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Remarks:

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: <u>30' radius</u>) 1. <u> </u> 2. <u> </u> 3. <u> </u> 4. <u> </u> 5. <u> </u> <u>0</u> =Total Cover	Absolute % Cover <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u>0</u>	Dominant Species? <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u>	Indicator Status <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u>	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>1</u> (A) Total Number of Dominant Species Across All Strata: <u>1</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>100.00</u> (A/B)	
Sapling/Shrub Stratum (Plot size: <u>15' radius</u>) 1. <u> </u> 2. <u> </u> 3. <u> </u> 4. <u> </u> 5. <u> </u> <u>0</u> =Total Cover	<u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u>0</u>	<u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u>	<u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u>		Prevalence Index worksheet: Total % Cover of: Multiply by: OBL species <u>0</u> x 1 = <u>0</u> FACW species <u>100</u> x 2 = <u>200</u> FAC species <u>0</u> x 3 = <u>0</u> FACU species <u>0</u> x 4 = <u>0</u> UPL species <u>0</u> x 5 = <u>0</u> Column Totals: <u>100</u> (A) <u>200.00</u> (B) Prevalence Index = B/A = <u>2.0</u>
Herb Stratum (Plot size: <u>5' radius</u>) 1. <u>Phalaris arundinacea</u> 2. <u> </u> 3. <u> </u> 4. <u> </u> 5. <u> </u> 6. <u> </u> 7. <u> </u> 8. <u> </u> 9. <u> </u> 10. <u> </u> <u>100.0</u> =Total Cover	<u>100</u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u>100.0</u>	<u>Y</u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u>	<u>FACW</u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u>		
Woody Vine Stratum (Plot size: <u>30' radius</u>) 1. <u> </u> 2. <u> </u> <u>0</u> =Total Cover	<u> </u> <u> </u> <u>0</u>	<u> </u> <u> </u> <u> </u>	<u> </u> <u> </u> <u> </u>		

Remarks: (Include photo numbers here or on a separate sheet.)

SOIL

Sampling Point: W1-B

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)								
Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
0-14	10YR	2/2	100				SIL	
14-34	10YR	2/1	100				SICL	

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains. ²Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:		Indicators for Problematic Hydric Soils ³ :	
☐ Histosol (A1)	☐ Sandy Gleyed Matrix (S4)	☐ Iron-Manganese Masses (F12)	
☐ Histic Epipedon (A2)	☐ Sandy Redox (S5)	☐ Red Parent Material (F21) Very	
☐ Black Histic (A3)	☐ Stripped Matrix (S6)	☐ Shallow Dark Surface (F22)	
☐ Hydrogen Sulfide (A4)	☐ Dark Surface (S7)	☐ Other (Explain in Remarks)	
☐ Stratified Layers (A5)	☐ Loamy Mucky Mineral (F1)		
☐ 2 cm Muck (A10)	☐ Loamy Gleyed Matrix (F2)		
☐ Depleted Below Dark Surface (A11)	☐ Depleted Matrix (F3)		
☒ Thick Dark Surface (A12)	☐ Redox Dark Surface (F6)		
☐ Iron Monosulfide (A18)	☐ Depleted Dark Surface (F7)		
☐ Sandy Mucky Mineral (S1)	☐ Redox Depressions (F8)		
☐ 5 cm Mucky Peat or Peat (S3)			

³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):	Hydric Soil Present?
Type: _____ Depth (inches): _____	Yes ☒ No ☐

Remarks:
Went down 34" assumed depleted matrix below

HYDROLOGY

Wetland Hydrology Indicators:			
Primary Indicators (minimum of one is required; check all that apply)		Secondary Indicators (minimum of two required)	
☐ Surface Water (A1)	☐ Water-Stained Leaves (B9)	☐ Surface Soil Cracks (B6)	
☐ High Water Table (A2)	☐ Aquatic Fauna (B13)	☐ Drainage Patterns (B10)	
☐ Saturation (A3)	☐ True Aquatic Plants (B14)	☐ Dry-Season Water Table (C2)	
☐ Water Marks (B1)	☐ Hydrogen Sulfide Odor (C1)	☐ Crayfish Burrows (C8)	
☐ Sediment Deposits (B2)	☐ Oxidized Rhizospheres on Living Roots (C3)	☐ Saturation Visible on Aerial Imagery (C9)	
☐ Drift Deposits (B3)	☐ Presence of Reduced Iron (C4)	☐ Stunted or Stressed Plants (D1)	
☐ Algal Mat or Crust (B4)	☐ Recent Iron Reduction in Tilled Soils (C6)	☐ Geomorphic Position (D2)	
☐ Iron Deposits (B5)	☐ Thin Muck Surface (C7)	☒ FAC-Neutral Test (D5)	
☐ Inundation Visible on Aerial Imagery (B7)	☐ Gauge or Well Data (D9)		
☐ Sparsely Vegetated Concave Surface (B8)	☐ Other (Explain in Remarks)		

Field Observations:				Wetland Hydrology Present? Yes ☐ No ☒
Surface Water Present?	Yes ☐ No ☒	Depth (inches):		
Water Table Present?	Yes ☐ No ☒	Depth (inches):		
Saturation Present?	Yes ☒ No ☐	Depth (inches):	34	

(includes capillary fringe)

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

U.S. Army Corps of Engineers WETLAND DETERMINATION DATA SHEET – Midwest Region See ERDC/EL TR-10-16; the proponent agency is CECW-COR	OMB Control #: 0710-0024, Exp: 09/30/2027 Requirement Control Symbol EXEMPT: (Authority: AR 335-15, paragraph 5-2a)
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Project/Site: Eagle Bluff City/County: Blue Earth County Sampling Date: 2025-07-30
Applicant/Owner: Jim Hilger State: Minnesota Sampling Point: W2-A
Investigator(s): Noah Wilmes, Cortiney Galuska Section, Township, Range: sec 36 T109N R026W
Landform (hillside, terrace, etc.): Toeslope Local relief (concave, convex, none): None
Slope (%): 0-2 Lat: 44.205060 Long: -93.901272 Datum: WGS84
Soil Map Unit Name: Le Sueur loam, 1 to 3 percent slopes NWI classification: None
Are climatic / hydrologic conditions on the site typical for this time of year? Yes ☒ No ☐ (If no, explain in Remarks.)
Are Vegetation ☐, Soil ☐, or Hydrology ☐ significantly disturbed? Are "Normal Circumstances" present? Yes ☒ No ☐
Are Vegetation ☐, Soil ☐, or Hydrology ☐ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes ☒ No ☐ Hydric Soil Present? Yes ☒ No ☐ Wetland Hydrology Present? Yes ☒ No ☐	Is the Sampled Area within a Wetland? Yes ☒ No ☐
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Remarks:

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: <u>30' radius</u>) 1. _____ 2. _____ 3. _____ 4. _____ 5. _____ 0 =Total Cover	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>2</u> (A) Total Number of Dominant Species Across All Strata: <u>2</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>100.00</u> (A/B)																
Sapling/Shrub Stratum (Plot size: <u>15' radius</u>) 1. _____ 2. _____ 3. _____ 4. _____ 5. _____ 0 =Total Cover	Prevalence Index worksheet: <table><tr><td>Total % Cover of:</td><td>Multiply by:</td></tr><tr><td>OBL species <u>90</u></td><td>x 1 = <u>90</u></td></tr><tr><td>FACW species <u>30</u></td><td>x 2 = <u>60</u></td></tr><tr><td>FAC species <u>0</u></td><td>x 3 = <u>0</u></td></tr><tr><td>FACU species <u>3</u></td><td>x 4 = <u>12</u></td></tr><tr><td>UPL species <u>0</u></td><td>x 5 = <u>0</u></td></tr><tr><td>Column Totals: <u>123</u> (A)</td><td><u>162.00</u> (B)</td></tr><tr><td colspan="2">Prevalence Index = B/A = <u>1.32</u></td></tr></table>	Total % Cover of:	Multiply by:	OBL species <u>90</u>	x 1 = <u>90</u>	FACW species <u>30</u>	x 2 = <u>60</u>	FAC species <u>0</u>	x 3 = <u>0</u>	FACU species <u>3</u>	x 4 = <u>12</u>	UPL species <u>0</u>	x 5 = <u>0</u>	Column Totals: <u>123</u> (A)	<u>162.00</u> (B)	Prevalence Index = B/A = <u>1.32</u>	
Total % Cover of:	Multiply by:																
OBL species <u>90</u>	x 1 = <u>90</u>																
FACW species <u>30</u>	x 2 = <u>60</u>																
FAC species <u>0</u>	x 3 = <u>0</u>																
FACU species <u>3</u>	x 4 = <u>12</u>																
UPL species <u>0</u>	x 5 = <u>0</u>																
Column Totals: <u>123</u> (A)	<u>162.00</u> (B)																
Prevalence Index = B/A = <u>1.32</u>																	
Herb Stratum (Plot size: <u>5' radius</u>) 1. <u>Typha angustifolia</u> <u>90</u> <u>Y</u> <u>OBL</u> 2. <u>Impatiens capensis</u> <u>30</u> <u>Y</u> <u>FACW</u> 3. <u>Sonchus arvensis</u> <u>3</u> <u>N</u> <u>FACU</u> 4. _____ 5. _____ 6. _____ 7. _____ 8. _____ 9. _____ 10. _____ <u>123.0</u> =Total Cover	Hydrophytic Vegetation Indicators: ☒ 1 - Rapid Test for Hydrophytic Vegetation ☒ 2 - Dominance Test is >50% ☒ 3 - Prevalence Index is ≤3.0 ¹ ☐ 4 - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) ☐ Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.																
Woody Vine Stratum (Plot size: <u>30' radius</u>) 1. _____ 2. _____ 0 =Total Cover	Hydrophytic Vegetation Present? Yes ☒ No ☐																

Remarks: (Include photo numbers here or on a separate sheet.)

SOIL

Sampling Point: W2-A

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)										
Depth	Matrix			Redox Features						
(inches)	Color (moist)		%	Color (moist)		%	Type ¹	Loc ²	Texture	Remarks
0-28	10YR	2/1	100						SICL	
28-35	10YR	4/1	70	7.5YR	5/8	30	D	M	SCL	

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains. ²Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:		Indicators for Problematic Hydric Soils ³ :	
☐ Histosol (A1)	☐ Sandy Gleyed Matrix (S4)	☐ Iron-Manganese Masses (F12)	
☐ Histic Epipedon (A2)	☐ Sandy Redox (S5)	☐ Red Parent Material (F21) Very	
☐ Black Histic (A3)	☐ Stripped Matrix (S6)	☐ Shallow Dark Surface (F22)	
☐ Hydrogen Sulfide (A4)	☐ Dark Surface (S7)	☐ Other (Explain in Remarks)	
☐ Stratified Layers (A5)	☐ Loamy Mucky Mineral (F1)		
☐ 2 cm Muck (A10)	☐ Loamy Gleyed Matrix (F2)		
☐ Depleted Below Dark Surface (A11)	☐ Depleted Matrix (F3)		
☒ Thick Dark Surface (A12)	☐ Redox Dark Surface (F6)		
☐ Iron Monosulfide (A18)	☐ Depleted Dark Surface (F7)		
☐ Sandy Mucky Mineral (S1)	☐ Redox Depressions (F8)		
☐ 5 cm Mucky Peat or Peat (S3)			

³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):	Hydric Soil Present?
Type: _____ Depth (inches): _____	Yes ☒ No ☐

Remarks:
Depletion at 30 inches

HYDROLOGY

Wetland Hydrology Indicators:			
Primary Indicators (minimum of one is required; check all that apply)		Secondary Indicators (minimum of two required)	
☐ Surface Water (A1)	☐ Water-Stained Leaves (B9)	☐ Surface Soil Cracks (B6)	
☒ High Water Table (A2)	☐ Aquatic Fauna (B13)	☐ Drainage Patterns (B10)	
☒ Saturation (A3)	☐ True Aquatic Plants (B14)	☐ Dry-Season Water Table (C2)	
☐ Water Marks (B1)	☐ Hydrogen Sulfide Odor (C1)	☐ Crayfish Burrows (C8)	
☐ Sediment Deposits (B2)	☐ Oxidized Rhizospheres on Living Roots (C3)	☐ Saturation Visible on Aerial Imagery (C9)	
☐ Drift Deposits (B3)	☐ Presence of Reduced Iron (C4)	☐ Stunted or Stressed Plants (D1)	
☐ Algal Mat or Crust (B4)	☐ Recent Iron Reduction in Tilled Soils (C6)	☐ Geomorphic Position (D2)	
☐ Iron Deposits (B5)	☐ Thin Muck Surface (C7)	☒ FAC-Neutral Test (D5)	
☐ Inundation Visible on Aerial Imagery (B7)	☐ Gauge or Well Data (D9)		
☐ Sparsely Vegetated Concave Surface (B8)	☐ Other (Explain in Remarks)		

Field Observations:				Wetland Hydrology Present? Yes ☒ No ☐
Surface Water Present?	Yes ☐ No ☒	Depth (inches):		
Water Table Present?	Yes ☒ No ☐	Depth (inches):	14	
Saturation Present?	Yes ☒ No ☐	Depth (inches):	8	

(includes capillary fringe)

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

OMB Control #: 0710-0024, Exp: 09/30/2027
Requirement Control Symbol EXEMPT:
(Authority: AR 335-15, paragraph 5-2a)

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ☐ No ☒ (If no, explain in Remarks.)

Are Vegetation ☐, Soil ☐, or Hydrology ☐ significantly disturbed? Are "Normal Circumstances" present? Yes ☒ No ☐

Are Vegetation ☐, Soil ☐, or Hydrology ☐ naturally problematic? (If needed, explain any answers in Remarks.)

Hydrophytic Vegetation Present? Yes <u> </u> No <u>✓</u> Hydric Soil Present? Yes <u> </u> No <u>✓</u> Wetland Hydrology Present? Yes <u> </u> No <u>✓</u>	Is the Sampled Area within a Wetland? Yes <u> </u> No <u>✓</u>
Remarks:	

Tree Stratum		Absolute % Cover	Dominant Species?	Indicator Status
(Plot size: 30' radius)				
1.				
2.				
3.				
4.				
5.				
		0 =Total Cover		
Sapling/Shrub Stratum				
(Plot size: 15' radius)				
1.				
2.				
3.				
4.				
5.				
		0 =Total Cover		
Herb Stratum				
(Plot size: 5' radius)				
1.	Sonchus arvensis	65	Y	FACU
2.	Cirsium arvense	45	Y	FACU
3.	Poa pratensis	20	N	FAC
4.	Phleum pratense	15	N	FACU
5.	Bromus inermis	10	N	FACU
6.				
7.				
8.				
9.				
10.				
		155.0 =Total Cover		
Woody Vine Stratum				
(Plot size: 30' radius)				
1.				
2.				
		0 =Total Cover		

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 0 (A)

Total Number of Dominant Species Across All Strata: 2 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 0.00 (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species 0	x 1 = 0
FACW species 0	x 2 = 0
FAC species 20	x 3 = 60
FACU species 135	x 4 = 540
UPL species 0	x 5 = 0
Column Totals: 155 (A)	600.00 (B)
Prevalence Index = B/A = 3.87	

Hydrophytic Vegetation Indicators:

1 - Rapid Test for Hydrophytic Vegetation

2 - Dominance Test is >50%

3 - Prevalence Index is $\leq 3.0^1$

4 - Morphological Adaptations¹ (Provide supporting data in Remarks or on a separate sheet)

Problematic Hydrophytic Vegetation¹ (Explain)

¹Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes No ☒

Remarks: (Include photo numbers here or on a separate sheet.)

SOIL

Sampling Point: W2-B

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)								
Depth	Matrix		Redox Features				Texture	Remarks
(inches)	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
0-36	10YR	2/1	100				SICL	

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains. ²Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:	Indicators for Problematic Hydric Soils ³ :
☐ Histosol (A1)	☐ Iron-Manganese Masses (F12)
☐ Histic Epipedon (A2)	☐ Red Parent Material (F21) Very
☐ Black Histic (A3)	☐ Shallow Dark Surface (F22)
☐ Hydrogen Sulfide (A4)	☐ Other (Explain in Remarks)
☐ Stratified Layers (A5)	
☐ 2 cm Muck (A10)	
☐ Depleted Below Dark Surface (A11)	
☐ Thick Dark Surface (A12)	
☐ Iron Monosulfide (A18)	
☐ Sandy Mucky Mineral (S1)	
☐ 5 cm Mucky Peat or Peat (S3)	
☐ Sandy Gleyed Matrix (S4)	
☐ Sandy Redox (S5)	
☐ Stripped Matrix (S6)	
☐ Dark Surface (S7)	
☐ Loamy Mucky Mineral (F1)	
☐ Loamy Gleyed Matrix (F2)	
☐ Depleted Matrix (F3)	
☐ Redox Dark Surface (F6)	
☐ Depleted Dark Surface (F7)	
☐ Redox Depressions (F8)	

³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):	Hydric Soil Present?
Type: _____	Yes _____ No ☒
Depth (inches): _____	

Remarks:
Soils most likely disturbed during the construction of retention pond. Soils show upland characteristics below 34". Soils were dryer and more compacted.

HYDROLOGY

Wetland Hydrology Indicators:			
Primary Indicators (minimum of one is required; check all that apply)		Secondary Indicators (minimum of two required)	
☐ Surface Water (A1)	☐ Water-Stained Leaves (B9)	☐ Surface Soil Cracks (B6)	
☐ High Water Table (A2)	☐ Aquatic Fauna (B13)	☐ Drainage Patterns (B10)	
☐ Saturation (A3)	☐ True Aquatic Plants (B14)	☐ Dry-Season Water Table (C2)	
☐ Water Marks (B1)	☐ Hydrogen Sulfide Odor (C1)	☐ Crayfish Burrows (C8)	
☐ Sediment Deposits (B2)	☐ Oxidized Rhizospheres on Living Roots (C3)	☐ Saturation Visible on Aerial Imagery (C9)	
☐ Drift Deposits (B3)	☐ Presence of Reduced Iron (C4)	☐ Stunted or Stressed Plants (D1)	
☐ Algal Mat or Crust (B4)	☐ Recent Iron Reduction in Tilled Soils (C6)	☐ Geomorphic Position (D2)	
☐ Iron Deposits (B5)	☐ Thin Muck Surface (C7)	☐ FAC-Neutral Test (D5)	
☐ Inundation Visible on Aerial Imagery (B7)	☐ Gauge or Well Data (D9)		
☐ Sparsely Vegetated Concave Surface (B8)	☐ Other (Explain in Remarks)		

Field Observations:				Wetland Hydrology Present? Yes _____ No ☒
Surface Water Present?	Yes _____	No ☒	Depth (inches): _____	
Water Table Present?	Yes _____	No ☒	Depth (inches): _____	
Saturation Present?	Yes ☒	No _____	Depth (inches): 24	

(includes capillary fringe)

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:



Friedrichs Law Office, P.A.

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507-345-7503

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April 3, 2026

Mr. James L. Hilgers
Chief Manager
Eagle Bluff Properties, LLC
171 Miranda Trail
Madison Lake MN 56063

RE: **Lot 1, Block 1, Eagle Bluff No. 2, Blue Earth County, Minnesota**

Dear Mr. Hilgers:

Title Opinion

As requested, I have examined the title to the underlying parcels of land relating to the above described real property. I did not have the benefit of an Abstract of Title. On April 3, 2026 I was able to go the Blue Earth County Land Records Office to review the appropriate documents.

Based on this information and examination I find that on April 3, 2026, title to the above described property was vested in fee simple in:

Eagle Bluff Properties, LLC

subject only to the following:

1. Current taxes in the amount of **\$274.00** for the year 2026 for Tax Parcel ID# R40.04.36.178.007 and **\$24.00** on Tax Parcel ID#R40.04.36.101.003 for the year 2026, none of which have been paid. There are no special assessments against the property.
2. The following easements and restrictions:
 - 2.1. **Deed Restriction** dated January 23, 2026 and recorded January 26, 2026 as Document **#622CR949** transferring residential development rights from Lot 2 Block 1 Eagle Bluff to Outlot A of Eagle Bluff.
 - 2.2. A **Variance** granted by the Lime Township Board on March 17, 2026 and recorded March 23, 2026 as Document **#624CR095** allowing construction of a residence on .49 acres of the property described above.

POSSESSION AND ENCROACHMENTS. You are charged with notice of the rights of anyone in possession. You should inspect the property for any evidence of use or possession by strangers or adjoining property owners, of roads, private driveways, drainage ditches, encroaching buildings or fences. Any question as to location of boundary lines, fences, buildings, encroachments, easements or related matters can be determined only by a proper survey.

MECHANIC'S LIENS. Claims of liens for labor or materials furnished for the improvement of the premises need not be filed until 120 days after the completion of the work or until 120 days after the last item of material has been furnished. Therefore, a lien for recently completed work may not be reflected in the abstract upon which my title opinion is based. Have any improvements been made within the last 120 days? If so, you should be furnished with satisfactory evidence that these items have been paid for.

REGULATIONS AND ZONING ORDINANCES. Do the municipal regulations permit use of the property for the intended purposes? What are the building setback requirements? Are the necessary permits (from MPCA, DNR etc.) in place for the type of activity being conducted on the property? The specifics of government regulations or general county-wide or city-wide zoning ordinances are not covered in the abstract to this property. Only those ordinances or laws specifically describing the above property are covered by the abstract. **These regulations could affect the intended use of the property, therefore, you should contact the local zoning officials to verify what use may be made of the property.**

PERSONAL PROPERTY. A purchaser of real estate on which a building is located should have a written agreement covering the purchase of items such as refrigerators, stoves, water heaters, carpets, furniture and other personal property if these types of items are being purchased with the real estate.

WATER AND SEWAGE TREATMENT. If a private well is used, the water, the capacity of the well and the existence and terms of a well agreement should be checked. If the property is located within a city, check with the water department as to whether the bill has been paid, and have transfer made on their records to the new owner as of the date of closing. If a private septic system or sewage treatment system is on the property, it should be checked to see if it complies with state and local laws and ordinances.

DISEASES AND HAZARDOUS WASTES. Investigation with the appropriate government agencies (for example the MPCA) should be made to determine whether any diseased trees have been or are about to be removed, or whether hazardous wastes, hazardous activities, or underground storage tanks exist on the property.

There are no liens of record on account of real estate taxes, U.S. taxes, special assessments, State or U.S. Court judgments, bankruptcies, or otherwise, except as noted above.

If you have any questions regarding this opinion, please feel free to contact me.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Karl O. Friedrichs', with a stylized, flowing script.

Karl O. Friedrichs