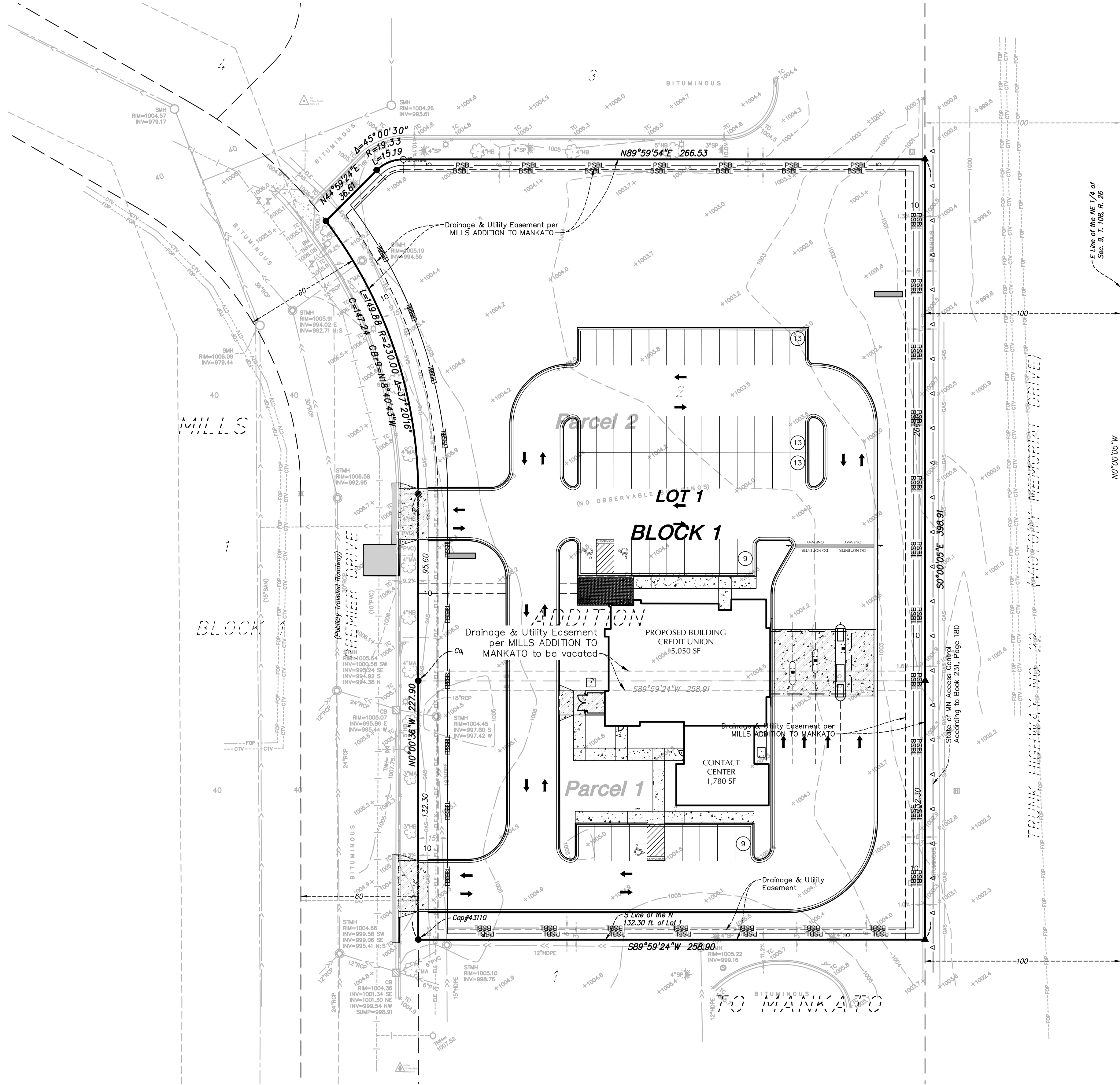


Plotted: 01/19/2026 11:42 AM W:\2025\250603\CADD DATA\SURVEY\dwg Sheet Files\S250603.PPLAT



LEGEND

● FOUND 1/2 INCH IRON MONUMENT MARKED *41643* UNLESS SHOWN OTHERWISE	⊙ GAS METER	—— CONCRETE CURB	——>> STORM SEWER
○ SET 1/2 INCH X 14 INCH IRON MONUMENT, MARKED *LS 48988*	— GUY WIRE	—— CONCRETE	——> SANITARY SEWER
▲ FOUND NAIL	⊠ HAND HOLE	—— CONTOUR	—— WATERMAIN
✱ CHISELED X	⊙ LIGHT POLE	972.5 SPOT ELEVATION	----- MAPPED WATERMAIN
⊠ CATCH BASIN	⊙ POWER POLE	CONIFEROUS TREE	——ELE—— UNDERGROUND ELECTRIC
⊙ STORM MANHOLE	⊙ ROOF DRAIN	SP SPRUCE	-----ELE----- MAPPED UNDERGROUND ELECTRIC
○ SANITARY MANHOLE	⊠ TELEPHONE PEDESTAL	DECIDUOUS TREE	-----GAS----- UNDERGROUND GAS
⊙ HYDRANT	⊠ UTILITY PEDESTAL	AS ASH	-----CTV----- MAPPED UNDERGROUND CABLE TV
⊠ GATE VALVE	⊠ SIGN	HB HACKBERRY	-----FIBER----- MAPPED UNDERGROUND FIBER OPTIC
⊠ ELECTRIC TRANSFORMER	⊠ DISABLED PARKING STALL	MA MAPLE	——BSBL—— BUILDING SETBACK LINE
⊙ ELECTRIC METER	1 SCHEDULE B II ITEM	TR TREE (GEN)	——Δ—— RESTRICTED ACCESS

LEGAL DESCRIPTION

Lot 2, Block 1, Mills Addition to Mankato, Blue Earth County, Minnesota.
And
The North 132.30 feet of Lot 1, Block 1, Mills Addition to Mankato, Blue Earth County, Minnesota.

GENERAL NOTES

- SURVEYOR:**
Loucks
12755 Highway 55, Suite R100
Plymouth, MN 55441
763-424-5505
- OWNER/DEVELOPER:**
Blaze Credit Union
2025 Larpenteur Avenue W
Falcon Heights, MN 55113
651-641-2106
- Prepared December Day, 2025.
 - The address, if disclosed in documents provided to or obtained by the surveyor, or observed while conducting the fieldwork is 1831 Premier Drive, Mankato, Minnesota 56001.
 - The bearings for this survey are based on the Blue Earth County Coordinate System NAD 83 (1996 Adjust).
 - Originating Benchmark: MnDOT Survey Disk #0714 J, in Mankato, 165.0 feet north of an entrance ramp from Trunk Highway 22 to Trunk Highway 14 & Trunk Highway 60 westbound, at the junction of Trunk Highway 22 and Trunk Highway 14 & Trunk Highway 60 in Mankato, at Trunk Highway 22 milepoint 52.9, 97.0 feet west of southbound Trunk Highway 22, 3.0 feet east of the fence corner at the right-of-way, 0.6 foot east of a witness post.
Elevation = 1006.68 feet (NGVD29)
Site Benchmark: Top nut of hydrant near the northwest corner of the site.
Elevation = 1008.08 feet (NGVD29)
 - This property is contained in Zone X (areas determined to be outside the 0.2% annual chance floodplain) per Flood Insurance Rate Map No. 27013C0115F, Community Panel No. 2752420115F, effective date of February 22, 2024.
 - The field work was completed on 11/21/25.

ZONING INFORMATION

Current Zoning: B-3 Highway Business District

Any zoning classification, setback requirements, height and floor space area restrictions, and parking requirements, shown hereon, was researched to the best of our ability and is open to interpretation. Per the City of Mankato Zoning Map and City Code, on December 8, 2025, information for the subject property is as follows:

Current Setbacks:
Building: Front 15 feet, Side 6 feet, Rear 6 feet;
Parking: Front 15 feet, Side 3 feet, Rear 3 feet;
Maximum Floor Area Ratio: 1.0;

SITE DATA

Areas:
Total Property Area = 106,367 +/- square feet or 2.44 +/- acres.

BLAZE MANKATO ADDITION

1831 PREMIER DRIVE
MANKATO, MN 56001

BLAZE CREDIT UNION

2025 LARPEUR AVENUE W
FALCON HEIGHTS, MN 55113

LOUCKS

PLANNING
CIVIL ENGINEERING
LAND SURVEYING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL

12755 Highway 55, Suite R100
Plymouth 55441
763.424.5505
www.loucksinc.com

CADD QUALIFICATION

CADD files prepared by the Consultant for this project are instruments of the Consultant's professional services for use solely with respect to this project. These CADD files shall not be used on other projects, for additions to this project, or for completion of this project by others without written approval by the Consultant. With the Consultant's approval, others may be permitted to obtain copies of the CADD drawing files for information and reference only. All intentional or unintentional revisions, additions, or deletions to these CADD files shall be made at the full risk of that party making such revisions, additions or deletions and that party shall hold harmless and indemnify the Consultant from any & all responsibilities, claims, and liabilities.

SUBMITTAL/REVISIONS

12/19/25	PPLAT ISSUED
01/14/26	PPLAT REVISED
01/19/26	PPLAT REVISED

PROFESSIONAL SIGNATURE

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.

Max L. Stanislowski
Max L. Stanislowski - PLS
License No. 48988
Date 12/19/25

QUALITY CONTROL

Loucks Project No. 250603
Project Lead MLS
Drawn By SLS
Checked By JLS
Field Crew SKS, JSS

VICINITY MAP



PRELIMINARY PLAT

1 OF 1