

THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS. DO NOT SCALE THE DRAWING. THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS. DO NOT SCALE THE DRAWING. THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS. DO NOT SCALE THE DRAWING.

Plot Date: 02/16/2026 - 8:10am
Drawing Name: \\U02271-jp0680\shared_projects\193807564\CAD\DWG\193807564 V401.dwg
User: 193807564-ANGEL-010

PRELIMINARY PLAT of CNP MANKATO FIRST ADDITION

0 60 120
GRAPHIC SCALE IN FEET
1 inch = 60 feet

BEARING ORIENTATION

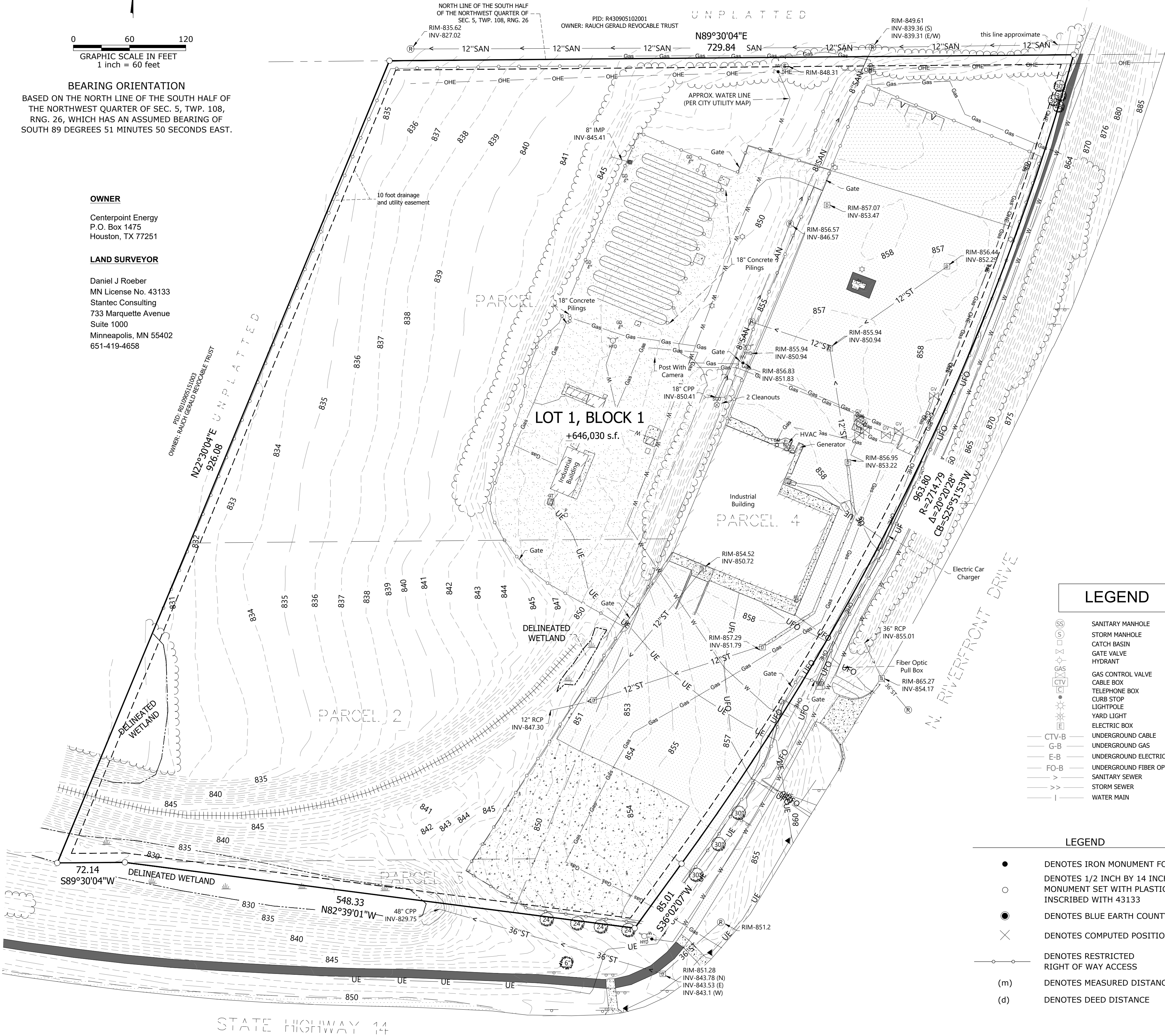
BASED ON THE NORTH LINE OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SEC. 5, TWP. 108, RNG. 26, WHICH HAS AN ASSUMED BEARING OF SOUTH 89 DEGREES 51 MINUTES 50 SECONDS EAST.

OWNER

Centerpoint Energy
P.O. Box 1475
Houston, TX 77251

LAND SURVEYOR

Daniel J Roeber
MN License No. 43133
Stantec Consulting
733 Marquette Avenue
Suite 1000
Minneapolis, MN 55402
651-419-4658



LEGEND

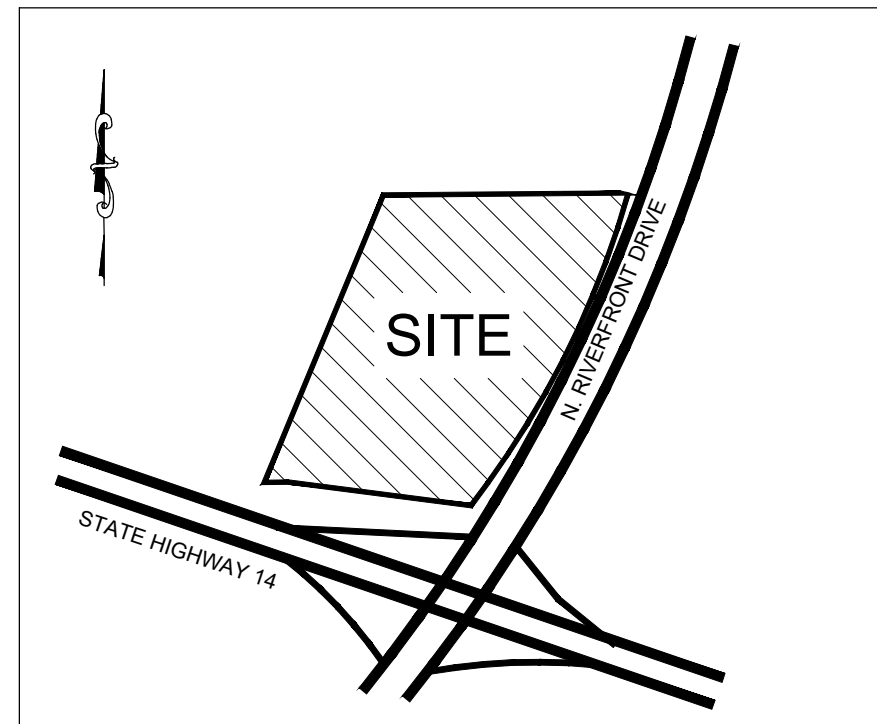
- SANITARY MANHOLE
- STORM MANHOLE
- CATCH BASIN
- GATE VALVE
- HYDRANT
- GAS CONTROL VALVE
- CABLE BOX
- TELEPHONE BOX
- CURB STOP
- LIGHTPOLE
- YARD LIGHT
- ELECTRIC BOX
- CTV-B UNDERGROUND CABLE
- G-B UNDERGROUND GAS
- E-B UNDERGROUND ELECTRIC
- FO-B UNDERGROUND FIBER OPTIC
- S-SANITARY SEWER
- SS-STORM SEWER
- W-WATER MAIN

LEGEND

- DENOTES IRON MONUMENT FOUND
- DENOTES 1/2 INCH BY 14 INCH IRON MONUMENT SET WITH PLASTIC PLUG INSCRIBED WITH 43133
- DENOTES BLUE EARTH COUNTY SECTION CORNER
- × DENOTES COMPUTED POSITION
- DENOTES RESTRICTED RIGHT OF WAY ACCESS
- (m) DENOTES MEASURED DISTANCE
- (d) DENOTES DEED DISTANCE

LOCATION MAP

NOT TO SCALE



LAND DESCRIPTION

All that part of the South Half of the Northwest Quarter of Section 5, Township 108 North, Range 26 West described as: Commencing at the northwest corner of the Southwest Quarter of the Northwest Quarter of Section 5; thence North 89 degrees, 51 minutes, 50 seconds East (assumed bearing) along the North line of the South Half of the Northwest Quarter of Section 5, a distance of 2139.10 feet to a point 220.00 feet West of the westerly right-of-way line of the Chicago and Northwestern Railway Company, said point being the point of beginning; thence South 22 degrees, 51 minutes, 50 seconds West, 556.72 feet; thence South 89 degrees, 51 minutes, 50 seconds West and parallel with the North line of the South Half of the Northwest Quarter of Section 5, a distance of 510.00 feet; thence North 22 degrees, 51 minutes, 50 seconds East, 556.72 feet to a point on the North line of the South Half of the Northwest Quarter of Section 5; thence North 89 degrees, 51 minutes, 50 seconds East along said North line, 510.00 feet to the point of beginning.

AND
All that part of the South Half of the Northwest Quarter of Section 5, Township 108 North, Range 26 West described as: Commencing at the northwest corner of the Southwest Quarter of the Northwest Quarter of Section 5; thence North 89 degrees, 51 minutes, 50 seconds East (assumed bearing) along the North line of the South Half of the Northwest Quarter of Section 5, a distance of 2139.10 feet to a point 220.00 feet West of the westerly right-of-way line of the Chicago and Northwestern Railway Company; thence South 22 degrees, 51 minutes, 50 seconds West, 556.72 feet to the point of beginning; thence continuing South 22 degrees, 51 minutes, 50 seconds West, 369.36 feet; thence South 89 degrees, 51 minutes, 50 seconds West and parallel with the North line of the South Half of the Northwest Quarter of Section 5, a distance of 510.00 feet; thence North 22 degrees, 51 minutes, 50 seconds East, 369.36 feet; thence North 89 degrees, 51 minutes, 50 seconds East and parallel with the North line of the South Half of the Northwest Quarter of Section 5, a distance of 510.00 feet to the point of beginning.

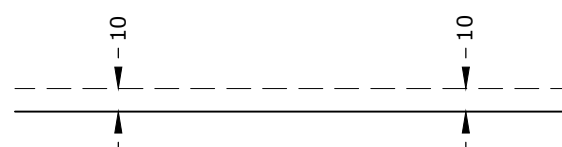
AND
A tract of land located in the South Half of the Northwest Quarter of Section 5, Township 108 North, Range 26 West, described as follows: A triangular tract of land lying northerly of the northerly right of way line of new Minnesota Trunk Highway No. 14 described as:
Commencing at the northwest corner of the Southwest Quarter of the Northwest Quarter of Section 5, Township 108 North, Range 26 West; thence North 89 degrees, 51 minutes, 50 seconds East (assumed bearing) along the North line of the South Half of the Northwest Quarter of Section 5, a distance of 2139.10 feet to a point 220.00 feet West of the westerly right of way line of the Chicago and Northwestern Railway Company; thence South 22 degrees 51 minutes 50 seconds West, 926.08 feet to a found 1/2" I.D. iron pipe survey marker, said point being the point of beginning; thence continuing South 22 degrees 51 minutes 50 seconds West, 61.95 feet to a point on the northerly right of way line of new U.S. Trunk Highway No. 14; thence North 82 degrees 17 minutes 15 seconds West along said right of way line, 417.60 feet; thence North 89 degrees 51 minutes 50 seconds East 437.89 feet to the point of beginning.

AND
That part lying within the Southeast Quarter of the Northwest Quarter, Section 5, Township 108 North, Range 26 West of the parcel of land described as follows: Commencing at a point on the South line of the North Half of the Northwest Quarter of Section 5, in Township 108 North, Range 26, where the said line intersects the westerly line of the right-of-way the Chicago and North Western Railway Company and thence following in and on the said railway right-of-way in a southerly and westerly direction distance of 1500 feet; thence in a straight line northerly and to a point on the south line of the North Half of the Northwest Quarter of Section 5, in Township 108 North of Range 26 West, 220 feet West from the point of commencement; thence east along said last mentioned line a distance of 220 feet to the point of commencement.

MISCELLANEOUS NOTES

- The property described and easements shown hereon is the same as the property described in the title commitment, prepared by Commonwealth Land Title Insurance Company, (Issuing Agent, The Title Team), Commitment No. MA 250043, with a Commitment Date of November 7, 2025 at 7:00 AM.
- The subject property contains ±14.83 acres (±646,030 square feet).
- Topographic information shown provided by IMEG with a topographic survey date of October 21, 2025.
- Wetlands shown per Wetland Delineation Report prepared by ERM dated October 9, 2025.
- Current Zoning per City of Mankato (Blue Earth County) GIS map = M-2 Heavy Industrial.
- Setback information provided by the City of Mankato:
 - 6.1. Setback - Impervious Parking/Storage:
 - 6.1.1. Front yard: 15 feet
 - 6.1.2. Side yard: 6 feet
 - 6.1.3. Rear yard: Not Required
 - 6.1.4. Transitional yard: NA
 - 6.2. Setback - Building:
 - 6.2.1. Front yard: 30 feet
 - 6.2.2. Side yard: 15 feet
 - 6.2.3. Rear yard: Not Required
 - 6.2.4. Transitional yard: NA

PROPOSED DRAINAGE & UTILITY EASEMENTS SHOWN THUS (NOT TO SCALE)



BEING 10 FEET IN WIDTH AND ADJOINING LOT LINES AND RIGHT OF WAY LINES AS SHOWN ON THIS PLAT, UNLESS OTHERWISE DIMENSIONED.



Minneapolis Office
733 Marquette Ave
Suite 1000
Minneapolis, MN 55402
Phone: 612-712-2000
Website: www.stantec.com

SURVEY BY: DJR
DRAWN BY: DJR
DESIGNED BY: DJR
CHECKED BY: DJR
APPROVED BY: DJR
DATE: JANUARY 26, 2026

REVISION

Added Drainage & Utility Easement

DATE: FEB. 16, 2026
PRINT NAME: DANIEL J ROEBER
SIGNATURE: *Daniel J Roeber*
DATE: JANUARY 26, 2026
LIC. NO.: 43133

CNP MANKATO FIRST ADDITION
PRELIMINARY PLAT
CenterPoint Energy

193807564 V401
PROJECT NUMBER
193807564
SHEET NUMBER
V4.01