

FRONT STREET PLACE

EXISTING DESCRIPTION:

Parcel 1:

Lots 1, 2, 3, 13, 14 and 15 of Auditor's Plat No. 5 Mankato, Blue Earth County, Minnesota, excepting therefrom any portion thereof included within the following described land:

Exception No. 1:

Warren Street Subdivision, Blue Earth County, Minnesota.

Exception No. 2:

Pike Street Subdivision No. 2, City of Mankato, Blue Earth County, Minnesota.

Exception No. 3:

That part of Lot 14, Auditor's Plat No. 5, on file and of record with the Blue Earth County Recorder, described as: Commencing at the southeasterly corner of Lot 5, Block 9, City of Mankato by E.D. Bruner, according to the plat thereof on file and of record with the Blue Earth County Recorder; thence North 55°34'07" West, (assumed bearing), along the southwesterly line of said Lot 5, a distance of 94.84 feet; thence South 34°10'49" West, 70.00 feet to a point on the northeasterly line of said Lot 14, said point being the point of beginning; thence North 55°34'07" West, along said northeasterly line, 23.00 feet to a point on the easterly right of way line of South Riverfront Drive, (formerly Pike Street), according to the plat of Pike Street Subdivision No. 2, on file and of record with the Blue Earth County Recorder; thence South 35°28'28" West, along said easterly right of way line, 37.50 feet; thence North 66°42'42" East, 44.35 feet to the point of beginning.

(Abstract Property)

Parcel 2:

Easterly 157 feet of the northerly 22 feet of Lot 4 and also the easterly 143 feet of the middle 22 feet of said Lot 4 in Block 1, Warren's Addition to Mankato; otherwise also described as Lot 4 of Auditor's Plat No. 17 and light well on Lot 5 of said Auditor's Plat No. 17; also described as follows, viz:

Commencing at the northeast corner of Lot 4 of Auditor's Plat No. 5 in Block 1 of Warren's Addition to Mankato, being on the westerly line of Front Street in said City of Mankato, running thence westerly along the northerly line of said Lot 4, 157 feet, thence southerly on a line parallel with said westerly line of Front Street 22 feet, thence easterly on a line parallel with the northerly line of said Lot 4, 14 feet, thence southerly on a line parallel with the said westerly line of Front Street 22 feet, thence easterly along the southerly line of said Lot 4, 143 feet to the westerly line of Front Street, thence northerly along the westerly line of Front Street, 44 feet to the place of beginning.

(Torrens Property - Certificate of Title No. 15256)

Parcel 3:

Outlot B, Pike Street Subdivision No. 3, City of Mankato, Blue Earth County, Minnesota.

(Abstract Property)

Parcel 4:

Lots 5 and 6, and the vacated alley adjacent thereto, of Auditor's Plat No. 17, Rearrangement of part of Auditor's Plat No. 5, City of Mankato.

(Abstract Property)

Parcel 5:

Lot Twelve (12), Auditor's Plat #17, Re-Arrangement of part of Auditor's Plat #5, except: All that part of Lot No. 12 lying East of Southerly extension of Westerly line of Lot No. 8, both of said lots being in the City of Mankato and according to Auditor's Plat #17.

PID: R01.09.18.151.009

Parcel 6:

That part of Lot Sixteen (16), Auditor's Plat #17, Rearrangement of Auditor's Plat #5, described as follows: Commencing at the Northwest corner of Lot Six (6), Auditor's Plat #17, Rearrangement of Auditor's Plat #5, thence Southerly along the Westerly line of said Lot Six (6), a distance of 37 feet, thence Westerly to the Southeast corner of Lot Twenty-one (21), Auditor's Plat #17, Rearrangement of Auditor's Plat #5, thence Northerly 37 feet along the Easterly line of said Lot Twenty-one (21), thence Easterly to the point of beginning, according to the plat thereof on file and of record in the office of the Register of Deeds, Blue Earth County, Minnesota;

AND

Lot Twenty-one (21), Auditor's Plat #17, Re-Arrangement of Part of Auditor's Plat #5, according to the Plat thereof on file and of record in the office of the Register of Deeds in and for the County of Blue Earth, State of Minnesota.

Parcel 7:

Westerly 48 feet of the following described parcel: The Easterly 140 feet of Lots 9 and 10 of Auditor's Plat No. 5, Mankato, of Block 84, Bruners Plat of Mankato, Lot 1 and part of Lot 2 of Van Brunt's North Row, Block 2 of Oakwood Addition to Mankato, and Block 1 Warrens Addition to Mankato, said tract of land fronting on Front Street in said City 38 feet and extending along Liberty Street a distance of 140 feet and being rectangular in form; and being otherwise described as: Commencing at the intersection of the westerly line of Front Street with the northerly line of Liberty Street; running thence northerly along said westerly line of Front Street a distance of 38 feet; thence running westerly along the northerly line of said Lot 9, parallel with Liberty Street, a distance of 140 feet; running thence southerly parallel with Front Street a distance of 38 feet to said northerly line of Liberty Street, running thence easterly along said northerly line of Liberty Street a distance of 140 feet to the place of beginning.

Parcel 8:

Lot 7, Auditor's Plat No.17, Rearrangement of Part of Auditor's Plat No. 5, Mankato, Blue Earth County, Minnesota.

Parcel 9:

Lot Eight (8), Auditor's Plat No.17, Rearrangement of Part of Auditor's Plat No. 5, Mankato, Blue Earth County, Minnesota

and

A) Part of Lots Nine (9) and Ten (10) Auditor's Plat No. 5 and a part of Lot Twelve (12) Auditor's Plat No.17, Mankato, Minnesota legally described as follows: Commencing at the southwesterly corner of Lot 8, Auditor's Plat No. 17, thence southwesterly along an extension of the westerly boundary line of Lot 8, extended to the northeasterly boundary line of Liberty Street, Mankato, thence southeasterly along the northeasterly boundary line of Liberty Street 10 feet, thence at right angles northeasterly 38 feet to the southwesterly line of Lot 8, thence at right angles along the southwesterly line of said Lot 8, Ten (10) feet to the place of beginning.

B) All that part of Lot 9 according to Auditor's Plat No. 5 lying West of the southerly extension of the westerly line of Lot No. 8, according to Auditor's Plat No. 17, both of said Lots being in the City of Mankato, also being described as all the the northwesterly part of Lot Nine (9) according to Auditor's Plat No. 5, lying northwesterly of the northwesterly line of Lots Seven (7) & Eight (8) according to Auditor's Plat No. 17, if extended to Liberty Street.

Parcel 10:

The Easterly 92 feet of the following described parcel: The Easterly 140 feet of Lots 9 and 10 of Auditor's Plat No. 5, Mankato, of Block 84, Bruners Plat of Mankato, Lot 1 and part of Lot 2 of Van Brunt's North Row, Block 2 of Oakwood Addition to Mankato, and Block 1 Warrens Addition to Mankato, said tract of land fronting on Front Street in said City 38 feet and extending along Liberty Street a distance of 140 feet and being rectangular in form; and being otherwise described as: Commencing at the intersection of the westerly line of Front Street with the northerly line of Liberty Street; running thence northerly along said westerly line of Front Street a distance of 38 feet; thence running westerly along the northerly line of said Lot 9, parallel with Liberty Street, a distance of 140 feet; running thence southerly parallel with Front Street a distance of 38 feet to said northerly line of Liberty Street; running thence easterly along said northerly line of Liberty Street a distance of 140 feet to the place of beginning. Together with a license to encroach on the Easterly 12 feet of the property adjacent to the West of the described property.

EXISTING DESCRIPTION con't.:

Parcel 11:

Outlot A, Warren Street Subdivision, Blue Earth County, Minnesota.

Parcel 12:

Outlot A, Pike Street Subdivision No. 3, City of Mankato, Blue Earth County, Minnesota.

Parcel 13:

That part of Lot 14, Auditor's Plat No. 5, on file and of record with the Blue Earth County Recorder, described as: Commencing at the southeasterly corner of Lot 5, Block 9, City of Mankato by E.D. Bruner, according to the plat thereof on file and of record with the Blue Earth County Recorder; thence North 55°34'07" West, (assumed bearing), along the southwesterly line of said Lot 5, a distance of 94.84 feet; thence South 34°10'49" West, 70.00 feet to a point on the northeasterly line of said Lot 14, said point being the point of beginning; thence North 55°34'07" West, along said northeasterly line, 23.00 feet to a point on the easterly right of way line of South Riverfront Drive, (formerly Pike Street), according to the plat of Pike Street Subdivision No. 2, on file and of record with the Blue Earth County Recorder; thence South 35°28'28" West, along said easterly right of way line, 37.50 feet; thence North 66°42'42" East, 44.35 feet to the point of beginning.

OWNERS / DEVELOPERS:

Front Street Plaza, LLC
100 Warren Street Suite 317
Mankato, MN 56001

SURVEYOR:

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

AREA TABLE:

Lot 1A Block 1 = 102,446 sq. ft. - 2.35 acres

Lot 1B Block 1 = 6,590 sq. ft. - 0.15 acres

Right of Way = 4,788 sq. ft. - 0.11 acres

Total = 113,824 sq. ft. - 2.61 acres

EXISTING PROPERTY:

ZONED: CBD - F (Central Business District - Fringe) (Per City of Mankato website)

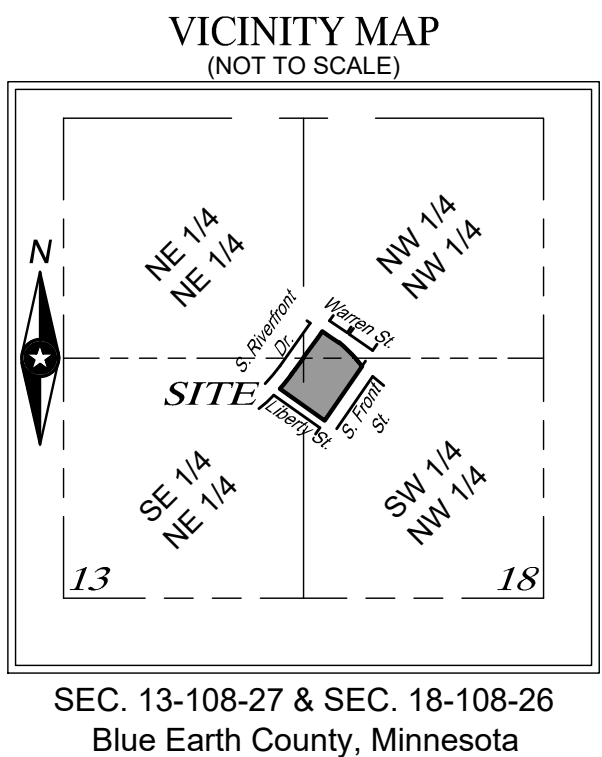
Setbacks - none

BENCHMARK:

Top nut fire hydrant located at northeast corner of South Riverfront Drive and Warren Street.
Elev=779.68 (NAVD88)

FLOOD ZONE:

Part of the surveyed premises shown on this survey map is in Flood Zone X (areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood)), according to Flood Insurance Rate Map Community Panel No. 27013C0092F, published by the Federal Emergency Management Agency, effective date February 22, 2024.



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

DATE 1/26/26 LIC. NO. 61565

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PROJECT

FRONT STREET PLAZA MIXED-USE DEVELOPMENT

MANKATO MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY
1/26/26	Added City Parcels	KH

PROJECT NO.	25-33587
FILE NAME	33587 PPLAT
DRAWN BY	KH
DESIGNED BY	---
REVIEWED BY	---
ORIGINAL ISSUE DATE	1/22/26
CLIENT PROJECT NO.	-

PRELIMINARY PLAT

SHEET
1 OF 3

FRONT STREET PLACE



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.

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PROJECT

FRONT STREET
PLAZA
MIXED-USE
DEVELOPMENT

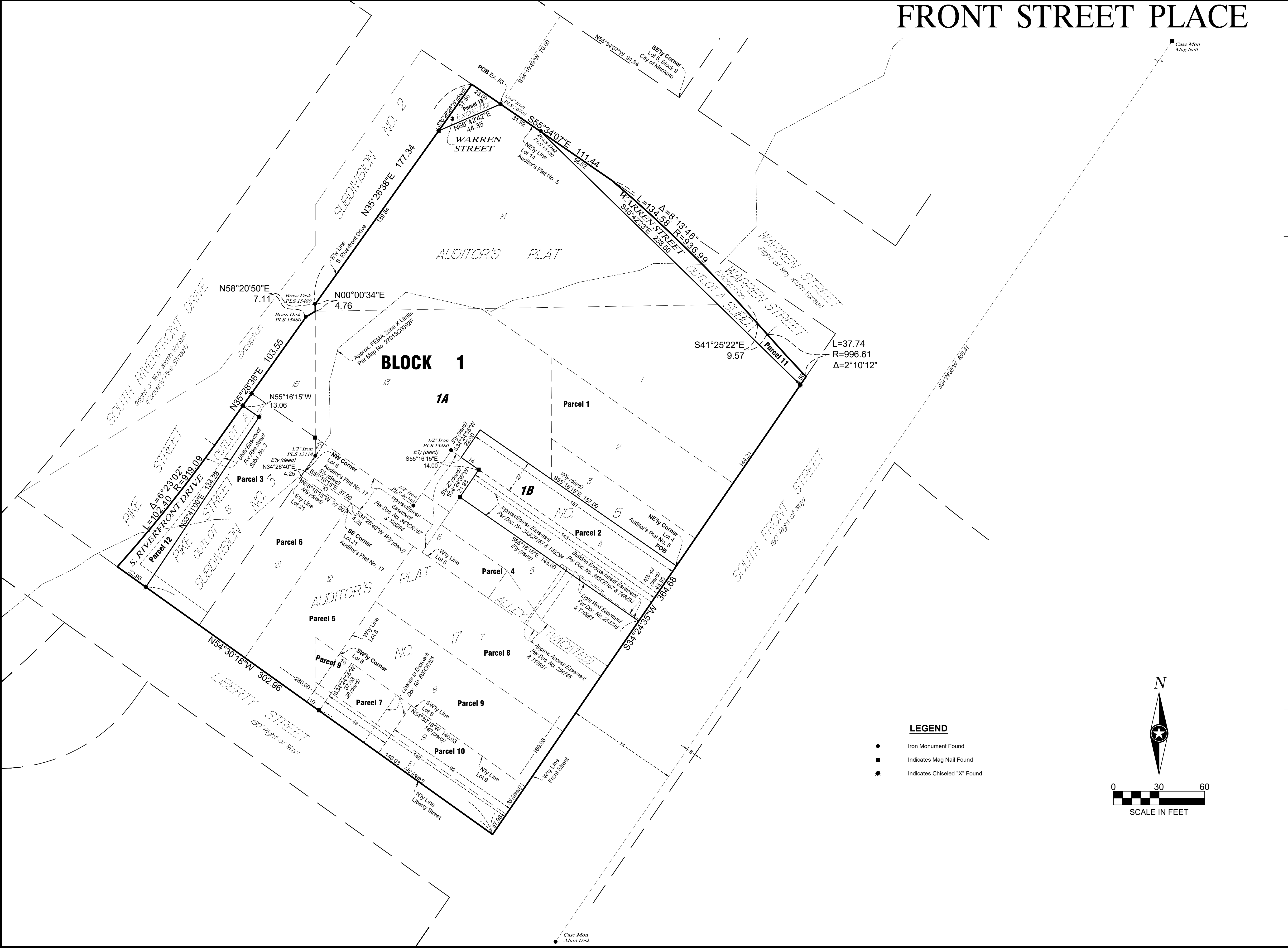
MANKATO MINNESOTA

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DESIGNED BY	---
REVIEWED BY	---
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TITLE

PRELIMINARY
PLAT



FRONT STREET PLACE



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PROJECT

FRONT STREET
PLAZA
MIXED-USE
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MANKATO MINNESOTA

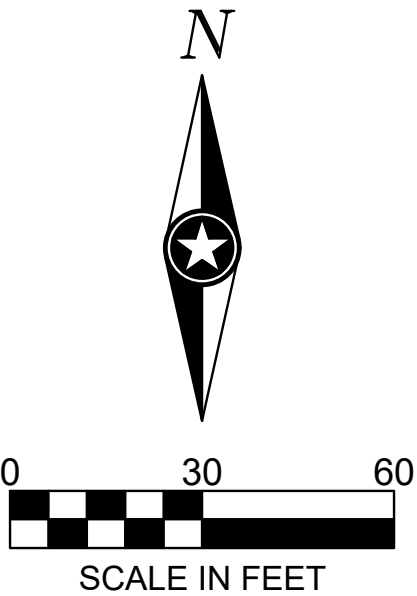
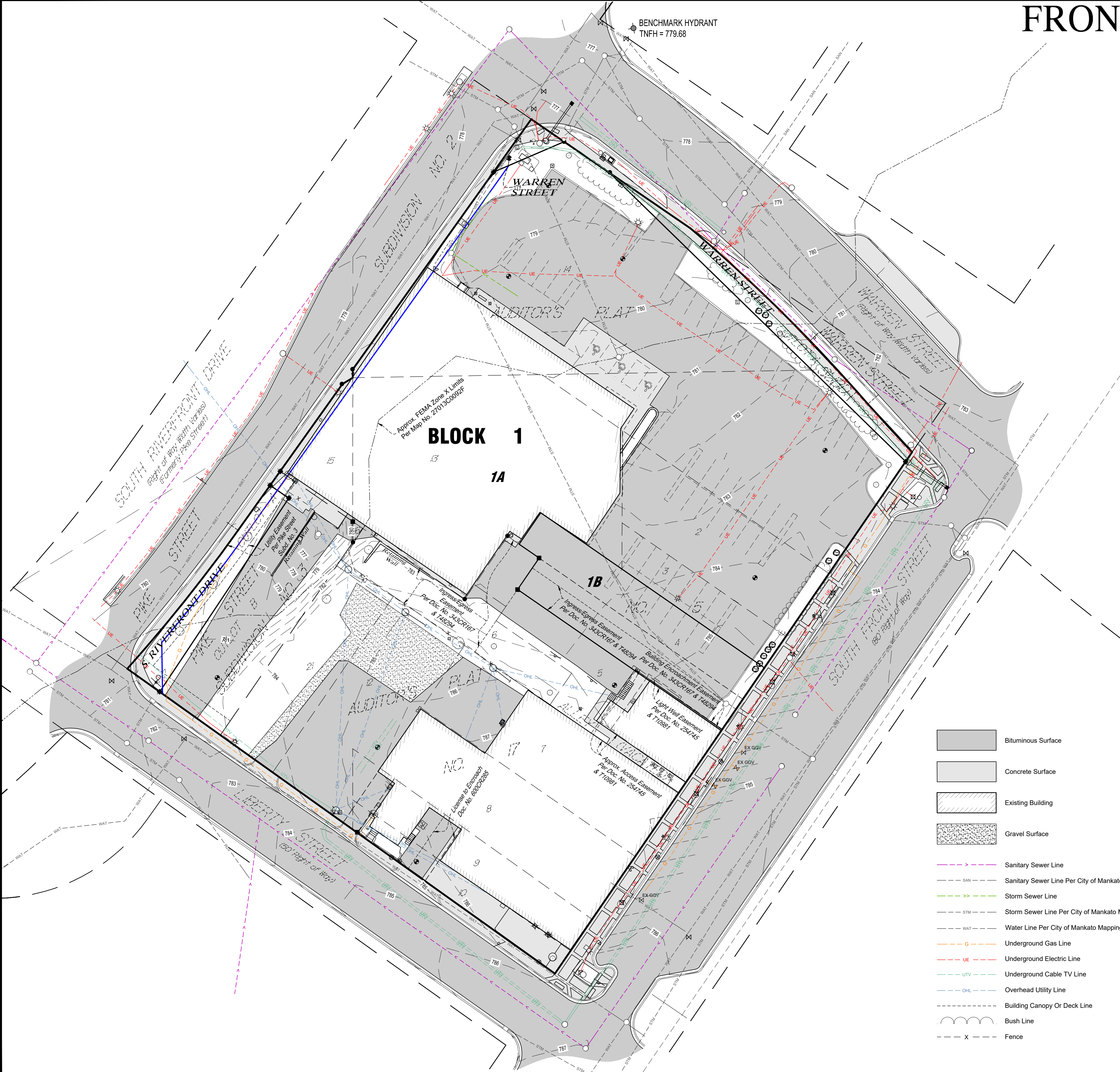
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TITLE

PRELIMINARY
PLAT

SHEET



LEGEND

- Bituminous Surface

Concrete Surface

Existing Building

Gravel Surface

Sanitary Sewer Line

Sanitary Sewer Line Per City of Mankato Mapping

Storm Sewer Line

Storm Sewer Line Per City of Mankato Mapping

Water Line Per City of Mankato Mapping

Underground Gas Line

Underground Electric Line

Underground Cable TV Line

Overhead Utility Line

Building Canopy Or Deck Line

Bush Line

Fence
- Iron Monument Found

Indicates Mag Nail Found

Indicates Chiseled "X" Found

Air Conditioner

Electric Meter

Utility Vault

Gas Meter

Light Pole

Utility Pedestal

Utility Pole/Guy Wire

Curb Stop

Hydrant

Fire Department Connection

Water Valve

Water Shut Off

Electric Outlet
- Cleanout

Manhole/Catch Basin

Roof Drain

Downspout

Gas Valve

Handicapped Parking Stall

Post

Guard Post

Sign

Street Sign

Soil Boring

Traffic Signal Pole

Traffic Signal Box

Pedestrian Push Button

Deciduous Tree

Bush