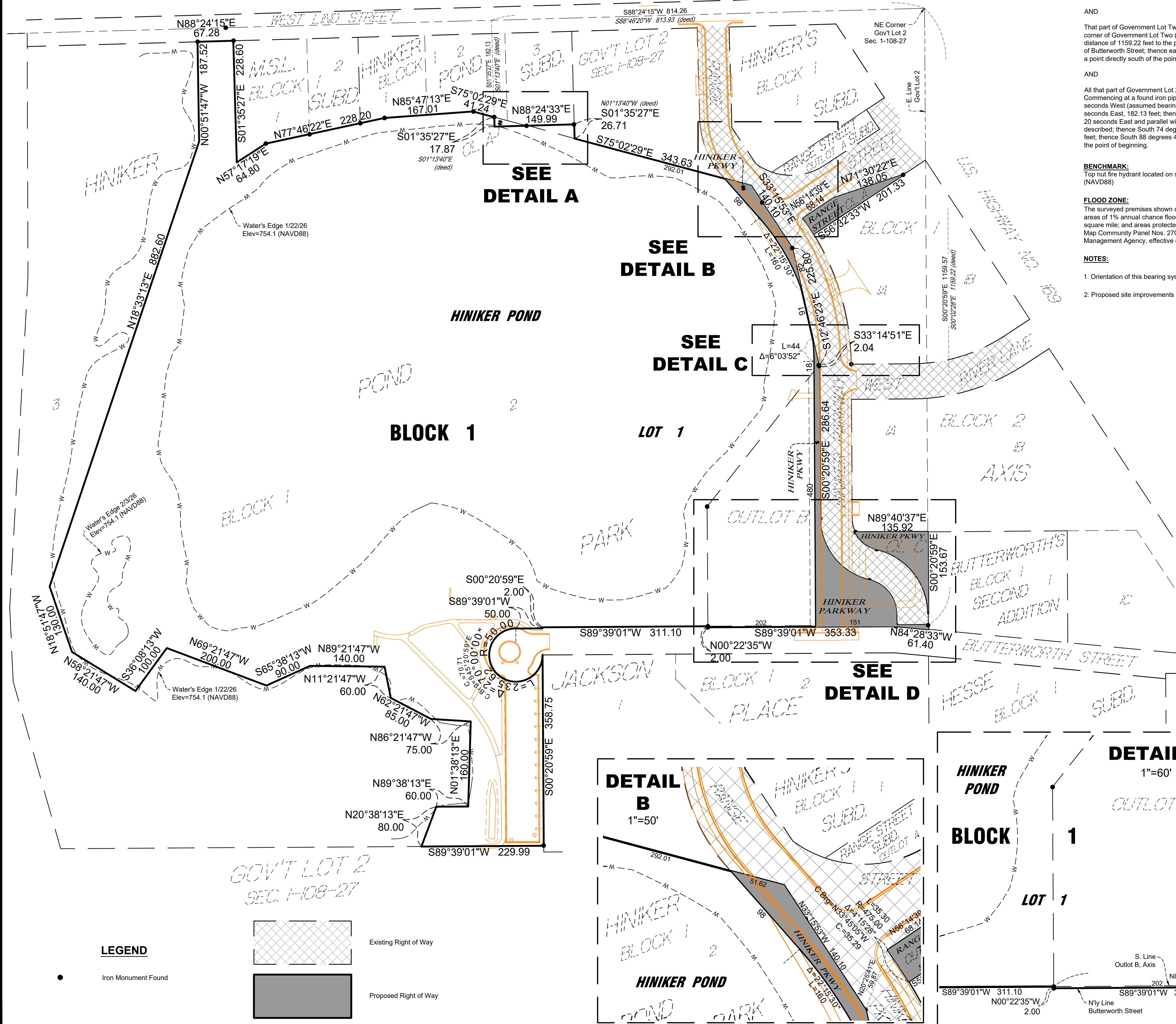


HINIKER PARKWAY SUBDIVISION



EXISTING LEGAL DESCRIPTION:

(per client)

Lot 2, Block 1, Hiniker Pond Park, City of Mankato, Blue Earth County, Minnesota.

AND

Outlots B and C, and part of vacated Hiniker Parkway, Axis, City of Mankato, Blue Earth County, Minnesota.

AND

That part of Government Lot Two (2), Section 1, Township 108 North, Range 27 West, described as follows: Commencing at the northeast corner of Government Lot Two (2) thence South 00 degrees, 2 minutes, 28 seconds East along the east line of Government Lot Two (2), a distance of 1159.22 feet to the point of beginning; thence due West 415 feet; thence due South 2 feet more or less to the Northerly boundary of Butterworth Street; thence easterly along the Northerly boundary of Butterworth Street, a distance of approximately 415 feet more or less to a point directly south of the point of beginning; thence northerly approximately 8.2 feet more or less to the point of beginning.

AND

All that part of Government Lot 2 in Section 1, Township 108 North, Range 27 West, described as: Commencing at a found iron pipe monument designating the Northeast Corner of Government Lot 2; thence South 88 degrees 46 minutes 20 seconds West (assumed bearing along the north line of Government Lot 2), a distance of 813.93 feet; thence South 01 degrees 13 minutes 40 seconds East, 182.13 feet; thence continuing South 01 degrees 13 minutes 40 seconds East, 17.87 feet; thence North 88 degrees 46 minutes 20 seconds East and parallel with the north line of Government Lot 2, a distance of 64.00 feet to the point of beginning of the tract to be described; thence South 74 degrees 40 minutes 42 seconds East, 90.04 feet; thence North 01 degrees 13 minutes 40 seconds West, 26.71 feet; thence South 88 degrees 46 minutes 20 seconds West and parallel with the north line of Government Lot 2, a distance of 89.86 feet to the point of beginning.

BENCHMARK:

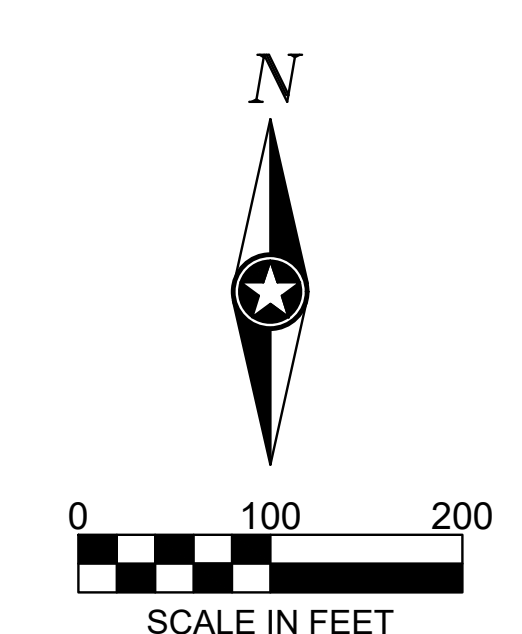
Top nut fire hydrant located on south side of West Lind Street, 75± west of Range Street. Elev=769.79 (NAVD88)

FLOOD ZONE:

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 Nos. 27013C0084F & 27013C0092F, published by the Federal Emergency Management Agency, effective date February 22, 2024.

NOTES:

- Orientation of this bearing system is based upon the plat of Axis.
- Proposed site improvements are shown in orange on this sheet.



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 _____ LIC. NO. 61565

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PROJECT

**CITY OF
MANKATO

HINIKER
PARKWAY**

MANKATO MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	25-33609
FILE NAME	33609 PPLAT
DRAWN BY	KH
DESIGNED BY	---
REVIEWED BY	---
ORIGINAL ISSUE DATE	4-1-24
CLIENT PROJECT NO.	---

TITLE

**RIGHT OF WAY
EXHIBIT**

SHEET

1

OF 1