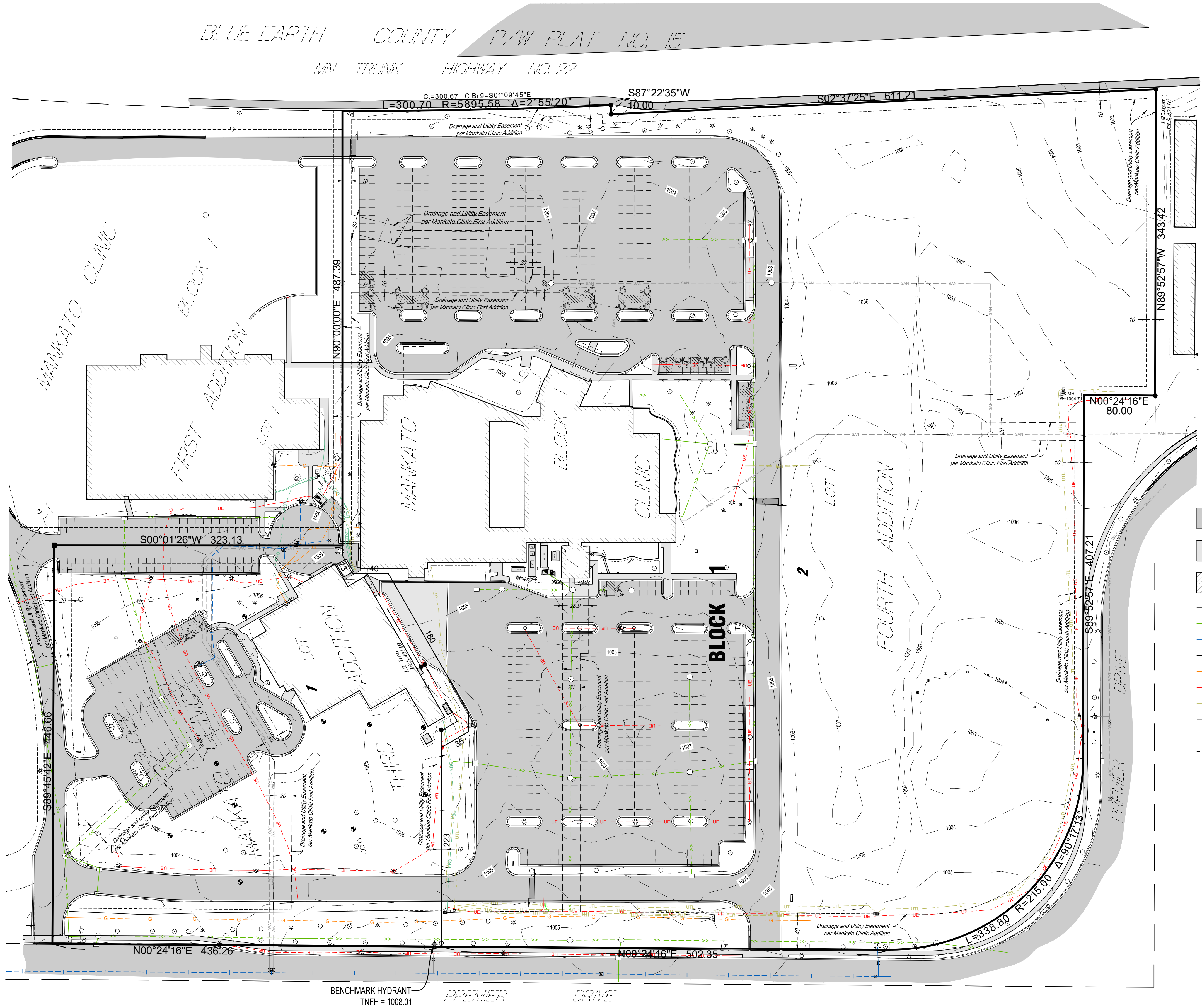


MANKATO CLINIC FIFTH ADDITION



EXISTING LEGAL DESCRIPTION:
(per client)
Lot 1, Block 1, Mankato Clinic Third Addition, City of Mankato, Blue Earth County, Minnesota.
AND
Lot 1, Block 1, Mankato Clinic Fourth Addition, City of Mankato, Blue Earth County, Minnesota.

OWNERS / DEVELOPERS:
Mankato Surgical Center LLC
1411 Premier Drive
Mankato, MN 56001

SURVEYOR:
ISG
115 E. Hickory Street Suite 300
Mankato, MN 56001

AREA TABLE:
Lot 1 Block 1 = 190,297 sq. ft. - 4.37 acres
Lot 2 Block 1 = 757,057 sq. ft. - 17.38 acres
Total = 947,354 sq. ft. - 21.75 acres

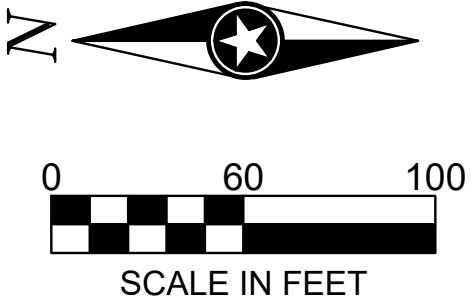
EXISTING PROPERTY:
ZONED: O (Office)

FLOOD ZONE:
The surveyed premises shown on this survey map is in Flood Zone X, according to Flood Insurance Rate Map Community Panel No. 27013C0105F, published by the Federal Emergency Management Agency, effective date February 22, 2024.

- NOTES:**
- Orientation of this bearing system is based upon the plat of Mankato Clinic Third Addition.
 - The fieldwork was completed on April 6, 2026.
 - Benchmark is top nut fire hydrant located along the East side of Premier Drive, approximately 425 feet south of the northwest corner of Lot 1, Mankato Clinic Third Addition.

LEGEND

- | | | | |
|--|------------------------------|--|----------------------------|
| | Bituminous Surface | | Transformer |
| | Concrete Surface | | Utility Pedestal |
| | Existing Building | | Curb Stop |
| | Sanitary Sewer Line | | Hydrant |
| | Storm Sewer Line | | Fire Department Connection |
| | Water Line | | Water Valve |
| | Water Line per GIS | | Cleanout |
| | Underground Gas Line | | Manhole/Catch Basin |
| | Underground Electric Line | | Roof Drain |
| | Underground Utility Line | | Downspout |
| | Underground Fiber Optic Line | | Handicapped Parking Stall |
| | Landscaping Edge | | Flag Pole |
| | Building Canopy | | Lawn Sprinkler Box |
| | Iron Monument Found | | Lawn Sprinkler Head |
| | Indicates Mag Nail Found | | Mailbox |
| | Air Conditioner | | Post |
| | Electric Meter | | Guard Post |
| | Utility Vault | | Sign |
| | Gas Meter | | Bush |
| | Ground Light | | Coniferous Tree |
| | Light Pole | | Deciduous Tree |
| | | | Utility Hand Hole |
| | | | Soil Boring |



DRAFT

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PROJECT

MANKATO SURGERY CENTER

MANKATO MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	25-32122
FILE NAME	32122 PPLAT
DRAWN BY	JW
DESIGNED BY	---
REVIEWED BY	REK
ORIGINAL ISSUE DATE	11/1/24
CLIENT PROJECT NO.	-

TITLE

PRELIMINARY PLAT

SHEET

1

OF 1