

© 2026 WIDSETH. FILE: \\PROJECTS\\SOUTHWEST MINNESOTA HOUSING PARTNERSHIP (SWH)\\P1-49049\\2025-10591\\CADD\\SURVEY\\GC_PUD\\V-P1-2025-10591.DWG. PLOTTED BY: BEN STEVENS, January 27, 2026



GOOD COUNSEL HILL

SEC. 5 & 8, TWN. 108, RGE. 26

EXISTING LEGEND

SECTION LINE	GUY WIRE ANCHOR
EASEMENT LINE	SIGN - SINGLE
DEEDED LOT LINE(S)	FENCE - CHAINLINK
PLATTED LOT LINE(S)	TELECOM MANHOLE
SUBJECT TRACT(S) BOUNDARY	TELECOM PEDESTAL
SUBJECT TRACT SETBACK LINE(S)	FOC UNDERGROUND FIBER OPTIC CABLE
MAJOR CONTOURS (WITH LABEL)	UGT UNDERGROUND TELEPHONE CABLE
MINOR CONTOURS (WITH LABEL)	LIGHT POLE
TREE - CONIFER	MANHOLE
TREE - DECIDUOUS	PEDESTAL
EDGE OF WOODS	ELECTRIC POLE
BITUMINOUS PAVEMENT	TRANSFORMER
CONCRETE PAVEMENT	OVERHEAD ELECTRIC WIRE

PROPOSED LEGEND

UGE UNDERGROUND ELECTRIC WIRE	BITUMINOUS PAVEMENT
GAS NATURAL GAS MAIN PIPE	CONCRETE PAVEMENT
MANHOLE	CURB & GUTTER
GRAVITY MAIN PIPE	MANHOLE
CATCH BASIN	GRAVITY MAIN PIPE
INLET STRUCTURE	SERVICE PIPE
MANHOLE	MANHOLE
GRAVITY MAIN PIPE	GRAVITY MAIN PIPE
HYDRANT	HYDRANT
MANHOLE	WATER MAIN VALVE
WATER MAIN VALVE	WATER MAIN PIPE
WATER MAIN PIPE	WATER SERVICE PIPE
BLUFFLAND LINE	MAJOR CONTOURS
	MINOR CONTOURS

PRELIMINARY PLAT NOTES

OWNER/DEVELOPER

GC Mankato Hill LLC
140 Homestead Road
Mankato, MN 56001
(507) 836-1608

LAND SURVEYOR

Widseth
3777 40th Ave. NW Suite 200
Rochester, MN 55901
(507) 292-8743

WETLAND SPECIALIST

Bolton & Menk
1960 Premier Drive
Mankato, MN 56001
(507) 625-4171

PROPERTY LEGAL DESCRIPTION

Outlot B, SCHOOL SISTERS OF NOTRE DAME SUBDIVISION, according to the plat thereof on file at the County Recorder's Office, Blue Earth County, Minnesota;

EXCEPT

That part of Good Counsel Meadows, according to the plat thereof on file at said County Recorder's Office described as follows:

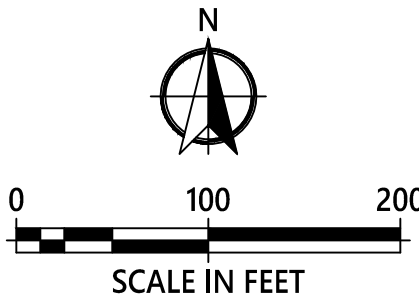
Beginning at the most southerly corner of Outlot C, said GOOD COUNSEL MEADOWS; thence on an assumed bearing of North 55 degrees 42 minutes 25 seconds West, along the southwesterly line of said GOOD COUNSEL MEADOWS, a distance of 215.53 feet; thence North 89 degrees 05 minutes 18 seconds East 275.49 feet to the southeasterly line of said GOOD COUNSEL MEADOWS; thence South 37 degrees 44 minutes 24 seconds West along said southeasterly line a distance of 159.11 feet to the point of beginning.

SURVEY NOTES

- Orientation of this bearing system is based on Blue Earth County Coordinate System; NAD83, 2011 Adjustment.
- Benchmark: TNH of hydrant 110 ft due south of cul-de-sac bell of Good Counsel Dr.
- The E911 address of the subject property is: 170 Good Counsel Dr, Mankato.
- Property Identification Number: Part of R01.09.05.379.005, R01.09.08.201.007
- Total Acreage: 1,769,649 sq.ft. or 40.63 acres.
- Contours shown are 1 foot contours, NAVD88 Datum.
- There is a wetland on the subject property according to the Wetland Delineation completed by Eva Douma, Bolton and Menk, Certified Wetland Delineator No. 1342, on October 6, 2021.
- According to FEMA Flood Insurance Rate Map No. 27013C0115F, effective date February 22, 2024 the property is within Zone X (Area of Minimal Flood Hazard).
- The property is zoned R-2 One & Two Family Dwelling per City of Mankato zoning map. Building setback distances are:
 - Front Yard: 20 feet
 - Side Yard: 5 feet
 - Rear Yard: 10 feet
- ALTA Commitment for Title Insurance issued By Stewart Title Guaranty Company, File No: 01040-25333a, Third Revision; Commitment Date - 07/22/2025
- The underground utilities shown on this survey are according to observed evidence and Gopher One, Ticket No. 252062459 together with plans. Widseth assumes no responsibility for the completeness and accuracy of these locations. Further locations and verifications are recommended before any construction or excavation.
- The fieldwork was completed on January 6, 2026.

ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE <COUNTY> COUNTY COORDINATE DATABASE; NAD83

- DENOTES FOUND IRON MONUMENT
- DENOTES 1/2 INCH DIAMETER BY 18 INCH LONG IRON PIPE SET AND MARKED BY RLS #<NUMBER>



WIDSETH
ARCHITECTS • ENGINEERS • SCIENTISTS • SURVEYORS

DRAWN BY:
RSH
CHECKED BY:
CNB

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

CRAIG N. BRITTON LIC. NO.: 44228 DATE: 01/27/2026

DATE	AMENDMENT DESCRIPTION

PREPARED FOR:

GOOD COUNSEL HILL

PRELIMINARY PLAT

PROJECT #: 2025-10591