

STREET/ALLEY VACATION REQUEST

City of Mankato
Intergovernmental Center
10 Civic Center Plaza
Mankato, MN 56001

Community Development
Phone: 507.387.8600
Fax: 507.388.7530
www.mankatomn.gov



Address/Location of Property:

405 Ridgewood Street

The City Council, with the assistance of the City Planning Commission, has the exclusive power to vacate or discontinue public streets, alleys, highways, or any portion thereof in the city, and public utility or access easements, but no such vacation or discontinuance shall be granted or ordered by the Council except upon the verified petition, in writing, of one or more of the owners of real property on that portion of such street, alley, or highway proposed to be vacated, or upon the verified petition of the city's Community Development Director. The petition shall state the reason for the vacation and briefly describe the street, alley, highway, or portion thereof, to be vacated.

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Utility	By	Utilities present within vacation?	Check box if easement needed
Alliance Pipeline	Russ Leedham 4-13-2026	Yes No ☒	☐
Benco Electric	Tim Braulick 4-6-2026	Yes No ☒	☐
CenterPoint Energy	Chuck Mayer 4-6-2026	Yes No ☒	☐
Charter Communication	Brian Oviatt 3-30-2026	Yes No ☒	☐
Consolidated Communications	Jason Fladland 3-30-2026	Yes No ☒	☐
Enterprise Products (propane)	D. Nick Nicholson 3-30-2026	Yes No ☒	☐
Greater MN Gas	David Pinney 4-2-2026	Yes No ☒	☐
Jaguar Communications	Brad Johnson 4-2-2026	Yes No ☒	☐
Kinder Morgan Cochin Pipeline	Russ Leedham 4-13-2026	Yes No ☒	☐
Magellan Pipeline	Heath Biegler 3-30-2026	Yes No ☒	☐
Mankato Public Works	Cory Bienfang 4-20-2026	Yes ☒ No	☒
Northern Natural Gas	Mitch Kleist 4-6-2026	Yes No ☒	☐
Sprint	Kevin Person 4-2-2026	Yes No ☒	☐
Verizon Wireless	Greg Allen 3-30-2026	Yes No ☒	☐
Xcel Energy	Don Simons 4-2-2026	Yes No ☒	☐
Zayo	** (see comments below)	Yes No ☒	☐

Utility Company Comments:

SDN Comm., Tyler Larson 3-30-26

☒

**** Utility did not respond to multiple direct requests for information. A Gopher State One Call inquiry placed on 2-20-2026 (attached) indicated that the unresponsive utilities do not have facilities in the proposed vacation area.**

Brian Sarff

From: Help Desk <helpdesk@gopherstateonecall.org>
Sent: Friday, February 20, 2026 4:47 PM
To: Brian Sarff
Subject: Owner Inquiry
Attachments: Owner Inquiry Request Information.odt

***** WARNING: This email is from outside the company. Proceed with Caution*****

Brain,

Below is the listing of utilities registered with Gopher State One Call for the following locations (within 150 feet of the project street) that you have provided. This information is current as of 02/20/2025. Gopher State One Call is not responsible for additions or deletions to this list made by facility operators after this date. For the most current information, please call Gopher State One Call before doing any digging. NO EXCAVATION MAY BE COMMENCED BASED ON THIS REQUEST.

1. Blue Earth County for the entire road right-of way of Ridgewood St, going east from the intersection of Dell Ave for approximately 170ft, in the City of Mankato.

JAGCOM01	JAGUAR COMMUNICATIONS	OWATONNA	507-219-8081
METROF01	METRO FIBERNET, LLC	EVANSVILLE	507-219-8081
CMNKTO01	CITY OF MANKATO	MANKATO	507-387-8600
SDNLLC01	SOUTH DAKOTA NETWORK LLC - SD	SIOUX FALLS	507-829-7191
MINGAS04	CENTER POINT ENERGY	MINNEAPOLIS	608-223-2014
MNCATV01	CHARTER COMMUNICATIONS	ROSEMOUNT	800-778-9140
MNKCTT01	CONSOLIDATED COMMUNICATIONS I	MANKATO	800-778-9140
CHARTR12	CHARTER COMMUNICATIONS	GREENWOOD VILLAGE	800-811-7981
XCEL02	XCEL ENERGY	ST PAUL	800-848-7558

--
Thank you,

Help Desk
Gopher State One Call
helpdesk@gopherstateonecall.org

Brian Sarff

From: Brian Sarff
Sent: Monday, April 13, 2026 11:08 AM
To: 'Russ Leedham'; Hart.proctor@pembina.com
Subject: RE: [EXT] FW: Alliance Pipeline - 405 Ridgewood Vacation - Mankato

Received – thank you, Russ!



Brian Sarff, PE (MN)
Municipal Project Manager | Principal
Bolton & Menk, Inc.
 (507) 327-2825

From: Russ Leedham <Russ.Leedham@pembina.com>
Sent: Monday, April 13, 2026 11:06 AM
To: Brian Sarff <Brian.Sarff@bolton-menk.com>; Hart.proctor@pembina.com
Subject: Re: [EXT] FW: Alliance Pipeline - 405 Ridgewood Vacation - Mankato

***** WARNING: This email is from outside the company. Proceed with Caution*****

Hi Brian,

Please see attached. No concern from Pembina. If you need the attached signed in any other format, please let me know.

Thanks,

Russ Leedham, RPP MCIP – Land Use Planner
[Pembina Pipeline Corporation](#) | 4000, 585 8th Avenue S.W. Calgary, AB T2P 1G1
Tel: (403) 615-5339 | russ.leedham@pembina.com
Please send development notifications to development@pembina.com

From: Brian Sarff <Brian.Sarff@bolton-menk.com>
Sent: Monday, April 13, 2026 7:44 AM
To: Russ Leedham <Russ.Leedham@pembina.com>; Development <development@pembina.com>;
Hart.proctor@pembina.com <Hart.proctor@pembina.com>
Subject: [EXT] FW: Alliance Pipeline - 405 Ridgewood Vacation - Mankato

THIS MESSAGE IS FROM AN EXTERNAL SENDER OUTSIDE OF THE ORGANIZATION.

Verify the **SENDER** email address. Do not open **ATTACHMENTS** unless expected. Hover over **LINKS** before clicking. Never enter your **USERNAME** or **PASSWORD** unless you are 100% sure it is safe. If unsure, report to IS using the **REPORT PHISH** button.

Good morning.

I am petitioning to vacate a portion of the Ridgewood St ROW in Mankato. Attached is a map of the area to be vacated (shaded in blue).

Would you please review this area, complete the attached form, and return a signed copy to me at your earliest convenience? If you currently have underground facilities in the vacated street area, I'll be happy to work with you to create a permanent easement.

Thank you in advance for reviewing this – looking forward to hearing back. Let me know if you have any questions.



Brian Sarff, PE (MN)

Municipal Project Manager | Principal

Bolton & Menk, Inc.

📞 (507) 327-2825

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Utility	By	Utilities present within vacation	Check box if easement needed
Alliance Pipeline	Russ Leedham	Yes___ No_x__	
Benco Electric		Yes___ No___	
CenterPoint Energy		Yes___ No___	
Charter Communication		Yes___ No___	
Consolidated Communications		Yes___ No___	
Enterprise Products (propane)		Yes___ No___	
Greater MN Gas		Yes___ No___	
Metronet		Yes___ No___	
Kinder Morgan Cochin Pipeline	Russ Leedham	Yes___ No_x__	
Magellan Pipeline		Yes___ No___	
Mankato Public Works		Yes___ No___	
Northern Natural Gas		Yes___ No___	
Sprint		Yes___ No___	
Verizon Wireless		Yes___ No___	
Xcel Energy		Yes___ No___	
Zayo Group		Yes___ No___	

Utility Company Comments: _____

Brian Sarff

From: Brian Sarff
Sent: Monday, April 6, 2026 10:10 AM
To: Tim Braulick
Subject: RE: Benco - 405 Ridgewood Vacation - Mankato

Received. Thanks, Tim.



Brian Sarff, PE (MN)
Municipal Project Manager | Principal
Bolton & Menk, Inc.
 (507) 327-2825

From: Tim Braulick <timb@benco.org>
Sent: Monday, April 6, 2026 10:08 AM
To: Brian Sarff <Brian.Sarff@bolton-menk.com>
Subject: RE: Benco - 405 Ridgewood Vacation - Mankato

*** WARNING: This email is from outside the company. Proceed with Caution***

Tim Braulick

Engineering and Operations Manager

20946 549 Ave., PO BOX 8, Mankato, MN 56001
O: 507-387-7963 | **C:** 507-227-7532



From: Brian Sarff <Brian.Sarff@bolton-menk.com>
Sent: Monday, April 6, 2026 9:28 AM
To: Tim Braulick <timb@benco.org>
Subject: RE: Benco - 405 Ridgewood Vacation - Mankato

This email originated from outside of the organization. Do not click links or open attachments unless you are expecting. If in doubt, call a known good contact for the sender and verify.

Good morning, Tim. Just a reminder to send Benco's form back when you get a chance – thank you!



Brian Sarff, PE (MN)
Municipal Project Manager | Principal
Bolton & Menk, Inc.

📞 (507) 327-2825

From: Brian Sarff
Sent: Sunday, March 29, 2026 1:38 PM
To: timb@benco.coop
Subject: Benco - 405 Ridgewood Vacation - Mankato

Good afternoon, Tim.

I am petitioning to vacate a portion of the Ridgewood St ROW in Mankato. Attached is a map of the area to be vacated (shaded in blue).

Would you please review this area, complete the attached form, and return a signed copy to me at your earliest convenience? If you currently have underground facilities in the vacated street area, I'll be happy to work with you to create a permanent easement.

Thank you in advance for reviewing this – looking forward to hearing back. Let me know if you have any questions.



Brian Sarff, PE (MN)
Municipal Project Manager | Principal
Bolton & Menk, Inc.

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Utility	By	Utilities present within vacation	Check box if easement needed
Alliance Pipeline		Yes ___ No ___	
Benco Electric	<i>Tr. Benco</i>	Yes ___ No ☒	
CenterPoint Energy		Yes ___ No ___	
Charter Communication		Yes ___ No ___	
Consolidated Communications		Yes ___ No ___	
Enterprise Products (propane)		Yes ___ No ___	
Greater MN Gas		Yes ___ No ___	
Metronet		Yes ___ No ___	
Kinder Morgan Cochin Pipeline		Yes ___ No ___	
Magellan Pipeline		Yes ___ No ___	
Mankato Public Works		Yes ___ No ___	
Northern Natural Gas		Yes ___ No ___	
Sprint		Yes ___ No ___	
Verizon Wireless		Yes ___ No ___	
Xcel Energy		Yes ___ No ___	
Zayo Group		Yes ___ No ___	

Utility Company Comments: _____

Brian Sarff

From: Brian Sarff
Sent: Monday, April 6, 2026 8:55 AM
To: 'Mayers, Charles J'
Cc: Miller, Alec L
Subject: RE: [External Email] CenterPoint Energy - 405 Ridgewood Vacation - Mankato

Received – thank you.



Brian Sarff, PE (MN)
Municipal Project Manager | Principal
Bolton & Menk, Inc.

 (507) 327-2825

From: Mayers, Charles J <charles.mayers@CenterpointEnergy.com>
Sent: Monday, April 6, 2026 8:51 AM
To: Brian Sarff <Brian.Sarff@bolton-menk.com>
Cc: Miller, Alec L <alec.miller@centerpointenergy.com>; Mayers, Charles J <charles.mayers@CenterpointEnergy.com>
Subject: RE: [External Email] CenterPoint Energy - 405 Ridgewood Vacation - Mankato

***** WARNING: This email is from outside the company. Proceed with Caution*****

Hi Brian,

CenterPoint Energy has no facilities in the requested vacation area. CenterPoint has no issues or concerns with your vacation.

Have a great safe day, Brian.

Chuck Mayers



Chuck Mayers **SR/WA**
Senior Agent, Right of Way
System Integrity & Operation Support
612-321-5381 w. | 952-334-9180 c.
Charles.mayers@centerpointenergy.com



From: Miller, Alec L <alec.miller@centerpointenergy.com>
Sent: Monday, April 6, 2026 8:13 AM
To: Mayers, Charles J <charles.mayers@CenterPointEnergy.com>
Subject: FW: [External Email] CenterPoint Energy - 405 Ridgewood Vacation - Mankato



Alec Miller
Engineer, Gas
MN Gas Engineering
612.321.4452 w. | 612.322.0233 c.
CenterPointEnergy.com

From: Brian Sarff <Brian.Sarff@bolton-menk.com>
Sent: Friday, April 3, 2026 4:18 PM
To: Miller, Alec L <alec.miller@centerpointenergy.com>
Subject: [External Email] CenterPoint Energy - 405 Ridgewood Vacation - Mankato

Good afternoon, Alec. Reaching out on a personal matter. I tried to get a hold of Charles Mayer a few times per Mankato's instruction, but haven't had luck... Not sure you can help me or not.

I am petitioning to vacate a portion of the Ridgewood St ROW in Mankato. Attached is a map of the area to be vacated (shaded in blue).

Would you please review this area, complete the attached form, and return a signed copy to me at your earliest convenience? If you currently have underground facilities in the vacated street area, I'll be happy to work with you to create a permanent easement.

Thank you in advance for reviewing this – looking forward to hearing back. Let me know if you have any questions.



Brian Sarff, PE (MN)
Municipal Project Manager | Principal
Bolton & Menk, Inc.

📞 [\(507\) 327-2825](tel:(507)327-2825)



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Alliance Pipeline		Yes___ No___	
Benco Electric		Yes___ No___	
CenterPoint Energy		Yes___ No___ 	
Charter Communication		Yes___ No___	
Consolidated Communications		Yes___ No___	
Enterprise Products (propane)		Yes___ No___	
Greater MN Gas		Yes___ No___	
Metronet		Yes___ No___	
Kinder Morgan Cochin Pipeline		Yes___ No___	
Magellan Pipeline		Yes___ No___	
Mankato Public Works		Yes___ No___	
Northern Natural Gas		Yes___ No___	
Sprint		Yes___ No___	
Verizon Wireless		Yes___ No___	
Xcel Energy		Yes___ No___	
Zayo Group		Yes___ No___	

Utility Company Comments: _____

Brian Sarff

From: Brian Sarff
Sent: Tuesday, March 31, 2026 7:44 AM
To: 'Oviatt, Brian C'
Subject: RE: [EXTERNAL] Charter Communications - 405 Ridgewood Vacation - Mankato

Thank you, Brian!



Brian Sarff, PE (MN)
 Municipal Project Manager | Principal
Bolton & Menk, Inc.
 📞 (507) 327-2825

From: Oviatt, Brian C <Brian.oviatt@charter.com>
Sent: Monday, March 30, 2026 2:07 PM
To: Brian Sarff <Brian.Sarff@bolton-menk.com>
Subject: RE: [EXTERNAL] Charter Communications - 405 Ridgewood Vacation - Mankato

***** WARNING: This email is from outside the company. Proceed with Caution*****

Hi Brian,
 Spectrum has no plant in your requested easement vacation.
 Attached is your signed request.
 Thanks,
 -Brian



Brian Oviatt | Construction Coordinator III | M 507.469.0256
 101 Pauley Way | Mankato, MN 56001

From: Brian Sarff <Brian.Sarff@bolton-menk.com>
Sent: Sunday, March 29, 2026 1:40 PM
To: Oviatt, Brian C <Brian.oviatt@charter.com>
Subject: [EXTERNAL] Charter Communications - 405 Ridgewood Vacation - Mankato

CAUTION: The e-mail below is from an external source. Please exercise caution before opening attachments, clicking links, or following guidance.

Good afternoon, Brian.

I am petitioning to vacate a portion of the Ridgewood St ROW in Mankato. Attached is a map of the area to be vacated (shaded in blue).

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Thank you in advance for reviewing this – looking forward to hearing back. Let me know if you have any questions.



Brian Sarff, PE (MN)

Municipal Project Manager | Principal

Bolton & Menk, Inc.

📞 (507) 327-2825

The contents of this e-mail message and any attachments are intended solely for the addressee(s) and may contain confidential and/or legally privileged information. If you are not the intended recipient of this message or if this message has been addressed to you in error, please immediately alert the sender by reply e-mail and then delete this message and any attachments. If you are not the intended recipient, you are notified that any use, dissemination, distribution, copying, or storage of this message or any attachment is strictly prohibited.

STREET/ALLEY VACATION REQUEST

City of Mankato
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Alliance Pipeline		Yes ___ No ___	
Benco Electric		Yes ___ No ___	
CenterPoint Energy		Yes ___ No ___	
Charter Communication	<i>[Signature]</i>	Yes ___ No <u>X</u>	
Consolidated Communications		Yes ___ No ___	
Enterprise Products (propane)		Yes ___ No ___	
Greater MN Gas		Yes ___ No ___	
Metronet		Yes ___ No ___	
Kinder Morgan Cochin Pipeline		Yes ___ No ___	
Magellan Pipeline		Yes ___ No ___	
Mankato Public Works		Yes ___ No ___	
Northern Natural Gas		Yes ___ No ___	
Sprint		Yes ___ No ___	
Verizon Wireless		Yes ___ No ___	
Xcel Energy		Yes ___ No ___	
Zayo Group		Yes ___ No ___	

Utility Company Comments: _____

Brian Sarff

From: Brian Sarff
Sent: Tuesday, March 31, 2026 7:43 AM
To: 'Jason Fladland'
Cc: Nick Sorenson
Subject: RE: [EXTERNAL] Consolidated Communications - 405 Ridgewood Vacation - Mankato

Received – thank you, Jason.



Brian Sarff, PE (MN)
Municipal Project Manager | Principal
Bolton & Menk, Inc.

 (507) 327-2825

From: Jason Fladland <jason.fladland@fidium.com>
Sent: Monday, March 30, 2026 3:43 PM
To: Brian Sarff <Brian.Sarff@bolton-menk.com>
Cc: Nick Sorenson <nick.sorenson@fidium.com>
Subject: RE: [EXTERNAL] Consolidated Communications - 405 Ridgewood Vacation - Mankato

***** WARNING: This email is from outside the company. Proceed with Caution*****

Good afternoon Brian –

Please see the attachment for the signed response of the request form.

Thanks

Jason Fladland
Outside Plant Engineer II
jason.fladland@fidium.com
507.386.3597 office
FidiumFiber.com



From: Brian Sarff <Brian.Sarff@bolton-menk.com>

Sent: Sunday, March 29, 2026 1:45 PM

To: Jason Fladland <jason.fladland@fidium.com>

Subject: [EXTERNAL] Consolidated Communications - 405 Ridgewood Vacation - Mankato

[This email comes from outside of your organization. Please be cautious opening or clicking on any attachments or links.]

Good afternoon, Jason.

I am petitioning to vacate a portion of the Ridgewood St ROW in Mankato. Attached is a map of the area to be vacated (shaded in blue).

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Brian Sarff, PE (MN)

Municipal Project Manager | Principal

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📞 [\(507\) 327-2825](tel:(507)327-2825)

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Benco Electric		Yes ___ No ___	
CenterPoint Energy		Yes ___ No ___	
Charter Communication		Yes ___ No ___	
Consolidated Communications	<i>Jason F. Fladland</i>	Yes ___ No ☒	
Enterprise Products (propane)		Yes ___ No ___	
Greater MN Gas		Yes ___ No ___	
Metronet		Yes ___ No ___	
Kinder Morgan Cochin Pipeline		Yes ___ No ___	
Magellan Pipeline		Yes ___ No ___	
Mankato Public Works		Yes ___ No ___	
Northern Natural Gas		Yes ___ No ___	
Sprint		Yes ___ No ___	
Verizon Wireless		Yes ___ No ___	
Xcel Energy		Yes ___ No ___	
Zayo Group		Yes ___ No ___	

Utility Company Comments: Jason Fladland --- Outside Plant Engineer II

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www.mankatomn.gov

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Utility	By	Utilities present within vacation	Check box if easement needed
Alliance Pipeline		Yes ___ No ___	
Benco Electric		Yes ___ No ___	
CenterPoint Energy		Yes ___ No ___	
Charter Communication		Yes ___ No ___	
Consolidated Communications		Yes ___ No ___	
Enterprise Products (propane)	<i>D Nick Michelson</i>	Yes ___ No <u>X</u>	
Greater MN Gas		Yes ___ No ___	
Metronet		Yes ___ No ___	
Kinder Morgan Cochin Pipeline		Yes ___ No ___	
Magellan Pipeline		Yes ___ No ___	
Mankato Public Works		Yes ___ No ___	
Northern Natural Gas		Yes ___ No ___	
Sprint		Yes ___ No ___	
Verizon Wireless		Yes ___ No ___	
Xcel Energy		Yes ___ No ___	
Zayo Group		Yes ___ No ___	

Utility Company Comments: _____

Enterprise Products is clear of this area

651-295-0960

Brian Sarff

From: Brian Sarff
Sent: Monday, March 30, 2026 8:40 AM
To: Nicholson, Nick
Subject: RE: Enterprise Products - 405 Ridgewood Vacation - Mankato

Received – thanks, Nick!



Brian Sarff, PE (MN)
Municipal Project Manager | Principal
Bolton & Menk, Inc.
 [\(507\) 327-2825](tel:(507)327-2825)

From: Nicholson, Nick <DDNICHOLSON@eprod.com>
Sent: Monday, March 30, 2026 7:14 AM
To: Brian Sarff <Brian.Sarff@bolton-menk.com>
Subject: RE: Enterprise Products - 405 Ridgewood Vacation - Mankato

***** WARNING: This email is from outside the company. Proceed with Caution*****

Brian,

Enterprise Products is clear of this area.

Any questions, please let me know.

Thanks,

D. Nick Nicholson
Pine Bend Area Supervisor
Enterprise Products
10825 Courthouse Blvd. E
Inver Grove Heights, MN 55077
Phone: 651-453-5302
Mobile: 651-295-0960

GOAL ZERO



SHIELD LINK use control key

From: Brian Sarff <Brian.Sarff@bolton-menk.com>
Sent: Sunday, March 29, 2026 1:42 PM
To: Nicholson, Nick <DDNICHOLSON@eprod.com>
Subject: [EXTERNAL] Enterprise Products - 405 Ridgewood Vacation - Mankato

[Use caution with links/attachments]

Good afternoon, Nick.

I am petitioning to vacate a portion of the Ridgewood St ROW in Mankato. Attached is a map of the area to be vacated (shaded in blue).

Would you please review this area, complete the attached form, and return a signed copy to me at your earliest convenience? If you currently have underground facilities in the vacated street area, I'll be happy to work with you to create a permanent easement.

Thank you in advance for reviewing this – looking forward to hearing back. Let me know if you have any questions.



Brian Sarff, PE (MN)
Municipal Project Manager | Principal
Bolton & Menk, Inc.

📞 [\(507\) 327-2825](tel:(507)327-2825)

This message (including any attachments) is confidential and intended for a specific individual and purpose. If you are not the intended recipient, please notify the sender immediately and delete this message.

Brian Sarff

From: Brian Sarff
Sent: Thursday, April 2, 2026 2:45 PM
To: David Pinney
Subject: RE: Greater MN Gas - 405 Ridgewood Vacation - Mankato

Thank you, David!



Brian Sarff, PE (MN)
 Municipal Project Manager | Principal
Bolton & Menk, Inc.
 📞 (507) 327-2825

From: David Pinney <dpinney@greatermngas.com>
Sent: Thursday, April 2, 2026 2:42 PM
To: Brian Sarff <Brian.Sarff@bolton-menk.com>
Subject: RE: Greater MN Gas - 405 Ridgewood Vacation - Mankato

***** WARNING: This email is from outside the company. Proceed with Caution*****

Here you are Brian. We do not have facilities within that area, as you expected.

Thank you,

David G Pinney

GIS Mapping/Permitting Specialist
 Direct: (507) 209-2114 | Office: (888) 931-3411 | Cell: (507) 380-9718
 Greater Minnesota Gas, Inc. | Greater Minnesota Transmission, LLC | Dakota Natural Gas, LLC.
 1900 Cardinal Lane, Faribault, MN 55021
 Visit our website at www.greatermngas.com | www.dakotanaturalgas.com
Changing Lives With Energy



Know what's below. Call 811 before you dig!

From: Brian Sarff <Brian.Sarff@bolton-menk.com>
Sent: Wednesday, April 1, 2026 2:04 PM
To: David Pinney <dpinney@greatermngas.com>
Subject: Greater MN Gas - 405 Ridgewood Vacation - Mankato

Good afternoon, David.

I am petitioning to vacate a portion of the Ridgewood St ROW in Mankato. Attached is a map of the area to be vacated (shaded in blue).

Would you please review this area, complete the attached form, and return a signed copy to me at your earliest convenience? If you currently have underground facilities in the vacated street area, I'll be happy to work with you to create a permanent easement.

Thank you in advance for reviewing this – looking forward to hearing back. Let me know if you have any questions.



Brian Sarff, PE (MN)

Municipal Project Manager | Principal

Bolton & Menk, Inc.

📞 (507) 327-2825

▪

STREET/ALLEY VACATION REQUEST

City of Mankato
Intergovernmental Center
10 Civic Center Plaza
Mankato, MN 56001



Address/Location of Property:

Community Development
Phone: 507.387.8600
Fax: 507.388.7530
www.mankatomn.gov

405 Ridgewood Street

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Utility	By	Utilities present within vacation	Check box if easement needed
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Benco Electric		Yes ___ No ___	
CenterPoint Energy		Yes ___ No ___	
Charter Communication		Yes ___ No ___	
Consolidated Communications		Yes ___ No ___	
Enterprise Products (propane)		Yes ___ No ___	
Greater MN Gas	David G. Pinney	Yes ___ No ☒	
Metronet		Yes ___ No ___	
Kinder Morgan Cochin Pipeline		Yes ___ No ___	
Magellan Pipeline		Yes ___ No ___	
Mankato Public Works		Yes ___ No ___	
Northern Natural Gas		Yes ___ No ___	
Sprint		Yes ___ No ___	
Verizon Wireless		Yes ___ No ___	
Xcel Energy		Yes ___ No ___	
Zayo Group		Yes ___ No ___	

Utility Company Comments: _____

Brian Sarff

From: Bradley Johnson <bradley.johnson@metronet.com>
Sent: Thursday, April 2, 2026 7:18 AM
To: Brian Sarff
Subject: RE: Metronet - 405 Ridgewood Vacation - Mankato
Attachments: ROW Vacation - Utility Coordination Metronet.pdf

***** WARNING: This email is from outside the company. Proceed with Caution*****

Thanks

Bradley Johnson
Metronet | Locate Manager
2012 11 Ave NE Austin MN 55912
Office: 507.219.8081
www.MetronetInc.com



From: Brian Sarff <Brian.Sarff@bolton-menk.com>
Sent: Wednesday, April 1, 2026 3:29 PM
To: Bradley Johnson <bradley.johnson@metronet.com>
Subject: FW: Metronet - 405 Ridgewood Vacation - Mankato

WARNING: This mail is from an external source

WARNING: This mail is from an external source

Good afternoon, Brad.

I am petitioning to vacate a portion of the Ridgewood St ROW in Mankato. Attached is a map of the area to be vacated (shaded in blue).

Would you please review this area, complete the attached form, and return a signed copy to me at your earliest convenience? If you currently have underground facilities in the vacated street area, I'll be happy to work with you to create a permanent easement.

Thank you in advance for reviewing this – looking forward to hearing back. Let me know if you have any questions.



Brian Sarff, PE (MN)
Municipal Project Manager | Principal
Bolton & Menk, Inc.
 (507) 327-2825

STREET/ALLEY VACATION REQUEST

City of Mankato
Intergovernmental Center
10 Civic Center Plaza
Mankato, MN 56001



Address/Location of Property:

Community Development
Phone: 507.387.8600
Fax: 507.388.7530
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405 Ridgewood Street

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Benco Electric		Yes___ No___	
CenterPoint Energy		Yes___ No___	
Charter Communication		Yes___ No___	
Consolidated Communications		Yes___ No___	
Enterprise Products (propane)		Yes___ No___	
Greater MN Gas		Yes___ No___	
Metronet	Brad Johnson Manager	Yes___ No ☒	
Kinder Morgan Cochin Pipeline		Yes___ No___	
Magellan Pipeline		Yes___ No___	
Mankato Public Works		Yes___ No___	
Northern Natural Gas		Yes___ No___	
Sprint		Yes___ No___	
Verizon Wireless		Yes___ No___	
Xcel Energy		Yes___ No___	
Zayo Group		Yes___ No___	

Utility Company Comments: _____

STREET/ALLEY VACATION REQUEST

City of Mankato
Intergovernmental Center
10 Civic Center Plaza
Mankato, MN 56001



Address/Location of Property:

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405 Ridgewood Street

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Benco Electric		Yes___ No___	
CenterPoint Energy		Yes___ No___	
Charter Communication		Yes___ No___	
Consolidated Communications		Yes___ No___	
Enterprise Products (propane)		Yes___ No___	
Greater MN Gas		Yes___ No___	
Metronet		Yes___ No___	
Kinder Morgan Cochin Pipeline		Yes___ No___	
Magellan Pipeline	<i>Handwritten Signature</i>	Yes___ No <u>X</u>	
Mankato Public Works		Yes___ No___	
Northern Natural Gas		Yes___ No___	
Sprint		Yes___ No___	
Verizon Wireless		Yes___ No___	
Xcel Energy		Yes___ No___	
Zayo Group		Yes___ No___	

Utility Company Comments: _____

Brian Sarff

From: Brian Sarff
Sent: Monday, March 30, 2026 8:39 AM
To: Biegler, Heath
Subject: RE: (External) Magellan Pipeline - 405 Ridgewood Vacation - Mankato

Received – thanks, Heath!



Brian Sarff, PE (MN)
Municipal Project Manager | Principal
Bolton & Menk, Inc.
 [\(507\) 327-2825](tel:(507)327-2825)

From: Biegler, Heath <Heath.Biegler@oneok.com>
Sent: Monday, March 30, 2026 8:34 AM
To: Brian Sarff <Brian.Sarff@bolton-menk.com>
Subject: Re: (External) Magellan Pipeline - 405 Ridgewood Vacation - Mankato

***** WARNING: This email is from outside the company. Proceed with Caution*****

Brian, Magellan is about 3 miles west of this area.

Thanks,



Magellan has merged into a wholly owned subsidiary of ONEOK



Heath Biegler

Coordinator Ops and Maintenance

2728 Patton Road | St. Paul MN 55113

www.oneok.com

Mobile: 612-723-0107

Email: heath.biegler@oneok.com

From: Brian Sarff <Brian.Sarff@bolton-menk.com>
Sent: Sunday, March 29, 2026 1:48 PM
To: Heath.biegler@magellanlp.com <Heath.biegler@magellanlp.com>
Subject: (External) Magellan Pipeline - 405 Ridgewood Vacation - Mankato

Good afternoon, Heath.

I am petitioning to vacate a portion of the Ridgewood St ROW in Mankato. Attached is a map of the area to be vacated (shaded in blue).

Would you please review this area, complete the attached form, and return a signed copy to me at your earliest convenience? If you currently have underground facilities in the vacated street area, I'll be happy to work with you to create a permanent easement.

Thank you in advance for reviewing this – looking forward to hearing back. Let me know if you have any questions.



Brian Sarff, PE (MN)
Municipal Project Manager | Principal
Bolton & Menk, Inc.

📞 (507) 327-2825

Brian Sarff

From: Cory Bienfang
Sent: Monday, April 20, 2026 6:17 AM
To: Brian Sarff
Subject: RE: Mankato Utilities - 405 Ridgewood Vacation - Mankato

Brian,

Received. I confirmed that watermain appears to be the only city-owned utility in the vacation area. I am good with the proposed 20-ft wide easement. I looked at the record drawing and the watermain is shown at a typical 7-8 ft depth. The schedule sounds good on my end but I will send an email to Molly today to confirm the schedule and next steps.

Out of curiosity did you send her a follow up email and have you heard back?



Cory Bienfang, PE (MN)
Municipal Project Manager | Principal
Bolton & Menk, Inc.

 (507) 995-2936

From: Brian Sarff <Brian.Sarff@bolton-menk.com>
Sent: Saturday, April 18, 2026 12:58 PM
To: Cory Bienfang <Cory.Bienfang@bolton-menk.com>
Subject: RE: Mankato Utilities - 405 Ridgewood Vacation - Mankato

Cory,

Took this a step further (this can be modified of course). Currently a 20'-wide easement approximately centered on the watermain according to the City's mapping. I'm looking to submit my petition on or before 4/28 to meet the deadline if possible (which would result in ultimate council approval on 7/13/2026).

<https://www.mankatomn.gov/your-government/boards-commissions/planning-commission/planning-commission-and-variance-deadlines>



Brian Sarff, PE (MN)
Municipal Project Manager | Principal
Bolton & Menk, Inc.

 (507) 327-2825

From: Brian Sarff
Sent: Friday, April 10, 2026 4:52 PM
To: Cory Bienfang <Cory.Bienfang@bolton-menk.com>
Subject: RE: Mankato Utilities - 405 Ridgewood Vacation - Mankato

Hi, Cory. Just wanted to elevate this to the top of the pile. Let me know if you'd like to discuss further or if I should send to someone else at the City. Thanks – have a great weekend!



Brian Sarff, PE (MN)

Municipal Project Manager | Principal

Bolton & Menk, Inc.

📞 [\(507\) 327-2825](tel:(507)327-2825)

From: Brian Sarff

Sent: Wednesday, April 1, 2026 5:17 PM

To: Cory Bienfang <Cory.Bienfang@bolton-menk.com>

Subject: Mankato Utilities - 405 Ridgewood Vacation - Mankato

Hi, Cory.

As you know, I am petitioning to vacate a portion of the Ridgewood St ROW in Mankato. Attached is a map or the area to be vacated (shaded in blue). Working on utility coordination now. The form didn't have a contact for Mankato, so I thought I'd start with you.

Based on city mapping, I'm only aware of a watermain that might be in the area. Do you know if there are other Mankato-owned utilities in the area to be vacated? Working to determine what the utility easement will need to be (width and location) so I can get sketch and description prepared. Will the City be locating (painting) watermain and other utilities for field measurements, or what do you envision? I assume the City will draft the easement agreement?

Thank you in advance for reviewing this – looking forward to hearing back. Let me know if you have any questions.



Brian Sarff, PE (MN)

Municipal Project Manager | Principal

Bolton & Menk, Inc.

📞 [\(507\) 327-2825](tel:(507)327-2825)

Brian Sarff

From: Brian Sarff
Sent: Monday, April 6, 2026 1:26 PM
To: 'Kleist, Mitchell (Northern Natural Gas)'
Subject: RE: Northern Natural Gas Company - 405 Ridgewood Vacation - Mankato

Received – thank you, Mitch.



Brian Sarff, PE (MN)
Municipal Project Manager | Principal
Bolton & Menk, Inc.
📞 (507) 327-2825

From: Kleist, Mitchell (Northern Natural Gas) <Mitchell.Kleist@nngco.com>
Sent: Monday, April 6, 2026 1:10 PM
To: Brian Sarff <Brian.Sarff@bolton-menk.com>
Subject: RE: Northern Natural Gas Company - 405 Ridgewood Vacation - Mankato

*** WARNING: This email is from outside the company. Proceed with Caution***

Brian-

See attached. NNG will not be impacted by this one.

Thanks,

Mitch Kleist

Northern Natural Gas Company | Sr. ROW Agent

1120 Centre Pointe Dr. STE 400, Mendota Heights, MN 55120

Office: 651-456-1766 | Mobile: 507-340-0081 | email: mitchell.kleist@nngco.com

From: Dallager, Joseph (Northern Natural Gas) <Joseph.Dallager@nngco.com>
Sent: Monday, April 6, 2026 10:07 AM
To: Kleist, Mitchell (Northern Natural Gas) <Mitchell.Kleist@nngco.com>
Subject: Northern Natural Gas Company - 405 Ridgewood Vacation - Mankato

..

Joseph Dallager

Team Leader
Welcome, MN Team
Cell: (507) 226-6846
Desk: (402) 530-2452
Email: Joseph.Dallager@nngco.com



From: Brian Sarff <Brian.Sarff@bolton-menk.com>
Sent: Wednesday, April 1, 2026 1:21 PM
To: Dallager, Joseph (Northern Natural Gas) <Joseph.Dallager@nngco.com>
Subject: [INTERNET] Northern Natural Gas Company - 405 Ridgewood Vacation - Mankato

You don't often get email from brian.sarff@bolton-menk.com. [Learn why this is important](#)

THIS MESSAGE IS FROM AN EXTERNAL SENDER.

Look closely at the **SENDER** address. Do not open **ATTACHMENTS** unless expected. Check for **INDICATORS** of phishing. Hover over **LINKS** before clicking. [Learn to spot a phishing message](#)

Good afternoon, Joseph.

I am petitioning to vacate a portion of the Ridgewood St ROW in Mankato. Attached is a map of the area to be vacated (shaded in blue).

Would you please review this area, complete the attached form, and return a signed copy to me at your earliest convenience? If you currently have underground facilities in the vacated street area, I'll be happy to work with you to create a permanent easement.

Thank you in advance for reviewing this – looking forward to hearing back. Let me know if you have any questions.



Brian Sarff, PE (MN)
Municipal Project Manager | Principal
Bolton & Menk, Inc.

📞 [\(507\) 327-2825](tel:(507)327-2825)

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STREET/ALLEY VACATION REQUEST

City of Mankato
Intergovernmental Center
10 Civic Center Plaza
Mankato, MN 56001



Address/Location of Property:

Community Development
Phone: 507.387.8600
Fax: 507.388.7530
www.mankatomn.gov

405 Ridgewood Street

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Utility	By	Utilities present within vacation	Check box if easement needed
Alliance Pipeline		Yes___ No___	
Benco Electric		Yes___ No___	
CenterPoint Energy		Yes___ No___	
Charter Communication		Yes___ No___	
Consolidated Communications		Yes___ No___	
Enterprise Products (propane)		Yes___ No___	
Greater MN Gas		Yes___ No___	
Metronet		Yes___ No___	
Kinder Morgan Cochin Pipeline		Yes___ No___	
Magellan Pipeline		Yes___ No___	
Mankato Public Works		Yes___ No___	
Northern Natural Gas	Mitch Kleist, Sr. ROW Agent	Yes___ No <u>x</u>	
Sprint		Yes___ No___	
Verizon Wireless		Yes___ No___	
Xcel Energy		Yes___ No___	
Zayo Group		Yes___ No___	

Utility Company Comments: No Easements or Facilities Present

Brian Sarff

From: Brian Sarff
Sent: Thursday, April 2, 2026 1:50 PM
To: 'Person, Kevin'
Subject: RE: Sprint - 405 Ridgewood Vacation - Mankato

That is the correct location of the vacated street – thank you, Kevin!



Brian Sarff, PE (MN)
Municipal Project Manager | Principal
Bolton & Menk, Inc.
 (507) 327-2825

From: Person, Kevin <kperson@cogentco.com>
Sent: Thursday, April 2, 2026 1:47 PM
To: Brian Sarff <Brian.Sarff@bolton-menk.com>
Subject: RE: Sprint - 405 Ridgewood Vacation - Mankato

***** WARNING: This email is from outside the company. Proceed with Caution*****

I have attached a snip showing Cogent/Sprint going through Mankato. We are in the railroad ROW all through town. I have circled in green where your proposed project is, our fiber is in red. If this is all correct ,we will be outside your scope.

Kevin Person
OSPE
849 Earl St.
St Paul, MN 55106
612-275-4131
kperson@cogentco.com



From: Brian Sarff <Brian.Sarff@bolton-menk.com>
Sent: Wednesday, April 1, 2026 12:26 PM
To: Person, Kevin <kperson@cogentco.com>
Subject: FW: Sprint - 405 Ridgewood Vacation - Mankato

CAUTION: This email originated from an external sender! Do not click the links, open attachments or reply, unless you recognize/trust the sender's email address and know the content is safe!

Good afternoon, Kevin.

I am petitioning to vacate a portion of the Ridgewood St ROW in Mankato. The City's list had me reach out to Karl Nelson (Sprint) , but I'm not sure he's the correct person anymore... Attached is a map of the area to be vacated (shaded in blue).

Would you please review this area, complete the attached form, and return a signed copy to me at your earliest convenience? If you currently have underground facilities in the vacated street area, I'll be happy to work with you to create a permanent easement.

Thank you in advance for reviewing this – looking forward to hearing back. Let me know if you have any questions.



Brian Sarff, PE (MN)

Municipal Project Manager | Principal

Bolton & Menk, Inc.

📞 (507) 327-2825

STREET/ALLEY VACATION REQUEST

City of Mankato
Intergovernmental Center
10 Civic Center Plaza
Mankato, MN 56001



Address/Location of Property:

Community Development
Phone: 507.387.8600
Fax: 507.388.7530
www.mankatomn.gov

405 Ridgewood Street

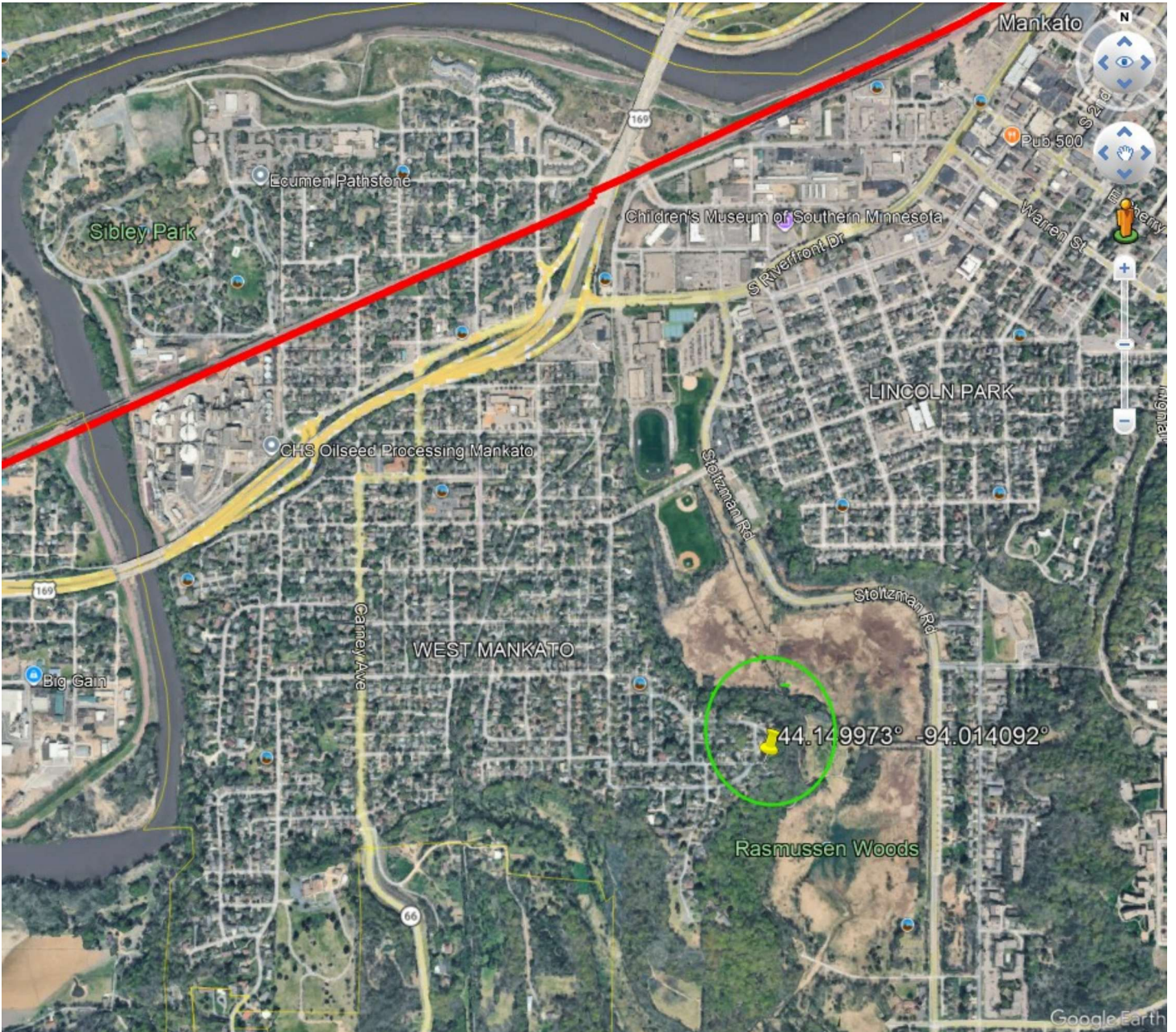
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Utility	By	Utilities present within vacation	Check box if easement needed
Alliance Pipeline		Yes___ No___	
Benco Electric		Yes___ No___	
CenterPoint Energy		Yes___ No___	
Charter Communication		Yes___ No___	
Consolidated Communications		Yes___ No___	
Enterprise Products (propane)		Yes___ No___	
Greater MN Gas		Yes___ No___	
Metronet		Yes___ No___	
Kinder Morgan Cochin Pipeline		Yes___ No___	
Magellan Pipeline		Yes___ No___	
Mankato Public Works		Yes___ No___	
Northern Natural Gas		Yes___ No___	
Sprint		Yes___ No <u>X</u>	
Verizon Wireless		Yes___ No___	
Xcel Energy		Yes___ No___	
Zayo Group		Yes___ No___	

Utility Company Comments: _____



Brian Sarff

From: Allen, Thomas G <greg.allen@verizon.com>
Sent: Monday, March 30, 2026 9:00 AM
To: Brian Sarff
Cc: andrew.frette@verizonwireless.com
Subject: Re: [E] Verizon - 405 Ridgewood Vacation - Mankato

***** WARNING: This email is from outside the company. Proceed with Caution*****

Hi Brian, MCI does not have any facilities within 10 miles of that address. We have no issues with the proposed vacation of the ROW.

You can reach the group at mcimspfiber@verizon.com.

Thanks,

verizon
Greg Allen

Sr Engr Spec-Outside Plant
West Territory
Field Operations

O 612 619 9602
M 612 619 9602
1200 Washington Ave N.
Minneapolis, MN 55401

On Mon, Mar 30, 2026 at 8:44 AM Brian Sarff <Brian.Sarff@bolton-menk.com> wrote:

Good morning.

I sent this to Bob Clements per Mankato's list, but was unable to deliver the email... hopefully you, or someone you know, can help me. I am petitioning to vacate a portion of the Ridgewood St ROW in Mankato. Attached is a map of the area to be vacated (shaded in blue).

Would you please review this area, complete the attached form, and return a signed copy to me at your earliest convenience? If you currently have underground facilities in the vacated street area, I'll be happy to work with you to create a permanent easement.

Thank you in advance for reviewing this – looking forward to hearing back. Let me know if you have any questions.



Brian Sarff, PE (MN)

Municipal Project Manager | Principal

Bolton & Menk, Inc.

 (507) 327-2825

Brian Sarff

From: Simons, Donald A <Donald.A.Simons@xcelenergy.com>
Sent: Thursday, April 2, 2026 6:58 AM
To: Brian Sarff
Subject: FW: Xcel Energy - 405 Ridgewood Vacation - Mankato
Attachments: new_plot_13.pdf; FIGR-405-EXHIBIT A-EXHIBIT A.pdf; ROW Vacation - Utility Coordination signed.pdf; Phase 2 Job Sketch.pdf

***** WARNING: This email is from outside the company. Proceed with Caution*****

Good morning Brian,

I have signed the document, and attached a copy of our GIS map, we have nothing in the area shown on the map, all of our infrastructure is overhead in that area.

Let me know if you have any other questions.

I was just about to send you a note regarding the Eagle lake project, we area scheduled to be out there in a couple of weeks to finish the pole moves for the street project, is there any chance we can get the new curbs staked, or I can meet a locator on site to ensure we identify the correct locations for the pole moves, I have attached our job sketch that goes over the basic information for what we are doing there, and the locations for the areas we need staked.

Thank you sir,
Don

From: Brian Sarff <Brian.Sarff@bolton-menk.com>
Sent: Wednesday, April 1, 2026 3:32 PM
To: Simons, Donald A <Donald.A.Simons@xcelenergy.com>
Subject: FW: Xcel Energy - 405 Ridgewood Vacation - Mankato

EXTERNAL - STOP & THINK before opening links and attachments.

Good afternoon, Don. Reaching out on a personal matter – sent this to Lawrence Novack, but not sure he’s around anymore?

I am petitioning to vacate a portion of the Ridgewood St ROW in Mankato. Attached is a map or the area to be vacated (shaded in blue).

Would you please review this area, complete the attached form, and return a signed copy to me at your earliest convenience? If you currently have underground facilities in the vacated street area, I’ll be happy to work with you to create a permanent easement.

Thank you in advance for reviewing this – looking forward to hearing back. Let me know if you have any questions.



Brian Sarff, PE (MN)
Municipal Project Manager | Principal
Bolton & Menk, Inc.

📞 (507) 327-2825

▪

STREET/ALLEY VACATION REQUEST

City of Mankato
Intergovernmental Center
10 Civic Center Plaza
Mankato, MN 56001



Address/Location of Property:

Community Development
Phone: 507.387.8600
Fax: 507.388.7530
www.mankatomn.gov

405 Ridgewood Street

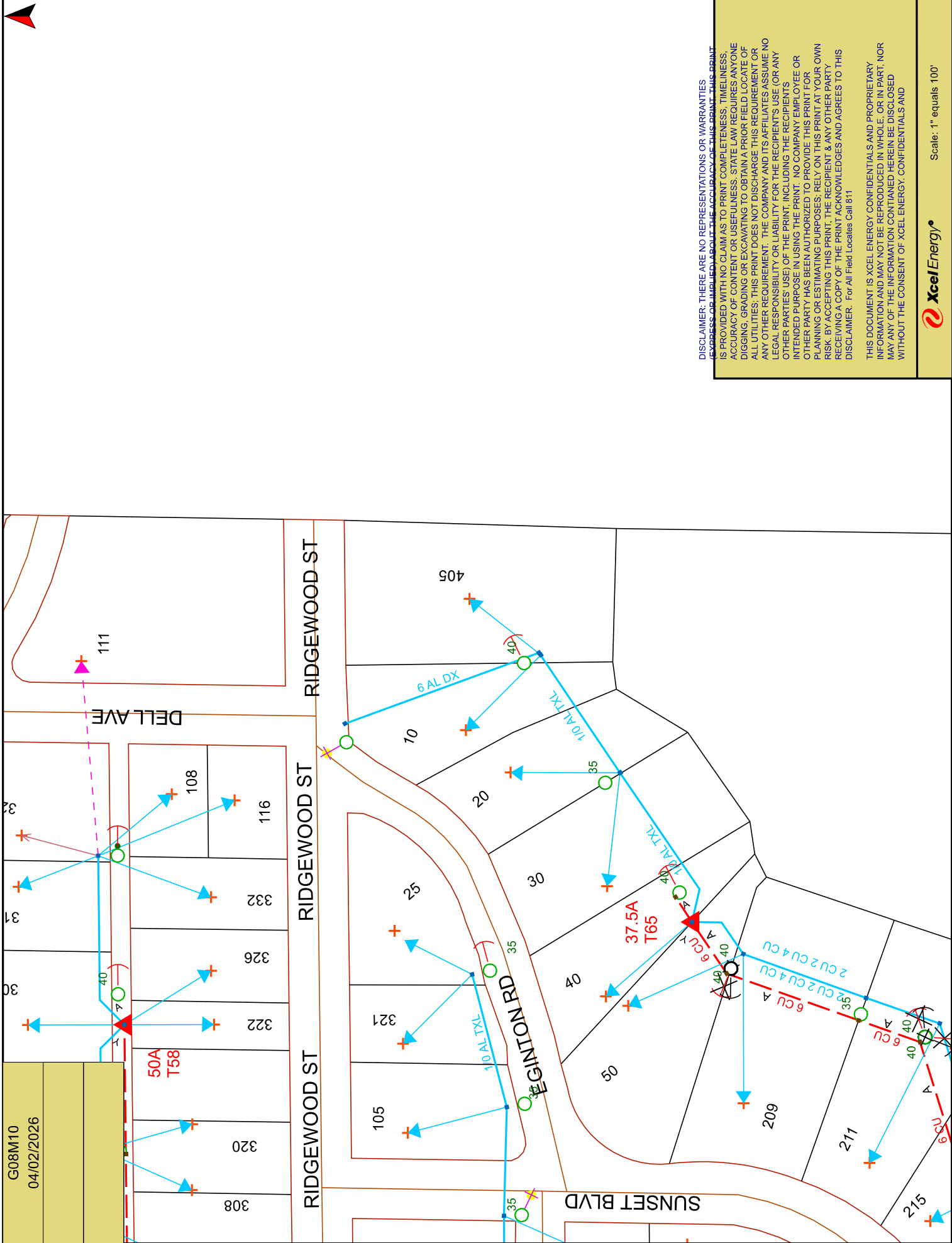
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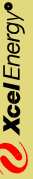
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Magellan Pipeline		Yes___ No___	
Mankato Public Works		Yes___ No___	
Northern Natural Gas		Yes___ No___	
Sprint		Yes___ No___	
Verizon Wireless		Yes___ No___	
Xcel Energy	Don Simons	Yes___ No X	
Zayo Group		Yes___ No___	

Utility Company Comments: We have no facilities located in the shown area, all of our infrastructure is overhead in that area.



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Scale: 1" equals 100'

STREET/ALLEY VACATION REQUEST

City of Mankato
Intergovernmental Center
10 Civic Center Plaza
Mankato, MN 56001



Address/Location of Property:

Community Development
Phone: 507.387.8600
Fax: 507.388.7530
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405 Ridgewood Street

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Magellan Pipeline		Yes ___ No ___	
Mankato Public Works		Yes ___ No ___	
Northern Natural Gas		Yes ___ No ___	
Sprint		Yes ___ No ___	
Verizon Wireless		Yes ___ No ___	
Xcel Energy		Yes ___ No ___	
Zayo Group		Yes ___ No ___	
SDN Communications		Yes ___ No X	

Utility Company Comments:

Brian Sarff

From: Brian Sarff
Sent: Monday, March 30, 2026 12:41 PM
To: 'Tyler Larson'; Chris Haiar
Subject: RE: SDN Communications - 405 Ridgewood Vacation - Mankato

Received – thank you!



Brian Sarff, PE (MN)
Municipal Project Manager | Principal
Bolton & Menk, Inc.
 (507) 327-2825

From: Tyler Larson <Tyler.Larson@sdncommunications.com>
Sent: Monday, March 30, 2026 12:38 PM
To: Chris Haiar <Chris.Haiar@sdncommunications.com>; Brian Sarff <Brian.Sarff@bolton-menk.com>
Subject: RE: SDN Communications - 405 Ridgewood Vacation - Mankato

***** WARNING: This email is from outside the company. Proceed with Caution*****

Hey Brian,

SDN is indeed clear of this project. The closest utilities we have are along the east side of Stoltzman Rd. Let me know if you have any more questions or if you have any other future projects going on in Mankato.

Thanks – Tyler

From: Chris Haiar <Chris.Haiar@sdncommunications.com>
Sent: Monday, March 30, 2026 9:05 AM
To: Brian Sarff <Brian.Sarff@bolton-menk.com>; Tyler Larson <Tyler.Larson@sdncommunications.com>
Subject: RE: SDN Communications - 405 Ridgewood Vacation - Mankato

Tyler, can you please review and get back to Brian.

Thank you!

Chris Haiar | Manager of Outside Plant Engineering
chris.haiar@sdncommunications.com
2900 W. 10th St. | Sioux Falls, SD 57104
(w) 605.978.3571 | (c) 605.999.3969 | (tf) 800.247.1442

From: Brian Sarff <Brian.Sarff@bolton-menk.com>
Sent: Monday, March 30, 2026 8:55 AM

To: Chris Haiar <Chris.Haiar@sdncommunications.com>

Subject: SDN Communications - 405 Ridgewood Vacation - Mankato

Good morning, Chris.

I am petitioning to vacate a portion of the Ridgewood St ROW in Mankato, MN. Attached is a map of the area to be vacated (shaded in blue). The city didn't have SDN on its list, but you showed up in my OneCall inquiry. Please forward this on if you are not the correct person.

Would you please review this area, complete the attached form, and return a signed copy to me at your earliest convenience? If you currently have underground facilities in the vacated street area, I'll be happy to work with you to create a permanent easement.

Thank you in advance for reviewing this – looking forward to hearing back. Let me know if you have any questions.



Brian Sarff, PE (MN)

Municipal Project Manager | Principal

Bolton & Menk, Inc.

 [\(507\) 327-2825](tel:(507)327-2825)

This message and any attachments are solely for the intended recipient. If you are not the intended recipient, disclosure, copying, use or distribution of the information included in this message is prohibited -- Please immediately and permanently delete.

EXHIBIT A

PREMISES

Lot 28, Sunset View Addition and the East 120 feet of vacated Ridgewood Street Lying North of Lot 28, Sunset View Addition, and Lying South of Lot 97 and Vacated Alley, Oak Knoll, according to the recorded Plats on file and of record with the Blue Earth County Recorder.

EASEMENT AREA

The North 6.00 feet of the East 120 feet of vacated Ridgewood Street Lying North of Lot 28, Sunset View Addition, and the South 14.00 feet of the East 121.02 feet of vacated Ridgewood Street Lying South of Lot 97 and Vacated Alley, Oak Knoll, according to the recorded Plats thereof. Said 6.00 feet and 14.00 feet being measured perpendicular to the adjoining Ridgewood Street right of way as dedicated per said Oak Knoll.

SHEET 1 OF 2

Easement Area = 2,409 Sq. Ft.
Premises Tax PID = R01.08.24.210.011

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CERTIFICATE OF EASEMENT CITY OF MANKATO, MN



**BOLTON
& MENK**

1960 Premier Drive
Mankato, MN 56001
Phone: (507) 625-4171

THAT PART OF THE EAST 120 FEET OF VACATED
RIDGEWOOD STREET LYING NORTH OF LOT 28, SUNSET
VIEW ADDITION, AND LYING SOUTH OF LOT 97 AND
VACATED ALLEY, OAK KNOLL,
BLUE EARTH COUNTY, MINNESOTA
FOR: SARFF, BRIAN & TRICIA

EXHIBIT B

OAK KNOLL

121.02'

Dell Ave.
50'

VACATED

33'

Ridgewood Street

17'

14'
20'
6'
RIDGEWOOD

STREET

EASEMENT AREA
2409 SQ. FT.

PREMISES

28

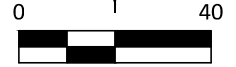
27

26

SUNSET VIEW ADDITION

WEST LINE NE 1/4 NE 1/4
SEC. 24, T108N, R27W

NE 1/4 - NE 1/4
SEC. 24 - T108N - R27W
STOLTMAN DIVISION
20 N E O A D
LOCKMAN DIVISION



SCALE IN FEET

SHEET 2 OF 2

Easement Area = 2,409 Sq. Ft.

Premises Tax PID = R01.08.24.210.011

CERTIFICATE OF EASEMENT
CITY OF MANKATO, MN



**BOLTON
& MENK**

1960 Premier Drive
Mankato, MN 56001
Phone: (507) 625-4171

THAT PART OF THE EAST 120 FEET OF VACATED
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VIEW ADDITION, AND LYING SOUTH OF LOT 97 AND
VACATED ALLEY, OAK KNOLL,
BLUE EARTH COUNTY, MINNESOTA
FOR: SARFF, BRIAN & TRICIA

S24-T108N-R27W