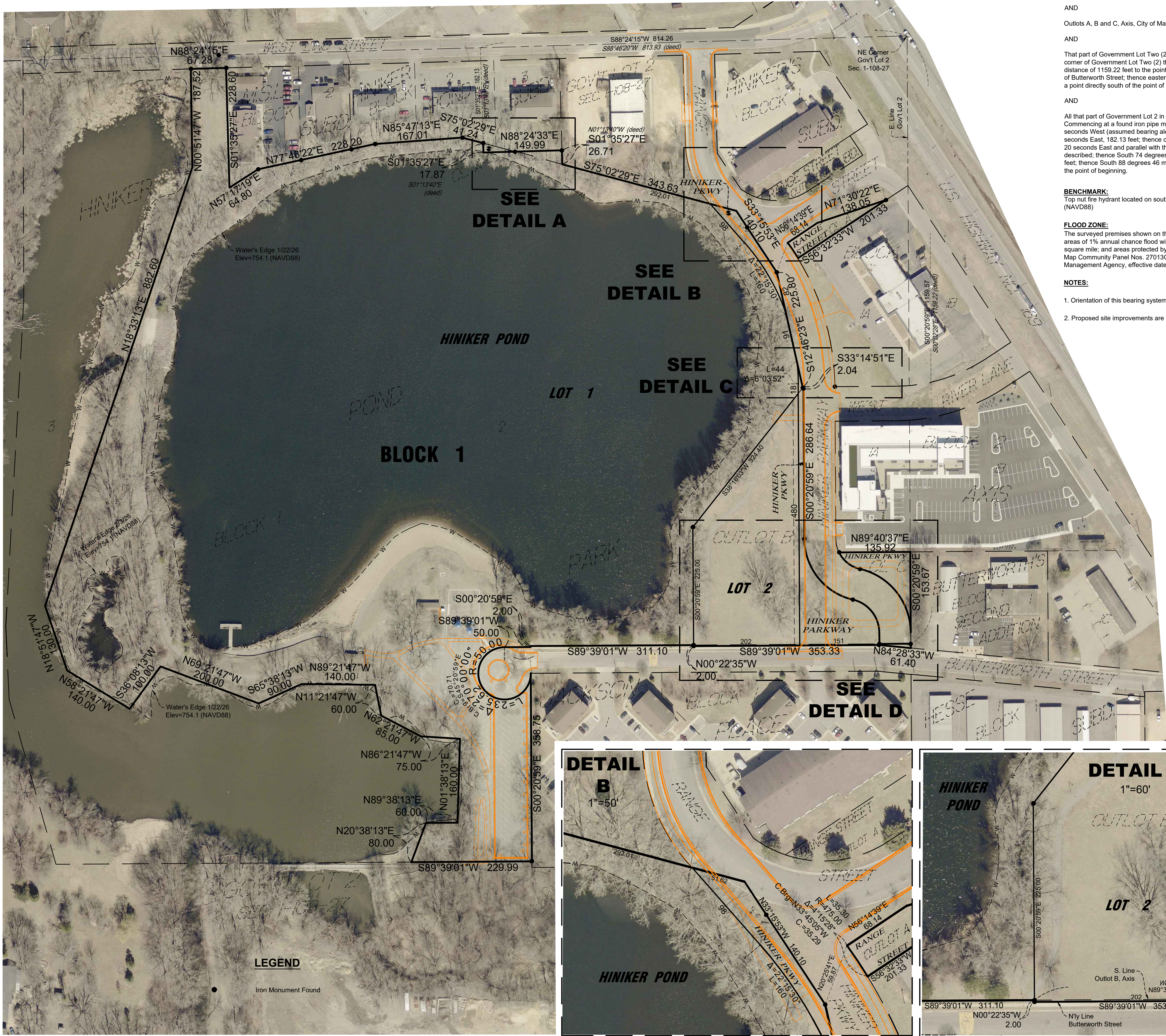


[illegible]

OF 3

HINIKER PARKWAY SUBDIVISION



EXISTING LEGAL DESCRIPTION:

(per client)

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

AND

Outlots A, B and C, 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:

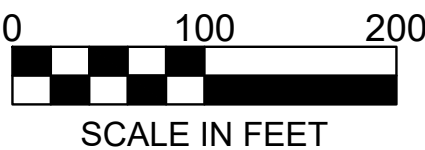
The surveyed premises shown on this survey map is in Flood Zone X (areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood), according to Flood 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.



N



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 5/26/26 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 5/26/26
CLIENT PROJECT NO. -

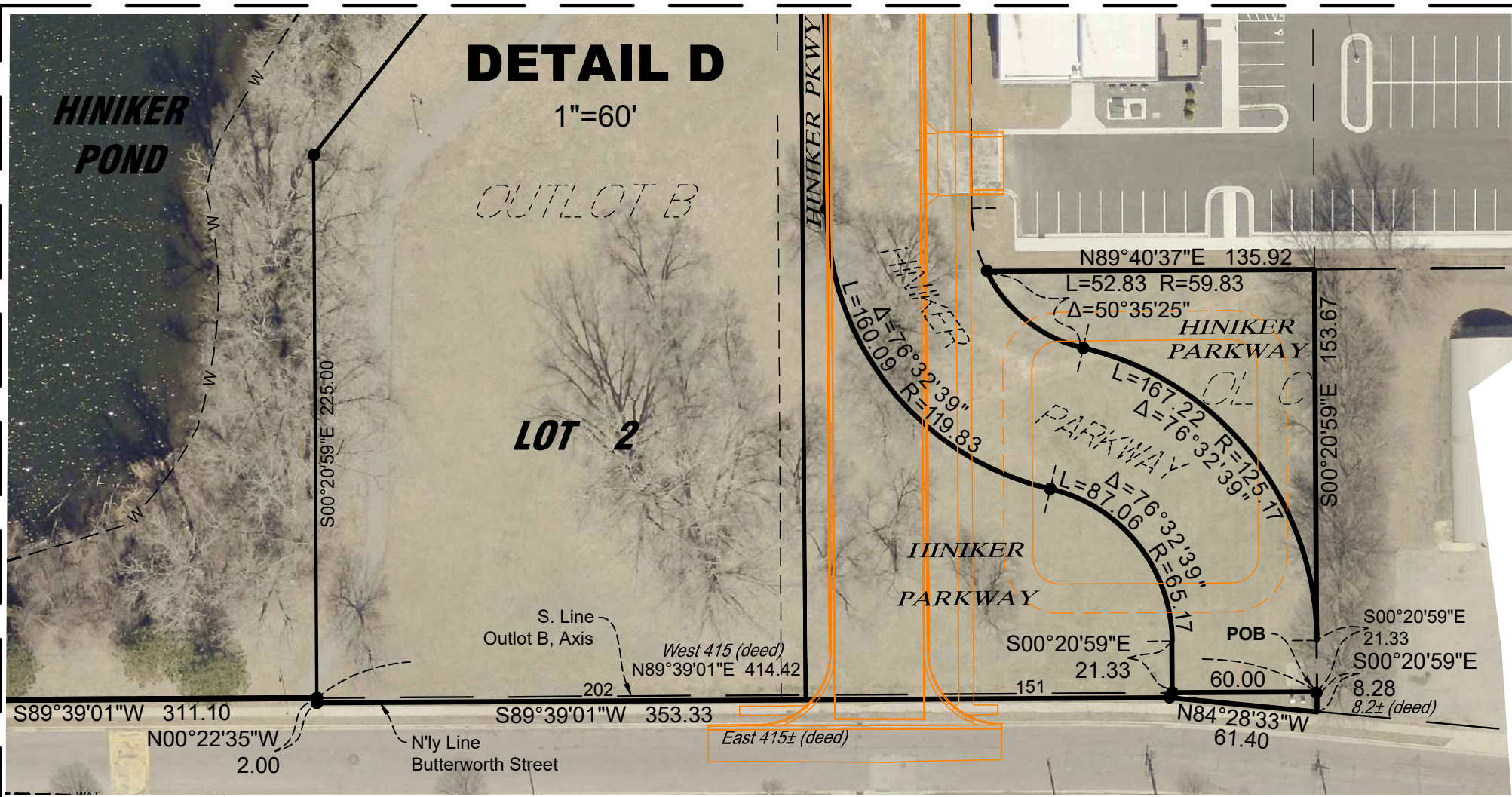
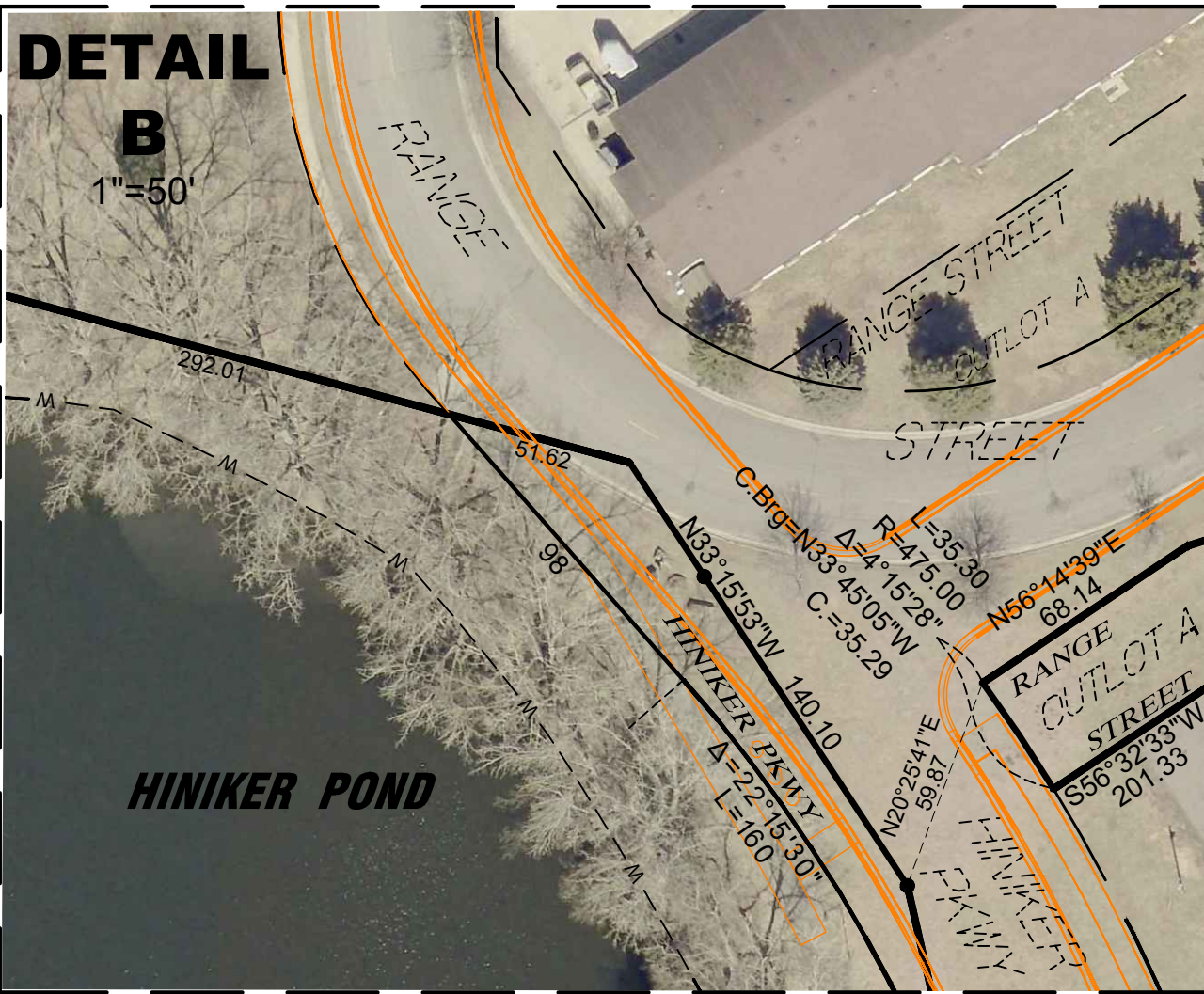
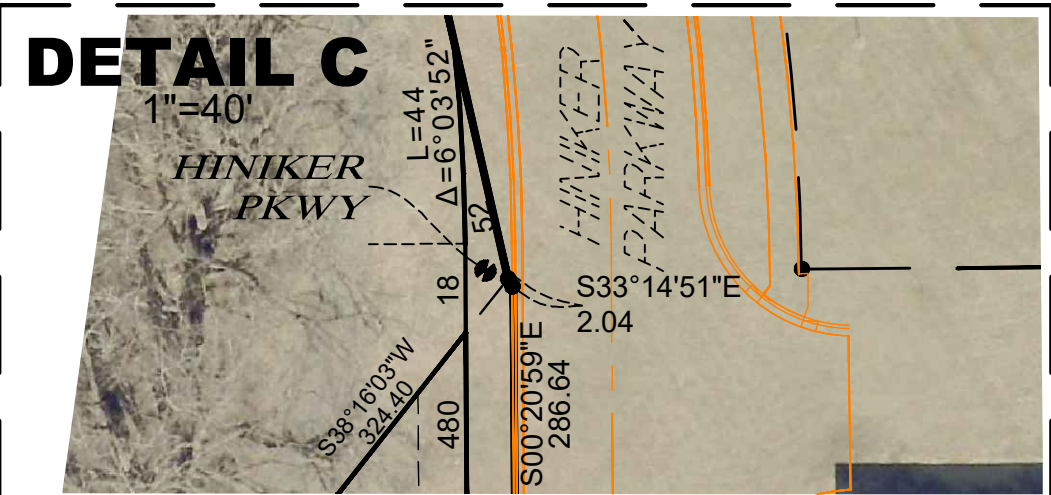
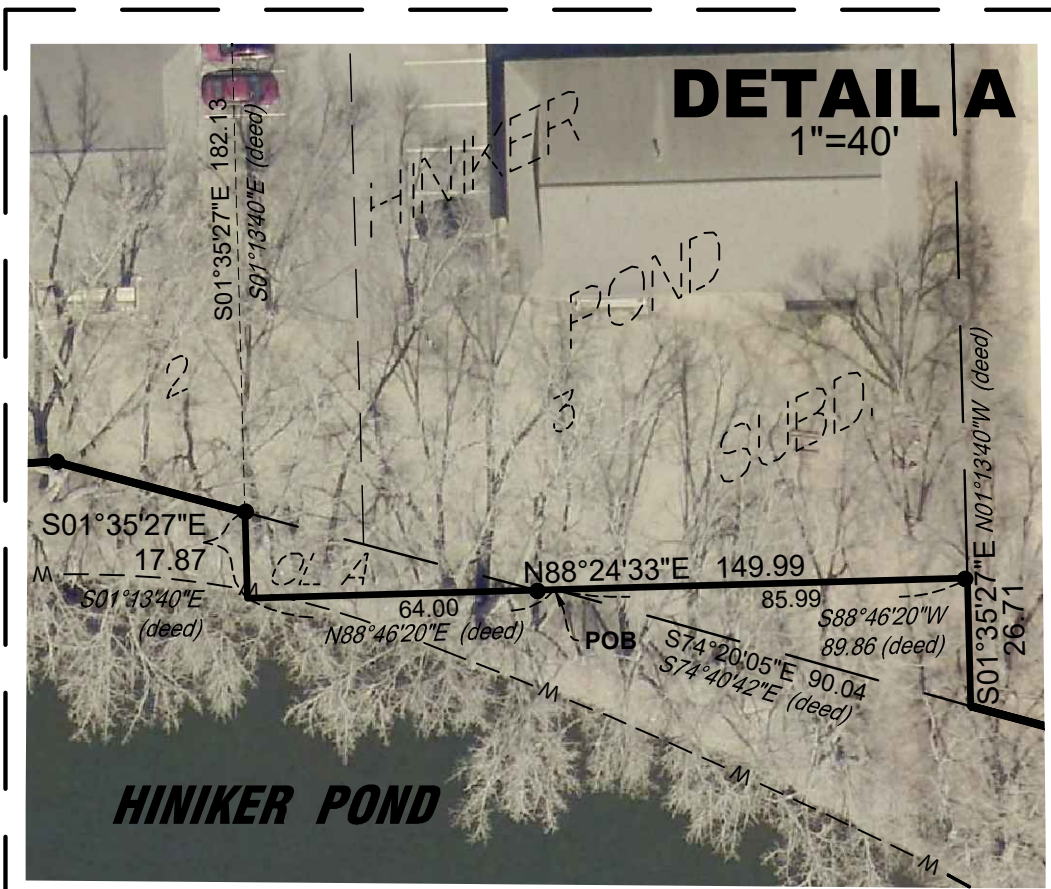
TITLE

PRELIMINARY
PLAT

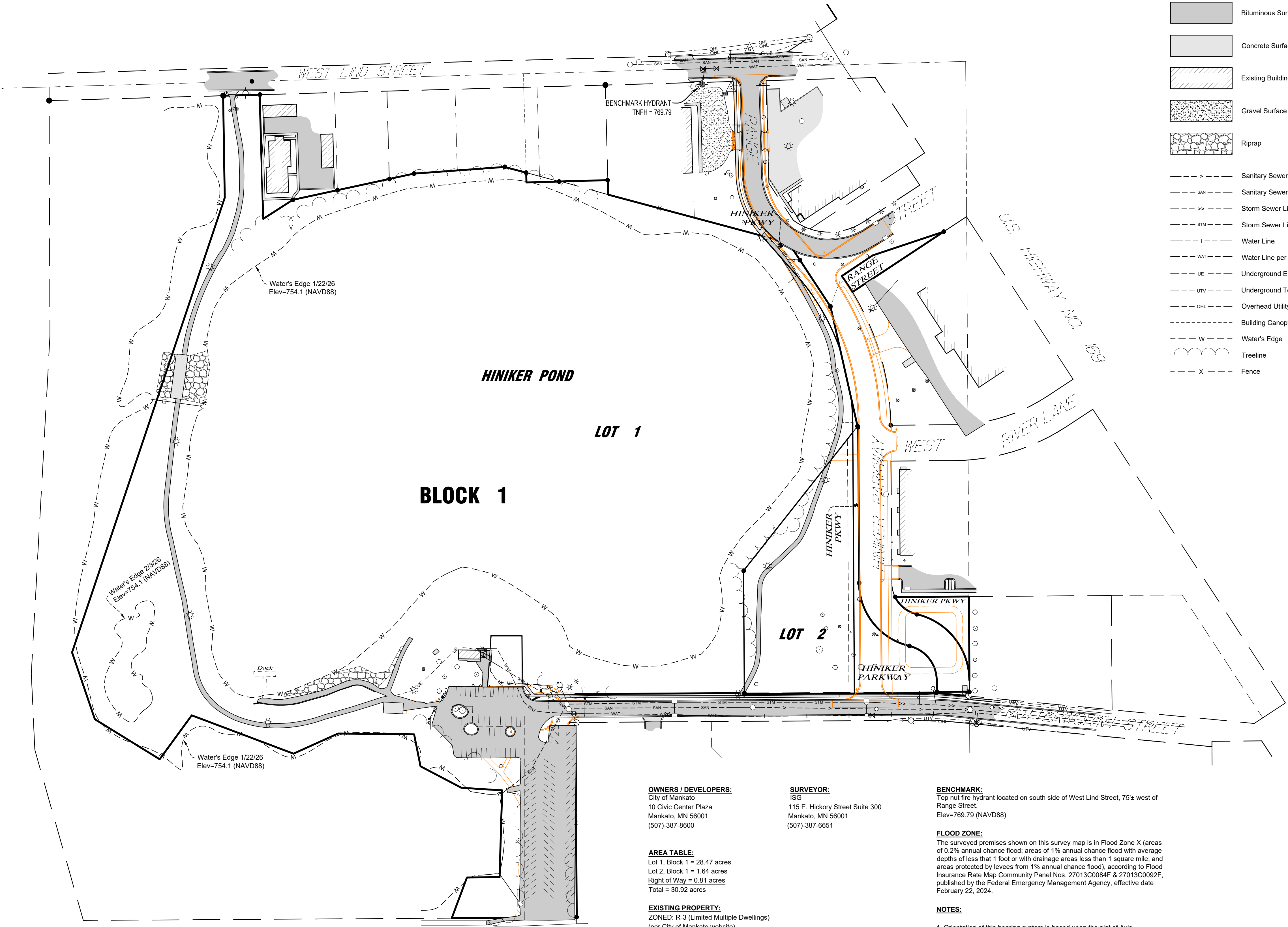
SHEET

2

OF 3



HINIKER PARKWAY SUBDIVISION



Bituminous Surface

Concrete Surface

Existing Building

Gravel Surface

Riprap

Sanitary Sewer Line

Sanitary Sewer Line per City Mapping

Storm Sewer Line

Storm Sewer Line per City Mapping

Water Line

Water Line per City Mapping

Underground Electric Line

Underground Television Line

Overhead Utility Line

Building Canopy Or Deck Line

Water's Edge

Treeline

Fence

Iron Monument Found

Electric Meter

Utility Vault

Light Pole

Transformer

Utility Pedestal

Utility Pole/Guy Wire

Curb Stop

Hydrant

Water Valve

Manhole/Catch Basin

Flared End Section/Apron

Mailbox

Post

Sign

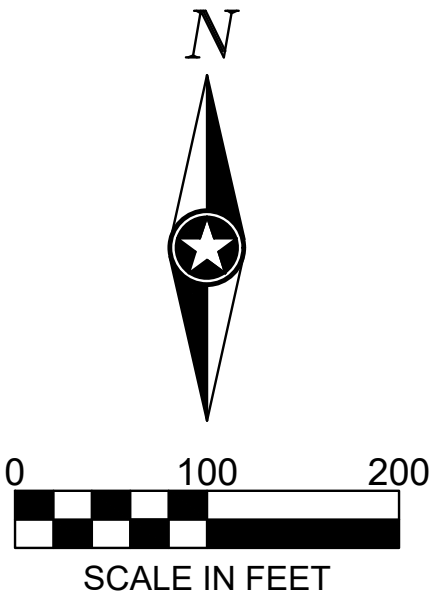
Coniferous Tree

Deciduous Tree

Stump

Rock/Boulder

Utility Marker



OWNERS / DEVELOPERS:
City of Mankato
10 Civic Center Plaza
Mankato, MN 56001
(507)-387-8600

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

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. 27013C0004F & 27013C0092F, published by the Federal Emergency Management Agency, effective date February 22, 2024.

NOTES:
1. Orientation of this bearing system is based upon the plat of Axis.
2. Snow and ice were present on this site during the field survey and may have made some physical features not visible.
3. Proposed site improvements are shown in orange on this sheet.

AREA TABLE:
Lot 1, Block 1 = 28.47 acres
Lot 2, Block 1 = 1.64 acres
Right of Way = 0.81 acres
Total = 30.92 acres

EXISTING PROPERTY:
ZONED: R-3 (Limited Multiple Dwellings)
(per City of Mankato website)

Setbacks
Front - 25 feet
Rear - One and two-family dwellings 25 feet
All other principal buildings and uses: 25 percent of lot depth, provided the yard is a minimum of 25 feet or a maximum of 75 feet.
Side - One and two-family dwellings 6 feet
All other principal buildings and uses: ten percent of lot width, provided the side yard is a minimum of 10 feet or a maximum of 30 feet.



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RYAN E. KOTTHOFF

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PROJECT

CITY OF
MANKATO

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PARKWAY

MANKATO MINNESOTA

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PRELIMINARY
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SHEET