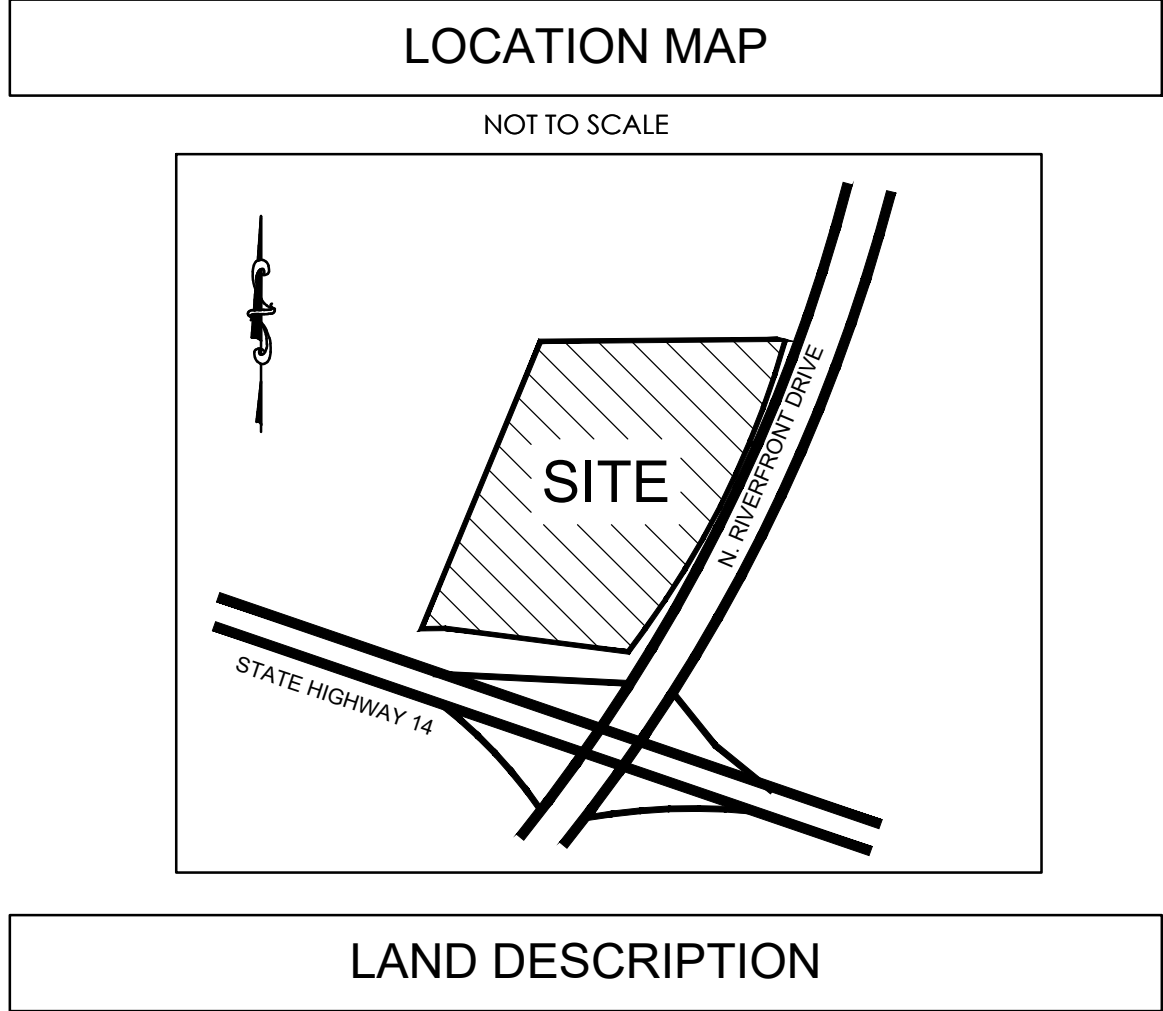
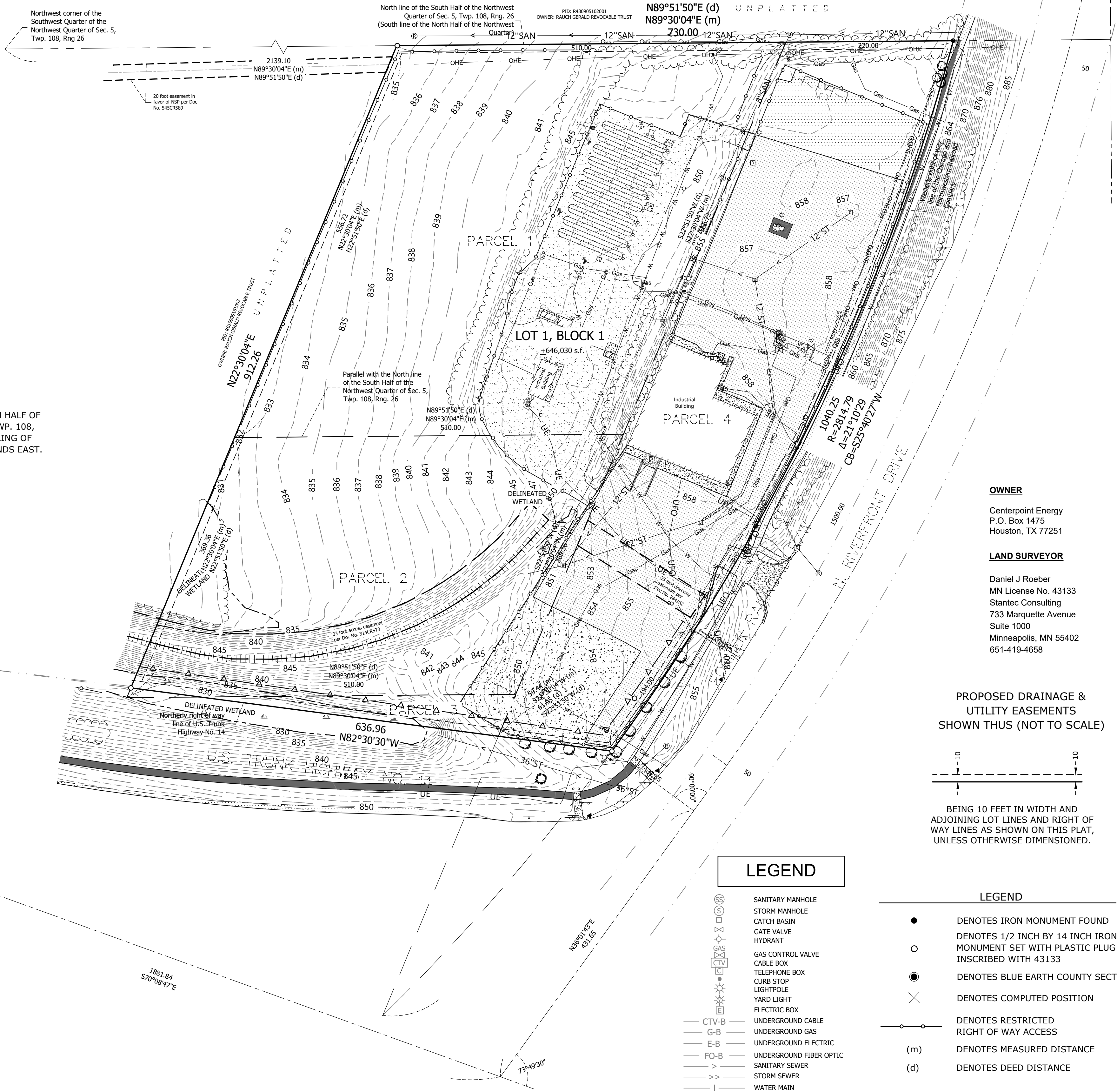
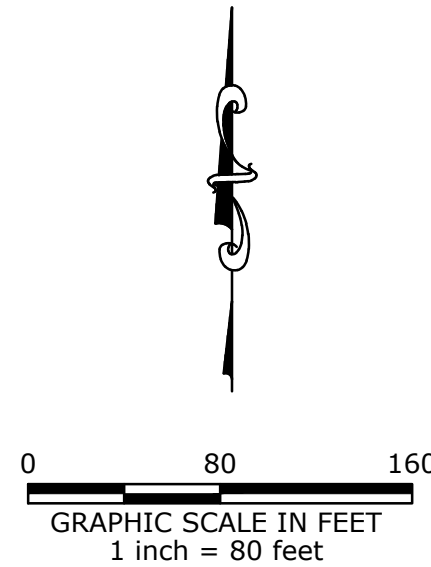


THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS. DO NOT SCALE THE DRAWING. DIMENSIONS SHOWN ON THIS DRAWING ARE THE PROPERTY OF STANTEC. REPRODUCTION OF THIS DRAWING FOR ANY PURPOSE OTHER THAN THAT AUTHORIZED BY STANTEC IS FORBIDDEN.

Plot Date: 05/18/2026 - 2:29pm
Drawing Name: \\193807564\CAD\Drawings\193807564\CAD\Drawings\193807564 V401.dwg
User: 193807564\NANCY.G.P.

PRELIMINARY PLAT of CNP MANKATO FIRST ADDITION



PARCEL 1:
All that part of the South Half of the Northwest Quarter of Section 5, Township 108 North, Range 26 West, described as: Commencing at the northwest corner of the Southwest Quarter of the Northwest Quarter of Section 5; thence North 89 degrees, 51 minutes, 50 seconds East (assumed bearing) along the North line of the South Half of the Northwest Quarter of Section 5, a distance of 2139.10 feet to a point 220.00 feet West of the westerly right-of-way line of the Chicago and Northwestern Railway Company, said point being the point of beginning; thence South 22 degrees, 51 minutes, 50 seconds West, 556.72 feet; thence South 89 degrees, 51 minutes, 50 seconds West and parallel with the North line of the South Half of the Northwest Quarter of Section 5, a distance of 510.00 feet; thence North 22 degrees, 51 minutes, 50 seconds East, 556.72 feet to a point on the North line of the South Half of the Northwest Quarter of Section 5; thence North 89 degrees, 51 minutes, 50 seconds East along said North line, 510.00 feet to the point of beginning.

PARCEL 2:
All that part of the South Half of the Northwest Quarter of Section 5, Township 108 North, Range 26 West, described as: Commencing at the northwest corner of the Southwest Quarter of the Northwest Quarter of Section 5; thence North 89 degrees, 51 minutes, 50 seconds East (assumed bearing) along the North line of the South Half of the Northwest Quarter of Section 5, a distance of 2139.10 feet to a point 220.00 feet West of the westerly right-of-way line of the Chicago and Northwestern Railroad Company; thence South 22 degrees, 51 minutes, 50 seconds West, 556.72 feet to the point of beginning; thence continuing South 22 degrees, 51 minutes, 50 seconds West, 369.36 feet; thence South 89 degrees, 51 minutes, 50 seconds West and parallel with the North line of the South Half of the Northwest Quarter of Section 5, a distance of 510.00 feet; thence North 22 degrees, 51 minutes, 50 seconds East, 369.36 feet; thence North 89 degrees, 51 minutes, 50 seconds East and parallel with the North line of the South Half of the Northwest Quarter of Section 5, a distance of 510.00 feet to the point of beginning.

PARCEL 3:
A tract of land located in the South Half of the Northwest Quarter of Section 5, Township 108 North, Range 26 West, described as follows: A triangular tract of land lying northerly of the northerly right of way line of new Minnesota Trunk Highway No. 14 described as:
Commencing at the northwest corner of the Southwest Quarter of the Northwest Quarter of Section 5, Township 108 North, Range 26 West; thence North 89 degrees 51 minutes 50 seconds East (assumed bearing) along the North line of the South Half of the Northwest Quarter of Section 5, a distance of 2139.10 feet to a point 220.00 feet West of the westerly right of way line of the Chicago and Northwestern Railroad Company; thence South 22 degrees 51 minutes 50 seconds West, 926.08 feet to a found 1/2" I.D. iron pipe survey marker, said point being the point of beginning; thence continuing South 22 degrees 51 minutes 50 seconds West, 61.95 feet to a point on the northerly right of way line of new U.S. Trunk Highway No. 14; thence North 82 degrees 17 minutes 15 seconds West along said right of way line, 417.60 feet; thence North 89 degrees 51 minutes 50 seconds East 437.89 feet to the point of beginning.

PARCEL 4:
That part lying within the Southeast Quarter of the Northwest Quarter, Section 5, Township 108 North, Range 26 West of the parcel of land described as follows: Commencing at a point on the South line of the North Half of the Northwest Quarter of Section 5, in Township 108 North, Range 26, where the said line intersects the westerly line of the right-of-way the Chicago and North Western Railway Company and thence following in and on the westerly line of said railway right-of-way in a southerly and westerly direction distance of 1500 feet; thence in a straight line northerly and to a point on the south line of the North Half of the Northwest Quarter of Section 5, in Township 108 North of Range 26 West, 220 feet West from the point of commencement; thence east along said last mentioned line a distance of 220 feet to the point of commencement.

MISCELLANEOUS NOTES

- The property described and easements shown hereon is the same as the property described in the title commitment, prepared by Commonwealth Land Title Insurance Company, (Issuing Agent, The Title Team), Commitment No. MA 250043, with a Commitment Date of November 7, 2025 at 7:00 AM.
- The subject property contains ±14.83 acres (±646,030 square feet).
- Topographic information shown provided by IMEG with a topographic survey date of October 21, 2025.
- Wetlands shown per Wetland Delineation Report prepared by ERM dated October 9, 2025.
- Current Zoning per City of Mankato (Blue Earth County) GIS map = M-2 Heavy Industrial.

- Setback information provided by the City of Mankato:
 - Setback - Impervious Parking/Storage:
 - Front yard: 15 feet
 - Side yard: 6 feet
 - Rear yard: Not Required
 - Transitional yard: NA
 - Setback - Building:
 - Front yard: 30 feet
 - Side yard: 15 feet
 - Rear yard: Not Required
 - Transitional yard: NA

ITEMS CORRESPONDING TO SCHEDULE B

- Easement dated June 23, 1949, recorded March 17, 1950, in Book 8, Page 369, as Document No. 216278.
 - Partial Release of Easement dated October 21, 2015, recorded December 1, 2015, as Document No. 545CR589. (SHOWN ON SURVEY. DOES NOT AFFECT SUBJECT PROPERTY)
- Easement in Deed, dated September 29, 1945, recorded September 29, 1945, in Book 133, Page 293 as Document No. 199854. (BLANKET EASEMENT SUBJECT TO PARCEL 4).
- Agreement dated July 30, 1970, recorded August 5, 1970, as Document No. Doc No. 284162. (SUBJECT TO PARCEL 4. SHOWN ON SURVEY)
- Easement dated November 3, 1977, recorded November 3, 1977, as Document No. 316320. (DOES NOT AFFECT SUBJECT PROPERTY AS IT APPEARS TO DESCRIBE AN AREA SOUTH OF NEW U.S. HIGHWAY 14).
- Agreement dated November 7, 1972, recorded August 3, 1990, as Document No. 314CR573. (SHOWN ON SURVEY).

Stantec
Minneapolis Office
733 Marquette Ave
Suite 1000
Minneapolis, MN 55402
Phone: 612-712-2000
Website: www.stantec.com

DATE	SURVEY BY:	REVISION
Feb. 18, 2025	DJR	Added Drainage & Utility Easement
Feb. 22, 2025	DESIGNED BY:	Update per City Comments
May 14, 2026	CHECKED BY:	Update Boundary
May 18, 2026	APPROVED BY:	Update Wetlands
JANUARY 26, 2026	DATE	

Daniel J Roeber	43133
PRINT NAME:	LIC. NO.
DANIEL J ROEBER	
SIGNATURE:	
DATE:	JANUARY 26, 2026

CNP MANKATO FIRST ADDITION
PRELIMINARY PLAT
CenterPoint Energy

193807564 V401
PROJECT NUMBER
193807564
SHEET NUMBER
V4.01