

COUNTY OF BLUE EARTH  
STATE OF MINNESOTA

TO: THE HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL OF  
MANKATO, MINNESOTA;

BOARD OF SUPERVISORS, MANKATO TOWNSHIP

The petitioner hereby states:

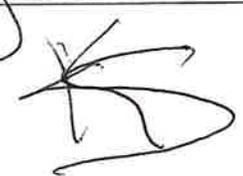
901 South Victory Drive and is located in the SE ¼ of the NW ¼  
of Section 21, Township T 108 N., Range R 26 W, Mankato, Blue  
Earth County, Minnesota.

This property will be platted by 9/30/25.

- A. That the property is unincorporated and is not included within any other municipality.
- B. The total area is approximately 3.92 acres.
- C. That the reason for annexation is that the area wishes to be served by City utilities.
- D. The current estimated population of persons residing on the property ZERO.

Petitioner hereby requests that pursuant to M.S. 414.0325, said property be annexed to and included within the  
City of Mankato.

Dated this 23rd day of September, 2025

  
\_\_\_\_\_  
Signature  


Ryan Evenson

Kyle Smith

**RESOLUTION OF THE CITY OF MANKATO APPROVING ANNEXATION OF  
PROPERTY IN ACCORDANCE WITH THE JOINT RESOLUTION FOR ORDERLY  
ANNEXATION WITH MANKATO TOWNSHIP**

**WHEREAS**, a petition has been submitted by the owners of property in Exhibit A and containing approximately 4.0 acres; and

**WHEREAS**, the property is legally described in the attached petition; and

**WHEREAS**, the petition is in accordance with Orderly Annexation Agreement pursuant to Section 3(e) of the agreement; and

**WHEREAS**, the City of Mankato will reimburse Mankato Township pursuant to Section 8 of the Orderly Annexation Agreement; and

**WHEREAS**, the annexation of the property is being requested to allow access to public utilities for urban, non-farm development; and

**WHEREAS**, there are zero persons living on the subject property; and

**WHEREAS**, the Council of the City of Mankato finds that it is in the best interest of the City to support such annexation.

**NOW, THEREFORE, BE IT RESOLVED**, that the City Council of Mankato, Minnesota, hereby states that the City supports the petition to the annexation of the following described property in Exhibit A and the City of Mankato hereby annexes said property per M.S. 414.0325.

Upon receipt of resolutions approved by each party to the joint resolution, the Chief Administrative Law Judge may review and comment, but shall, within thirty (30) days, order annexation in accordance with the terms of this joint annexation agreement.

Dated this 10th day of November, 2025

  
\_\_\_\_\_  
Najwa Massad  
Mayor

Attest:   
\_\_\_\_\_  
Renae Kopischke, MMC  
City Clerk

Exhibit A

All that part of the W1/2, E1/2, NW1/4 Section 21-T108N-R26W, Blue Earth County, Minnesota: described as follows:

Beginning at the northwest corner of Stanley's Subdivision, as the same is platted and recorded in the office of the County Recorder of Blue Earth County, Minnesota;

Thence North  $31^{\circ} 58' 23''$  West a distance of 526.47 feet on the northeasterly right-of-way line of Victory Drive, to the southerly-most corner of Parcel F of Blue Earth County Right-of-Way Plat No. 29, as platted and recorded in the office of said County Recorder;

Thence northeasterly and easterly on the southeasterly line of said Parcel F, described as follows:

North  $53^{\circ} 58' 00''$  East a distance of 86.95 feet;

North  $70^{\circ} 24' 06''$  East a distance of 25.00 feet;

East a distance of 202.38 feet, on a tangential curve, concave to the south and a central angle of  $30^{\circ} 01' 57''$ , having a radius of 388.00 feet, to the easterly-most corner of said Parcel F;

Thence South  $74^{\circ} 25' 06''$  East a distance of 183.48 feet on the southwesterly right-of-way line of Stadium Drive, to east line of said W1/2, E1/2, NW1/4;

Thence South  $00^{\circ} 53' 28''$  East a distance of 441.47 feet on said east line, to a corner of said Stanley's Subdivision;

Thence South  $81^{\circ} 02' 14''$  West a distance of 201.51 feet on the northwesterly line of said Stanley's Subdivision, to the point of beginning.

(Blue Earth County PID R430921177001).

TO: Municipal Boundary Adjustments  
PO Box 64620  
St. Paul, MN 55164-0620

RE: Orderly Annexation Petition: Growth Holdings, LLC (Blue Earth County PID Blue Earth  
County PID R430921177001, 901 S. Victory Drive)

Proposed Annexation to the City of Mankato

Ladies and Gentlemen:

The Town Board of Mankato Township, Blue Earth County, pursuant to a resolution duly adopted by the town board on 10-14, 2025 hereby states that Mankato Township has no objection to the annexation of the following described land to the City of Mankato per M.S. 414.0325 and the Joint Resolution for Orderly Annexation between the City of Mankato and Mankato Township.

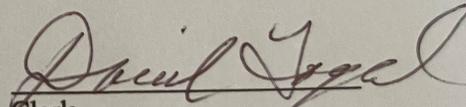
A petition has been submitted by the owner of property described herein; and, the petitioner is the fee owner of the following described property situated in Mankato Township, Blue Earth County, Minnesota, to wit:

As per the attached Exhibit A

Date

10-14-25

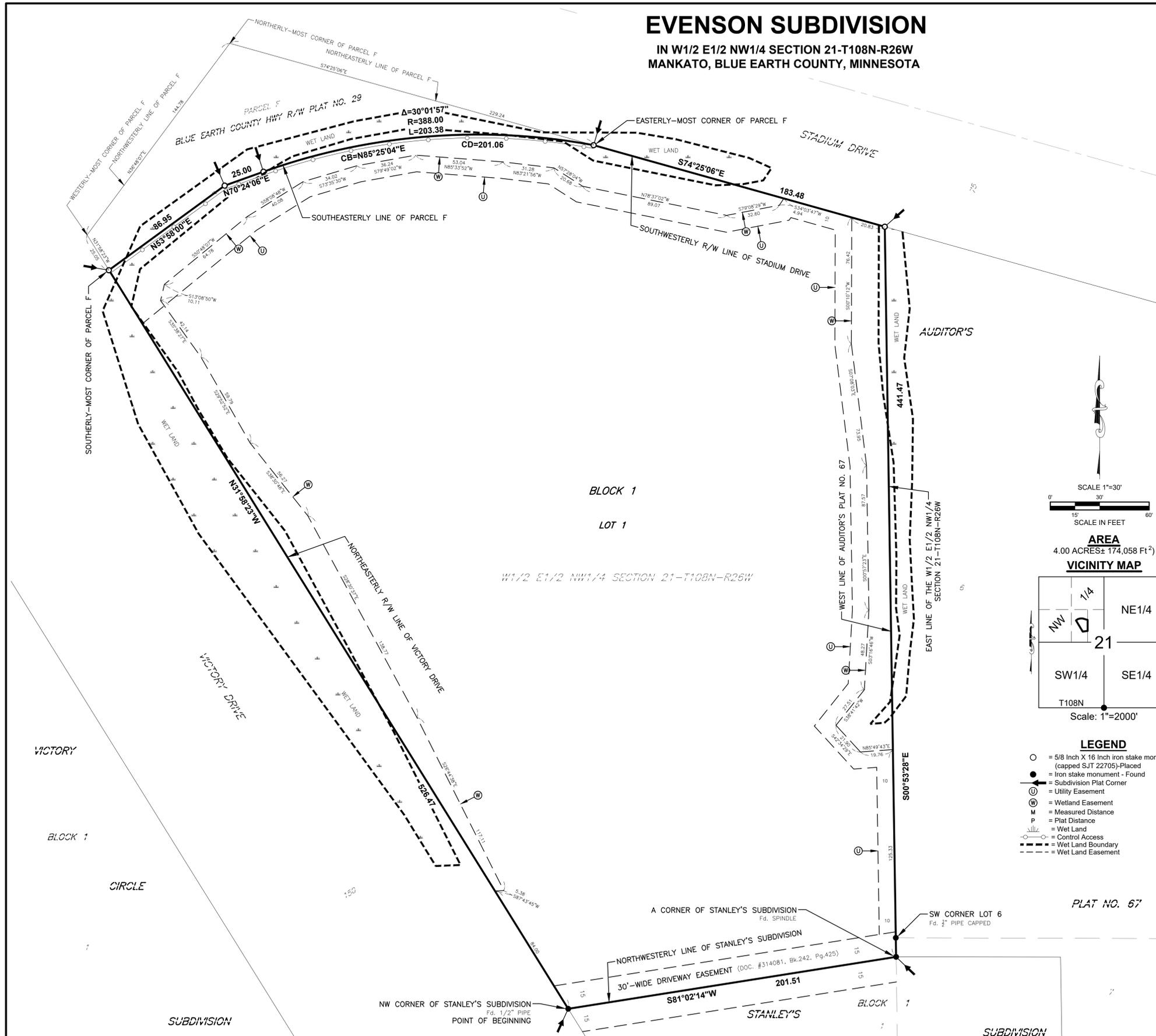
Signature

  
Clerk

OFFICIAL PLAT

EVENSON SUBDIVISION

IN W1/2 E1/2 NW1/4 SECTION 21-T108N-R26W  
MANKATO, BLUE EARTH COUNTY, MINNESOTA



CERTIFICATE OF DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS: That Victory Mankato, LLC., a Minnesota Limited Liability Company, owner of the following described property:

All that part of the W1/2 E1/2 NW1/4 Section 21-T108N-R26W, Blue Earth County, Minnesota; described as follows:

Beginning at the northwest corner of Stanley's Subdivision, as the same is platted and recorded in the office of the County Recorder of Blue Earth County, Minnesota;

thence North 31°58'23" West a distance of 526.47 feet on the northeasterly right-of-way line of Victory Drive, to the southerly-most corner of Parcel F of Blue Earth County Highway Right-of-Way Plat No. 29, as platted and recorded in the office of said County Recorder;

thence northeasterly and easterly on the southeasterly line of said Parcel F, described as follows:

North 53°58'00" East a distance of 86.95 feet;

North 70°24'06" East a distance of 25.00 feet;

East a distance of 203.38 feet, on a tangential curve, concave to the south and a central angle of 30°01'57", having a radius of 388.00 feet, to the easterly-most corner of said Parcel F;

thence South 74°25'06" East a distance of 183.48 feet on the southwesterly right-of-way line of Stadium Drive, to east line of said W1/2 E1/2 NW1/4;

thence South 00°53'28" East a distance of 441.47 feet on said east line, to a corner of said Stanley's Subdivision;

thence South 81°02'14" West a distance of 201.51 feet on the northwesterly line of said Stanley's Subdivision, to the point of beginning.

Has caused the same to be surveyed and platted as EVENSON SUBDIVISION and does hereby dedicate to the public for public use the public way(s) and/or the drainage and utility easement(s) as created by this plat.

In witness whereof said Victory Mankato, LLC., a Minnesota Limited Liability Company, has caused these present to be signed by its proper officer this \_\_\_\_ day of \_\_\_\_\_, 2025.

Signed: Victory Mankato, LLC.

\_\_\_\_\_, Chief Manager  
Kyle Smith

STATE OF MINNESOTA  
COUNTY OF BLUE EARTH

This instrument was acknowledged before me on \_\_\_\_\_ by Kyle Smith, Chief Manager of Victory Mankato, LLC., a Minnesota Limited Liability Company.

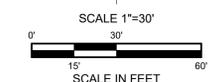
\_\_\_\_\_, Notary Public  
My Commission Expires \_\_\_\_\_

SURVEYOR'S CERTIFICATE

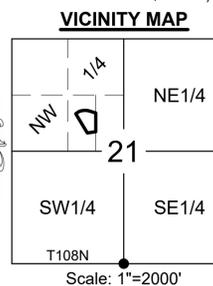
I, Steven J. Thompson, do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designed on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wetlands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated \_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_, Licensed Land Surveyor  
Minnesota Licensed No. 22705



AREA  
4.00 ACRES± 174,058 Ft<sup>2</sup>



- LEGEND
○ = 5/8 Inch X 16 Inch iron stake monument
● = Iron stake monument - Found
● = Subdivision Plat Corner
⊕ = Utility Easement
⊗ = Wetland Easement
M = Measured Distance
P = Plat Distance
W = Wet Land
○ = Control Access
--- = Wet Land Boundary
- - - = Wet Land Easement

CITY OF MANKATO PLANNING COMMISSION

Be it known that on this the \_\_\_\_ day of \_\_\_\_\_, 2025, the Planning Commission of the City of Mankato did duly review this plat of EVENSON SUBDIVISION.

\_\_\_\_\_, Notary Public  
My Commission Expires \_\_\_\_\_

MANKATO CITY COUNCIL

Be it known that on this the \_\_\_\_ day of \_\_\_\_\_, 2025, the City Council of the City of Mankato did duly approve this plat of EVENSON SUBDIVISION.

\_\_\_\_\_, Mayor  
\_\_\_\_\_, Secretary  
\_\_\_\_\_, Clerk

TITLE OPINION

I, \_\_\_\_\_, licensed attorney, State of Minnesota, do hereby certify that the owner(s), as shown hereon represents all ownership interests in the land encompassed by this plat.

TAXPAYER SERVICES DEPARTMENT

I hereby certify that there are no delinquent taxes and/or delinquent special assessments, that the current taxes have been paid and that the transfer has been entered on the land described herein on the \_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_, Taxpayer Services Director

COUNTY RECORDER'S CERTIFICATE

I hereby certify that this instrument was filed in my office for record on this, the \_\_\_\_ day of \_\_\_\_\_, 2025, at \_\_\_\_ o'clock \_\_\_\_ M., and that it was duly recorded on \_\_\_\_ of Plats, Number \_\_\_\_.

\_\_\_\_\_, County Recorder

JONES, HAUGH & SMITH INC.
CONSULTING ENGINEERS & LAND SURVEYORS
515 SOUTH WASHINGTON AVENUE ALBERT LEA, MINNESOTA 56007
NOVEMBER 2025
DRAWN BY ANDY MCGOWAN

# City of Mankato / Mankato Township Annexation Map



**Location of  
Annexation**

**Legend**

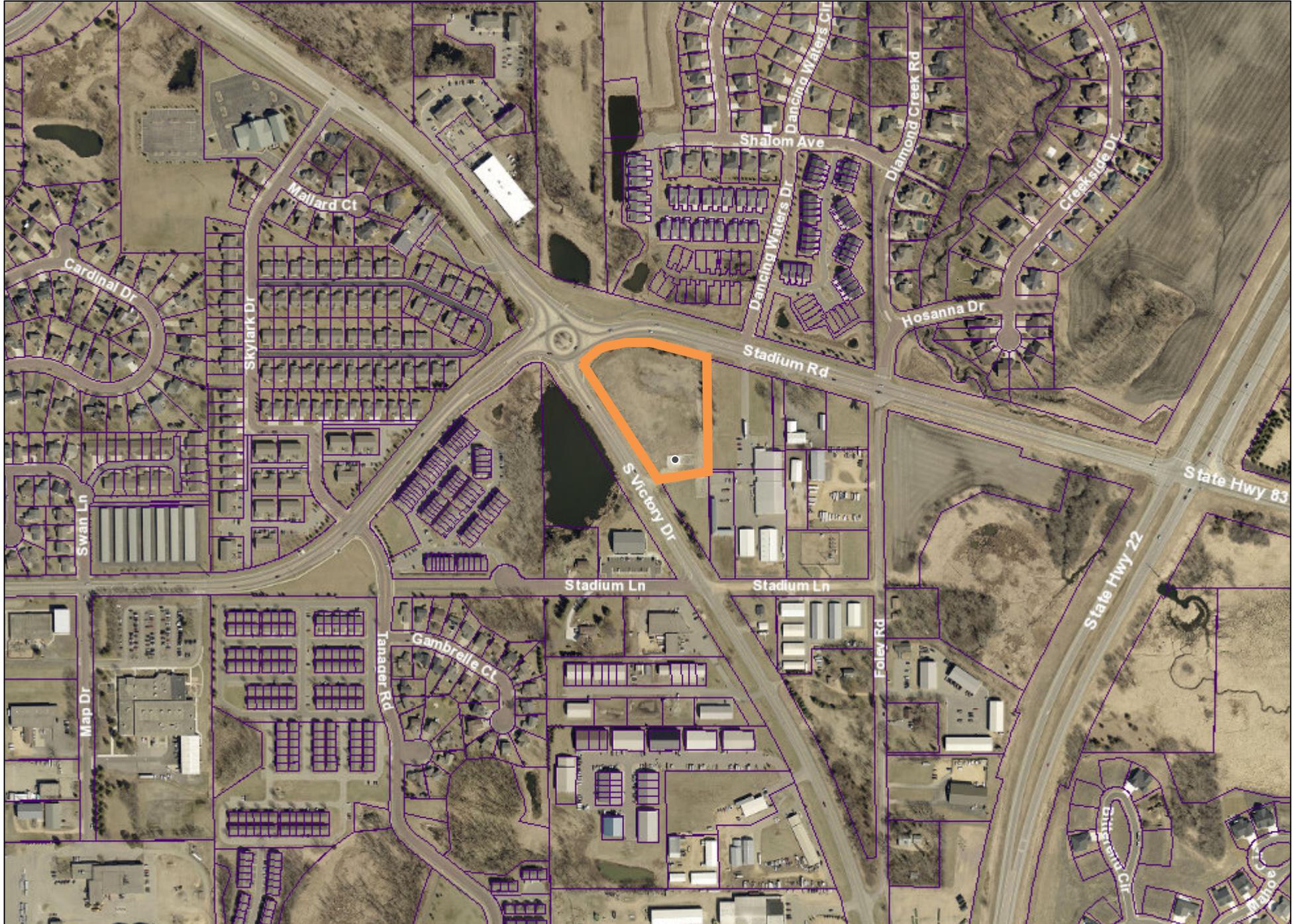
- Annexation
- City of Mankato

MANKATO  
City of Mankato  
Kurt D. Anderson, GIS  
GIS Coordinator  
November 2005

0 0.25 0.5 1 Miles

This information is for general reference purposes only. The City of Mankato does not guarantee accuracy of the material contained herein and is not responsible for reliance on this information.

# Aerial Map



Date: September 2025

Author:

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