

10 Civic Center Plaza
Post Office Box 3368
Mankato, Minnesota 56002-3368

Phone: (507) 387-8600
Fax: (507) 388-7530
www.mankatomn.gov



November 26, 2025

Office of Administrative Hearing
Attn: mbauadministrator.oah@state.mn.us
Municipal Boundary Adjustment Unit
P.O. Box 64620
St. Paul, Minnesota 55164-0620

Re: City of Mankato Annexation – Orderly Annexation (AJK Mankato Holdings, LLC; PID R430903200005)

To Whom It May Concern:

Per M.S. 414.0325 and the Joint Orderly Annexation Agreement of the City of Mankato and Mankato Township, the City of Mankato respectfully submits the enclosed annexation petition for review. The annexation request is from AJK Mankato Holdings LLC and is for 13.39 acres.

The property owner is requesting annexation for connection to City services.

Approval actions, maps, and filing fee are enclosed. The area is not covered by any Community Based Planning Pilot Projects.

If you have any questions, please contact me at (507) 387-8571.

Sincerely,

Molly Westman
electronic signature

Molly Westman
Planning Coordinator

Enclosures

COUNTY OF BLUE EARTH
STATE OF MINNESOTA

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

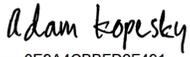
BOARD OF SUPERVISORS, MANKATO TOWNSHIP

The petitioner hereby states:

- A. That the property is unincorporated and is not included within any other municipality.
- B. The total area is approximately 13.39 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 0.

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

Dated this 24 day of june, 2025

Signed by:

0E9A4CBBFD2F491...

Signature

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

RE: Orderly Annexation Petition: AJK MANKATO HOLDINGS LLC (Blue Earth County
PID Blue Earth County PID R430903200005)

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 July 15, 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:

That part of the easterly 20 acres of the Northeast Quarter of the
Northeast Quarter and the North Half of the Southeast Quarter of the
Northeast Quarter, all in Section 3, Township 108, Range 26, Blue
Earth County, Minnesota, lying westerly of the railroad right of way.

Date July 15, 2025

Signature Paul Fogal
Clerk

**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 owner(s) of property in Exhibit A and containing approximately 13.39 acres; 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 in order for city services to be extended for development purposes; and

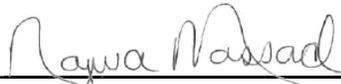
WHEREAS, there are zero (0) persons living on the subject property; and

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 22nd day of September, 2025



Najwa Massad
Mayor

Attest: 

Renae Kopischke, MMC
City Clerk

Exhibit A

Per Document 614CR972

Existing legal description:

That part of the easterly 20 acres of the Northeast Quarter of the Northeast Quarter and the North Half of the Southeast Quarter of the Northeast Quarter, all in Section 3, Township 108, Range 26, Blue Earth County, Minnesota, lying westerly of the railroad right of way.

Upon platting of the The Station plat

Lot 1 and Lot 2, Block 1, The Station subdivision.

Aerial Map



Date: July 2025

Author:

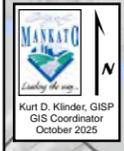
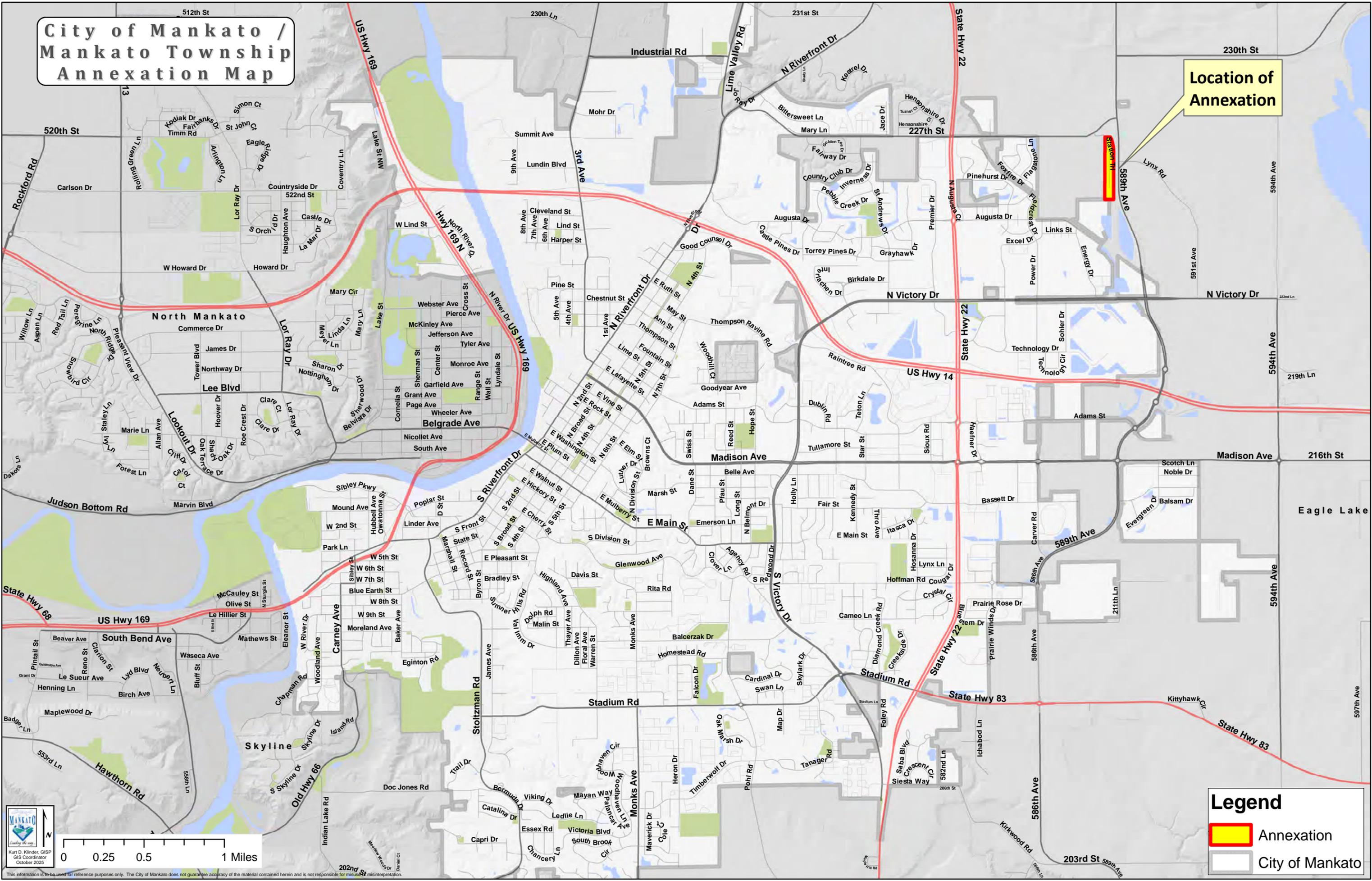
This information is to be used for reference purposes only. The City of Mankato does not guarantee accuracy of the material contained herein and is not responsible for misuse or misinterpretation.

City of Mankato / Mankato Township Annexation Map

Location of
Annexation

Legend

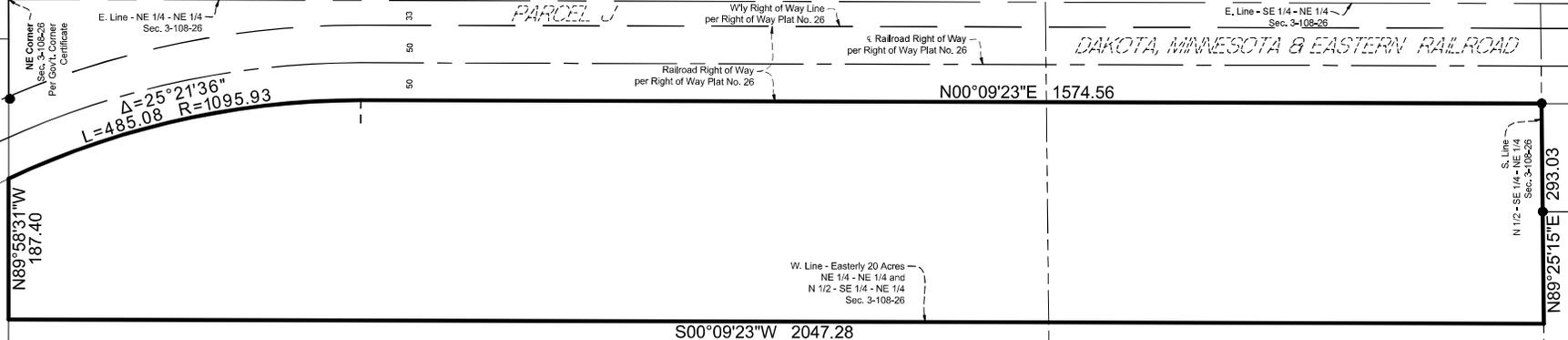
- Annexation
- City of Mankato



This information is to be used for reference purposes only. The City of Mankato does not guarantee accuracy of the material contained herein and is not responsible for misuses or misinterpretation.



BLUE EARTH COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 26
CSAH NO. 12 (589 AVENUE) PARCEL I



THIS DOCUMENT IS THE PROPERTY OF I & S GROUP, INC. AND MAY NOT BE USED, COPIED OR DUPLICATED WITHOUT PRIOR WRITTEN CONSENT. © 2024 I & S GROUP, INC.

PROJECT

THE STATION

MANKATO MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	25-32735
CAD FILE NAME	32735 ANNEX
DRAWN BY	KA
DESIGNED BY	—
REVIEWED BY	REK
ORIGINAL ISSUE DATE	6/23/25
CLIENT PROJECT NO.	—

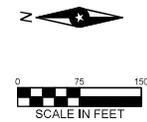
TITLE
ANNEXATION SKETCH

EXISTING DESCRIPTION:
(Per Doc. 614CR972)

That part of the easterly 20 acres of the Northeast Quarter of the Northeast Quarter and the North Half of the Southeast Quarter of the Northeast Quarter, all in Section 3, Township 108, Range 26, Blue Earth County, Minnesota, lying westerly of the railroad right of way.

NOTES:

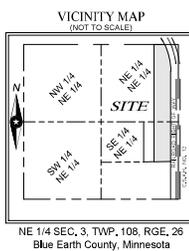
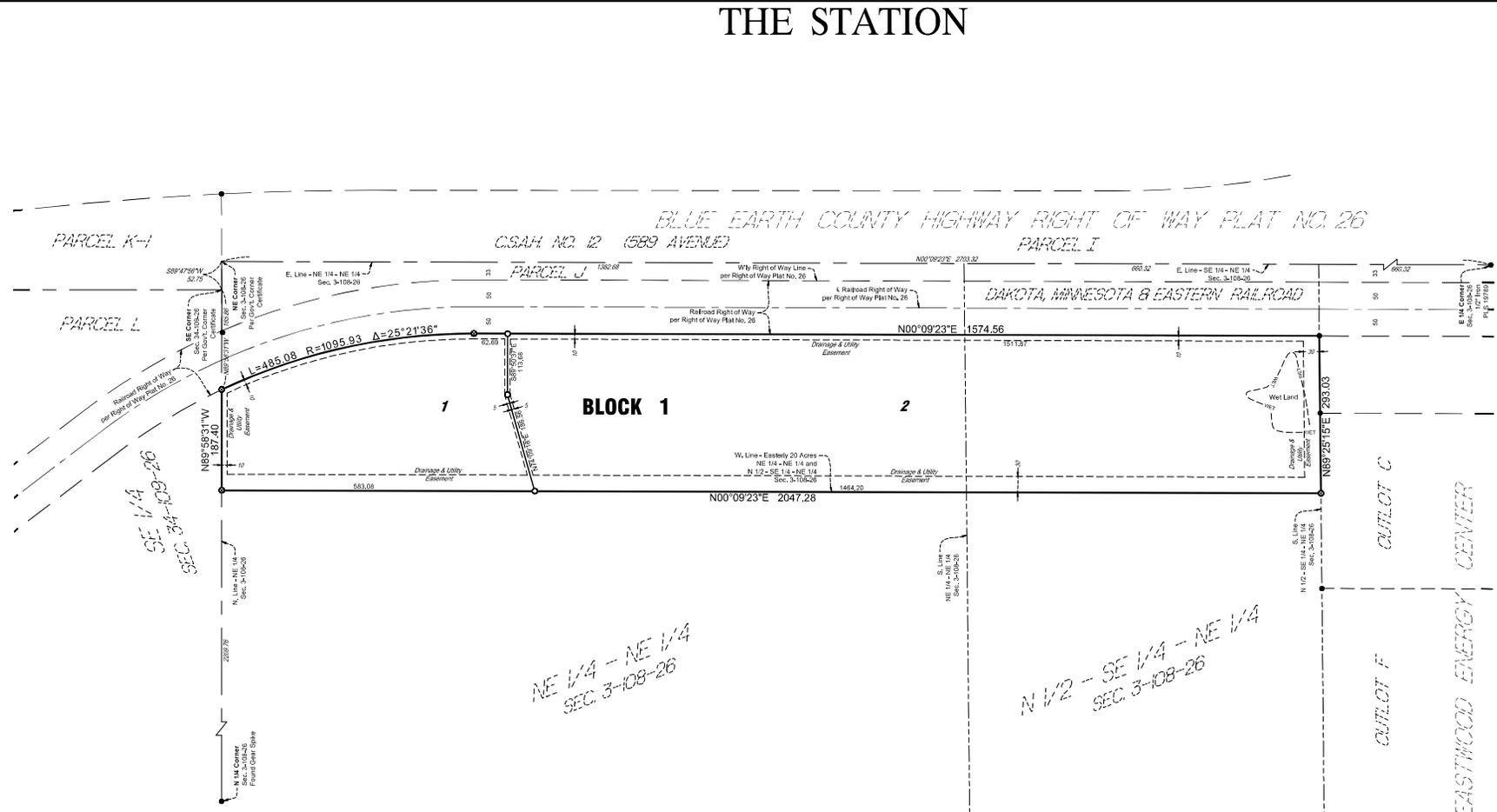
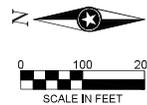
- Orientation of this bearing system is based on the north line of the Northeast Quarter of Section 3-108-26. Said line bears North 89 degrees 58 minutes 31 seconds West.
- Area = 13.39 acres



NE 1/4 - NE 1/4
SEC. 3-108-26

N 1/2 - SE 1/4 - NE 1/4
SEC. 3-108-26

FINAL PLAT FOR REVIEW
THE STATION



BEARING NOTE:
 The orientation of this bearing system is based on the east line of NE 1/4 of Sec. 3, Twp. 108, Rge. 26, said line bears North 01 degrees 08 minutes 23 seconds East.

- LEGEND**
- Iron Monument Found
 - Indicates 1/2" DIA. x 18" Long Solid Iron Pipe Set With Plastic Cap Marked By ISG, License No. 61565 to be set before time of recording.
 - Indicates 1/2" DIA. x 18" Long Solid Iron Pipe Set With Plastic Cap Marked By ISG, License No. 61565 to be set within one year of recording.
 - - - WET - Wet Land Line

INSTRUMENT OF DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS: That AJK Mankato Holdings, LLC, a Minnesota limited liability company, owner of the following described property:

That part of the easterly 20 acres of the Northeast Quarter of the Northeast Quarter and the North Half of the Southeast Quarter of the Northeast Quarter, all in Section 3, Township 108, Range 26, Blue Earth County, Minnesota, lying westerly of the railroad right of way.

Has caused the same to be surveyed and platted as **THE STATION** and does hereby dedicate to the public, for public use, the drainage easement as created by this plat.

In witness whereof said AJK Mankato Holdings, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this _____ day of _____, 20____.

Signed: AJK Mankato Holdings, LLC

Chief Manager _____
 State of _____
 County of _____

This instrument was acknowledged before me on _____, 20____ by _____, Chief Manager of AJK Mankato Holdings, LLC, a Minnesota limited liability company.

Notary Public: _____
 My Commission Expires _____

SURVEYOR'S CERTIFICATE

I, Ryan E. Kothoff, 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 designated 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 this _____ day of _____, 20____.

Ryan E. Kothoff, Land Surveyor
 Minnesota License No. 01595

State of Minnesota
 County of Blue Earth

This instrument was acknowledged before me on _____, 20____ by Ryan E. Kothoff, Licensed Land Surveyor.

Kent A. Hays
 Notary Public, Minnesota
 My Commission Expires Jan. 31, 2030

MANKATO PLANNING COMMISSION

Be it known that on this _____ day of _____, 20____ the Planning Commission of the City of Mankato did duly review this plat of **THE STATION**.

Chair Person _____ Secretary _____

CITY COUNCIL, CITY OF MANKATO, MINNESOTA

This plat of **THE STATION** was approved and accepted by the City Council of the City of Mankato, Minnesota at a regular meeting thereof held this _____ day of _____, 20____ and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

Mayor _____ Clerk _____

TITLE OPINION

I, _____ Licensed Attorney, State of Minnesota, do hereby certify that the owners as indicated hereon represent all ownership interest in the land encompassed by this plat.

Licensed Attorney _____

BLUE EARTH COUNTY PROPERTY AND ENVIRONMENTAL RESOURCES

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 _____, 20____.

Blue Earth County Property and Environmental Resources Director _____

COUNTY RECORDER, BLUE EARTH COUNTY, MINNESOTA

I hereby certify that this plat of **THE STATION** was filed in the office of the County Recorder for public record on this _____ day of _____, 20____ at _____ o'clock _____ M. and was duly filed in Book _____ of Plats, page _____ as Document No. _____.

Blue Earth County, County Recorder _____



JOB # 2379 DATE: 8/16/25