

REC'D BY
MMB

OCT 02 2006

RESOLUTION OF THE CITY OF MANKATO APPROVING ANNEXATION OF
PROPERTY IN ACCORDANCE WITH THE ORDERLY ANNEXATION AGREEMENT
WITH MANKATO TOWNSHIP

WHEREAS, a petition has been submitted by the owner of property located part of the South 60 acres of the West Half of the Southeast Quarter of Section 21, Township 108 North, Range 26 West (Exhibit "A"); and

WHEREAS, the property is legally described in the attached petition; 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 has no objection to the annexation of the described property and the City of Mankato hereby annexes said property per M.S. 414.0325.

Upon receipt of this resolution and an annexation petition approved by each party to the joint resolution, the Municipal Board may review and comment, but shall, within thirty (30) days, order annexation in accordance with the terms of this joint resolution when an annexation petition is presented to the Municipal Board.

Passed this 11 day of September, 2006.



Mayor

ATTEST: Cheryl Stenquist
City Clerk

Exhibit A

That part of the South 60 acres of the West Half of the Southeast Quarter of Section 21 Township 108 North Range 26 West, Blue Earth County, Minnesota, described as:

Commencing at the South Quarter Corner of Section 21; thence South 89 degrees 53 minutes 13 seconds East (assumed bearing) along the South line of the Southeast Quarter of Section 21 a distance of 555.69 feet to a point on the Easterly right-of-way line of Highway 22 Subdivision, according to the plat thereof on file and of record with the Blue Earth County Recorder; said point being the point of beginning; thence North 00 degrees 06 minutes 47 East, along said easterly line 33.00 feet; thence North 89 degrees 53 minutes 13 seconds West, along said easterly line, 218.82 feet; thence North 09 degrees 08 minutes 23 seconds East, along the easterly line of Highway 22 Subdivision, 1289.70 feet to the point of curvature of a circular curve to the right; thence northerly along said easterly line, along a 3199.05 foot radius curve, Central Angle= 10 degrees 02 minutes 53 seconds, an arc distance of 561.02 feet; thence South 70 degrees 48 minutes 44 seconds East, along said easterly line, radially to said curve, 35.00 feet to a point on a circular curve which center of radius bears South 70 degrees 48 minutes 44 seconds East; thence northerly along the easterly line of Highway 22 Subdivision, along a 3164.05 foot radius curve, Central Angle = 02 degrees 38 minutes 42 seconds, an arc distance of 146.06 feet to the point of intersection of said easterly line with the North line of the South Half of the Northwest Quarter of the Southeast Quarter of Section 21; thence South 89 degrees 43 minutes 31 seconds East, along said North line, 530.21 feet to the Northeast Corner of the South Half of the Northwest Quarter of the Southeast Quarter of Section 21; thence South 00 degrees 48 minutes 40 seconds East, along the East line of the West Half of the Southeast Quarter of Section 21. a distance of 1974.49 feet to the Southeast Corner of the Southwest Quarter of the Southeast Quarter of Section 21; thence North 89 degrees 53 minutes 13 seconds West, along the South line of the Southeast Quarter of Section 21. a distance of 765.59 feet to the point of beginning.

TO: Department of Administration
Municipal Boundary Adjustments
300 Centennial Office Building
658 Cedar Street
St. Paul, MN 55155

REC'D BY
MMB

OCT 02 2006

RE: Orderly Annexation Petition: Ron Kibble

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 July 19, 2006 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.

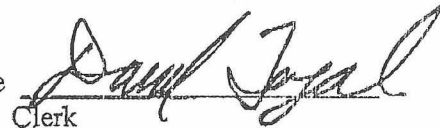
See Exhibit "A"

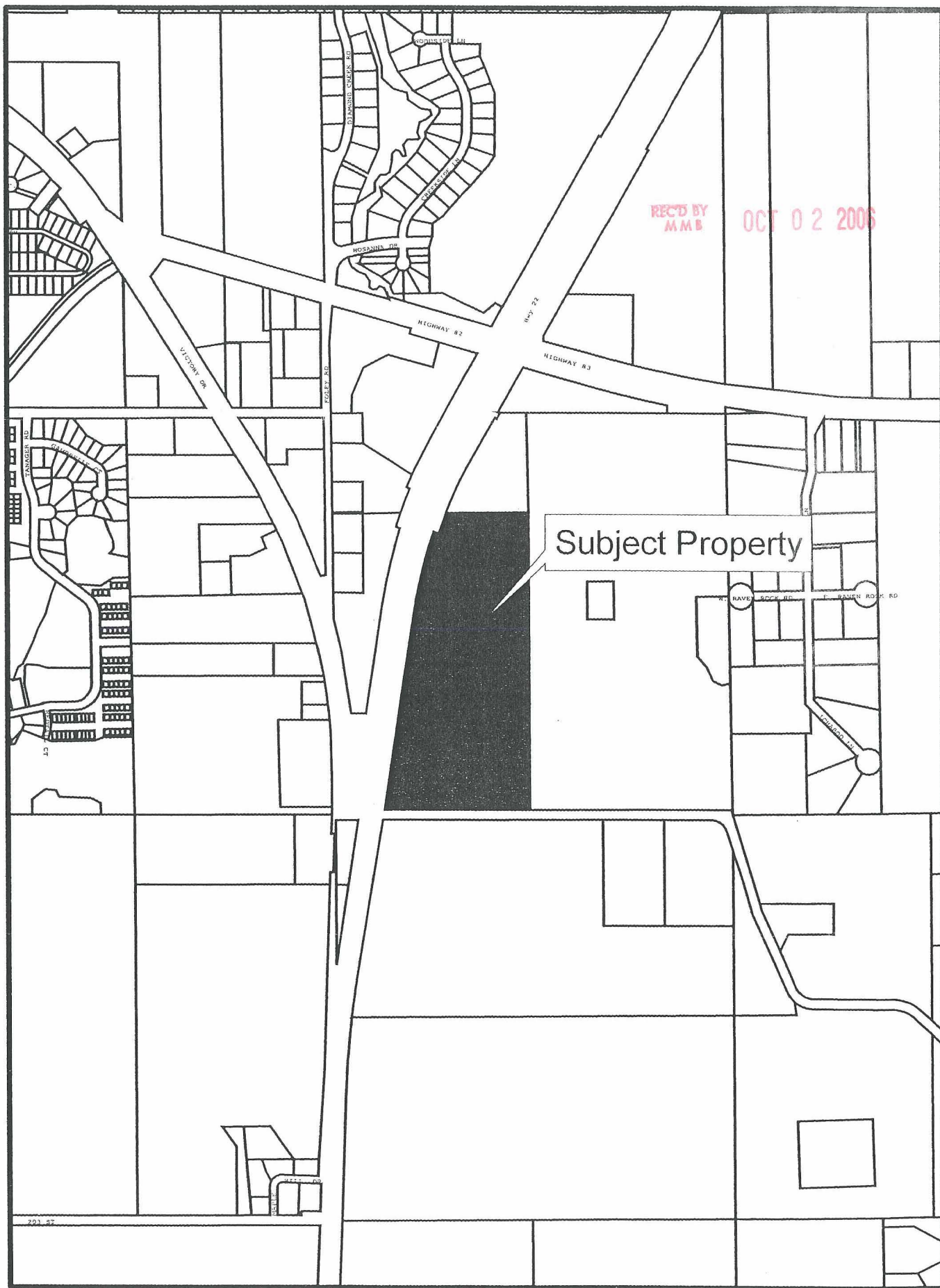
Upon receipt of this resolution and an annexation petition approved by each party, the Municipal Board may review and comment, but shall, within thirty (30) days, order annexation in accordance with the terms of this joint resolution when an annexation petition is presented to the Municipal Board.

Date 7-19-06

Signature

Clerk

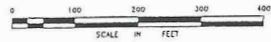




0 250 500 Feet



MONUMENT FOUND
ANCHOR
CONTROL POINT
TRAFFIC SIGN
TELEPHONE PEDESTAL
TILE INLET
CATV PEDESTAL
UTILITY POLE
ELECTRIC UNDERGROUND
ELECTRIC OVERHEAD
TELEPHONE UNDERGROUND
UTILITY OVERHEAD
STORM SEWER
INTERMEDIATE CONTOURS
INDEX CONTOURS
ACCESS CONTROL
CATV FIBER



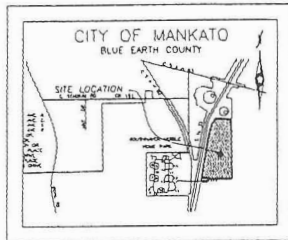
PROPOSED ZONING: R-2 ONE AND TWO FAMILY DWELLING DISTRICT

Front
Side
Rear

MINIMUM LOT AREA	
One Family	8,000 square feet
Two Family	8,000 square feet
All other uses	8,000 square feet

MINIMUM LOT WIDTH	
One Family	50' at the front setback line
All other uses	60' at the front setback line

Utilities: Underground utility lines and structures are shown in an approximate way only, according to information provided by others. A request that utilities be located for this survey was made through Gopher State One Call (Ticket No. 44703414). The underground utility lines and structures shown in this map represent the information provided to Bostin & Mann, Inc. as a result of that request. The survey data does not guarantee that the information provided was complete or accurate. The surveyor does not guarantee that there are no other underground utility lines and structures, active or abandoned, on or adjacent to the subject property.



NOT TO SCALE

BLOCK ONE		BLOCK THREE		BLOCK FOUR	
LOT 1	16844.50 FT	LOT 1	12926.50 FT	LOT 1	14248.50 FT
LOT 2	15070.50 FT	LOT 2	9131.50 FT	LOT 2	11700.50 FT
LOT 3	16771.50 FT	LOT 3	9536.50 FT	LOT 3	11700.50 FT
LOT 4	11700.50 FT	LOT 4	9821.50 FT	LOT 4	11700.50 FT
LOT 5	18250.50 FT	LOT 5	10188.50 FT	LOT 5	11700.50 FT
LOT 6	1824.50 FT	LOT 6	10367.50 FT	LOT 6	11700.50 FT
LOT 7	16813.50 FT	LOT 7	10567.50 FT	LOT 7	11700.50 FT
LOT 8	16824.50 FT	LOT 8	10507.50 FT	LOT 8	11681.50 FT
LOT 9	16721.50 FT	LOT 9	10508.50 FT	LOT 9	11681.50 FT
LOT 10	16824.50 FT	LOT 10	10328.50 FT	LOT 10	11681.50 FT
LOT 11	14294.50 FT	LOT 11	10112.50 FT	LOT 11	14297.50 FT
LOT 12	12446.50 FT	LOT 12	10232.50 FT		
LOT 13	16650.50 FT	LOT 13	10232.50 FT		
		LOT 14	14375.50 FT		
		LOT 15	11733.50 FT		
BLOCK TWO				BLOCK FIVE	
LOT 1	12741.50 FT	LOT 16	9674.50 FT	LOT 1	79423.50 FT (1.82 ACRES)
LOT 2	23840.50 FT	LOT 17	10184.50 FT	OUTLET A	117708.50 FT (4.07 ACRES)
LOT 3	23980.50 FT	LOT 18	10895.50 FT	OUTLET B	11544.50 FT (0.26 ACRES)
LOT 4	16154.50 FT	LOT 19	10650.50 FT	OUTLET C	9911.50 FT (4.38 ACRES)
LOT 5	18120.50 FT	LOT 20	10950.50 FT		
LOT 6	15612.50 FT	LOT 21	10950.50 FT	RIGHT OF WAY S. 1/4, Sec. 24, T46N, R23E, S23, S31 (5.71 ACRES)	
		LOT 22	10950.50 FT		
		LOT 23	10950.50 FT		
		LOT 24	10950.50 FT		
		LOT 25	10950.50 FT		
		LOT 26	10625.50 FT		
		LOT 27	10799.50 FT		
		LOT 28	12755.50 FT		

that part of the South 60 acres in the West half of the Southeast Quarter of Section 21 Township 108 North Range 26 West, Blue Earth County, Minnesota, described as follows:

Corner of Section 21; thence South degree 55 minutes 13 seconds East (bearing being along the South Commencement of the South Quarter of Section 21) a distance of 555.69 feet to a point on the Easterly right-of-way line of Highway 22 Subdivision, according to the plat thereon in file and record with the Blue Earth County Recorder; said point being the point of beginning; thence North 00 degrees 08 minutes 13 seconds East (bearing being along the South Commencement of the South Quarter of Section 21) a distance of 109.08 feet to the North 08 degrees 08 minutes 23 seconds East, along the westerly line of Highway 22 Subdivision, 1289.10 feet to the point of curvature of a circular curve to the right; thence northerly along said westerly line, along a 519.05 foot radius curve, Central angle 40 degrees 40 minutes 40 seconds, to the point of tangency; thence northerly along the westerly line of Highway 22 Subdivision, 1289.10 feet, radially to said curve, 35.00 feet to a point on a circular curve which center of radius bears 70 degrees 48 minutes 44 seconds East; thence northerly along the westerly line of Highway 22 Subdivision, along a 3184.05 foot radius curve, Central angle = 62 degrees 36 minutes 36 seconds, to the point of tangency; thence northerly along the westerly line of Highway 22 Subdivision, 1289.10 feet to the Northwest Quarter of the Southeast Quarter of Section 21; thence South 89 degrees 45 minutes 31 seconds East, along said North line, 530.21 feet to the point of beginning; thence South 89 degrees 45 minutes 31 seconds East, along the westerly line of Highway 22 Subdivision, 40 seconds East, along the East line of the West half of the Southeast Quarter of Section 21, a distance of 1974.49 feet to the Southeast Corner of the Southeast Quarter of the Southeast Quarter of Section 21; thence North 89 degrees 55 minutes 13 seconds East, along the East line of the West half of the Southeast Quarter of Section 21, a distance of 555.69 feet to the point of beginning. Said tract contains 36.37 acres, subject to an easement for Township Road purposes over and across the southerly 33.00 feet of

OWNER/DEVELOPER
MANKATO PROPERTIES, LLC
11874 Portland Avenue
Minneapolis, MN 55337

I hereby certify that this survey 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.

Anne Fowlds
 Anne Fowlds
 Date 6-6-06 License No. 26748

PRELIMINARY PLAT
MANKATO, MINNESOTA

BOLTON & MENK, INC.
Consulting Engineers & Surveyors
1950 PREMIER DRIVE, MANKATO, MN 56001 (507) 625-4171
MANKATO, MN FARMINGTON, MN SLEEPY EYE, MN WILLMAR, MN
BURNSVILLE, MN CHASKA, MN AUSTIN, MN

PART OF THE SOUTHEAST QUARTER
SECTION 21-108-28

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c:\pwworking\1737060\CA0137060PM1.DWG 06-06-2016 1:20p.m.

E:\PRIV\W3438484\2\36484401.CPH

JOB NUMBER: M17,37040

P26-P100-021-42,43

REC'D BY
M M B

OCT 02 2006

OFFICIAL PLAT COPY

PRESERVE SUBDIVISION

INSTRUMENT OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That Mankato Properties, LLC, owners and proprietors of the following described property to wit:

That part of the South 60 acres of the West Half of the Southeast Quarter of Section 21 Township 108 North Range 26 West, Blue Earth County, Minnesota, described as:

Commencing at the South Quarter Corner of Section 21; thence South 89 degrees 53 minutes 13 seconds East (assumed bearing) along the South line of the Southeast Quarter of Section 21, a distance of 555.69 feet to a point on the Eastern right-of-way line of Highway 22 Subdivision, according to the plat thereon on file and of record with the Blue Earth County Recorder, said point being the point of beginning; thence North 00 degrees 06 minutes 47 East, along said easterly line 33.00 feet; thence North 89 degrees 53 minutes 13 seconds West, along said easterly line, 218.82 feet; thence North 02 degrees 08 minutes 23 seconds East, along the easterly line of Highway 22 Subdivision, 1289.70 feet to the point of curvature of a circular curve to the right; thence northerly along said easterly line, along a 3199.05 foot radius curve, Central Angle= 10 degrees 02 minutes 53 seconds, an arc distance of 561.02 feet; thence South 70 degrees 48 minutes 44 seconds East, along said easterly line, radially to said curve, 35.00 feet to a point on a circular curve which center of radius bears South 30 degrees 48 minutes 44 seconds East; thence northerly along the easterly line of Highway 22 Subdivision, along a 3164.05 foot radius curve, Central Angle = 02 degrees 38 minutes 42 seconds, an arc distance of 148.56 feet to the point of intersection of said easterly line with the North line of the South Half of the Northwest Quarter of the Southeast Quarter of Section 21; thence South 89 degrees 43 minutes 31 seconds East, along said North line, 530.21 feet to the Northeast Corner of the South Half of the Northwest Quarter of the Southeast Quarter of Section 21; thence South 00 degrees 48 minutes 40 seconds East, along the East line of the West Half of the Southeast Quarter of Section 21, a distance of 1374.49 feet to the Southeast Corner of the Southeast Quarter of the Southeast Quarter of Section 21; thence North 89 degrees 53 minutes 13 seconds West, along the South line of the Southeast Quarter of Section 21, a distance of 765.59 feet to the point of beginning.

Has caused the same to be surveyed and plotted as PRESERVE SUBDIVISION and does hereby donate and dedicate to the public for the public use forever the drives, circle and Outlot C; and also dedicating the easements as shown on this plat for drainage and utility or berm purposes only.

IN WITNESS WHEREOF said Mankato Properties, LLC, has caused these presents to be signed by its proper officers this _____ day of _____, 20____.

Gary D. Gangstee, Chief Manager

Howard P. Boever, Operating Manager

NOTARY'S CERTIFICATE

State of Minnesota)
County of _____) ss
The foregoing instrument was acknowledged before me, this _____ day of _____, 20____, by Gary D. Gangstee, Chief Manager and Howard P. Boever, Operating Manager on behalf of Mankato Properties, LLC.

Notary Public

SURVEYOR'S CERTIFICATE

I, Jonele Fowlds, Registered Land Surveyor, certify that I have surveyed and plotted the property described in this plat as PRESERVE SUBDIVISION, that this plat is a correct representation of the survey, that all distances are correctly shown on the plat in feet and hundredths of a foot, that all monuments will be correctly placed in the ground as shown, that the outside boundary lines are correctly designated on the plat and that there are no wet lands as defined in MS 505.02, Subd. 1, or public highways to be designated other than shown.

Jonele Fowlds, Land Surveyor
Minnesota License No. 26748

NOTARY'S CERTIFICATE

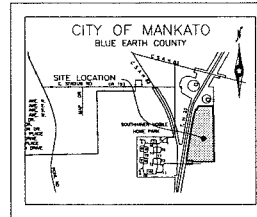
State of Minnesota)
County of Blue Earth) ss
The foregoing Surveyor's Certificate was acknowledged before me this _____ day of _____, 20____, by Jonele Fowlds, Land Surveyor, Minnesota License No. 26748.

Notary Public, Blue Earth County, Minnesota
My Commission Expires 1-31-2010

TITLE OPINION

I, Tom Cutshall, licensed attorney, State of Minnesota, do hereby certify that the owners as indicated herein, represent all ownership interest in the land encompassed by this plat.

Tom Cutshall, Attorney



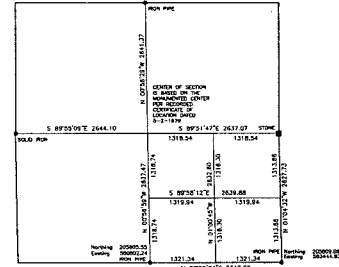
VICINITY MAP

NOT TO SCALE

BLOCK ONE
LOT 1 19648 SQ FT
LOT 2 10881 SQ FT
LOT 3 16770 SQ FT
LOT 4 11770 SQ FT
LOT 5 18281 SQ FT
LOT 6 18248 SQ FT
LOT 7 18813 SQ FT
LOT 8 18141 SQ FT
LOT 9 18731 SQ FT
LOT 10 15388 SQ FT
LOT 11 14294 SQ FT
LOT 12 13448 SQ FT
LOT 13 16605 SQ FT

BLOCK TWO
LOT 1 12743 SQ FT
LOT 2 12898 SQ FT
LOT 3 12882 SQ FT
LOT 4 13159 SQ FT
LOT 5 16129 SQ FT
LOT 6 15613 SQ FT

BLOCK THREE
LOT 1 12928 SQ FT
LOT 2 11611 SQ FT
LOT 3 10554 SQ FT
LOT 4 8951 SQ FT
LOT 5 10185 SQ FT
LOT 6 10387 SQ FT
LOT 7 10567 SQ FT
LOT 8 10007 SQ FT
LOT 9 10508 SQ FT
LOT 10 10708 SQ FT
LOT 11 10112 SQ FT
LOT 12 10233 SQ FT
LOT 13 10229 SQ FT
LOT 14 14927 SQ FT
LOT 15 11333 SQ FT
LOT 16 8674 SQ FT
LOT 17 10194 SQ FT
LOT 18 10485 SQ FT
LOT 19 10592 SQ FT
LOT 20 10650 SQ FT
LOT 21 10950 SQ FT
LOT 22 10990 SQ FT
LOT 23 10950 SQ FT
LOT 24 10990 SQ FT
LOT 25 10920 SQ FT
LOT 26 10839 SQ FT
LOT 27 10799 SQ FT
LOT 28 15755 SQ FT



SECTION 21-108-26

SECTION BREAKDOWN

NOT TO SCALE

BLOCK FOUR
LOT 1 14288 SQ FT
LOT 2 11700 SQ FT
LOT 3 11700 SQ FT
LOT 4 11700 SQ FT
LOT 5 11700 SQ FT
LOT 6 11700 SQ FT
LOT 7 11700 SQ FT
OUTLOT A 17708 SQ FT (4.87 ACRES)
OUTLOT B 11664 SQ FT (0.27 ACRES)
OUTLOT C 19813 SQ FT (4.58 ACRES)
OUTLOT D 79423 SQ FT (1.82 ACRES)
OUTLOT E 15816 SQ FT (3.64 ACRES)
RIGHT OF WAY 248764 SQ FT (5.71 ACRES)

REVIEW

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

Chairman

Secretary

APPROVALS

Be it known that on this the _____ day of _____, 20____, the City Council of the City of Mankato, did duly approve this plat of PRESERVE SUBDIVISION, and as per MS 505.03 Subd. 2, this plat has been submitted to and written comments and recommendations have been received from the Blue Earth County Highway Engineer and the Commissioner of Transportation.

Mayor

City Clerk

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 transfer has been entered on the land described herein on the _____ day of _____, 20____.

Director of Taxpayer Services

COUNTY RECORDER

I hereby certify that this plat was filed in this office this on the _____ day of _____, 20____, at _____ o'clock _____ M., and was duly recorded in _____ Book _____ of Plots, Number _____ at

Blue Earth County Recorder

SHEET 1 OF 2

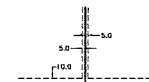
THIS PLAT PREPARED BY BOLTON & MENK, INC.

OFFICIAL PLAT COPY



Curve	Radius	Length	Dist	Chord	Central Bearing
C1	3198.05	26.01	10702.33	560.20	N 130° 26' 17" E
C2	3198.05	26.01	10702.33	560.20	N 130° 26' 17" E
C3	721.32	17.32	1730.98	174.80	N 00° 52' 58" E
C4	721.32	17.32	1730.98	174.80	N 00° 52' 58" E
C5	80.00	20.93	267.98	7.00	N 130° 26' 17" E
C6	80.00	20.93	267.98	7.00	N 130° 26' 17" E
C7	60.00	14.15	145.96	4.87	N 00° 52' 58" E
C8	60.00	14.15	145.96	4.87	N 00° 52' 58" E
C9	60.00	14.15	145.96	4.87	N 00° 52' 58" E
C10	60.00	14.15	145.96	4.87	N 00° 52' 58" E
C11	60.00	14.15	145.96	4.87	N 00° 52' 58" E
C12	26.00	17.91	311.90	14.74	N 00° 52' 58" E
C13	26.00	17.91	311.90	14.74	N 00° 52' 58" E
C14	2516.66	48.89	675.98	11.89	N 132° 13' 50" E
C15	2516.66	48.89	675.98	11.89	N 132° 13' 50" E
C16	2516.66	48.89	675.98	11.89	N 132° 13' 50" E
C17	2516.66	48.89	675.98	11.89	N 132° 13' 50" E
C18	2516.66	48.89	675.98	11.89	N 132° 13' 50" E
C19	2516.66	48.89	675.98	11.89	N 132° 13' 50" E
C20	2516.66	48.89	675.98	11.89	N 132° 13' 50" E
C21	2516.66	48.89	675.98	11.89	N 132° 13' 50" E
C22	2516.66	48.89	675.98	11.89	N 132° 13' 50" E
C23	2516.66	48.89	675.98	11.89	N 132° 13' 50" E
C24	2516.66	48.89	675.98	11.89	N 132° 13' 50" E
C25	2516.66	48.89	675.98	11.89	N 132° 13' 50" E
C26	2516.66	48.89	675.98	11.89	N 132° 13' 50" E
C27	2516.66	48.89	675.98	11.89	N 132° 13' 50" E
C28	2516.66	48.89	675.98	11.89	N 132° 13' 50" E
C29	2516.66	48.89	675.98	11.89	N 132° 13' 50" E
C30	2516.66	48.89	675.98	11.89	N 132° 13' 50" E
C31	2516.66	48.89	675.98	11.89	N 132° 13' 50" E
C32	2516.66	48.89	675.98	11.89	N 132° 13' 50" E
C33	2516.66	48.89	675.98	11.89	N 132° 13' 50" E
C34	2516.66	48.89	675.98	11.89	N 132° 13' 50" E
C35	2516.66	48.89	675.98	11.89	N 132° 13' 50" E
C36	2516.66	48.89	675.98	11.89	N 132° 13' 50" E
C37	2516.66	48.89	675.98	11.89	N 132° 13' 50" E
C38	2516.66	48.89	675.98	11.89	N 132° 13' 50" E
C39	2516.66	48.89	675.98	11.89	N 132° 13' 50" E
C40	2516.66	48.89	675.98	11.89	N 132° 13' 50" E
C41	2516.66	48.89	675.98	11.89	N 132° 13' 50" E
C42	2516.66	48.89	675.98	11.89	N 132° 13' 50" E
C43	2516.66	48.89	675.98	11.89	N 132° 13' 50" E
C44	2516.66	48.89	675.98	11.89	N 132° 13' 50" E
C45	2516.66	48.89	675.98	11.89	N 132° 13' 50" E
C46	2516.66	48.89	675.98	11.89	N 132° 13' 50" E
C47	2516.66	48.89	675.98	11.89	N 132° 13' 50" E
C48	2516.66	48.89	675.98	11.89	N 132° 13' 50" E
C49	2516.66	48.89	675.98	11.89	N 132° 13' 50" E
C50	2516.66	48.89	675.98	11.89	N 132° 13' 50" E
C51	2516.66	48.89	675.98	11.89	N 132° 13' 50" E
C52	2516.66	48.89	675.98	11.89	N 132° 13' 50" E
C53	2516.66	48.89	675.98	11.89	N 132° 13' 50" E
C54	2516.66	48.89	675.98	11.89	N 132° 13' 50" E
C55	2516.66	48.89	675.98	11.89	N 132° 13' 50" E
C56	2516.66	48.89	675.98	11.89	N 132° 13' 50" E
C57	2516.66	48.89	675.98	11.89	N 132° 13' 50" E
C58	2516.66	48.89	675.98	11.89	N 132° 13' 50" E
C59	2516.66	48.89	675.98	11.89	N 132° 13' 50" E
C60	2516.66	48.89	675.98	11.89	N 132° 13' 50" E

DRAINAGE & UTILITY EASEMENTS ARE SHOWN THIS:



BEING 3.0 FEET IN WIDTH, ADJOINING SIDE LOT LINES, AND 10.0 FEET IN WIDTH ADJOINING STREET LINES AND REAR LOT LINES, AS SHOWN ON THE PLAT, UNLESS OTHERWISE INDICATED.

LEGEND

- 3/4" IRON PIPE MONUMENT SET
 MARKED BY REG. NO. 26748
 ● MONUMENT FOUND
 ▲ WETLAND
 — ○ — ACCESS CONTROL PER MNDOT
 RIGHT OF WAY MAP NO. 35-14

SHEET 2 OF 2

THIS PLAN PREPARED BY BOLTON & MENK, INC.