

ROMEY HINZ ADDITION
PRELIMINARY AND FINAL PLAT

THE CITY OF NORTH MANKATO

SUBJECT: Preliminary & Final Plat of Romey Hinz Addition
APPLICANT: Belgrade Business Center, LLC
LOCATION: Lots 7,8 and 9, Block 2, North Mankato Original Plat
EXISTING ZONING: Central Business District (CBD)
DATE OF HEARING: October 12, 2023
DATE OF REPORT: October 4, 2023
REPORTED BY: Mike Fischer, Community Development Director

APPLICATION SUBMITTED

Request to replat Lots 7, 8 and 9, Block 2, North Mankato Original Plat

COMMENT

In 2019, the applicant submitted a preliminary and final plat of Romey Hinz Addition which the Planning Commission recommended approval of. Upon review by the City Council, there was no formal action taken as the Council requested that a pedestrian access easement be incorporated to allow public access on an existing sidewalk located on the west side of the Frandsen Bank building between the Belgrade sidewalk to the parking lot. Since that time, the replatting application had remained idle as full development of the property never occurred.

The 2019 replat was requested to accommodate the construction of a new Fransen Bank and a proposed new restaurant on property previously occupied by a gas station and bank drive-thru. While the bank was constructed, the restaurant was never built,

While there is not a proposed development on the vacant land next to Frandsen Bank at this time, the property owner is requesting to replat the property to prepare it for future development. Attached as Exhibit A is the preliminary plat of Romey Hinz Addition which shows the property including Frandsen Bank, the parking lot and vacant property adjacent to the bank which is available for development. Exhibit B is the final plat of Romey Hinz Addition which is a two-lot subdivision with Frandsen Bank on Lot 2 and Lot 1 which would accommodate future development. As the parking lot is located on both Lots 1 and 2, the owner will have a formal parking and maintenance agreement with the future owner of Lot 1.

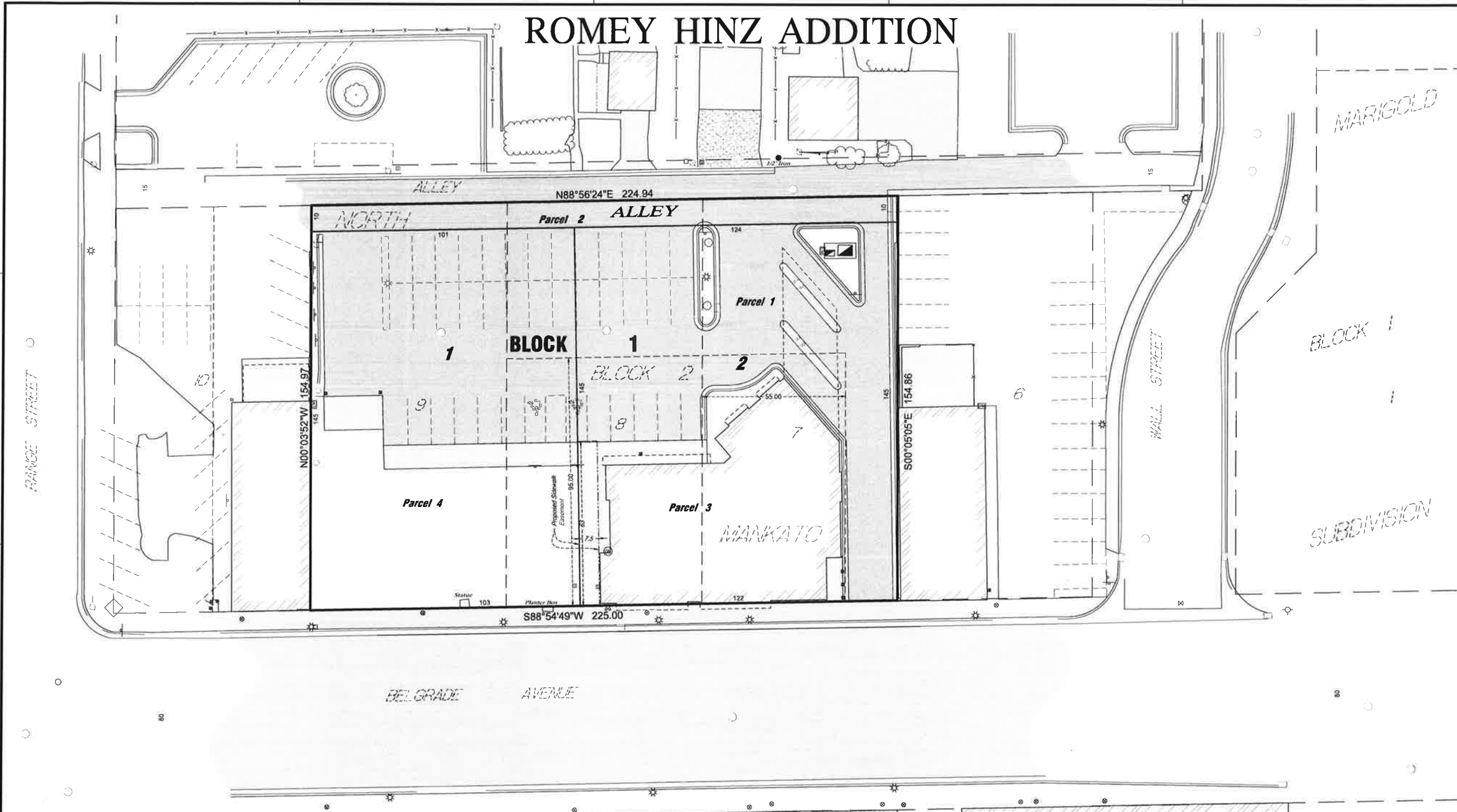
As requested by the City Council, shown on Exhibit C, is the location and description of a public pedestrian access along the west side of Frandsen Bank. Upon approval of the plat, the applicant will sign and record a formal access easement allowing public pedestrian access from the Belgrade Avenue sidewalk to the parking lot.

RECOMMENDATION

Staff recommends approval of the preliminary and final plat of Romey Hinz Addition.



ROMEY HINZ ADDITION



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.

DANIEL L. STUEBER

DRAFT

DATE: 9/25/23 LIC. NO. 43110

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PROJECT
BELGRADE AVENUE DEVELOPMENT

Lot 7, 8, & 9, North Mankato, Nicollet County, Minnesota.

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	18-22258
CAD FILE NAME	22258 PPLAT
DRAWN BY	KH
DESIGNED BY	-
REVIEWED BY	-
ORIGINAL ISSUE DATE	9/25/23
CLIENT PROJECT NO.	-

TITLE

PRELIMINARY PLAT

SHEET **1** OF 1

BENCHMARK HYDRANT
TNFH = 775.86

EXISTING LEGAL DESCRIPTION:
(Per Title Commitment No. 17639.001 - 15926.814)

Parcel 1: Lot Number Seven (7) in Block Number Two (2), except the South 95 feet of the West 55 feet thereof.

Parcel 2: Lot Number Eight (8) in Block Number Two (2), except the South 95 feet thereof.

Parcel 3: The South 95 feet of the West 55 feet of Lot Number Seven (7) in Block Number Two (2) and the South 95 feet of the West 55 feet of Lot Number Eight (8) in Block Number Two (2).

Parcel 4: Lot Number Nine (9) in Block Number Two (2).

All in North Mankato, according to the Plat thereof on file and of record in the Office of the Registrar of Deeds in and for Nicollet County, State of Minnesota.

OWNERS / DEVELOPERS:
Belgrade Business Center, LLC
530 South Front Street
Mankato, MN 56001

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

AREA TABLE:
Lot 1 Block 1 = 15,810 sq. ft. - 0.363 acres
Lot 2 Block 1 = 19,035 sq. ft. - 0.437 acres
Total = 34,846 sq. ft. - 0.800 acres

EXISTING PROPERTY:
ZONED: CBD - (Central Business District) (Per City of North Mankato website)

Setbacks:
None

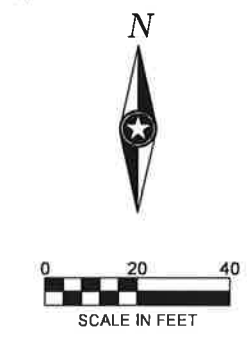
BENCHMARK:
Top Nut Fire Hydrant southeast corner of Belgrade Avenue and Range Street intersection.
Elev=775.86 (NAVD88)

FLOOD ZONE:
The surveyed premises shown on this survey map is in Flood Zone X (areas of 500-year flood; areas of 100-year flood with average depth of less than 1 foot or with drainage areas less than 1 square mile, and areas protected by levees from 100-year flood), according to Flood Insurance Rate Map Community Panel No. 27103C0417 G published by the Federal Emergency Management Agency, effective date July 21, 1998.

NOTE:
A sidewalk easement is in the process of being prepared over the West 7.50 feet of the South 63.00 of proposed Lot 2. Said easement is shown hereon.

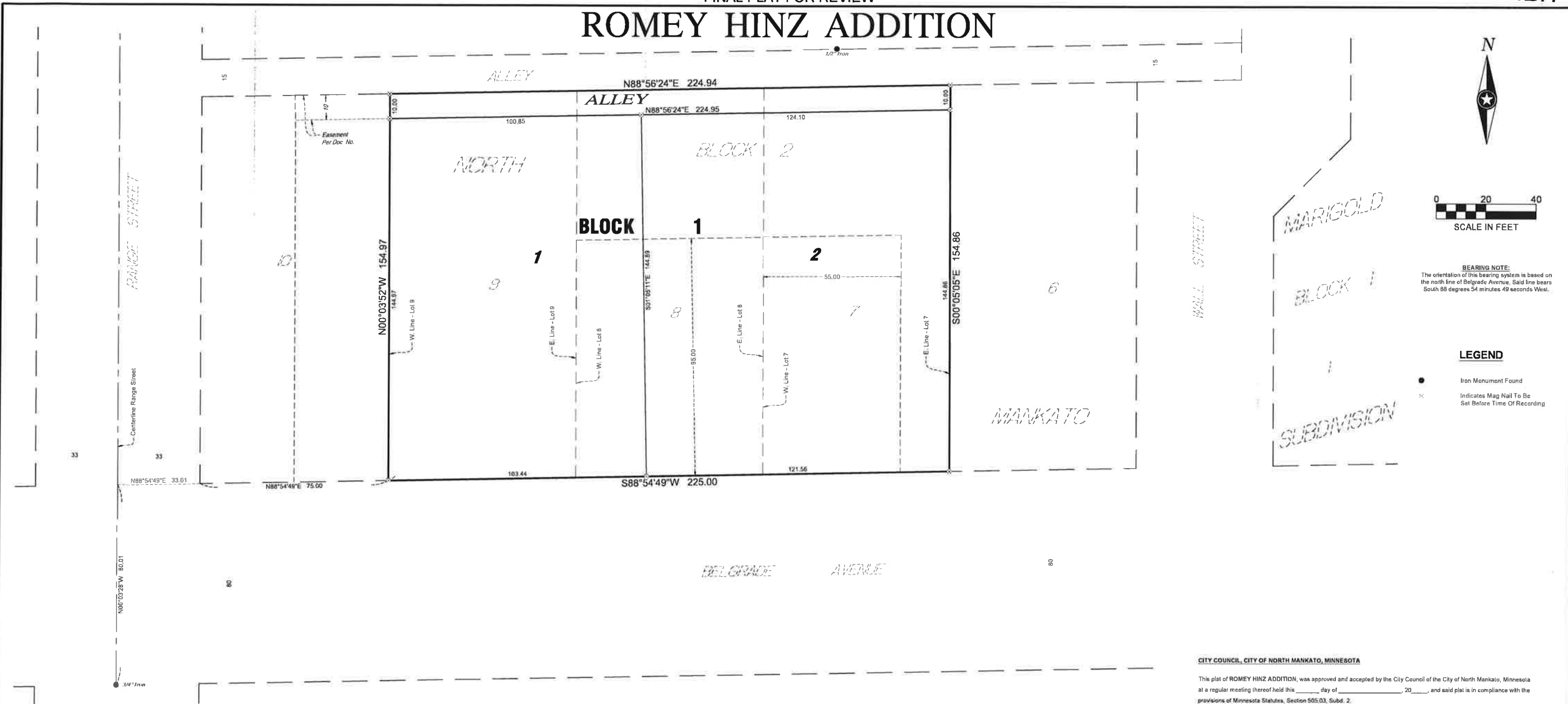
LEGEND

	Bituminous Surface		Iron Monument Found
	Concrete Surface		Electric Meter
	Existing Building		Gas Meter
	Sanitary Sewer Line		Light Pole
	Storm Sewer Line		Utility Pedestal
	Water Line		Air Conditioner
	Overhead Utility Line		Utility Pole/Guy Wire
	Building Canopy Line		Water Valve
	Treeline		Hydrant
	Fence		Curb Stop
	Flag Pole		Manhole/Catch Basin
	Handicapped Parking Stall		Sign
			Post
			Deciduous Tree



BEARING NOTE:
The orientation of this bearing system is based on the north line of Belgrade Avenue. Said line bears South 88 degrees 54 minutes 49 seconds West.

ROMEY HINZ ADDITION



INSTRUMENT OF DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS: That Belgrade Business Center, LLC, a Minnesota limited liability company, owner of the following described property:

- Lot Number Seven (7) in Block Number Two (2), except the South 95 feet of the West 55 feet thereof
- AND
- Lot Number Eight (8) in Block Number Two (2), except the South 95 feet thereof
- AND
- The South 95 feet of the West 55 feet of Lot Number Seven (7) in Block Number Two (2) and the South 95 feet Lot Number Eight (8) in Block Number Two (2)
- AND
- Lot Number Nine (9) in Block Number Two (2).

All in North Mankato, according to the Plat thereof on file and of record in the Office of the Registrar of Deeds in and for Nicollet County, State of Minnesota.
 Has caused the same to be surveyed and platted as **ROMEY HINZ ADDITION** and does hereby dedicate to the public for public use the public way as created by this plat.
 In witness whereof said Belgrade Business Center, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this _____ day of _____, 20____.

Signed: Belgrade Business Center, LLC

Kyle Smith, Chief Manager

State of _____
County of _____

This instrument was acknowledged before me on _____, 20____, by Kyle Smith, Chief Manager, of Belgrade Business Center, LLC, a Minnesota limited liability company.

 (sign)

 (print)
 Notary Public _____
 My Commission Expires _____

SURVEYOR'S CERTIFICATE

I, Daniel L. Slueber 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 wet lands, 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____.

 Daniel L. Slueber, Licensed Land Surveyor
 Minnesota License No. 43110

State of Minnesota
County of Blue Earth

This instrument was acknowledged before me on _____, 20____ by Daniel L. Slueber.

 Kent A. Hays
 Notary Public, Minnesota
 My Commission Expires Jan. 31, 2025

NORTH MANKATO PLANNING COMMISSION

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

 Chair Person _____
 Secretary _____

CITY COUNCIL, CITY OF NORTH MANKATO, MINNESOTA

This plat of **ROMEY HINZ ADDITION**, was approved and accepted by the City Council of the City of North 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, Jared M. Koch, 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.

Jared M. Koch

COUNTY PROPERTY AND PUBLIC SERVICES, NICOLLET COUNTY, MINNESOTA

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____.

Nicollet County Property and Public Services Director

COUNTY RECORDER, NICOLLET COUNTY, MINNESOTA

I hereby certify that this plat of **ROMEY HINZ ADDITION** was filed in the office of the County Recorder this _____ day of _____, 20____, at _____ o'clock _____ M., and was duly filed in Book _____ of Plats, page _____ as Document No. _____.

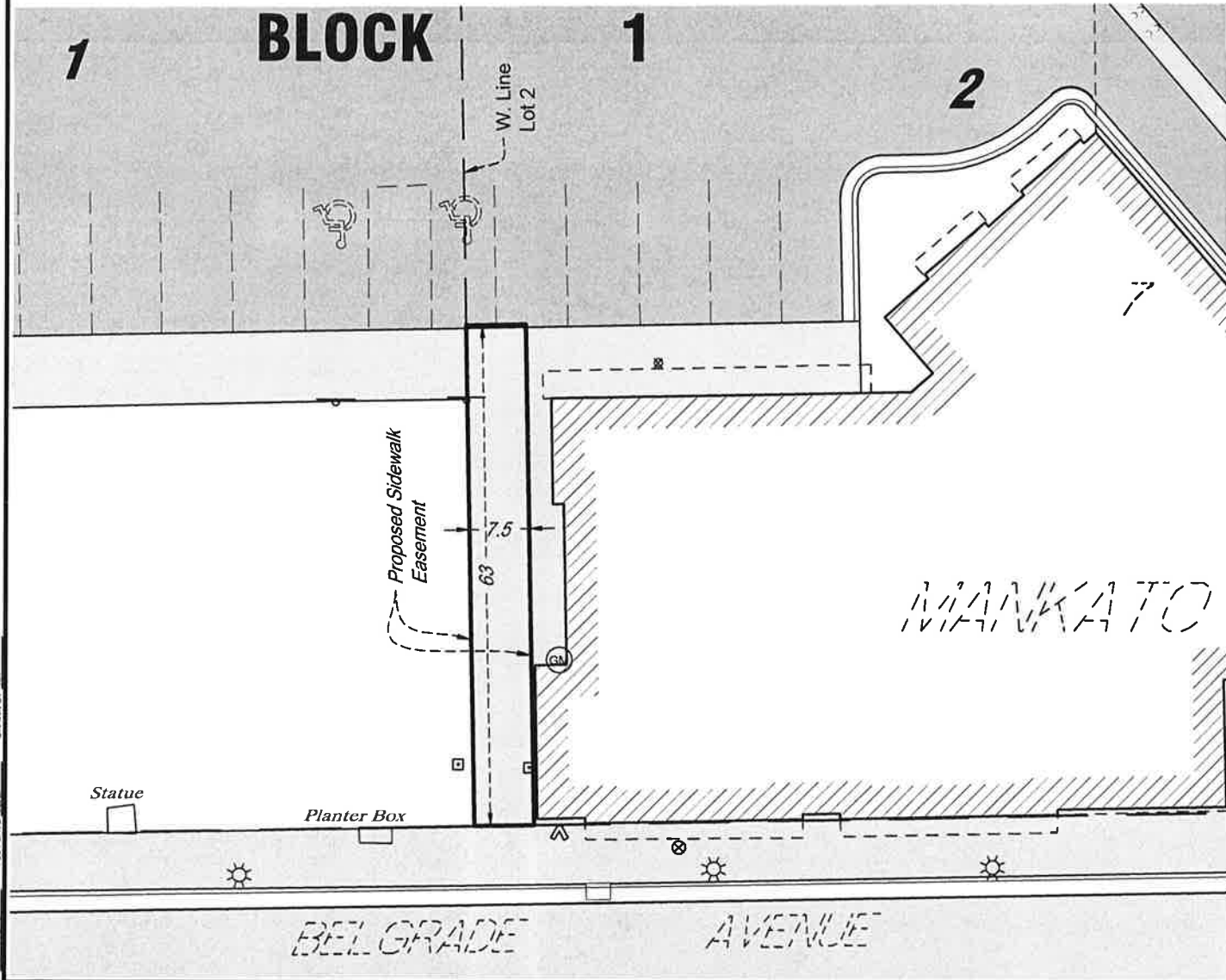
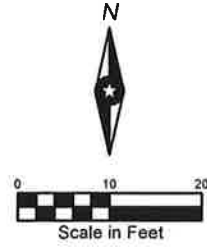
Nicollet County Recorder



EXHIBIT C

PROPOSED PUBLIC PEDESTRIAN ACCESS EASEMENT:

An easement for public pedestrian access over and across the West 7.50 feet of the South 63.00 feet of Lot 2, Block 1, Romey Hinz Addition, according to the recorded plat thereof, City of North Mankato, Nicollet County, Minnesota.



PROPOSED ACCESS EASEMENT

ISG

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PROJECT
BELGRADE AVENUE DEVELOPMENT
 NORTH MANKATO, MINNESOTA

SHEET **1** OF 1

PROJECT NO. 22158 CAD FILE NAME: 220122.DWG PLOT DATE: 2/2/17 DRAWN BY: JKH