

EXISTING LEGAL DESCRIPTION:

That part of the Southwest Quarter of Section 11, Township 108 North Range 26 West, Blue Earth County, Minnesota, described as: Commencing at the southwesterly corner of Parcel D of Blue Earth County Highway Right of Way Plat No.27, on file and of record with the Blue Earth County Recorder; thence South 52 degrees 36 minutes 53 seconds East, (Minnesota County Coordinate System – Blue Earth County Zone – HARN NAD83 – 1996), along the southerly line of said Parcel D, 196.59 feet to the point of curvature of a circular curve to the left; thence southeasterly, along said southerly line, along a 500.00 foot radius curve, central angle = 01degrees 42 minutes 19 seconds, an arc distance of 14.88 feet; thence South 00 degrees 22 minutes 32 seconds East, not radially to said curve, 763.46 feet to the point of beginning, said point being on a circular curve which center of radius bears South 28 degrees 10 minutes 32 seconds West; thence northwesterly, along a 283.15 foot radius curve, central angle = 28 degrees 33 minutes 27 seconds, an arc distance of 141.13 feet to the point of tangency of said curve; thence South 89 degrees 37 minutes 06 seconds West, along the tangent of said curve, 371.30 feet to the point of curvature of a circular curve to the right; thence northwesterly, along a 320.00 foot radius curve, central angle = 56 degrees 19 minutes 18 seconds, an arc distance of 314.56 feet to the point of tangency of said curve; thence North 34 degrees 03 minutes 36 seconds West, along the tangent of said curve, 25.30 feet; thence North 10 degrees 56 minutes 24 seconds East, 70.71 feet to a point on the southeasterly line of Parcel C of said Blue Earth County Highway Right of Way Plat No. 27; thence South 55 degrees 56 minutes 24 seconds West, along said southeasterly line and along the southeasterly line of Parcel B of said Blue Earth County Highway Right of Way Plat No. 27, 192.96 feet to the point of curvature of a circular curve to the left; thence southwesterly, along said southeasterly line, along a 971.35 foot radius curve, central angle = 49 degrees 57 minutes 56 seconds, an arc distance of 847.08 feet to the most northerly corner of Parcel K1 of Blue Earth County Highway Right of Way Plat No. 30, on file and of record with the Blue Earth County Recorder; thence South 44 degrees 41 minutes 23 seconds East, not radially to said curve, along the northerly line of said Parcel K1; a distance of 118.21 feet; thence South 89 degrees 27 minutes 10 seconds East, along said northerly line, 376.49 feet; thence North 89 degrees 37 minutes 28 seconds East, along said northerly line, 366.29 feet to the northeasterly corner of said Parcel K1; thence North 00 degrees 18 minutes 44 seconds West, 245.61 feet; thence North 89 degrees 37 minutes 06 seconds East, 366.00 feet; thence South 00 degrees 18 minutes 44 seconds East, 245.65 feet to the northwest corner of Parcel K2 of said Blue Earth County Highway Right of Way Plat No. 30; thence North 89 degrees 37 minutes 28 seconds East, along the north line of said Parcel K2, a distance of 33.00 feet; thence North 00 degrees 18 minutes 44 seconds West, 585.65 feet; thence North 89 degrees 37 minutes 06 seconds East, 135.35 feet; thence North 00 degrees 22 minutes 32 seconds West, 45.55 feet to the point of beginning.

Excepting therefrom all of Freyberg Addition, Blue Earth County, Minnesota.

LEGEND

- DUE = Drainage & Utility Easement  
W = Water Main  
S = Sanitary Sewer  
ST = Storm Sewer  
G = Gas Main  
UT = Underground Telephone  
OT = Overhead Telephone  
FO = Fiber-Optics  
UE = Underground Electric  
OE = Overhead Electric  
UTV = Underground TV  
JLM = Judicial Landmark  
X = Chain Link Fence  
= Control Access  
= Sign  
= Stop Sign  
= Light Pole  
= Flood Lights  
= Power Pole  
= Guy Anchor  
= Fire hydrant  
= Water Main Valve  
= Culvert  
= Catch Basin & Catch Basin Numbers  
= Manholes & Manhole Numbers  
= Elevation Contour Line  
= Spot Elevation  
= Rim Elevation  
= FlowLine Elevation  
= Deciduous Tree  
= Coniferous Tree  
= Bush

ZONING NOTES:

- Outlot A to be Zoned B-3 Highway Business  
Commercial Gateway Overlay  
Setbacks:  
Front: 15' Impervious Surface or Structure  
Structure Min. 15' and 20' Max Corner Lot  
Structure Min. 15' and 85' Interior Lot  
Rear: 3' Impervious Surface or Structure  
Side: 6' Impervious Surface or Structure  
Maximum Height: None
- Lots 1-3 Block 1 to be Zoned M-1 Light Industrial  
Setbacks:  
Front: 15' Impervious Surface, 30' Structure  
Rear: None  
Side: 6' Impervious Surface or 15' Building  
Transitional to Residential: 30'  
Maximum Height: None

FLOOD ZONE:

The surveyed property shown on this survey map is in Flood Zone X, according to Flood Insurance Rate Map Community Panel No. 27013C0116F, published by the Federal Emergency Management Agency, effective date February 22, 2024

OWNERS / DEVELOPERS:

METCON  
15760 Acorn Trail  
Faribault, MN 55021  
(597)-332-2266

AREA TABLE:

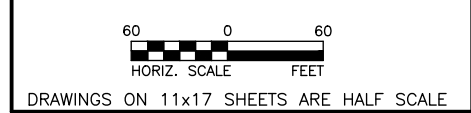
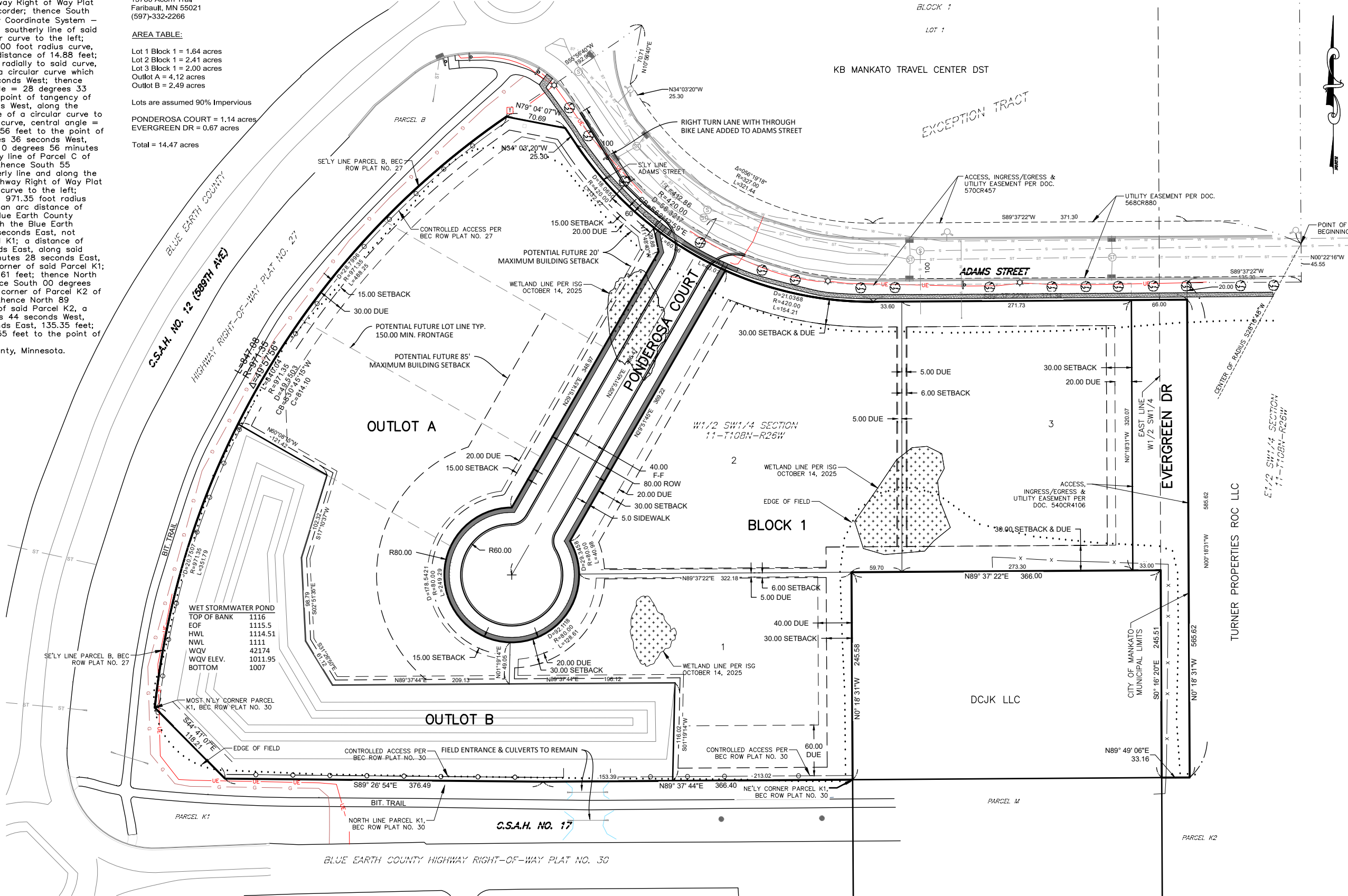
Lot 1 Block 1 = 1.64 acres  
Lot 2 Block 1 = 2.41 acres  
Lot 3 Block 1 = 2.00 acres  
Outlot A = 4.12 acres  
Outlot B = 2.49 acres

Lots are assumed 90% Impervious

PONDEROSA COURT = 1.14 acres  
EVERGREEN DR = 0.67 acres

Total = 14.47 acres

METCON ADDITION



| REV. | BY   | DATE   | REVISION DESCRIPTION                                   |
|------|------|--------|--------------------------------------------------------|
| 1    | JHS5 | 9/9/26 | CORRECT EASEMENT DIMENSION ANNOTATION EAST OF OUTLOT B |
|      |      |        |                                                        |
|      |      |        |                                                        |
|      |      |        |                                                        |

**JONES HAUGH SMITH**  
Engineers + Surveyors  
415 West North Street Owatonna, MN 56001-4598

DESIGNED: JHS5  
DRAWN: JHS5  
CHECKED: BUJ  
Date: 8/13/26  
DWG: 25-1234PP

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.  
*John H. Schulte V*  
John H. Schulte V  
License No. 44639 Date: 8/13/26

| PRELIMINARY PLAT                    | SHEET |
|-------------------------------------|-------|
| METCON ADDITION                     | 1     |
| PART OF SW1/4 SECTION 11-T108N-R26W | OF    |
| SITE PLAN                           | 3     |