

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
1272.2 = Elevation Contour Line
1271.23 = Spot Elevation
RM1270.89 = Rim Elevation
FL1262.34 = 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

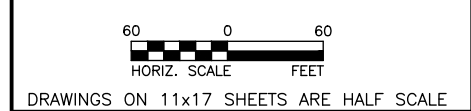
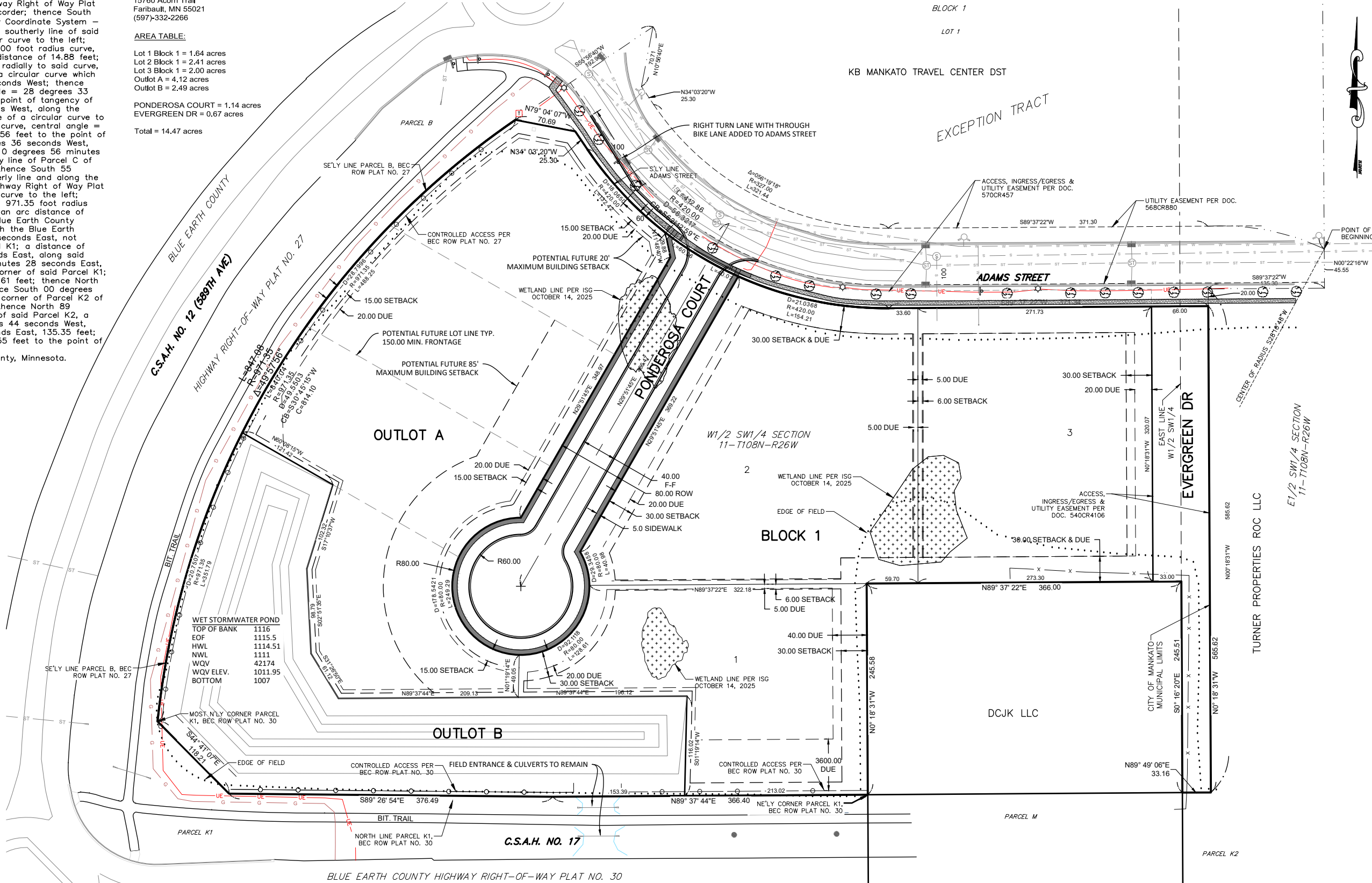
AREA TABLE:

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

PONDEROSA COURT = 1.14 acres
EVERGREEN DR = 0.67 acres

Total = 14.47 acres

METCON ADDITION



REV.	BY	DATE	REVISION DESCRIPTION

JONES HAUGH SMITH
Engineers + Surveyors
415 West North Street Owatonna, MN 56001
507-451-4598

DESIGNED: JHS
DRAWN: JHS
CHECKED: BU
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
License No. 44639 Date: 8/13/26

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