SCALE 1" = 60'

0 60 120 180 FEET

EXISTING CONDITIONS LEGEND

- PROPERTY BOUNDARY LINE
- EXISTING OVERHEAD ELECTRIC LINE
- EXISTING FENCE
- EXISTING WETLAND
- EXISTING TREE LINE
- EXISTING TREE
- EXISTING GAS LINE
- EXISTING FIBER OPTIC CABLE
- EXISTING SEWER LINE
- EXISTING MANHOLE
- EXISTING CULVERT
- EXISTING CONTOURS
- EXISTING UTILITY POLE
- EXISTING UNDERGROUND ELECTRIC
- EXISTING GRAVEL
- EXISTING PAVEMENT
- EXISTING CONCRETE

NOTES:

1. THE PROPERTY DESCRIBED AND EASEMENTS SHOWN HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN THE TITLE COMMITMENT, PREPARED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, (ISSUING AGENT, THE TITLE TEAM), COMMITMENT NO, MA 250043, WITH A COMMITMENT DATE OF NOVEMBER 7, 2025 AT 7:00 AM.
2. THE SUBJECT PROPERTY CONTAINS ±14.83 ACRES (±646,030 SQUARE FEET).
3. WETLANDS SHOWN PER WETLAND DELINEATION REPORT PREPARED BY ERM DATED OCTOBER 9, 2025.
4. CURRENT ZONING PER CITY OF MANKATO (BLUE EARTH COUNTY) GIS MAP = M-2 HEAVY INDUSTRIAL.
5. TOPOGRAPHIC SURVEY COMPLETED BY IMEG ON OCTOBER 21, 2025.
6. APPROXIMATE HYDRANT AND TIE-IN LOCATION BASED ON CITY UTILITY MAP AND PREVIOUS AS-BUILT SURVEY.

ISSUED FOR PERMITTING
NOT FOR CONSTRUCTION

Rev.	Date	Description	By	Chk

ERM

OVERALL EXISTING CONDITIONS

DISCIPLINE NO. C3

MANKATO HYDROGEN ENERGY PLANT PROJECT
CENTERPOINT ENERGY
MANKATO, BLUE EARTH COUNTY, MN

REV. 0

SCALE	1" = 60'	DESIGNED BY	WS	PROJECT NUMBER	SHEET NO.
DATE DRAWN	05/26/2026	DRAWN BY	JB	0764026	C3.01

Environmental Resources Management, Inc.

FILE PATH: C:\Users\jessica.jb\ERM\OneDrive - ERM\Shared\0764026 CenterPoint Energy Environmental Support (Steve)\- Mankato Hydrogen Plant_CAD\CIVIL\PSD-04_Existing Conditions.dwg OVERALL EXISTING CONDITIONS, PLOTTED ON 4/14/2026 BY Jessica.BM