ALTA/ACSM LAND TITLE SURVEY
CHATTANOOGA INNOVATION PARK
ST CHARLES, MN

SYMBOL LEGEND

- EXISTING SANITARY MANHOLE
- EXISTING STORM MANHOLE
- EXISTING STORM INTAKE
- EXISTING GATE VALVE & BOX
- EXISTING HYDRANT
- EXISTING CONIFEROUS TREE
- EXISTING DECIDUOUS TREE
- EXISTING SHRUB
- EXISTING POWER POLE
- EXISTING STORM SEWER CATCH BASIN
- EXISTING MAILBOX
- EXISTING SIGN
- EXISTING LIGHTPOLE
- FOUND IRON MONUMENT (5/8" PIPE UNLESS NOTED OTHERWISE)
- BENCHMARK
- EXISTING GAS METER
- EXISTING GUY WIRE
- EXISTING ELECTRIC PEDESTAL
- EXISTING TELEPHONE PEDESTAL

LINE LEGEND

- CURB & GUTTER
- CONTOURS
- SECTION LINE
- CENTER LINE
- R.O.W.
- ACCESS CONTROL
- UTILITY EASEMENT
- FENCE
- SET BACK LINES
- RETAINING WALL
- W — W — EX. WATERMAIN
- UE — UE — UNDERGROUND ELECTRIC
- CTV — CTV — UNDERGROUND CABLE TV
- UT — UT — UNDERGROUND TELEPHONE
- UG — UG — UNDERGROUND GAS
- EX. STORM SEWER
- PERMANENT EASEMENT
- OH — OH — OVERHEAD ELECTRIC
- OHT — OHT — OHT — OVERHEAD TELEPHONE
- CATV — CATV — OVERHEAD CABLE TV
- S — S — S — EX. SANITARY SEWER
- EX. TREELINE

BENCHMARK

MNDOT GEODETIC SURVEY MONUMENT
ST CHARLES MNDT RM 1 @ THE INTERSECTION
OF INTERSTATE 90 & TRUNK HIGHWAY 74.
GSID STATION #36716.

EL. = 1329.89

ELEVATIONS ON THIS PLAN ARE BASED ON THE
NATIONAL GEODETIC VERTICAL DATUM OF 1988.

FLOOD ZONE

PARCEL IS IN FLOOD ZONE C

UTILITY LOCATIONS:

UTILITY LOCATIONS SHOWN ARE PROVIDED BY LOCAL UTILITY COMPANIES THROUGH THE GOPHER STATE ONE CALL SYSTEM. LOCATIONS ARE SHOWN TO THE ACCURACY OF THE MARKINGS, AND WHKS & CO. DOES NOT ASSUME RESPONSIBILITY FOR MISLOCATED OR UNMARKED UTILITIES.

TELEPHONE PEDESTALS AND CONDUIT HAVE BEEN INSTALLED BUT DO NOT CONTAIN WIRE. WIRE WILL BE INSTALLED BY UTILITY CONTRACTOR. COSTS FOR THIS INSTALLATION WILL BE INCURRED.

ZONING: C-3 REGIONAL COMMERCIAL/ INDUSTRIAL DISTRICT

SETBACKS:
25' FRONT YARD
20' REAR YARD
10' SIDE YARD
30' REAR OR SIDE YARD WHEN ADJACENT TO AG LAND

BASIS OF BEARINGS

ALL BEARINGS ARE IN RELATIONSHIP WITH THE WINONA COUNTY COORDINATE SYSTEM NAD 83, ADJUSTED 1996.

DESCRIPTION:

Lots 1, 2, and 3, Block 1; Lot 1, Block 2; Lots 1, 2, 3, 4, and 5, Block 3, all in CHATTANOOGA INNOVATION PARK, according to the plat thereof in the County Recorder's Office, Winona County, Minnesota.

Containing 32.54 acres more or less.

I hereby certify to the City of St. Charles that:

I made an on the ground survey per record description of the land shown herein located in St. Charles, County of Winona, St. Charles Township, Minnesota on April 25, 2013; and that it and this map was updated in accordance with the Survey Instructions and Certificate, under the undersigned's supervision and in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," dated 2011 jointly established and adopted by ALTA, ACSM and NSPS in 2011, and includes Items 1,2,3,4,5,6,7(a),7(b)(1),8,11,13,16, and 18 (as to utilities, surface matters only) of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA, NSPS and ACSM and in effect on the date of this certification, undersigned further certifies that the Positional Uncertainties resulting from the survey measurements made on the survey do not exceed the allowable Positional Tolerance.

To the best of my knowledge, belief and information, except as shown herein: there are no encroachments either way across property lines; title lines and lines of possession are the same; and the premises are free of the 100 year return frequency flood hazard.

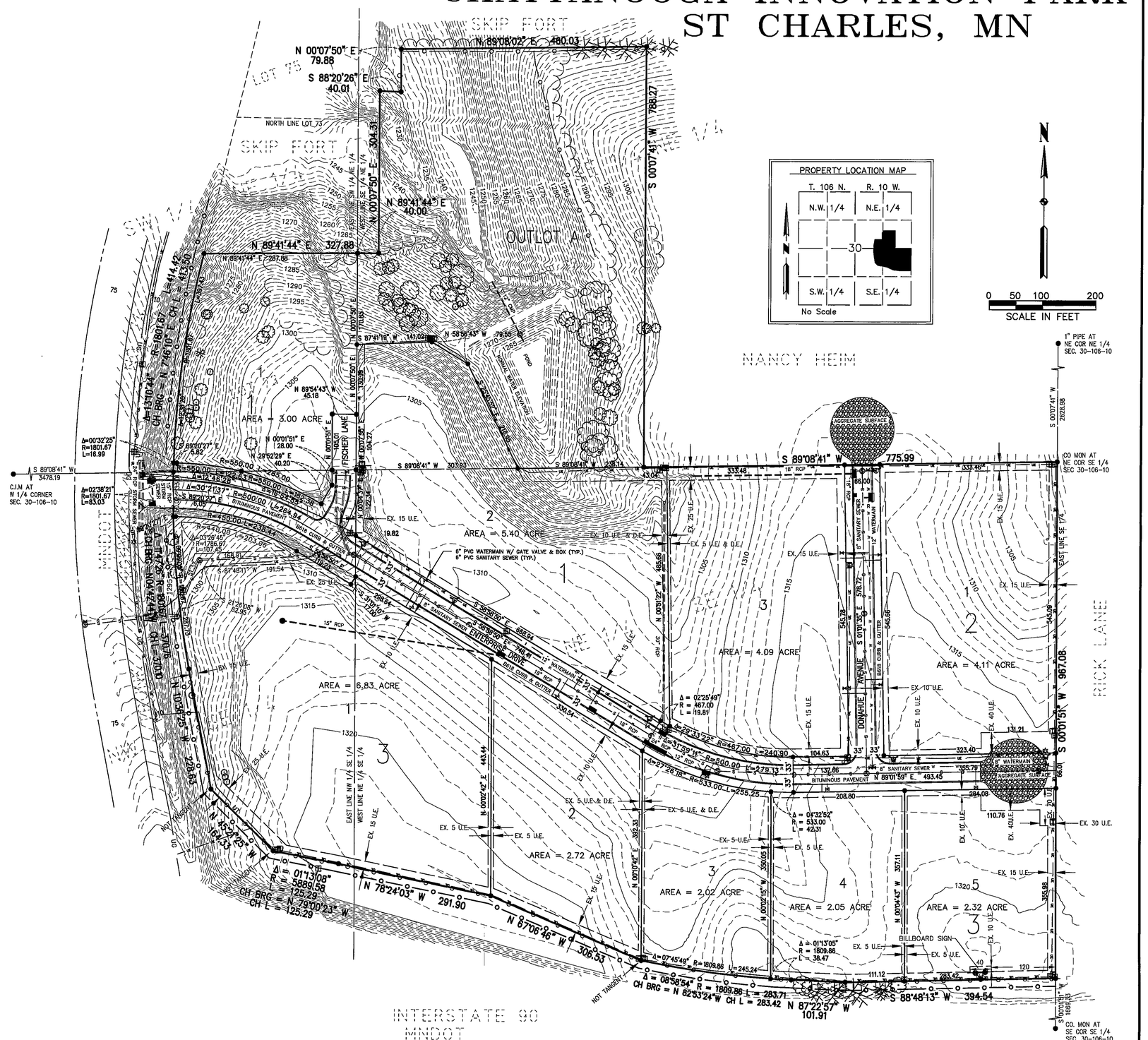
Richard J. Massey REG. NO. 41814

Date: 5-15-13

whks
engineers + planners + land surveyors

I hereby certify that this plan, specification or report was prepared by me or under my direct personal supervision and that I am a duly Licensed Professional Surveyor under the laws of the State of Minnesota.

Richard J. Massey
Date: 5-15-13 License No. 41814



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