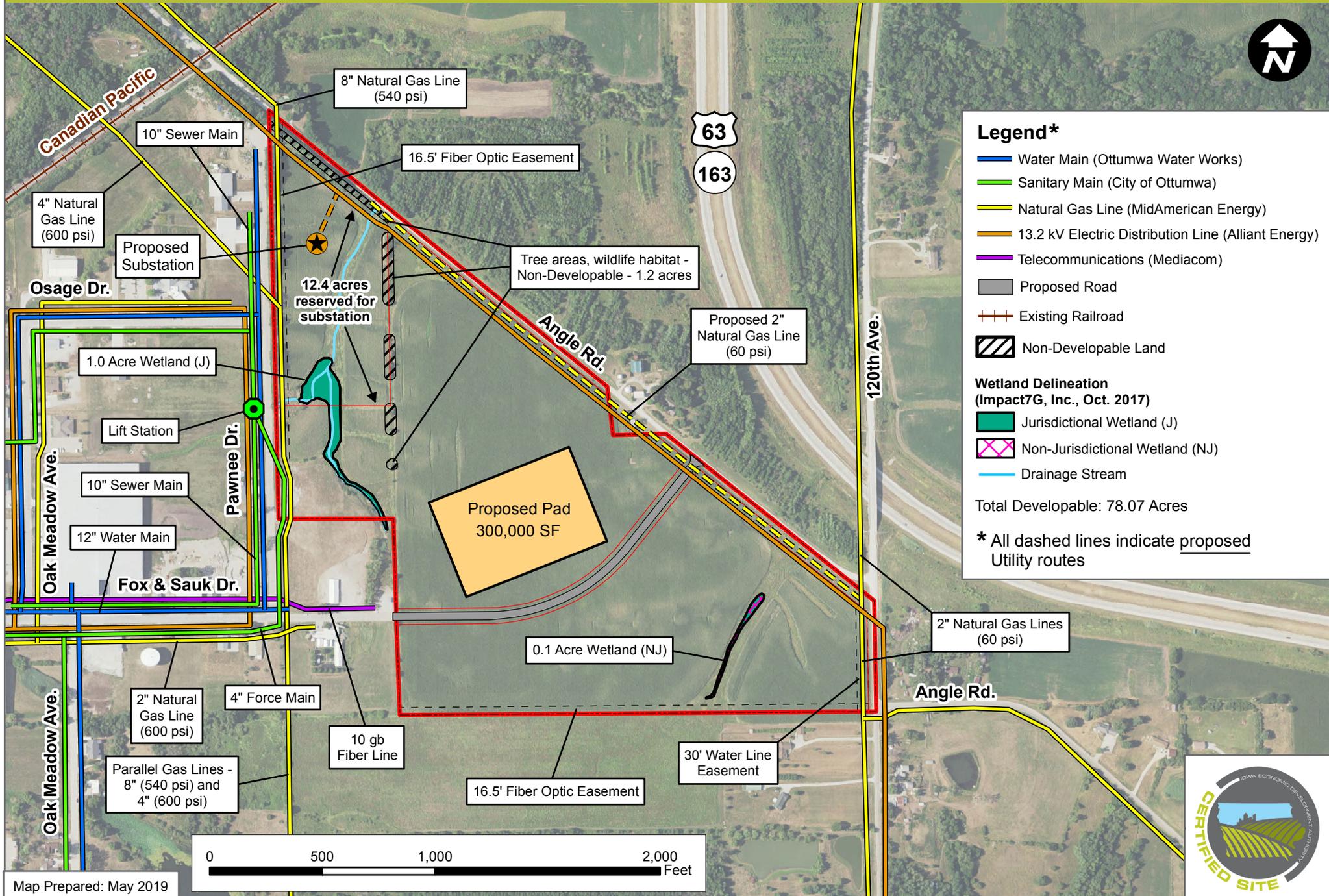


HELGERSON FLATS INDUSTRIAL CENTER (85.05 ACRES)

OTTUMWA, IOWA - MASTER DEVELOPMENT PLAN



Legend*

- Water Main (Ottumwa Water Works)
- Sanitary Main (City of Ottumwa)
- Natural Gas Line (MidAmerican Energy)
- 13.2 kV Electric Distribution Line (Alliant Energy)
- Telecommunications (Mediacom)
- Proposed Road
- +— Existing Railroad
- Non-Developable Land

Wetland Delineation (Impact7G, Inc., Oct. 2017)

- Jurisdictional Wetland (J)
- Non-Jurisdictional Wetland (NJ)
- Drainage Stream

Total Developable: 78.07 Acres

* All dashed lines indicate proposed Utility routes

Map Prepared: May 2019

