

PRELIMINARY PLAT VETERANS FIRST ADDITION

COMMERCE
REGION OF
BAXTER

BISANZ HI-VIEW

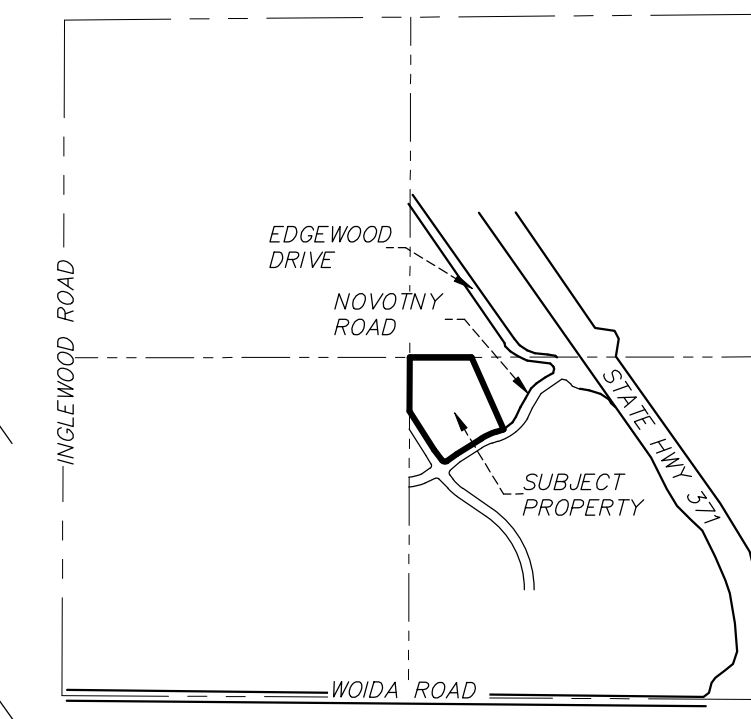
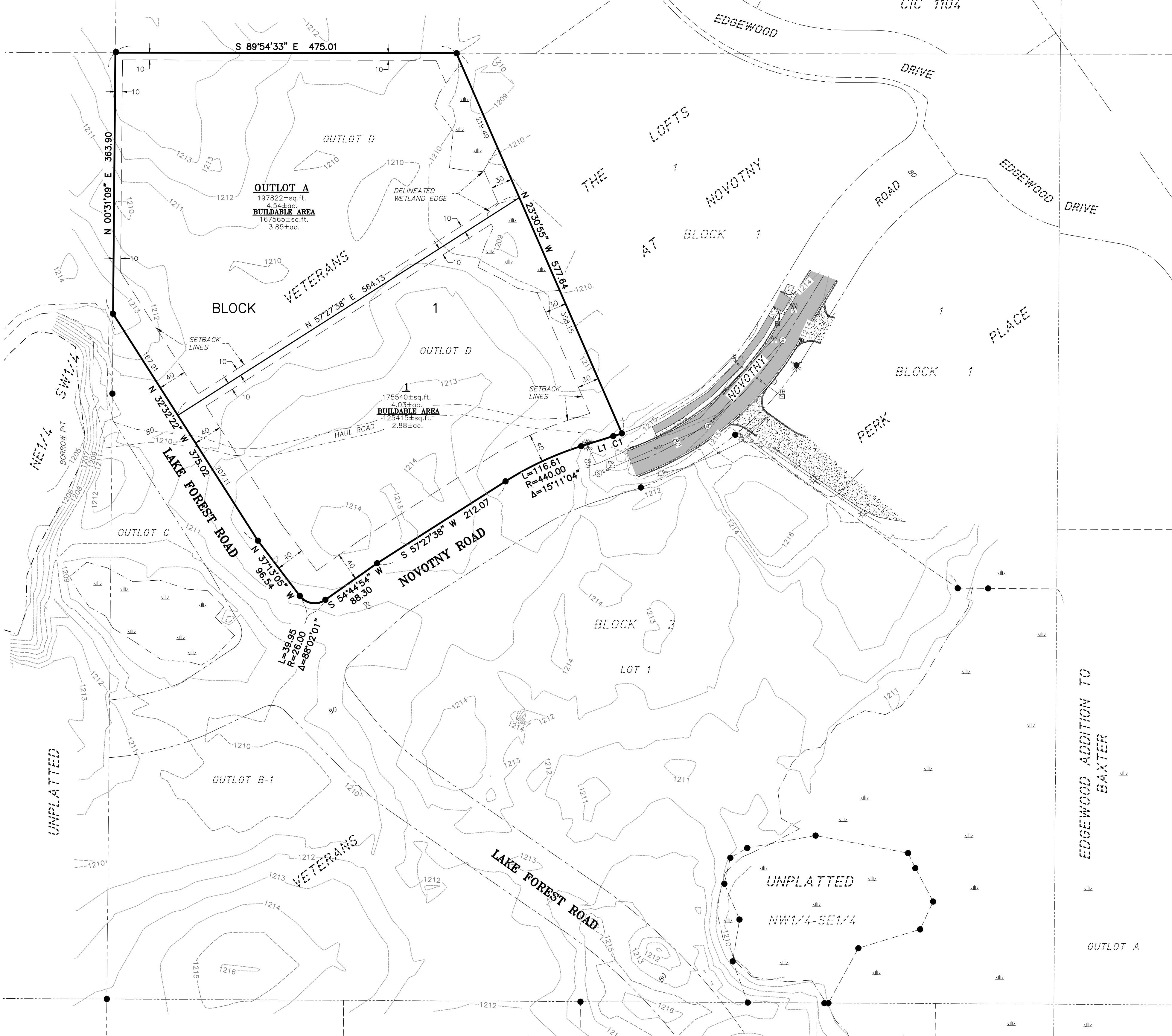
CIC 1104

DESCRIPTION -

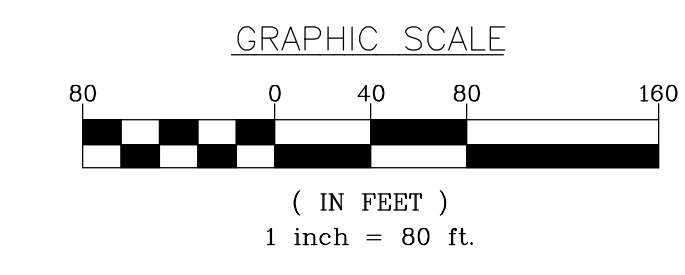
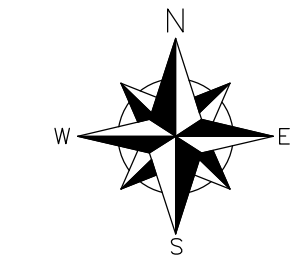
Outlot D, VETERANS, according to the plat thereof on file and of record in the of the Registrar of Titles in and for Crow Wing County, Minnesota.

SURVEYOR'S NOTES:

- Bearing Orientation: Crow Wing County Coordinate System (NAD83).
- The utilities as shown on this survey were developed from the visible utilities across your property and is not implied nor intended to be the complete inventory of utilities in this area. It is the client's responsibility to verify the location of all utilities prior to construction or improving your property.
- Setback Requirements: Front Yard = 40 feet Side Yard = 10 feet Rear Yard = 30 feet

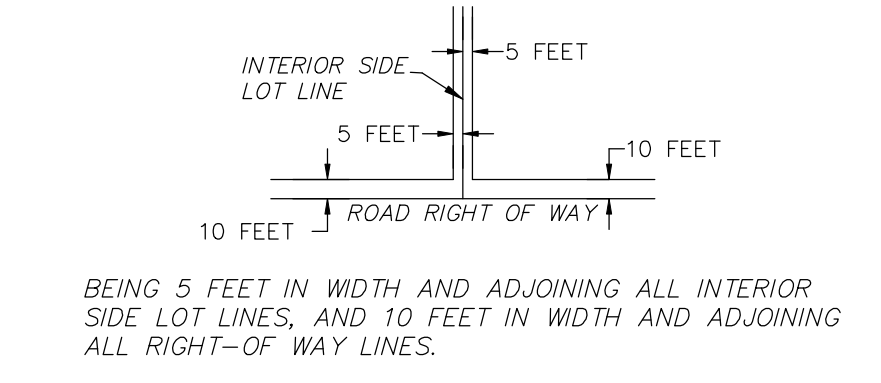


VICINITY MAP
SECTION 31, TOWNSHIP 134, RANGE 28
NO SCALE



- LEGEND**
- DENOTES 1/2 INCH IRON PIPE SET AND MARKED WITH RLS 59285 CAP.
 - DENOTES FOUND SURVEY MONUMENT
 - DENOTES TELEPHONE PEDESTAL
 - DENOTES ELECTRIC BOX
 - DENOTES ELECTRIC LIGHT POLE
 - DENOTES HYDRANT
 - DENOTES WATER VALVE
 - DENOTES WATER CURB STOP
 - DENOTES SEPTIC CLEANOUT
 - DENOTES SEPTIC MANHOLE
 - DENOTES DELINEATED WETLAND
 - DENOTES 1 FOOT CONTOURS (NGVD29)
 - DENOTES BITUMINOUS SURFACE
 - DENOTES CONCRETE SURFACE
 - DENOTES GRAVEL SURFACE

DRAINAGE AND UTILITY EASEMENT ARE AS SHOWN BELOW:



LAND AREA:
8.57 ACRES

MINIMUM LOT REQUIREMENTS:
MINIMUM LOT AREA = 20,000 sq ft
MINIMUM LOT WIDTH = 120 feet

WETLAND:
0.36 Acres
Delineated by Mitch Brinks,
Certified Wetland Delineator #1007
9/22/2025

BENCHMARK:
Benchmark Utilized: GSID Sta.# A346

OWNER-DEVELOPER:
Edgewood Drive LLC
2709 Lilac Street
St. Cloud, MN, 56301

SITE LOCATION:
Novotny Road
Baxter, MN, 56425

PARCEL No.
40310684

ZONED:
Regional Commercial (C2)

SURVEYOR:
ARRO Land Surveying of Brainerd, INC.
20396 Division Road
Brainerd, MN 56401
(218) 820-2738

PREPARED:
01/06/2026

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly licensed land surveyor under the laws of the state of Minnesota.
Dated this 7th day of January, 2026
By: Jared A. Spaid, Minnesota License No. 59285



PRELIMINARY PLAT
Outlot D, VETERANS,
Crow Wing County, MN

CLIENT:
15521 Edgewood
Drive LLC.

LINE/CURVE	BEARING	DISTANCE	RADIUS	DELTA	LENGTH	CHORD BEARING
C1	--	--	360.00	02°00'00"	12.57	S 71°38'42" W
L1	S 72°38'42" W	46.87	--	--	--	--

DRAWN BY: JAS.	CHECKED BY: JAS.		
CREW: J.S., K.G., B.S.	JOB NUMBER: 25-1889		
NO.	DATE	BY	REVISION DESCRIPTION