

BAXTER STORAGE

KNOW ALL PERSONS BY THESE PRESENTS: That Sullivan Thelen Storage LLC, a Minnesota limited liability company, owner of the following described property:

That part of the Northwest Quarter of the Northwest Quarter, Section 31, Township 134, Range 28, described as follows: BEGINNING at the northwest corner of said section 31; thence South 00 degrees 25 minutes 57 seconds West, assumed bearing, along the West line of said Section 31 a distance of 560.00 feet; thence North 89 degrees 50 minutes 37 seconds East 450.00 feet; thence North 00 degrees 25 minutes 57 seconds East 300.00 feet; thence North 89 degrees 50 minutes 37 seconds West 84.00 feet; thence North 00 degrees 25 minutes 57 seconds East 260.00 feet to the North line of said Northwest Quarter of the Northwest Quarter; thence North 89 degrees 50 minutes 37 seconds West 366.00 feet along said north line to the POINT OF BEGINNING.

AND
That part of the Northwest Quarter of the Northwest Quarter, Section 31, Township 134, Range 28, described as follows: COMMENCING at the northwest corner of said Northwest Quarter of the Northwest Quarter; thence North 89 degrees 50 minutes 37 seconds East 630 feet to the POINT OF BEGINNING; thence South 0 degrees 25 minutes 57 seconds West 260 feet; thence South 89 degrees 50 minutes 37 seconds West 264 feet; thence North 0 degrees 25 minutes 57 seconds East 260 feet to a point on the North line of said Northwest Quarter of the Northwest Quarter which is 264 feet West of the POINT OF BEGINNING; thence East along said north line 264 feet to POINT OF BEGINNING.

AND
That part of the Northwest Quarter of the Northwest Quarter, Section 31, Township 134 North, Range 28 West, Crow Wing County, Minnesota described as follows: COMMENCING at the northwest corner of said Section 31; thence North 89 degrees 50 minutes 37 seconds East, assumed bearing, along the North Line of said Section 31 a distance of 630.00 feet to the POINT OF BEGINNING; thence South 0 degrees 25 minutes 57 seconds West a distance of 260.00 feet; thence South 89 degrees 50 minutes 37 seconds West a distance of 180.00 feet; thence South 0 degrees 25 minutes 57 seconds West a distance of 315.00 feet; thence North 89 degrees 50 minutes 37 seconds East a distance of 260.00 feet; thence North 0 degrees 25 minutes 57 seconds East a distance of 675.00 feet to the North line of said Section 31; thence South 89 degrees 50 minutes 37 seconds West, along said north line of Section 31, a distance of 80.00 feet to the POINT OF BEGINNING.

Have caused the same to be surveyed as BAXTER STORAGE and does hereby dedicate to the public for public use the public ways and the drainage and utility easement as created by this plat.

In witness whereof said Sullivan Thelen Storage LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this _____ day of _____, 20____.

Signed: Sullivan Thelen Storage LLC

Larissa R. Sullivan, Manager

State of _____

County of _____

This instrument was acknowledged before me on _____ by Larissa R. Sullivan, Manager of Sullivan Thelen Storage LLC, a Minnesota limited liability company.

_____, Notary Public

_____, County, Minnesota

My Commission Expires: _____

I Chad M. Conner do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat.

Chad M. Conner, Land Surveyor

Minnesota License Number 41643

State of Minnesota

County of Crow Wing

The foregoing Surveyor's Certificate was acknowledged before me this _____ day of _____, 20____, by Chad M. Conner, Minnesota License Number 41643.

Darcie L. French,

Notary Public, Crow Wing County, Minnesota

My Commission Expires: 1-31-2028

This plat of BAXTER STORAGE was approved and accepted by the City Council of the City of Baxter, Minnesota, at a regular meeting thereof held this _____ day of _____, 20____, and said plat is in compliance with the provisions of the Minnesota Statutes, Section 505.03, Subd. 2.

Mayor

Assistant City Administrator/City Clerk

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 20____ on the land hereinbefore described have been paid. Also, pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer entered this _____ day of _____, 20____.

Auditor/Treasurer

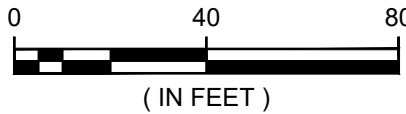
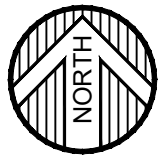
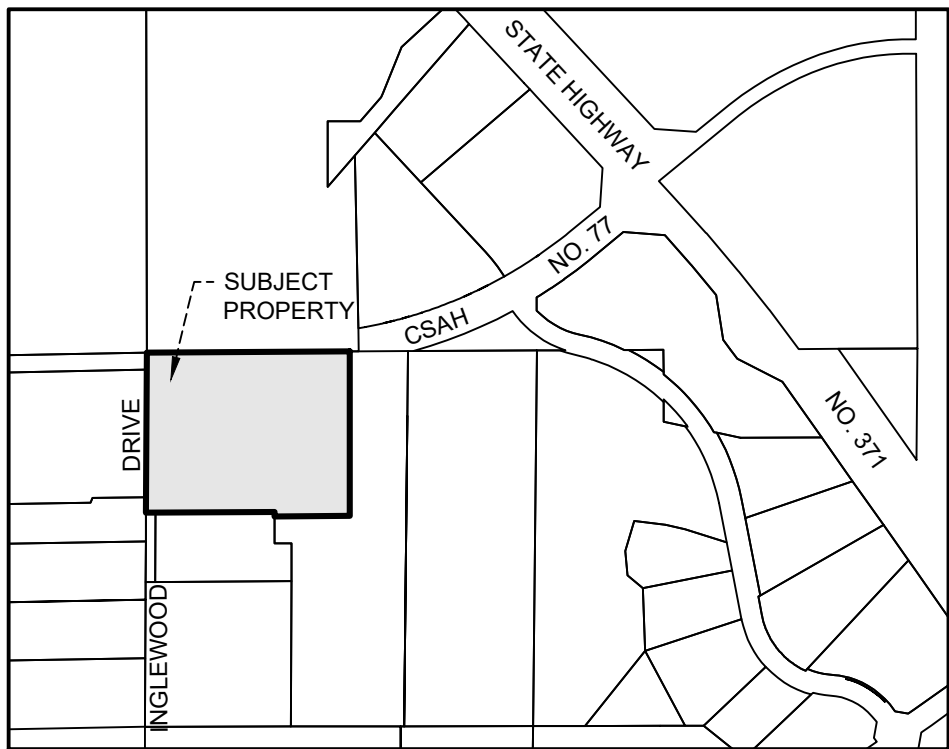
Crow Wing County, Minnesota

I hereby certify that this instrument was filed for record in the office of the County Recorder in and for Crow Wing County, Minnesota on this _____ day of _____, 2024 at ____ o'clock ____ m. as Document No. _____.

Crow Wing County Recorder

Deputy Recorder

VICINITY MAP
(NOT TO SCALE)



ORIENTATION OF THIS BEARING SYSTEM IS
BASED ON THE CITY OF BAXTER
COORDINATE DATABASE NAD 83

ELEVATIONS ARE BASED ON THE NATIONAL
GEODETIC VERTICAL DATUM OF 1929

- = DENOTES FOUND IRON MONUMENT
- = DENOTES 1/2 INCH IRON PIPE MONUMENT
SET AND MARKED RLS # 41643
- ▲ = DENOTES DELINEATED WETLAND

