



LEGAL DESCRIPTION

The following information was provided in Knight Barry Title United LLC File Number 2338316 which has an effective date of June 2, 2025 at 8:00 A.M.
 Outlot B, Costco Addition, Crow Wing County, Minnesota.

SCHEDULE B SECTION 2 ITEM NOTES

- The following notes correspond to the numbering system of Schedule B, Section 1 of the above mentioned title commitment No. 2338316. Items 16 & 17 are not survey related and are not addressed herein.
- Covenants and other matters contained in the instrument recorded May 3, 1996 as Document No. 495346. **(BLANKET IN NATURE. NOT PLOTTABLE. THE EASEMENT DESCRIBED IN SAID DOCUMENT DOES NOT AFFECT THE SUBJECT PROPERTY.)**
 - Easements, restrictions and other matters shown on the plat of Costco Addition. **(SAID EASEMENTS SHOWN HEREON. SHOWN DRAINAGE AND UTILITY EASEMENT ABUTS THE SUBJECT PROPERTY)**
 - Terms, conditions, and easements contained in the instrument recorded December 31, 2001 as Document No. 601287. **(LAND CONVEYED IN SAID DOCUMENT IS SHOWN ON SURVEY. SAID TERMS AND CONDITIONS ARE BLANKET IN NATURE.)**
 - Terms, conditions, and easement contained in the instrument recorded May 21, 2004 as Document No. 664603. **(LAND CONVEYED IN SAID DOCUMENT IS SHOWN ON SURVEY. SAID TERMS AND CONDITIONS ARE BLANKET IN NATURE.)**
 - Construction, Operation and Reciprocal Easement Agreement recorded June 1, 2012 as Document No. 812985. **(OUTLOT D OF COSTCO ADDITION SERVES AS THE SITES STORMWATER DETENTION POND)**
Amended by instrument recorded August 6, 2021 as Document No. 956667. **(ACCESS EASEMENT IS SHOWN ON SURVEY)**
 - Easement for drainage and utility purposes and other matters contained in the instrument recorded July 19, 2017 as Document No. 891301. **(SAID EASEMENT IS SHOWN HEREON)**

TABLE A OPTIONAL ITEM NOTES

- Property corner markers have been found or placed as shown hereon
- The address of the surveyed property is Unassigned, Baxter, MN 56425.
- The subject property appears to lie within Zone "X" (Area of Minimal Flood Hazard) according to FEMA Flood Insurance Rate Map Community - Panel Number 27035C0526C which has an effective date of 08/15/2017.
- The subject property contains 42,285 sq. ft. or 0.971 acres more or less.
- Elevations and ground contours shown hereon are based on the NAVD88 relative to MNDOT Control Benchmark: PERCH, which has an elevation of 1200.36 feet.
- (a). There were no Zoning Reports or Letters provided by the title company, client or owner.
- (b). There were no Zoning Reports or Letters provided by the title company, client or owner.
- (b1). No buildings observed on surveyed property.
- The surveyor has made a good faith effort to show all substantial, above ground, visible, and permanent features observed during the course of the survey.
- The subject property contains 0 regular parking stalls, 0 handicapped stalls and 0 motorcycle stalls.
- (a). There were no site utility plans and/or reports provided by the client.
- (b). Coordination of underground utility markings was limited to a "One Call" utility marking request made by the surveyor (Ticket No. 251431423). Any lines shown hereon have been located from a field survey of the markings, or approximately from maps provided as a result of that request. The surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in service or abandoned, nor do they guarantee the accuracy or completeness of the markings and maps provided. A 3rd party utility locate was not completed as part of this survey.
- Names of adjoining owners are shown according to the Crow Wing County GIS Map.
- On the date the field work was completed for this survey, there was no observable evidence of current earth moving work, exterior building construction or building additions.
- The surveyor is not aware of any proposed changes in street right of way lines and there was no observable evidence of recent street or sidewalk construction or repairs at the time of survey.

LEGEND

- SANITARY MANHOLE
- CATCH BASIN
- IRRIGATION VALVE
- SANITARY SEWER
- STORM SEWER
- WATERMAIN
- CURB & GUTTER
- BOUNDARY LINE
- ADJACENT PROPERTY LINE
- EASEMENT LINE
- RIGHT OF WAY LINE
- BITUMINOUS SURFACE
- FOUND MONUMENT (AS NOTED ON SURVEY)
- SET MONUMENT LS 53596

GENERAL NOTES

- Bearings of property lines shown hereon are based on the Crow Wing County Coordinate System, (NAD 83 - 2011 Control Adjustment).
- Lengths of lines and distances between features are measured in US-Survey Feet.
- Elevations and ground contours shown hereon are relative to the NAVD88 Datum.

STATEMENT OF POSSIBLE ENCROACHMENTS

The following items are items observed by the surveyor which may constitute an encroachment onto/from the subject property and are provided to draw the users attention, the items below may not in fact constitute an encroachment.

- Driveway and Sidewalk access without the benefit of a specific access easement

SURVEYOR'S CERTIFICATION

To: CA Commercial Development, and Knight Barry Title United LLC Title:
 This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6(a)(b), 7(b1), 8, 9, 11(a)(b), 13, 16 and 17 of Table A thereof.
 The fieldwork was completed on 06/06/2025.
 Date of Map: 06/27/25
 Name: Matthew J. Welinski
 License No. 53596



DESIGNED: _____
 CHECKED: NAS
 DRAWN: JWM
 HORIZONTAL SCALE: 20'
 VERTICAL SCALE: _____

INITIAL ISSUE: 06/27/2025
 REVISIONS: _____

PREPARED FOR:
CA COMMERCIAL DEVELOPMENT
 CINCINNATI, OH

PANERA
 BAXTER, MN

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 TITLE ENGINEERING FIRM REGISTRATION NO. 11756
 TBPELS SURVEYING FIRM REGISTRATION NO. 10074301

SHEET NUMBER:
1 OF **1**
ALTA/NSPS
LAND TITLE SURVEY
 PROJECT NUMBER: 0069208