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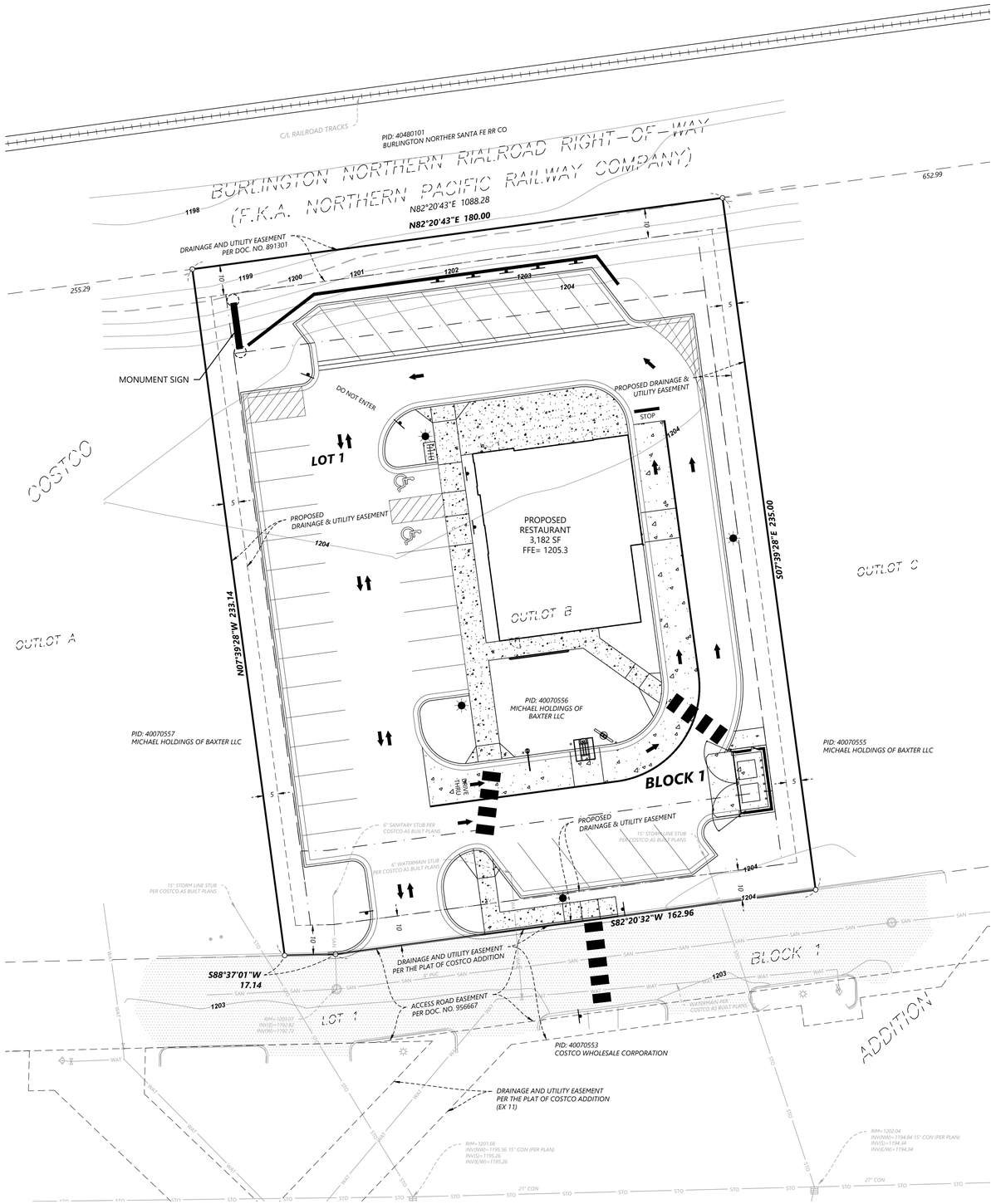


## ZONING

*EXISTING: C-2 (REGIONAL COMMERCIAL)*

*PRINCIPAL STRUCTURE SETBACKS:*
*FRONT=40 FT*
*SIDE=10 FT*
*REAR=30 FT*

## OWNER / SUBDIVIDER

*MICHAEL HOLDINGS OF*
*BAXTER LLC*

## SURVEYOR

*WESTWOOD PROFESSIONAL SERVICES*
*12701 WHITEWATER DRIVE, SUITE 300,*
*MINNETONKA, MNNESOTA 55343*
*PHONE: 952-937-5150*

## AREA TABULATION

*LOT 1, BLOCK 1 =* *0.97 AC*

## VICINITY MAP

*(NOT TO SCALE)*

## 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:*

*OUTLOT B, COSTCO ADDITION, CROW WING COUNTY, MN*

*ABSTRACT PROPERTY*

## LEGEND

- *SANITARY MANHOLE*
- *CATCH BASIN*
- *IRRIGATION VALVE*
- *GATE VALVE*
- *HYDRANT*
- *LIGHT POLE*
- *SANITARY SEWER*
- *STORM SEWER*
- *WATERMAIN*
- *RAILROAD TRACKS*
- *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*

| | |
|---|---|
| CHECKED: | NAS |
| DRAWN: | MSC |
| FIELD CREW: | MVG |
| FIELD WORK DATE: | 6/6/2025 |

REVISIONS:
10/31/25: ADDED PROPOSED DRAINAGE AND UTILITY EASEMENTS. JWM

PREPARED FOR:

**CA COMMERCIAL DEVELOPMENT**

**OUTLOT A, COSTCO ADDITION**
Baxter, MN

**Westwood**
Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
Fax (952) 937-5822 Minnetonka, MN 55343
Toll Free (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.

PRELIMINARY PLAT
COSTCO SECOND ADDITION

PROJECT NUMBER: 0069208.00

SHEET NUMBER:
1 OF 1

DATE: 10/14/2025