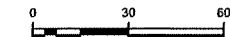


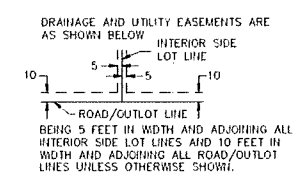
PRELIMINARY PLAT

WEST WHIPPLE SHORES FIRST ADDITION TO BAXTER



SCALE (IN FEET)
 ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE CITY OF BAXTER COORDINATE DATABASE (NAD83)
 ELEVATIONS BASED ON NGVD 29 DATUM

- DENOTES FOUND IRON MONUMENT
- DENOTES 1/2 INCH DIAMETER BY 18 INCH LONG IRON PIPE MONUMENT SET AND MARKED RLS # 60122
- Ⓢ DENOTES SANITARY MANHOLE
- Ⓢ DENOTES SANITARY CLEANOUT
- Ⓢ DENOTES ELECTRIC METER
- Ⓢ DENOTES ELECTRIC POWER POLE
- Ⓢ DENOTES ELECTRIC LIGHT POLE
- Ⓢ DENOTES TELEPHONE PEDISTAL
- Ⓢ DENOTES WATER HYDRANT
- Ⓢ DENOTES WATER SHUT-OFF
- Ⓢ DENOTES WATER WELL
- Ⓢ DENOTES GAS METER
- Ⓢ DENOTES SINGLE SIGN POLE
- Ⓢ DENOTES GUYWIRE
- Ⓢ DENOTES AC UNIT
- DENOTES BITUMINOUS SURFACE
- ▭ DENOTES CONCRETE SURFACE
- ▭ DENOTES LANDSCAPING



SURVEYOR'S NOTES:

THE PARCEL NUMBER FOR THE SUBJECT PROPERTY IS 40030533.

ACCORDING TO THE CITY OF BAXTER ZONING MAP, THE SUBJECT PROPERTY CURRENTLY LIES WITHIN THE SHORELAND OVERLAY ZONING DISTRICT.

SETBACKS SHOWN ARE ACCORDING TO CITY OF BAXTER CITY CODE FOR THE R-1, LOW DENSITY RESIDENTIAL, ZONING DISTRICT.

THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT OR OPINION. THERE MAY BE EASEMENTS OR OTHER LIMITING FACTORS WHICH AFFECT THE SUBJECT PROPERTY THAT ARE NOT SHOWN ON THIS SURVEY.

OWNERS	NORTHERN GENERAL CONTRACTING 16755 PIPER LANE BRainerd, MN.
DESCRIPTION	LOT 4, BLOCK 1, WEST WHIPPLE SHORES SECTION 3, TOWNSHIP 133, RANGE 29, CROW WING COUNTY, MN
PROPOSED DESCRIPTION	LOTS 1 AND 2, BLOCK 1, WEST WHIPPLE SHORES ADDITION TO BAXTER
SURVEYOR	TYLER J. POGREBA WIDSETH 7804 INDUSTRIAL PARK ROAD BAXTER, MN.
AREA	1.23 ACRES
ZONING	SHORELAND OVERLAY DISTRICT
DATE	FEBRUARY 3, 2025

VICINITY MAP

(SCALE 1"=1,000')
 SECTION 3, TOWNSHIP 133, RANGE 29,
 CROW WING COUNTY, MINNESOTA

