

FEASIBILITY REPORT



2028 OLIVEWOOD DRIVE AREA AND JADEWOOD DRIVE AND JEWELWOOD DRIVE UTILITY AND ROADWAY IMPROVEMENTS

Municipal Project No. 4142

Baxter, Minnesota

2024-11752

Council Acceptance Date: _____

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2028 OLIVEWOOD DRIVE AREA, JADEWOOD DRIVE & JEWELWOOD DRIVE AREA UTILITY AND ROADWAY IMPROVEMENTS

Municipal Project CPF 4142

FEASIBILITY REPORT

Prepared for
City of Baxter

WSN No. 2024-11752

I hereby certify that this Report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

	41983	
Aric Welch	License Number	Date
Professional Engineer		

2028 OLIVEWOOD DRIVE AREA, JADEWOOD DRIVE & JEWELWOOD DRIVE AREA UTILITY AND ROADWAY IMPROVEMENTS

Municipal Project CPF 4142

FEASIBILITY REPORT

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STATEMENT OF PURPOSE

The purpose of this report is to study the feasibility of providing the Olivewood Drive, Deerwood Road, Jadewood Drive, Jewelwood Drive and Woida Road with sanitary sewer, water distribution and roadway improvements. The Project Area is shown in Exhibit A and includes the following roadways:

- Olivewood Drive from south terminus to 325' south of Cedar Scenic Road
- Deerwood Road from Olivewood Drive to 630' east
- Woida Road from 190' west of Jewelwood Drive to Inglewood Drive
- Jewelwood Drive from Jadewood Drive to Woida Road
- Jadewood Drive from Jewelwood Drive to Woida Road

The Olivewood Drive Project Area was last studied for utility improvements in 2006 and the Jadewood Drive and Jewelwood Drive Project Area in 2007. Both projects are currently listed as a 2028 project in the current Capital Improvements Plan.

This report will review existing conditions, propose feasible improvements, estimate project costs, discuss project implementation, and present conclusions and recommendations for both the Olivewood Drive and Deerwood Road project area and the Jadewood Drive, Jewelwood Drive and Woida Road project area.

The Project Areas are shown in Exhibit A on page 3.

EXISTING CONDITIONS – OLIVEWOOD DRIVE AREA

Property, Zoning and Land Use

The Olivewood Drive and Deerwood Road study area is zoned as R-1 (Low Density Residential). The area south of Olivewood Drive to TH 210 is zoned R-S (Residential Staging).

In the R-1 zoned area, there are 27 lots of record. One of the lots is in the Shady Oaks Estates Plat and the remainder are in the First Addition to Shady Oaks Estates. In the R-S zoned area, there are three large tracts of land located between Olivewood Drive and TH 210. This brings the total number of parcels in the Project Area to 30. Existing parcels are comprised of the following:

- 21 Developed Single Family Residential Properties
- 6 Undeveloped R-1 Properties
- 3 Undeveloped R-S Properties

Right-of-Way Corridors

Right-of-way on Olivewood Drive and Deerwood Road was platted at 66' wide. Both residential plats include 10' utility easements along outside lot boundary lines (road lines) and 5' utility easements along interior lot lines.

There is an issue at the south end of the roadway where the cul-de-sac encroaches onto private property. The existing 66' wide right-of-way is not adequate width to construct a useful cul-de-sac. This issue will need to be addressed with any roadway reconstruction project.

Roadway and Drainage

The original roadway was constructed in 1994 with the Olivewood Drive, Northdale Third Addition, and Camwood Trail Road Improvements Project. The roadway is 24' wide with poorly defined ditches/swales on either side of the roadway. According to the original plans, the roadway was constructed with 4" aggregate base and 2" of bituminous. Deerwood Road is currently an unimproved aggregate surfaced roadway.

In 2022 the roadway was given a Pavement Surface Evaluation and Rating (PASER) rating of 5 north of Deerwood Road and a rating of 4 south of Deerwood Road. The PASER evaluates the pavement condition regarding the longitudinal and lateral cracking of the bituminous and ranges

from 1 to 10, 1 being a pavement in failed condition and 10 being a pavement in excellent condition. The roadway is currently considered to be in fair to poor condition.

The typical section of the existing roadway is shown in Figure 6 in Appendix A.

Municipal Sanitary Sewer Collection System

There is currently no municipal gravity sanitary sewer system serving the project area. In 2007, 8" PVC gravity sanitary sewer was extended south along Olivewood Drive for approximately 340' south of Cedar Scenic Road. There is also an 8" gravity sanitary sewer that extends west along Deerwood Road. The existing gravity sanitary sewer systems are 9.3' deep on Olivewood Drive and 7.7' deep on Deerwood Road and cannot be extended any farther because of depth.

Both gravity sanitary sewers are part of a system that drains to Lift Station 6 located at the intersection of Cedar Scenic Road and Memorywood Drive. Sewage from this system flows through Lift Stations 6, 5, 4 and 3 before reaching main Lift Station 1 located at the Wastewater Treatment Facility.

There is also a 6" forcemain stubbed south on Olivewood Drive from Cedar Scenic Road for a future lift station connection. The forcemain is stubbed into a 5' x 8' forcemain junction manhole located at the Cedar Scenic Road intersection.

Existing homes within the study area have individual sub-surface treatment systems (SSTS) located on each lot. The condition of each system is unknown, but it is likely that many of the systems are failing or non-compliant with current standards.

Municipal Water Distribution System

There is no municipal water distribution system in the Project Area other than the 12" PVC watermain that extends south along Olivewood Drive for approximately 340' south of Cedar Scenic Road and an 8" PVC watermain that extends west along Deerwood Road.

Existing homes within the study area have individual wells for water supply. The condition of each well is unknown, but it is likely that some of the wells are shallow and susceptible to contamination.

Existing conditions are shown in Figures 1 and 2 in Appendix A.

EXISTING CONDITIONS – JADEWOOD DRIVE AND JEWELWOOD DRIVE

Property, Zoning and Land Use

The entire study area is zoned R-1 (Low Density Residential).

There are 24 parcels or lots of record located in the Project Area. One lot is in the Fisher Addition Plat and 20 lots are in the Woida Oaks Plat. The two remaining parcels south of Woida Road are metes and bounds parcels which were an exception to the Woida Oaks Plat. The one parcel located north of Woida Road is an original 40-acre tract.

Existing parcels are comprised of the following:

- 10 Developed Single Family Residential Properties
- 14 Undeveloped R-1 Properties

Right-of-Way Corridors

Right-of-way on Jadewood Drive and Jewelwood Drive was platted at 66' wide and on Woida Road 33' wide south of section line in the Woida Oaks Plat and 40' south of section line in the Fisher Addition Plat. We are not aware of any defined right-of-way north of the section line on Woida Road.

All platted lots in the Project Area contain the typical 10' additional utility easements along the right-of-way and 5' utility easements along all interior lot lines.

Roadway

Jadewood Drive and Jewelwood Drive were constructed in 2002 with a City project. Existing roadways are 26' wide with 1' shoulders and minimal swales for drainage. The structural sections of the roadways is unknown. In 2022, Jadewood Drive received a PASER rating of 3 and Jewelwood received a rating of 4.

Woida Road varies from 24' to 26' in width with 1' shoulders with poorly defined ditches/swales for drainage. The roadway was overlaid by the County in 2021. In 2022 the roadway received a PASER rating of 10.

The typical section of the existing roadways is shown in Figure 12 in Appendix B.

Municipal Sanitary Sewer Collection System

There is currently no municipal gravity sanitary sewer system serving the Project Area. The nearest sanitary sewer collection system is located on Woida Road and Jewelwood Drive. Ten-inch (10") PVC gravity sanitary sewer is stubbed west on Woida Road in 2004. This line is approximately 11.5' deep at the terminating manhole located 280' west of Inglewood Drive. The 8" PVC sanitary sewer on Jewelwood Drive extends from the south and ends at the Jadewood Drive intersection. This line is approximately 8.8' deep at the terminating manhole.

Both gravity sanitary sewers are part of a system that drains to Lift Station 17 located at the intersection of Clearwater Road and Grand Oaks Drive. Sewage from this system flows through Lift Stations 17 and 2 before reaching main Lift Station 1 located at the Wastewater Treatment Facility.

Existing homes within the study area have individual sub-surface treatment systems (SSTS) located on each lot. The condition of each system is unknown, but it is likely that many of the systems are failing or non-compliant with current standards and the high groundwater in the area.

Municipal Water Distribution System

There is no municipal water distribution system in the Project Area. The nearest municipal water service is located on Woida Road and Jewelwood Drive. 12" PVC watermain was installed westerly along Woida Road for approximately 280' west of Inglewood Drive as part of the 2014 Woida Road Utility and Roadway Improvements Project. Eight-inch (8") PVC watermain is located at the Jewelwood Drive and Jadewood Drive intersection and was installed in 2005 with the MacDonald Acres Improvements.

Existing homes within the study area have individual wells for water supply. The condition of each well is unknown, but it is likely that some of the wells are shallow and susceptible to contamination.

Existing conditions are shown in Figures 8 and 9 in Appendix B.

PROPOSED IMPROVEMENTS – OLIVEWOOD DRIVE AREA

Roadway, Stormwater and Trail

Proposed roadway improvements in the Project Area consist of a 26' wide bituminous surfaced rural roadways with 1' shoulders and 18' ditches with 4:1 side/back slopes and 6-9' ditch bottoms to store and infiltrate stormwater. The current standard for residential roadways is a structural section composed of 6" Class 5 aggregate base and 3.5" of bituminous constructed in a 2" and 1.5" lifts. The proposed typical roadway section is shown in Figure 6 in Appendix A.

All roadway signage except street names and 911 address signs will be replaced. Pavement markings will consist of 4" double solid line yellow at the Cedar Scenic Road intersection and 4" broken line yellow or skip on the remainder of the roadway.

Municipal Sanitary Sewer Collection System

Providing gravity sanitary sewer to the Project Area requires the construction of a new lift station. The original study placed the lift station at the south end of Olivewood Drive. The most efficient location for the lift station is a bit farther south to service the largest area possible. For the purposes of this Report, the lift station has been located at the north end of Parcel 45668742.

The lift station will need to be approximately 29' deep to service the entire study area. Ten-inch (10") PVC gravity sanitary sewer will be extended north to the Project Area along the future roadway corridor. Eight-inch (8") PVC gravity sanitary sewer will then be extended north along Olivewood Drive and east along Deerwood Road. Eight-inch (8") PVC gravity sanitary sewer will be extended easterly along the platted right-of-way of Pinewood Drive located between Deerwood Road and the south end of Olivewood Drive for future extension.

The lift station will pump through a 6" forcemain to the existing valve vault located just north of TH 210. The forcemain junction vault was constructed with the 2006 Potlatch – Highway 210 Utility Extension Project and was designed to accept the forcemain connection from this future lift station. This will route sanitary sewer discharges through Lift Stations 4, 3 and 1. The existing forcemain extended south along Olivewood Drive from Cedar Scenic Road will not be used as this would result in pumping sewage through two additional lift stations (Lift Stations 6 and 5) before reaching the Wastewater Treatment Facility.

Four-inch (4") PVC gravity sanitary sewer services will be extended to the right-of-way/easement line for each existing or potential lot within the Project Area. The sanitary sewer will terminate with a 4" cleanout assembly that will be brought to the surface and covered with an irrigation box for protection.

Municipal Water Distribution System

Water distribution improvements consist of extending 12" PVC watermain south along the west side of Olivewood Drive and 8" PVC watermain west along the south side of Deerwood Road. An 8" PVC watermain will also be stubbed east along the platted right-of-way of Pinewood Drive located about halfway between Deerwood Road and south end of Olivewood Drive for future development.

Hydrants will be placed along Olivewood Drive at approximately 600' intervals. Gate valves will be placed at intersections and other strategic locations to allow for future maintenance and repairs to the watermain.

Services will consist of 1" Polyethylene (PE) pipe extended to the right-of-way/easement line for each existing and potential lot within the project area.

Street Lighting

Street lighting improvements consist of upgrading existing street lighting units to more energy efficient LED fixtures. The City may want to consider adding an additional streetlight at the south end of Olivewood Drive at the cul-de-sac.

Right of Way and Property Acquisition

Installation of the sanitary sewer lift station, gravity sanitary sewer and forcemain between Olivewood Drive and TH 210 will require property acquisition. The right-of-way for the extension of Timberwood Drive is currently shown at 120' wide and Olivewood Drive at 80'. For the purposes of this Report, no right-of-way acquisition costs are included in the cost estimates. It was assumed the right-of-way would be platted and dedicated to the public as this area develops.

Re-construction of the cul-de-sac at the south end of Olivewood Drive will require the acquisition

of an easement along the west side of the roadway. It is anticipated the roadway will be extended in the future with the cul-de-sac removed and the easement vacated. Since the cul-de-sac is likely temporary, it is proposed to be reconstructed to match the existing condition. This means the cul-de-sac will not meet current standards for paved diameter. Please note, the cost estimate does not include costs for the easement as the reconstructed cul-de-sac would not encroach any further onto the property. If the City wishes to construct to expand the cul-de-sac diameter to meet current standard, additional right-of-way/easements on each side of the roadway will need to be acquired.

PROPOSED IMPROVEMENTS – JADEWOOD DRIVE AND JEWELWOOD DRIVE

Roadway, Stormwater and Trail

Proposed roadway improvements in the Project Area consist of a 26' wide bituminous surfaced rural roadways with 1' shoulders and 18' ditches with 4:1 side/back slopes and 6-9' ditch bottoms to store and infiltrate stormwater. The current standard for residential roadways is a structural section composed of 6" Class 5 aggregate base and 3.5" of bituminous constructed in a 2" and 1.5" lifts. The proposed typical roadway section is shown in Figure 12 in Appendix A.

All roadway signage except street name and 911 address signs will be replaced. Pavement markings will consist of double solid line yellow near intersections and 4" broken line yellow or skip on the remainder of the roadway.

Municipal Sanitary Sewer Collection System

Gravity sanitary sewer will be provided to the Project Area by extending the existing gravity systems located on Woida Road and Jewelwood Drive. Ten-inch (10") PVC sanitary sewer will be extended west on Woida Road to a point approximately 165' west of Jewelwood Drive. 8" PVC sanitary sewer will then be extended south on Jewelwood Drive and Jadewood Drive from the 10" line on Woida Road. This system does not have enough depth to service the entire project area and the 8" PVC sanitary sewer will need to be extended north and east of the Jewelwood Drive and Jadewood Drive intersection to service the remaining project area. The extensions described above represent the limit of these two systems as depth at each end of theses extensions will vary from 6.5' to just under 9' deep.

Four-inch (4") PVC gravity sanitary sewer services will be extended to the right-of-

way/easement line for each existing or potential lot within the Project Area. The sanitary sewer will terminate with a 4" cleanout assembly which will be brought to the surface and covered with an irrigation box for protection.

Municipal Water Distribution System

Water distribution improvements consist of extending 12" PVC watermain west along the south side of Woida Road to a point approximately 165' west of Jewelwood Drive. Eight-inch (8") PVC watermain will be extended north and east of the Jewelwood Drive and Jadewood Drive intersections with connections to the 12" watermain on Woida Road.

Hydrants will be placed at approximately 600' intervals. Gate valves will be placed at intersections and other strategic locations to allow for future maintenance and repairs to the watermain.

Services will consist of 1" Polyethylene (PE) pipe extended to the right-of-way line for each existing and potential lot within the Project Area.

Street Lighting

Street lighting improvements consist of relocating and upgrading existing street lighting units to more energy efficient LED fixtures. The existing streetlights at Jewelwood Drive and Jadewood Drive and Jewelwood Drive and Woida Road intersections will need to be moved to the standard location above the stop sign. The street light pole at Jadewood Drive and Woida Road is in the appropriate location and will only need a new LED lighting unit.

The proposed improvements in the Jadewood Drive and Jewelwood Drive Project Area are shown in Figures 9 - 11 in Appendix B.

Variances

The proposed improvements are not anticipated to require any variances to construct. A detailed variance review should be completed during design including a well inventory.

Do Nothing Option

The Do-Nothing Option was considered as an alternative to the proposed improvements. Doing nothing does not facilitate the City's long-range plan to provide municipal sanitary sewer and water services to developed areas of the City which are currently on SSTs systems and wells. It also does nothing to address issues associated with failing septic systems and arsenic in the well water. The City should also consider the fact that construction costs continue to climb.

ESTIMATED PROJECT COSTS

Estimated project costs for the proposed improvements are summarized below:

Sanitary Sewer:	\$3,413,770
Water Distribution:	\$1,663,670
Roadway:	\$2,321,935

ESTIMATED TOTAL PROJECT COST: \$7,399,375

The costs estimated herein are intended to convey a general and approximate picture of the costs that would be incurred today in conducting the proposed work. Costs can vary widely depending upon many factors such as weather, economic conditions, size of project, and the workload of available contractors. Actual costs can only be determined by bidding the project. Detailed breakdowns of the estimates are provided in Appendix C. Costs estimated above include estimated construction costs, 15% contingencies, costs incurred to date and estimated soft costs including engineering, administration, financing and legal fees.

These costs are calculated in 2024 dollars and need to be updated in the future based on the current economic conditions at the time the project is being considered.

PROJECT IMPLEMENTATION

Costs for the proposed improvements were assumed to be generated through City contributions and special assessments to benefitting property owners. A detailed description of the assessment methods utilized by the City of Baxter can be found in the most recent version of the “City of Baxter – Assessment Policy for Public Initiated Improvements.”

Based on past practice with similar projects, it was assumed assessments would be calculated using the Equivalent Residential Unit (ERU) Method. In 2024, the City Council set the assessment rate per ERU at \$18,520 (\$5,556 for sanitary sewer, \$5,556 for water and \$7,408 for roadway). ERU assessments increase by 3% or the Consumer Price Index (CPI), whichever is greater, each year.

As of February 12, 2025, the CPI increased 3% over the last year. For the purposes of this Report, we have assumed the City Council will increase the ERU assessments by 3% over the next three years. ERU assessment rates for 2028 would, therefore, be \$6,253 for sanitary sewer, \$6,253 for water and \$8,338 for roadway for a total of \$20,844.

Other Property Owner Costs – Property owners with existing structures/buildings must be aware of other costs that will be incurred with the project. One of the largest additional costs is the connection of sanitary sewer and water service lines on private property. Estimates for connection of these service lines should be obtained from locally licensed plumbing contractors.

Property owners are also required to pay certain charges and fees associated with connection to municipal services. These fees include a Sewer Availability Charge (SAC) and Water Availability Charge (WAC). Per City ordinance, these fees are to be collected when sewer and water services are made available to the property.

Current residential rates for SAC, WAC and lift station fee are as follows:

- Sewer Availability Charge (SAC): \$600 (existing homes) \$3,000 (new homes)
- Water Availability Charge (WAC): \$600 (existing homes) \$2,800 (new homes)

SAC and WAC are added to the assessments by default. Property owners may elect to have these charges removed from their assessment, however; all charges and fees are due at time of

connection to City utilities. Property owners with existing wells and SSTs's have until December 31 of the fifth year following completion of the project to connect to City services.

Other non-assessable City fees (2024 rates):

- City Inspection Fee: \$45
- City Excavation Permit: \$50
- Water Meter: \$526+

Based on the above, the following was determined:

Sanitary Sewer Assessments

Estimated Project Cost:	\$3,395,770
Estimated Number of ERU's:	90
Assessment per ERU:	\$6,253
Estimated Total Assessable Cost:	<u>\$562,770</u>
Estimated Remaining City Costs:	\$2,883,000

Total Number of Existing Houses:	30
SAC Fee:	\$600
Estimated SAC Collection:	\$18,000

Estimate Total Project Costs with SAC:	\$3,413,770
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Water Assessments

Estimated Project Cost:	\$1,645,670
Estimated Number of ERU's:	90
Assessment per ERU:	\$6,253
Estimated Total Assessable Cost:	<u>\$562,770</u>
Estimated Remaining City Costs:	\$1,082,900

Total Number of Existing Houses:	30
WAC Fee:	\$600
Estimated SAC Collection:	\$18,000

Estimate Total Project Costs with SAC: **\$1,663,670**

Roadway Assessments

Estimated Total Project Cost:	\$2,321,935
Estimated Number of ERU's:	91
Assessment per ERU:	\$8,338
Estimated Total Assessable Cost:	<u>\$758,760</u>
Estimated Remaining City Costs:	\$1,563,175

Summary of Assessed Costs

The estimated assessment for a typical residential lot with one sewer and one water service is shown below:

Sanitary Sewer Assessment:	\$6,253
SAC:	\$600
Water Assessment:	\$6,253
WAC:	\$600
Roadway Assessment:	<u>\$8,338</u>
Total Estimated Assessment:	\$22,044

Assessment Payment Terms and Payment Procedures

Assessments are collected in equal annual installments over a period of 15 years. The interest rate on the assessment will be determined after the City issues the bond for the project which typically occurs in the fall following construction. The interest rate will be set at 1.5% over the True Interest Cost of the bond issue. Interest on the assessment begins to accrue from the date the Council passes the resolution adopting the assessment.

Property owners have five (5) available options when considering payment of assessments:

1. Tax Payment – If no action is taken by the property owner, the assessment will be certified to the County and assessment installment payments will appear annually on the property tax statement for the duration of the assessment term. The estimated yearly

payment for one ERU assessment would be \$2,728.36 based on an estimated interest rate of 8% and Council adoption of the assessment on the date shown in the Preliminary Project Schedule in Appendix F.

2. Full Payment – No interest will be charged if the entire assessment is paid off within 30 days from adoption of the assessment roll.
3. Partial Payment – Property owners can make a one-time partial pre-payment against the assessment to reduce the amount certified to the County. This option can only be exercised within 30 days from adoption of the assessment roll.
4. Pre-payment – Property owners may, at any time prior to November 15 after the initial year of the assessment, prepay the balance of the assessment with interest accrued to December 31 of that year. Property owners may also pay remaining assessment balances at any time, except for the current year's installment of principal and interest.
5. Hardship (Senior Citizen, Disability or Military Active Duty) Deferment – Individuals (65 years and older) who are owners of a homesteaded residential property, retired by reason of permanent and total disability, or ordered into active military service may be eligible to have the assessment deferred. Please see Chapter 8 of the City of Baxter Assessment Policy for Public Initiated Improvements for additional information.

Multiple ERU Assessment Units on a Single Lot of Record

Applies to owners of currently developed R-1 or R-S zoned parcels with the ability to develop into more than one R-1 parcel. The City will apply a practicality test to each parcel with the potential to be subdivided based on criteria in the City Code. There are four (4) existing parcels in the Project Area large enough to be subdivided based on current subdivision criteria. Exhibits used to apply the practicality test for each parcel are shown in Appendix D and E. If it is determined by the City Council the lot can be subdivided, the owner will receive an ERU assessment for each potential lot.

Deferred Assessments

Deferments are available under the following conditions:

- Underdeveloped parcels that are currently improved and large enough to be further subdivided in the future and provided with multiple service connections.
- Undeveloped parcels located immediately adjacent to improved parcels with the same ownership.
- Parcel must be zoned R-1 or R-S

Parcels meeting these conditions are eligible to defer the assessments on potential future lots and undeveloped parcels for a period of 15 years. The assessment will be deferred with \$1 annual interest for the duration of the original 15-year assessment. After 15 years, payment will begin for the same duration and interest rate as the original assessment. If the underdeveloped parcel is subdivided or the undeveloped parcel is sold during the 15-year deferral period, the assessment will no longer be deferred and must be paid in full, or the assessment payment will begin for the same duration and interest rate as the original assessment.

Detailed project cost allocation calculations, benefitted area exhibit, and estimated individual assessments are included in Appendix C.

CONCLUSIONS AND RECOMMENDATIONS

This report has studied the feasibility of providing sanitary sewer collection, water distribution and roadway improvements to Olivewood Drive and Deerwood Road project area and the Jadewood Drive, Jewelwood Drive and Woida Road project area. The total project cost for these improvements is estimated to be \$7,339,375.

The assessment rate for one ERU was assumed to be \$20,844 based on a 3% annual increase between 2024 and 2026. This amount includes one sanitary sewer assessment (\$6,253), one water assessment (\$6,253) and one roadway assessment (\$8,338). Please note, these rates may be affected by the CPI and can be changed by the City Council on a yearly basis.

A residential lot with an existing structure will also receive a \$600 Sewer Availability Charge (SAC) and \$600 Water Availability Charge (WAC). These fees may be added to the assessment if requested by the property owner. With fees, the typical assessment for one residential lot would be \$22,044.

Summary of Project Cost Allocations

Assessed Project Cost

Benefitting Property Assessments:	\$1,482,575 (20.0%)
Deferred Property Assessments:	<u>\$437,725</u>
Total Assessable Project Costs:	\$1,920,300

Initial City Cost Summary

Sanitary Sewer:	\$2,833,000
Water:	\$1,082,900
Roadway:	\$1,563,175
Deferred Assessments:	<u>\$437,725</u>
Total Estimated Initial City Costs:	\$5,916,800 (80.0%)

Total Estimated Project Cost:	\$7,399,375
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The total estimated assessable project cost is \$1,482,575 or 20.0% of the total project cost. To issue local improvement bonds without an election, at least 20% of the project cost must be paid

with special assessments. If costs are higher than estimated, the assessable portion of the project may be below the 20% threshold. This will need to be monitored closely and re-evaluated when the Report is updated in 2028.

In conclusion, the proposed improvements are feasible, and we do not foresee any major problems other than normal inconveniences associated with construction such as noise and traffic disturbance. These situations would be temporary in nature, and we would anticipate the construction would last approximately 16 to 20 weeks depending on the contractor, weather, and other factors.

We recommend the City proceed as follow:

1. City staff review and comment on the report, cost allocation methodologies and underdeveloped parcel lot split practicality tests.
2. Review the Report with the Utilities Commission.
3. Update the Report based on staff and Utilities Commission comments, as necessary.
4. Review the Report with City Council at a Workshop.
5. Finalize the Report.

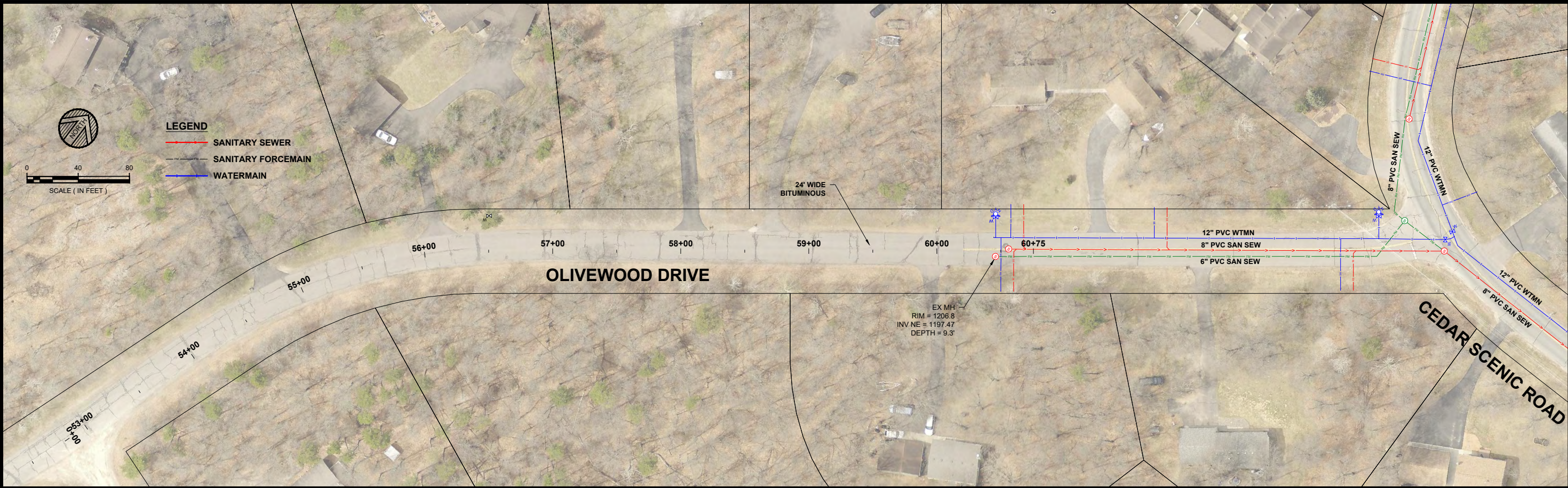
If the City Council decides to proceed with the project, steps outlined in the Preliminary Project Schedule included in Appendix F for Chapter 429 assessment projects should be referenced and followed. Please be aware, current lead times on some construction materials and supplies can be upwards of six to eight months.

APPENDICES

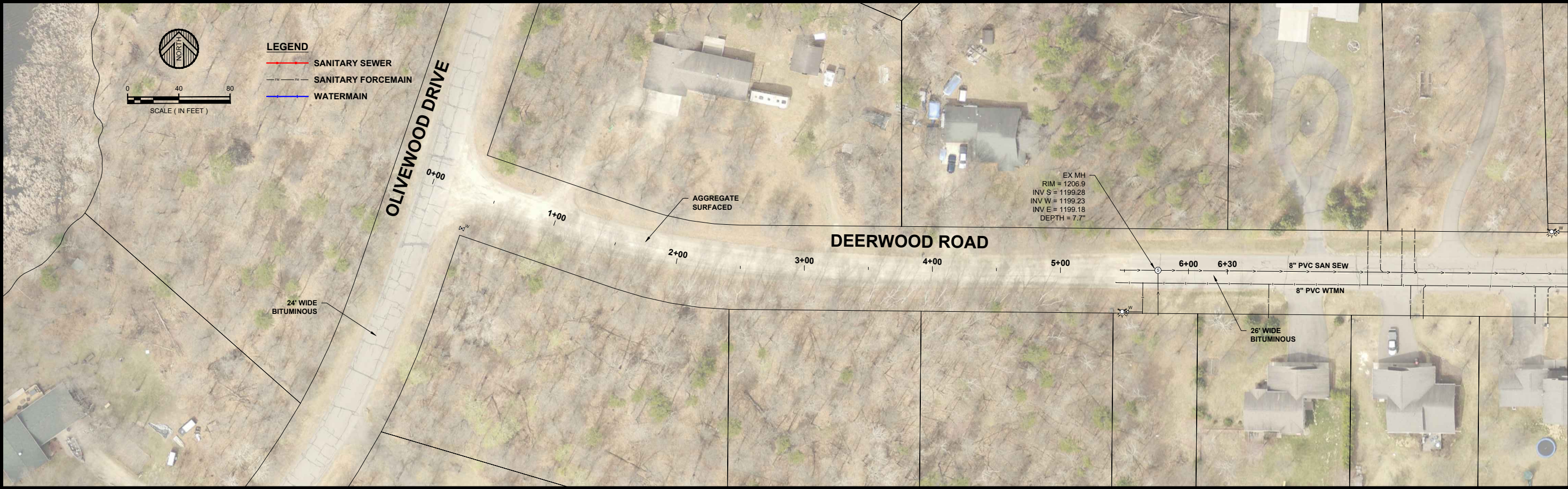
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APPENDIX A

OLIVEWOOD DRIVE AND DEERWOOD ROAD PROJECT FIGURES



OLIVEWOOD DRIVE STA 54+00 - END



DEERWOOD ROAD

WIDSETH

ARCHITECTS • ENGINEERS • SCIENTISTS • SURVEYORS

BY: JERRY COUNTRYMAN, P.E.

DATE: FEB 2025

SCALE: AS SHOWN

DRAWN BY: JERRY COUNTRYMAN

CHECKED BY: JERRY COUNTRYMAN

JOB NUMBER: 2024-11753

REVISIONS

DATE	REV#	DESCRIPTION

PROJECT: OLIVEWOOD AND JEWELWOOD AREA IMPROVEMENTS

CITY OF BAXTER

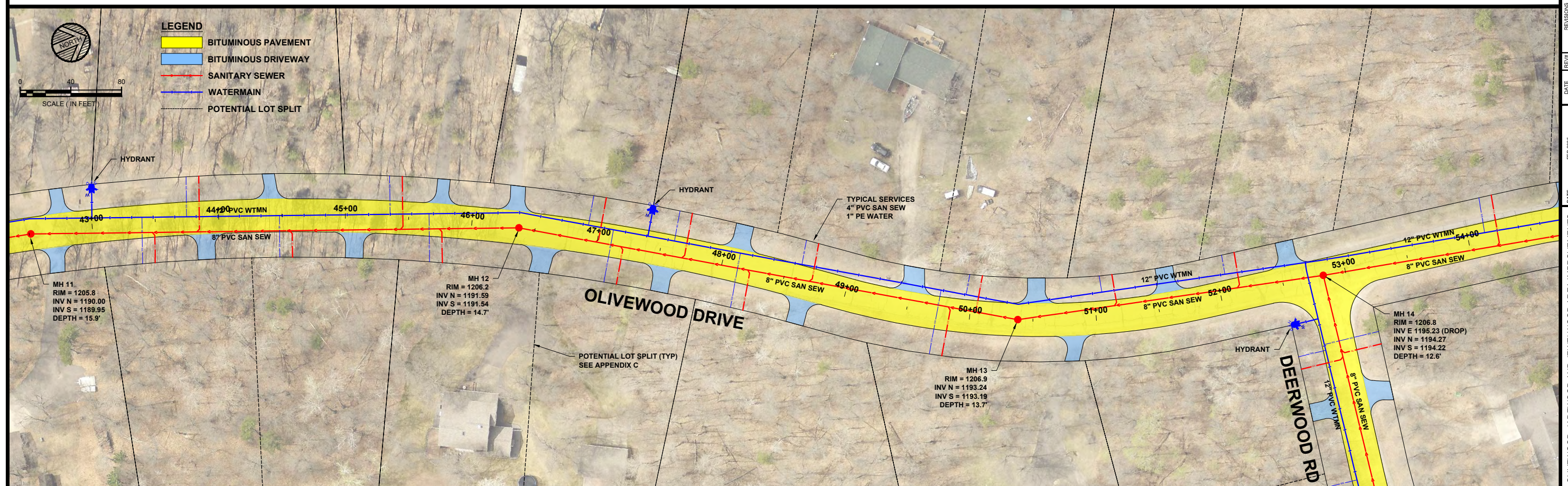
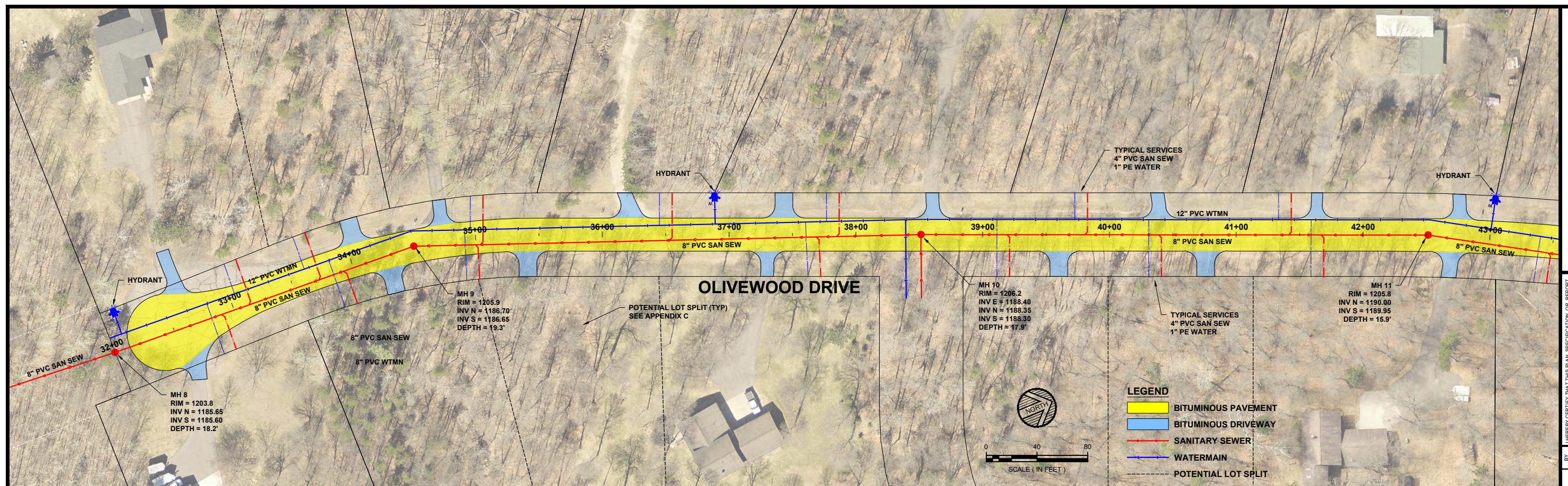
BAXTER, MINNESOTA

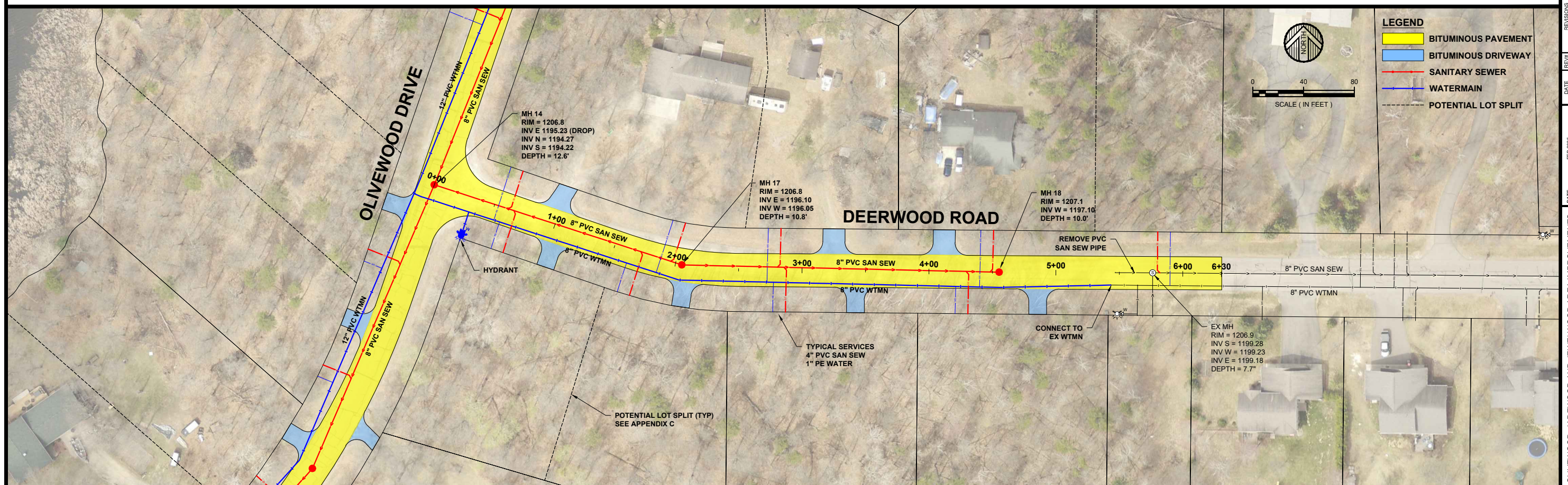
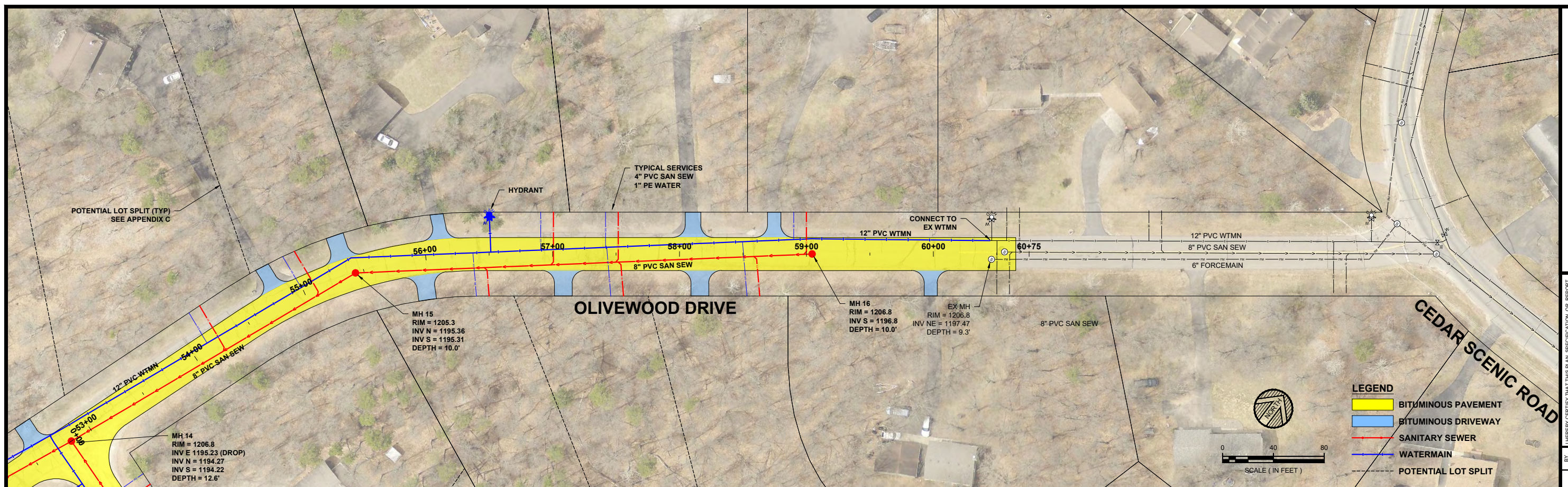
EXISTING CONDITIONS OLIVEWOOD DR & DEERWOOD RD

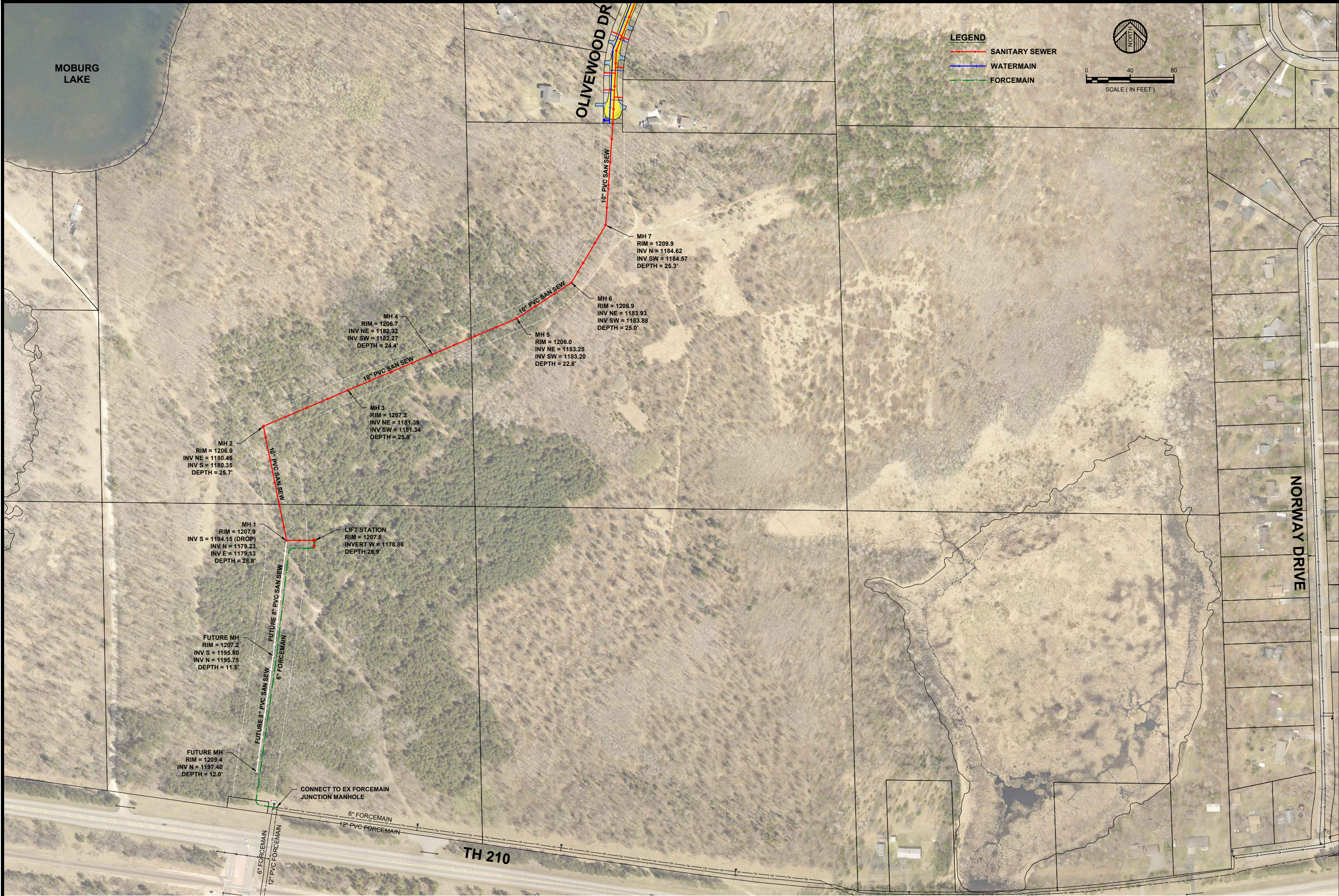
DATE: 3/7/2025 8:09:50 AM

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FIG 2







LEGEND

- SANITARY SEWER
- WATERMAIN
- FORCEMAIN

0 40 80
SCALE (IN FEET)

WIDSETH

ARCHITECTS • ENGINEERS • SCIENTISTS • SURVEYORS

PROJECT: JADEWOOD AND JEWELWOOD AREA IMPROVEMENTS

CITY OF BAXTER

BAXTER, MINNESOTA

PROPOSED IMPROVEMENTS OLIVEWOOD DRIVE TO TH 210

DATE: FEB 2025

SCALE: AS SHOWN

DRAWN BY: [initials]

CHECKED BY: [initials]

JOB NUMBER: 2024-11753

BY: [initials]

REVISIONS DESCRIPTION: [initials]

DATE: [initials]

REV# [initials]

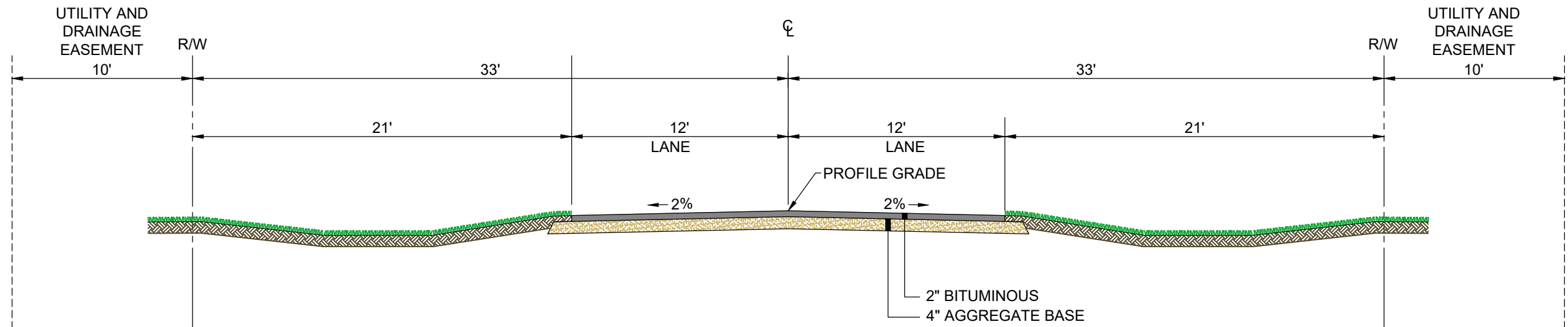
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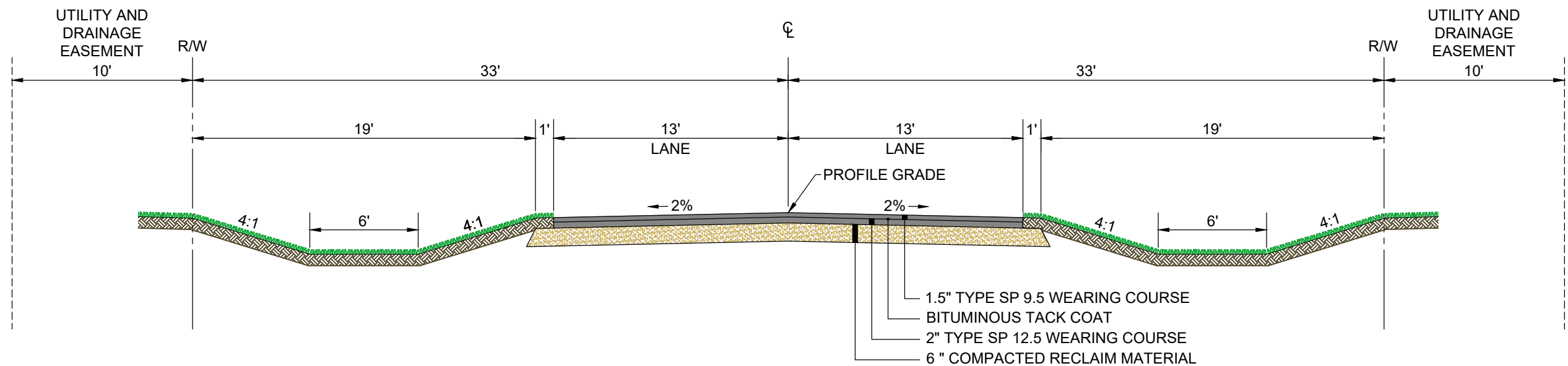
LIC. NO. VALUE: [initials]

SHEET NO.
FIG 5

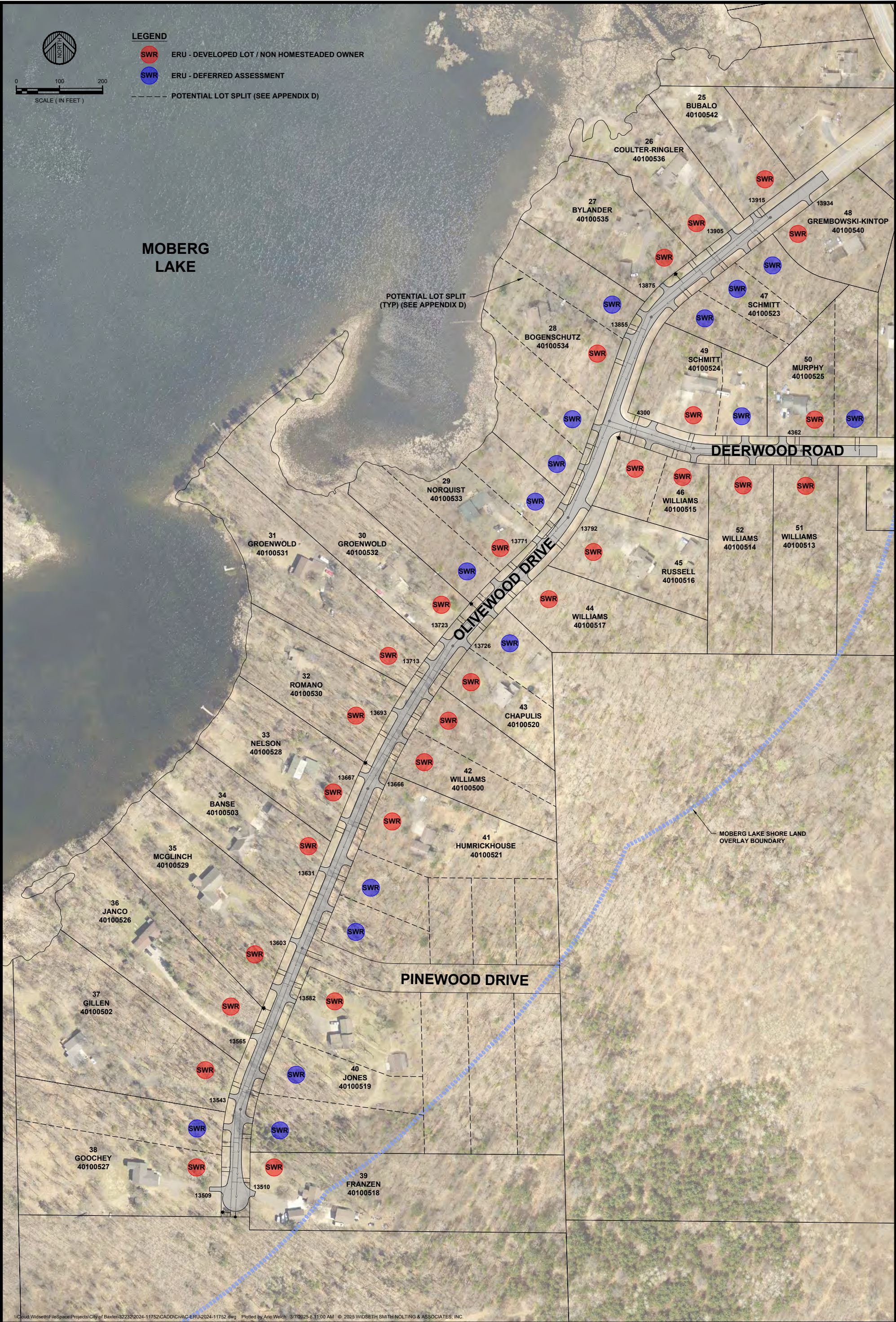
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EXISTING ROADWAY SECTION



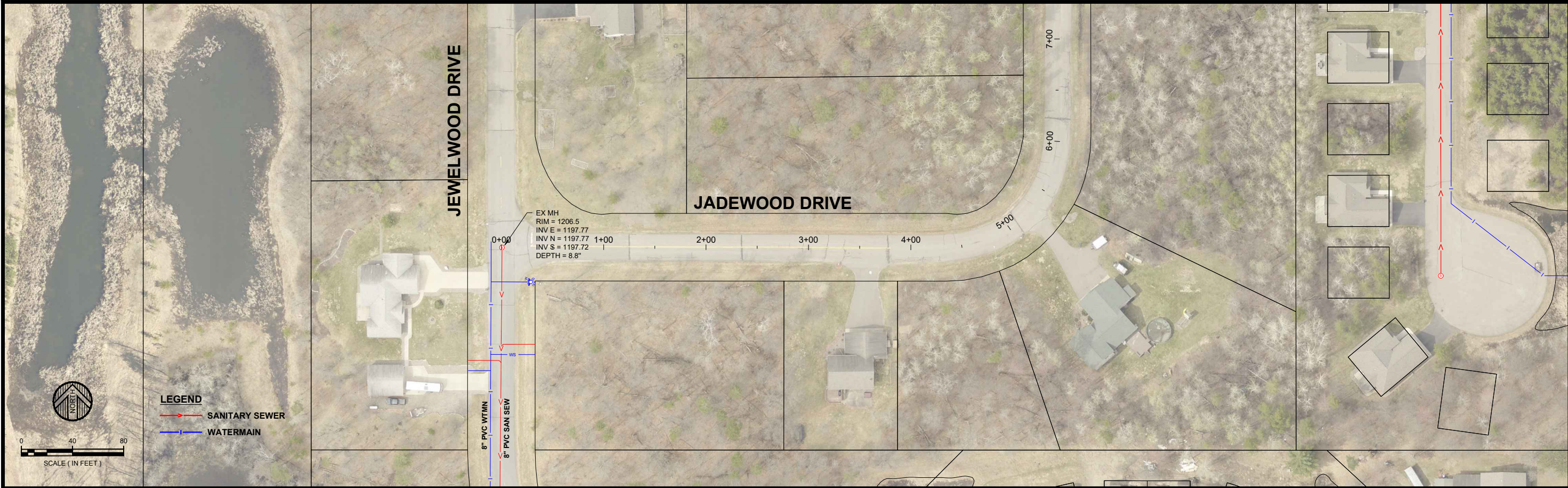
PROPOSED ROADWAY SECTION



I:\Cloud\Widseth\Projects\City of Baxter\32232\2024-11752\CADD\Civil\ERU-2024-11752.dwg Plotted by Aric Welch 3/7/2025 6:11:00 AM © 2025 WIDSETH SMITH NOLTING & ASSOCIATES, INC.

APPENDIX B

JADEWOOD DRIVE, JEWELWOOD DRIVE AND WOIDA ROAD PROJECT FIGURES



JADEWOOD DRIVE STA 0+00 - 5+00



JADEWOOD DRIVE STA 5+00 - END

WIDSETH

ARCHITECTS • ENGINEERS • SCIENTISTS • SURVEYORS

BY: _____

DATE: _____

DATE: _____

DATE: _____

REVISIONS DESCRIPTION

DATE

REV#

DATE

REV#

DATE

REV#

DATE: FEB 2025

SCALE: AS SHOWN

DRAWN BY: _____

CHECKED BY: _____

JOB NUMBER: 2024-11753

OLIVEWOOD, JADEWOOD AND JEWELWOOD AREA IMPROVEMENTS

CITY OF BAXTER

BAXTER, MINNESOTA

EXISTING CONDITIONS JADWEWOOD DRIVE

SHEET NO.

FIG 9

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

DATE: _____

LIC. NO. _____

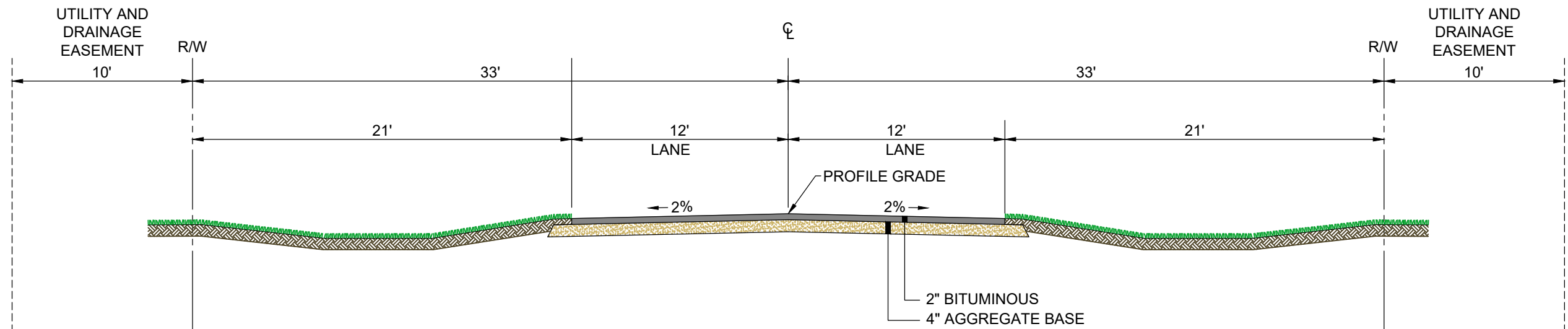
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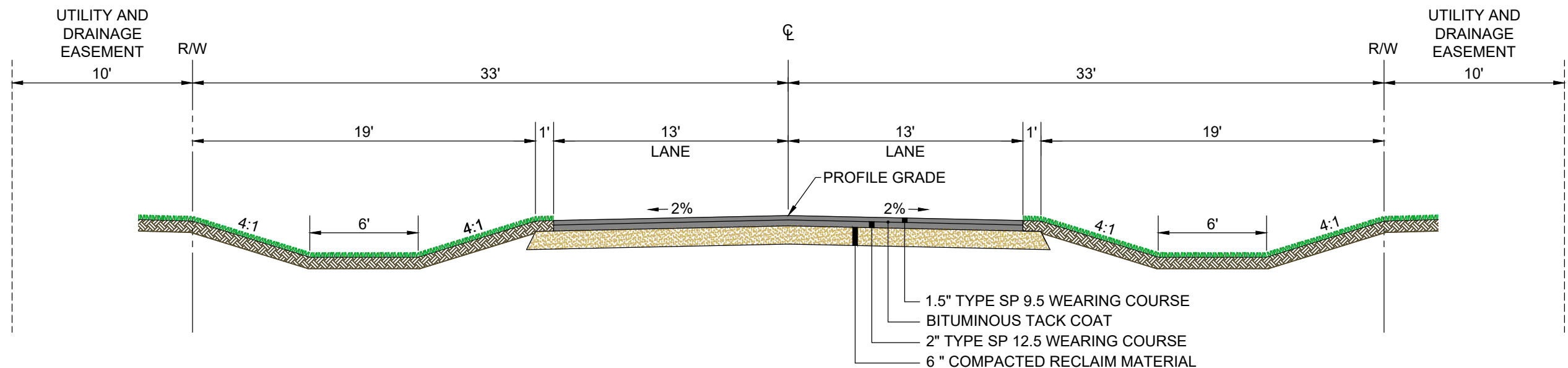
Plotted by: Aric Welch

3/7/2025 8:11:53 AM

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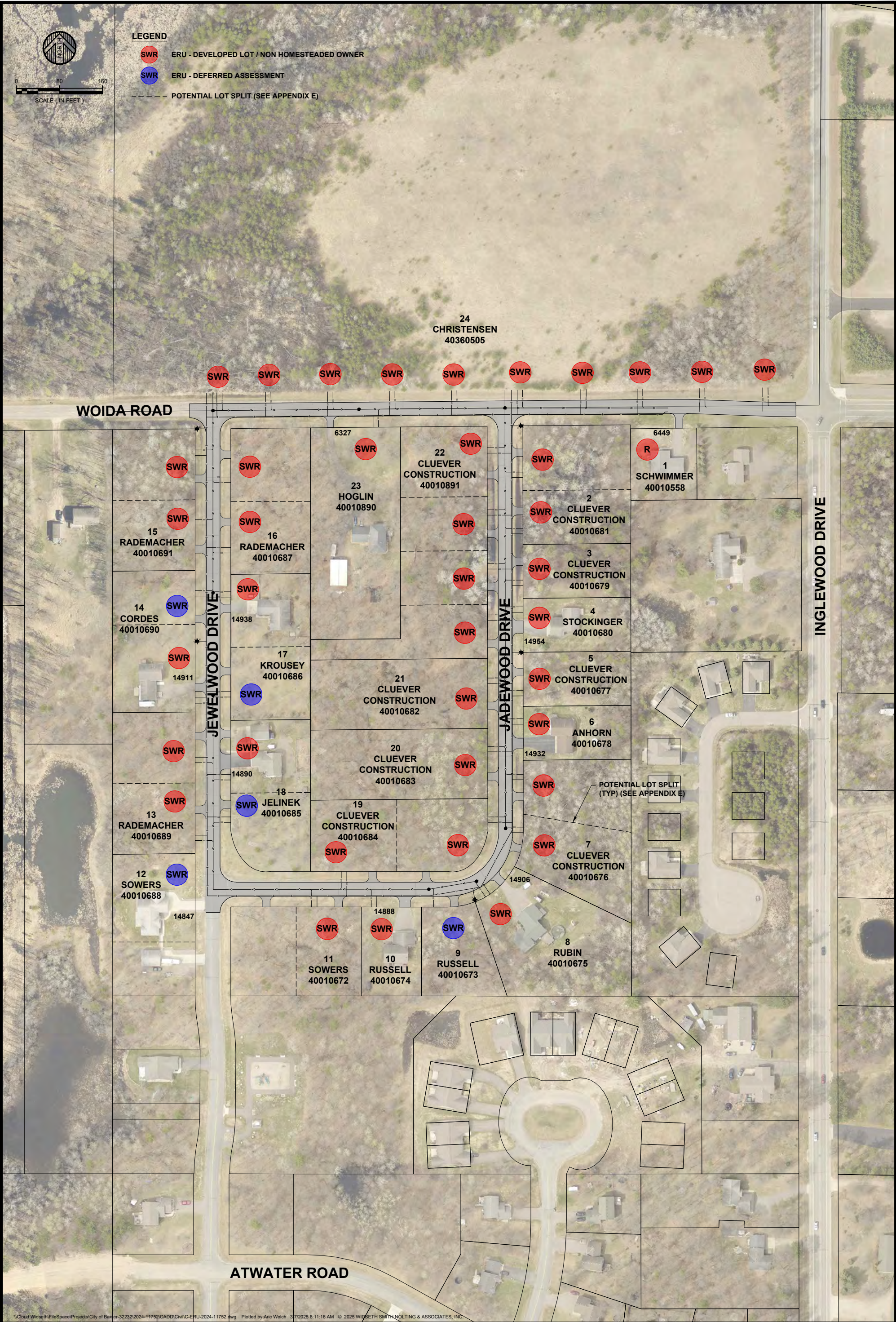
EXISTING ROADWAY SECTION



PROPOSED ROADWAY SECTION

DATE	REV#	REVISIONS DESCRIPTION	BY

DATE: FEB 2025	SCALE: AS SHOWN	CHECKED BY: ALW	JOB NUMBER: 2024-11753
DRAWN BY: ALW			



APPENDIX C

ENGINEER'S ESTIMATE AND COST ALLOCATION

2028 OLIVEWOOD DRIVE AREA AND JADEWOOD DRIVE & JEWELWOOD DRIVE AREA UTILITY AND ROADWAY IMPROVEMENTS
ENGINEER'S ESTIMATE AND PROJECT COST ALLOCATION
BAXTER, MN
Wednesday, January 15, 2025

JEWELWOOD AREA														
ITEM NO.	SPEC NO.	ITEM DESCRIPTION	UNIT	UNIT PRICE	SANITARY SEWER		CITY SANITARY SEWER		WATER		ROADWAY		TOTAL PROJECT	
					ESTIMATED QUANTITY	TOTAL COST	ESTIMATED QUANTITY	TOTAL COST	ESTIMATED QUANTITY	TOTAL COST	ESTIMATED QUANTITY	TOTAL COST	ESTIMATED QUANTITY	TOTAL COST
1	2021.501	MOBILIZATION	LUMP SUM	\$176,000.00	0.33	\$58,080.00	0.16	\$28,160.00	0.23	\$40,480.00	0.28	\$49,280.00	1	\$176,000.00
2	2101.505	CLEARING	ACRE	\$4,500.00			0.55	\$2,475.00					0.55	\$2,475.00
3	2101.505	GRUBBING	ACRE	\$4,500.00			0.55	\$2,475.00					0.55	\$2,475.00
4	2101.505	CLEARING	TREE	\$550.00	66	\$36,300.00			66	\$36,300.00			132	\$72,600.00
5	2101.505	GRUBBING	TREE	\$275.00	66	\$18,150.00			66	\$18,150.00			132	\$36,300.00
6	2104.502	REMOVE SIGN	EACH	\$75.00							10	\$750.00	10	\$750.00
7	2104.502	SALVAGE CASTING	EACH	\$150.00	3	\$450.00							3	\$450.00
8	2104.502	SALVAGE LIGHTING UNIT	EACH	\$500.00							2	\$1,000.00	2	\$1,000.00
9	2104.502	SALVAGE SIGN (ADDRESS)	EACH	\$20.00							32	\$640.00	32	\$640.00
10	2104.502	SALVAGE SIGN TYPE C	EACH	\$75.00							5	\$375.00	5	\$375.00
11	2104.502	SALVAGE MAIL BOX SUPPORT	EACH	\$50.00							32	\$1,600.00	32	\$1,600.00
12	2104.503	SAWING CONCRETE PAVEMENT (FULL DEPTH)	LIN FT	\$7.50										
13	2104.503	SAWING BITUMINOUS PAVEMENT (FULL DEPTH)	LIN FT	\$4.00							666	\$2,664.00	666	\$2,664.00
14	2104.504	REMOVE CONCRETE PAVEMENT	SQ YD	\$7.50										
15	2104.504	REMOVE BITUMINOUS PAVEMENT	SQ YD	\$4.50							21985	\$98,932.50	21985	\$98,932.50
16	2106.507	EXCAVATION - COMMON	CU YD	\$12.00			5000	\$60,000.00			10750	\$129,000.00	15750	\$189,000.00
17	2106.601	DEWATERING	LUMP SUM	\$362,547.50	0.59	\$213,903.03	0.19	\$68,884.03	0.22	\$79,760.45			1	\$362,547.50
18	2118.509	AGGREGATE SURFACING	TON	\$30.00							20	\$600.00	20	\$600.00
19	2123.510	COMMON LABORERS	HOURL	\$82.50	20	\$1,650.00	5	\$412.50	20	\$1,650.00	20	\$1,650.00	65	\$5,362.50
20	2123.610	SKID LOADER	HOURL	\$135.00	20	\$2,700.00	5	\$675.00	20	\$2,700.00	20	\$2,700.00	65	\$8,775.00
21	2123.610	STREET SWEEPER (WITH PICKUP BROOM AND WATER)	HOURL	\$140.00	10	\$1,400.00	5	\$700.00	10	\$1,400.00	20	\$2,800.00	45	\$6,300.00
22	2211.507	AGGREGATE BASE CL 5	CU YD	\$30.00							4595	\$137,850.00	4595	\$137,850.00
23	2360.509	TYPE SP 9.5 WEARING COURSE MIX (3,C)	TON	\$95.00							8230	\$781,850.00	8230	\$781,850.00
24	2503.503	8" PVC PIPE SEWER	LIN FT	\$65.00	9850	\$640,250.00							9850	\$640,250.00
25	2503.503	10" PVC PIPE SEWER	LIN FT	\$75.00	1015	\$76,125.00	2245	\$168,375.00					3260	\$244,500.00
26	2503.503	10" DIP PIPE SEWER	LIN FT	\$100.00			50	\$5,000.00					50	\$5,000.00
27	2503.503	6" FORCEMAIN	LIN FT	\$55.00			1100	\$60,500.00					1100	\$60,500.00
28	2503.601	TRACING WIRE SYSTEM (SANITARY)	LUMP SUM	\$17,400.00	0.81	\$14,094.00	0.19	\$3,306.00					1	\$17,400.00
29	2503.602	LIFT STATION	LUMP SUM	\$275,000.00			1	\$275,000.00					1	\$275,000.00
30	2503.602	CONNECT TO EXISTING SANIARY SEWER	EACH	\$1,200.00	3	\$3,600.00	1	\$1,200.00					4	\$4,800.00
31	2503.602	4" CLEAN-OUT ASSEMBLY	EACH	\$650.00	89	\$57,850.00							89	\$57,850.00
32	2503.602	8"x4" PVC WYE	EACH	\$550.00	77	\$42,350.00							77	\$42,350.00
33	2503.602	10"x4" PVC WYE	EACH	\$650.00	12	\$7,800.00							12	\$7,800.00
34	2506.603	CONSTRUCT DRAINAGE STRUCTURE DESIGN 4007	LIN FT	\$450.00	247	\$111,150.00	180	\$81,000.00					427	\$192,150.00
35	2503.603	CONSTRUCT 8" OUTSIDE DROP	LIN FT	\$1,500.00										
36	2503.603	4" PVC SANITARY SEWER SERVICE PIPE	LIN FT	\$50.00	3070	\$153,500.00							3070	\$153,500.00
37	2503.603	CLEAN & VIDEO TAPE PIPE SEWER	LIN FT	\$2.50	14845	\$37,112.50	2295	\$5,737.50					17140	\$42,850.00
38	2504.601	TRACING WIRE SYSTEM (WATER MAIN)	LUMP SUM	\$10,080.00					1	\$10,080.00			1	\$10,080.00
39	2504.602	CONNECT TO EXISTING WATER MAIN	EACH	\$2,500.00					4	\$10,000.00			4	\$10,000.00
40	2504.602	HYDRANT	EACH	\$7,000.00					11	\$77,000.00			11	\$77,000.00
41	2504.602	1" CORPORATION STOP	EACH	\$500.00					89	\$44,500.00			89	\$44,500.00
42	2504.602	6" GATE VALVE AND BOX	EACH	\$2,550.00					12	\$30,600.00			12	\$30,600.00
43	2504.602	8" GATE VALVE AND BOX	EACH	\$3,300.00					7	\$23,100.00			7	\$23,100.00
44	2504.602	12" GATE VALVE AND BOX	EACH	\$4,250.00					7	\$29,750.00			7	\$29,750.00
45	2504.602	1" CURB STOP & BOX	EACH	\$550.00					89	\$48,950.00			89	\$48,950.00
46	2504.603	6" PVC WATERMAIN	LIN FT	\$45.00					300	\$13,500.00			300	\$13,500.00
47	2504.603	8" PVC WATERMAIN	LIN FT	\$55.00					2930	\$161,150.00			2930	\$161,150.00
48	2504.603	12" PVC WATERMAIN	LIN FT	\$85.00					3870	\$328,950.00			3870	\$328,950.00
49	2504.603	1" PE WATER SERVICE PIPE	LINE FT	\$30.00					3008	\$90,240.00			3008	\$90,240.00
50	2504.608	DUCTILE IRON FITTINGS	POUND	\$12.50					7155	\$89,437.50			7155	\$89,437.50
51	2506.502	CASTING ASSEMBLY (SANITARY 700-7) (SAN)	EACH	\$900.00	21	\$18,900.00	7	\$6,300.00					28	\$25,200.00
52	2506.502	INSTALL CASTING	EACH	\$400.00	3	\$1,200.00							3	\$1,200.00
53	2521.518	6" CONCRETE WALK	SQ FT	\$20.00										
54	2521.518	3" BITUMINOUS WALK	SQ FT	\$3.75										
55	2531.504	8" CONCRETE DRIVEWAY PAVEMENT	SQ YD	\$100.00										
56	2531.618	TRUCATED DOMES	SQ FT	\$75.00										
57	2540.602	MAIL BOX SUPPORT	EACH	\$150.00							32	\$4,800.00	32	\$4,800.00
58	2545.502	LIGHTING UNIT (LED)	EACH	\$1,000.00							5	\$5,000.00	5	\$5,000.00
59	2545.602	INSTALL LIGHTING UNIT	EACH	\$1,500.00							2	\$3,000.00	2	\$3,000.00
60	2563.601	TRAFFIC CONTROL	LUMP SUM	\$7,000.00	0.33	\$2,310.00	0.16	\$1,120.00	0.23	\$1,610.00	0.28	\$1,960.00	1	\$7,000.00

2028 OLIVEWOOD DRIVE AREA AND JADEWOOD DRIVE & JEWELWOOD DRIVE AREA UTILITY AND ROADWAY IMPROVEMENTS
ENGINEER'S ESTIMATE AND PROJECT COST ALLOCATION
BAXTER, MN
Wednesday, January 15, 2025

JEWELWOOD AREA														
ITEM NO.	SPEC NO.	ITEM DESCRIPTION	UNIT	UNIT PRICE	SANITARY SEWER		CITY SANITARY SEWER		WATER		ROADWAY		TOTAL PROJECT	
					ESTIMATED QUANTITY	TOTAL COST	ESTIMATED QUANTITY	TOTAL COST	ESTIMATED QUANTITY	TOTAL COST	ESTIMATED QUANTITY	TOTAL COST	ESTIMATED QUANTITY	TOTAL COST
61	2564.502	INSTALL SIGN SIGN TYPE C	EACH	\$75.00							5	\$375.00	5	\$375.00
62	2564.502	INSTALL SIGN (ADDRESS)	EACH	\$30.00							32	\$960.00	32	\$960.00
63	2564.518	SIGN PANELS TYPE C	SQ FT	\$70.00							65	\$4,550.00	65	\$4,550.00
64	2573.503	SILT FENCE, TYPE MS	LIN FT	\$4.50	400	\$1,800.00			400	\$1,800.00	400	\$1,800.00	1200	\$5,400.00
65	2573.501	STABILIZED CONSTRUCTION EXIT	EACH	\$1,200.00	0.66	\$792.00			0.66	\$792.00	0.68	\$816.00	2	\$2,400.00
66	2574.507	SCREENED TOPSOIL BORROW	CU YD	\$35.00							6230	\$218,050.00	6230	\$218,050.00
67	2574.508	FERTILIZER TYPE 3 (10-10-20)	POUND	\$1.00			1050	\$1,050.00			1950	\$1,950.00	3000	\$3,000.00
68	2575.508	SEED MIXTURE	POUND	\$4.50			1400	\$6,300.00			2600	\$11,700.00	4000	\$18,000.00
69	2575.505	HYDRAULIC ORGANIC MATRIX	ACRE	\$12,000.00			3.5	\$42,000.00			6.5	\$78,000.00	10	\$120,000.00
70	2575.508	HYDRAULIC REINFORCED FIBER MATRIX	POUND	\$2.50			13650	\$34,125.00			25350	\$63,375.00	39000	\$97,500.00
71	2582.503	8" SOLID LINE PAINT	LIN FT	\$1.00										
72	2582.503	4" BROKEN LINE PAINT	LIN FT	\$1.00							1800	\$1,800.00	1800	\$1,800.00
73	2582.503	4" DOUBLE SOLID LINE PAINT	LIN FT	\$1.00							1320	\$1,320.00	1320	\$1,320.00
ESTIMATED CONSTRUCTION COST:				\$5,109,309.00	29.39%	\$1,501,466.53	16.73%	\$854,795.03	22.35%	\$1,141,899.95	31.53%	\$1,611,147.50	100.00%	\$5,109,309.00
CONTINGENCIES (15%):				\$766,396.35		\$225,219.98		\$128,219.25		\$171,284.99		\$241,672.13		\$766,396.35
SUBTOTAL:				\$5,875,705.35		\$1,726,686.50		\$983,014.28		\$1,313,184.94		\$1,852,819.63		\$5,875,705.35
ENGINEERING														
WIDSETH 2018-10267 (2006 OLIVEWOOD DRIVE AREA FEASIBILITY REPORT):				\$5,465.50		\$1,606.14		\$914.39		\$1,221.51		\$1,723.47		\$5,465.50
WIDSETH 2018-10320 (2007 JADEWOOD & JEWELWOOD AREA FEASIBILITY REPORT):				\$3,254.75		\$956.47		\$544.52		\$727.42		\$1,026.34		\$3,254.75
WIDSETH 2024-11752 (2025 OLIVEWOOD DR AND JADEWOOD/JEWELWOOD FEASIBILITY REPORT):				\$9,950.00		\$2,923.99		\$1,664.65		\$2,223.77		\$3,137.59		\$9,950.00
DESIGN AND CONSTRUCTION (22% ESTIMATED):				\$1,292,700.00		\$379,884.20		\$216,270.64		\$288,910.71		\$407,634.45		\$1,292,700.00
LEGAL, FINANCE, ADMIN AND OTHER COSTS (3% ESTIMATED):				\$176,300.00		\$51,809.07		\$29,495.25		\$39,401.99		\$55,593.68		\$176,300.00
ESTIMATED TOTAL COST:				\$7,363,375.60		\$2,163,866.38		\$1,231,903.73		\$1,645,670.33		\$2,321,935.16		\$7,363,375.60
ASSESSMENTS														
ERU ASSESSMENT (ASSUMED 3% INCREASE OVER 2024 RATE):						\$6,253.00				\$6,253.00		\$8,338.00		\$20,844.00
ERU'S:						90				90		91		
TOTAL ASSESSED COSTS:						\$562,770.00				\$562,770.00		\$758,758.00		\$1,884,298.00
TOTAL CITY COSTS:						\$1,601,096.38		\$1,231,903.73		\$1,082,900.33		\$1,563,177.16		\$5,479,077.60
OTHER FEES														
WAC (\$600 PER EXISTING HOUSE):					30	\$18,000.00								\$18,000.00
SAC (\$600 PER EXISTING HOUSE):									30	\$18,000.00				\$18,000.00
ESTIMATED TOTAL PROJECT COST:						\$2,181,866.38		\$1,231,903.73		\$1,663,670.33		\$2,321,935.16		\$7,399,375.60
PROJECT COST SUMMARY														
ESTIMATED PROJECT COST (SEE NOTE 1):				\$7,399,375.60										
ASSESSSED PROJECT COSTS														
ESTIMATED BENEFITTING PROPERTY ASSESSMENTS:				20.0%		\$1,482,574.00								
ESTIMATED DEFERRED ASSESSMENTS:						\$437,724.00								
TOTAL ASSESSABLE PROJECT COSTS:						\$1,920,298.00								
CITY COST SUMMARY														
SANITARY SEWER:						\$2,833,000.11								
WATER:						\$1,082,900.33								
ROADWAY:						\$1,563,177.16								
DEFERRED ASSESSMENTS:						\$437,724.00								
TOTAL ESTIMATED CITY COSTS:				80.0%		\$5,916,801.60								

NOTES
1. INCLUDES SAC AND WAC FOR EXISTING HOMES.

INDIVIDUAL ASSESSMENT CALCULATIONS
2028 OLIVEWOOD DRIVE AND JADEWOOD/JEWELWOOD AREA IMPROVEMENTS
CITY OF BAXTER
Wednesday, January 15, 2025

ESTIMATED INTEREST RATE: 8.00%
DATE OF RESOLUTION ADOPTING ASSESSMENT ROLL: 4/4/2028
ESTIMATED DAYS BEFORE FIRST YEAR: 271

ASSESSMENT RATES
SANITARY SEWER ASSESSMENT: \$6,253.00
WATER ASSESSMENT: \$6,253.00
ROADWAY ASSESSMENT: \$8,338.00
WAC: \$600.00
SAC: \$600.00

PROPERTY MAP ID	R.E. CODE	PROPERTY ADDRESS	OWNER	IMMEDIATE ASSESSMENTS			DEFERRED ASSESSMENTS			CITY FEES		ASSESSMENT TERM	ESTIMATED TOTAL ASSESSMENT	INITIAL ASSESSMENT	ASSESSMENT YEAR INTEREST (SEE NOTE 1)	INITIAL CERTIFIED ASSESSMENT	INSTALLMENT PAYMENT	DEFERRED ASSESSMENT	COMMENTS
				SANITARY SEWER UNITS	WATER UNITS	ROADWAY UNITS	SANITARY SEWER UNITS	WATER UNITS	ROADWAY UNITS	WAC	SAC								
JADEWOOD DRIVE																			
12	40010688	14847 JEWELWOOD DRIVE	SOWERS	2	2	2	1	1	1			15	\$20,844.00	\$0.00	\$0.00	\$0.00	\$0.00	\$20,844.00	
13	40010689	14911 JEWELWOOD DRIVE	RADEMACHER	1	1	1	1	1	1	1	1	15	\$41,688.00	\$41,688.00	\$2,476.15	\$44,164.15	\$5,159.68	\$0.00	
14	40010690		CORDES	2	2	2						15	\$42,888.00	\$22,044.00	\$1,309.35	\$23,353.35	\$2,728.36	\$20,844.00	
15	40010691		RADEMACHER	2	2	2						15	\$41,688.00	\$41,688.00	\$2,476.15	\$44,164.15	\$5,159.68	\$0.00	
16	40010687		RADEMACHER	2	2	2						15	\$41,688.00	\$41,688.00	\$2,476.15	\$44,164.15	\$5,159.68	\$0.00	
17	40010686	14938 JEWELWOOD DRIVE	KROUSEY	1	1	1	1	1	1	1	1	15	\$42,888.00	\$22,044.00	\$1,309.35	\$23,353.35	\$2,728.36	\$20,844.00	
18	40010685	14890 JEWELWOOD DRIVE	JELINEK	1	1	1	1	1	1	1	1	15	\$42,888.00	\$22,044.00	\$1,309.35	\$23,353.35	\$2,728.36	\$20,844.00	
JEWELWOOD DRIVE																			
19	40010684		CLUEVER CONSTRUCTION	2	2	2						15	\$41,688.00	\$41,688.00	\$2,476.15	\$44,164.15	\$5,159.68	\$0.00	
20	40010683		CLUEVER CONSTRUCTION	1	1	1						15	\$20,844.00	\$20,844.00	\$1,238.08	\$22,082.08	\$2,579.84	\$0.00	
21	40010682		CLUEVER CONSTRUCTION	1	1	1						15	\$20,844.00	\$20,844.00	\$1,238.08	\$22,082.08	\$2,579.84	\$0.00	
22	40010891		CLUEVER CONSTRUCTION	4	4	4						15	\$83,376.00	\$83,376.00	\$4,952.31	\$88,328.31	\$10,319.36	\$0.00	
2	40010681		CLUEVER CONSTRUCTION	2	2	2						15	\$41,688.00	\$41,688.00	\$2,476.15	\$44,164.15	\$5,159.68	\$0.00	
3	40010679		CLUEVER CONSTRUCTION	1	1	1						15	\$20,844.00	\$20,844.00	\$1,238.08	\$22,082.08	\$2,579.84	\$0.00	
4	40010680	14954 JADEWOOD DRIVE	STOCKINGER	1	1	1				1	1	15	\$22,044.00	\$22,044.00	\$1,309.35	\$23,353.35	\$2,728.36	\$0.00	
5	40010677		CLUEVER CONSTRUCTION	1	1	1						15	\$20,844.00	\$20,844.00	\$1,238.08	\$22,082.08	\$2,579.84	\$0.00	
6	40010678	14932 JADEWOOD DRIVE	ANHORN	1	1	1				1	1	15	\$22,044.00	\$22,044.00	\$1,309.35	\$23,353.35	\$2,728.36	\$0.00	
7	40010675		CLUEVER CONSTRUCTION	2	2	2						15	\$41,688.00	\$41,688.00	\$2,476.15	\$44,164.15	\$5,159.68	\$0.00	
8	40010675	14906 JADEWOOD DRIVE	RUBIN	1	1	1				1	1	15	\$22,044.00	\$22,044.00	\$1,309.35	\$23,353.35	\$2,728.36	\$0.00	
9	40010673		RUSSELL				1	1	1			15	\$20,844.00	\$0.00	\$0.00	\$0.00	\$0.00	\$20,844.00	
10	40010674	14888 JADEWOOD DRIVE	RUSSELL	1	1	1				1	1	15	\$22,044.00	\$22,044.00	\$1,309.35	\$23,353.35	\$2,728.36	\$0.00	
11	40010672		SOWERS	1	1	1						15	\$20,844.00	\$20,844.00	\$1,238.08	\$22,082.08	\$2,579.84	\$0.00	
WOIDA ROAD																			
1	40010558	6449 WOIDA ROAD	SCHWIMMER			1						15	\$8,338.00	\$8,338.00	\$495.25	\$8,833.25	\$1,031.99	\$0.00	
23	40010890	6327 WOIDA ROAD	HOGLIN	1	1	1				1	1	15	\$22,044.00	\$22,044.00	\$1,309.35	\$23,353.35	\$2,728.36	\$0.00	
24	40360505		CHRISTENSEN	11	11	11						15	\$229,284.00	\$229,284.00	\$13,618.84	\$242,902.84	\$28,378.23	\$0.00	
OLIVEWOOD DRIVE																			
25	40100542	13915 OLIVEWOOD DRIVE	BUBALO	1	1	1				1	1	15	\$22,044.00	\$22,044.00	\$1,309.35	\$23,353.35	\$2,728.36	\$0.00	
26	40100536	13905 OLIVEWOOD DRIVE	COULTER-RINGLER	1	1	1				1	1	15	\$22,044.00	\$22,044.00	\$1,309.35	\$23,353.35	\$2,728.36	\$0.00	
27	40100535	13875 OLIVEWOOD DRIVE	BYLANDER	1	1	1				1	1	15	\$22,044.00	\$22,044.00	\$1,309.35	\$23,353.35	\$2,728.36	\$0.00	
28	40100534	13855 OLIVEWOOD DRIVE	BOGENSCHUTZ	1	1	1	3	3	3	1	1	15	\$84,576.00	\$22,044.00	\$1,309.35	\$23,353.35	\$2,728.36	\$62,532.00	
29	40100533	13771 OLIVEWOOD DRIVE	NORQUIST	1	1	1	2	2	2	1	1	15	\$63,732.00	\$22,044.00	\$1,309.35	\$23,353.35	\$2,728.36	\$41,688.00	
30	40100532	13723 OLIVEWOOD DRIVE	GROENWOLD REV TRUST	1	1	1				1	1	15	\$22,044.00	\$22,044.00	\$1,309.35	\$23,353.35	\$2,728.36	\$0.00	
31	40100531	13713 OLIVEWOOD DRIVE	GROENWOLD	1	1	1				1	1	15	\$22,044.00	\$22,044.00	\$1,309.35	\$23,353.35	\$2,728.36	\$0.00	
32	40100530	13693 OLIVEWOOD DRIVE	ROMANO	1	1	1				1	1	15	\$22,044.00	\$22,044.00	\$1,309.35	\$23,353.35	\$2,728.36	\$0.00	
33	40100528	13667 OLIVEWOOD DRIVE	NELSON	1	1	1				1	1	15	\$22,044.00	\$22,044.00	\$1,309.35	\$23,353.35	\$2,728.36	\$0.00	
34	40100503	13631 OLIVEWOOD DRIVE	BANSE	1	1	1				1	1	15	\$22,044.00	\$22,044.00	\$1,309.35	\$23,353.35	\$2,728.36	\$0.00	
35	40100529	13603 OLIVEWOOD DRIVE	MCGLINCH	1	1	1				1	1	15	\$22,044.00	\$22,044.00	\$1,309.35	\$23,353.35	\$2,728.36	\$0.00	
36	40100526	13565 OLIVEWOOD DRIVE	JANCO	1	1	1				1	1	15	\$22,044.00	\$22,044.00	\$1,309.35	\$23,353.35	\$2,728.36	\$0.00	
37	40100502	13543 OLIVEWOOD DRIVE	GILLEN	1	1	1				1	1	15	\$22,044.00	\$22,044.00	\$1,309.35	\$23,353.35	\$2,728.36	\$0.00	
38	40100527	13509 OLIVEWOOD DRIVE	GOOCHEY	1	1	1	1	1	1	1	1	15	\$42,888.00	\$22,044.00	\$1,309.35	\$23,353.35	\$2,728.36	\$20,844.00	
39	40100518	13510 OLIVEWOOD DRIVE	FRANZEN	1	1	1				1	1	15	\$22,044.00	\$22,044.00	\$1,309.35	\$23,353.35	\$2,728.36	\$0.00	
40	40100519	13582 OLIVEWOOD DRIVE	JONES	1	1	1	2	2	2	1	1	15	\$63,732.00	\$22,044.00	\$1,309.35	\$23,353.35	\$2,728.36	\$41,688.00	
41	40100521	13666 OLIVEWOOD DRIVE	HUMRICKHOUSE	1	1	1	2	2	2	1	1	15	\$63,732.00	\$22,044.00	\$1,309.35	\$23,353.35	\$2,728.36	\$41,688.00	
42	40100500		WILLIAMS	2	2	2						15	\$41,688.00	\$41,688.00	\$2,476.15	\$44,164.15	\$5,159.68	\$0.00	
43	40100520	13726 OLIVEWOOD DRIVE	CHAPULIS	1	1	1	1	1	1	1	1	15	\$42,888.00	\$22,044.00	\$1,309.35	\$23,353.35	\$2,728.36	\$20,844.00	
44	40100517		WILLIAMS	1	1	1						15	\$20,844.00	\$20,844.00	\$1,238.08	\$22,082.08	\$2,579.84	\$0.00	
45	40100516	13792 OLIVEWOOD DRIVE	RUSSELL	1	1	1				1	1	15	\$22,044.00	\$22,044.00	\$1,309.35	\$23,353.35	\$2,728.36	\$0.00	
46	40100515		WILLIAMS	2	2	2						15	\$41,688.00	\$41,688.00	\$2,476.15	\$44,164.15	\$5,159.68	\$0.00	
47	40100523		SCHMITT				3	3	3			15	\$62,532.00	\$0.00	\$0.00	\$0.00	\$0.00	\$62,532.00	
48	40100540	13934 OLIVEWOOD DRIVE	GREMBOWSKI-KINTOP	1	1	1				1	1	15	\$22,044.00	\$22,044.00	\$1,309.35	\$23,353.35	\$2,728.36	\$0.00	
DEERWOOD ROAD																			
49	40100524	4300 DEERWOOD ROAD	SCHMITT	1	1	1	2	2	2	1	1	15	\$63,732.00	\$22,044.00	\$1,309.35	\$23,353.35	\$2,728.36	\$41,688.00	
50	40100525	4362 DEERWOOD ROAD	MURPHY	1	1	1				1	1	15	\$22,044.00	\$22,044.00	\$1,309.35	\$23,353.35	\$2,728.36	\$0.00	
51	40100513		WILLIAMS	1	1	1						15	\$20,844.00	\$20,844.00	\$1,238.08	\$22,082.08	\$2,579.84	\$0.00	
52	40100514		WILLIAMS	1	1	1						15	\$20,844.00	\$20,844.00	\$1,238.08	\$22,082.08	\$2,579.84	\$0.00	

TOTAL ASSESSMENT: 69 69 70 21 21 21 30 30 \$1,920,298.00 \$1,482,574.00 \$88,060.83 \$1,570,634.83 \$437,724.00

ASSESSMENT SUMMARY
BENEFITTING PROPERTIES
SANITARY SEWER: \$431,457.00
WATER: \$431,457.00
ROADWAY \$583,660.00
SAC: \$18,000.00
WAC: \$18,000.00
SUBTOTAL: \$1,482,574.00

DEFERRED ASSESSMENTS
SANIARY SEWER: \$131,313.00
WATER: \$131,313.00
ROADWAY \$175,098.00
SUBTOTAL: \$437,724.00

NOTES
1. THE INTEREST AMOUNT IS CALCULATED BASED ON ESTIMATED INTEREST RATE OF 8% AND 271 DAYS BETWEEN THE ASSESSMENT HEARING AND END OF THE YEAR. THIS AMOUNT WILL VARY DEPENDING ON ACTUAL INTEREST DATE AND ASSESSMENT HEARING DATI

APPENDIX D

OLIVEWOOD DRIVE AREA PARCEL SPLIT PRACTICALITY EXHIBITS

PARCEL EXHIBIT

PART OF LOT 1, BLOCK TWO,
FIRST ADDITION TO SHADY OAKS ESTATES,
SECTION 10, TOWNSHIP 133, RANGE 29,
CROW WING COUNTY, MINNESOTA



SURVEYOR'S NOTES:

THE PARCEL NUMBER FOR THE SUBJECT PROPERTY IS: 40100523.

THE ADDRESS FOR THE SUBJECT PROPERTY IS 4300 DEERWOOD RD, BAXTER, MN.

ACCORDING TO THE CITY OF BAXTER ZONING MAP, THE SUBJECT PROPERTY IS CURRENTLY LOCATED WITHIN THE R-S, RESIDENTIAL STAGING ZONING DISTRICT, AND IS WITHIN THE MOBURG LAKE SHORE LAND OVER LAY DISTRICT .

WHEN SEWER IS MADE AVAILABLE TO THE SUBJECT PROPERTY, IT WILL BE REZONED TO R-1, LOW DENSITY RESIDENTIAL. THE SUBJECT PROPERTY IS WITHIN THE SHORELAND ZONING DISTRICT. ACCORDING TO THE BAXTER CITY CODE, THE SUBJECT PARCEL AREA WILL MEET THE MINIMUM SQUARE FT PER LOT OF 20,000 SQ.FT.

THE PURPOSE OF THIS EXHIBIT IS TO PROVIDE APPROXIMATE MEASUREMENTS FOR ILLUSTRATION PURPOSES ONLY. IT IS NOT INTENDED TO BE A BOUNDARY SURVEY.

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



SCALE (IN FEET)

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

PROPERTY AREA:

TOTAL AREA OF THE SUBJECT PROPERTY IS 63,570 ± SQ.FT.

TRACT A = 21,499± SQ. FT.
TRACT B = 20,124± SQ. FT.
TRACT C = 21,947± SQ. FT.

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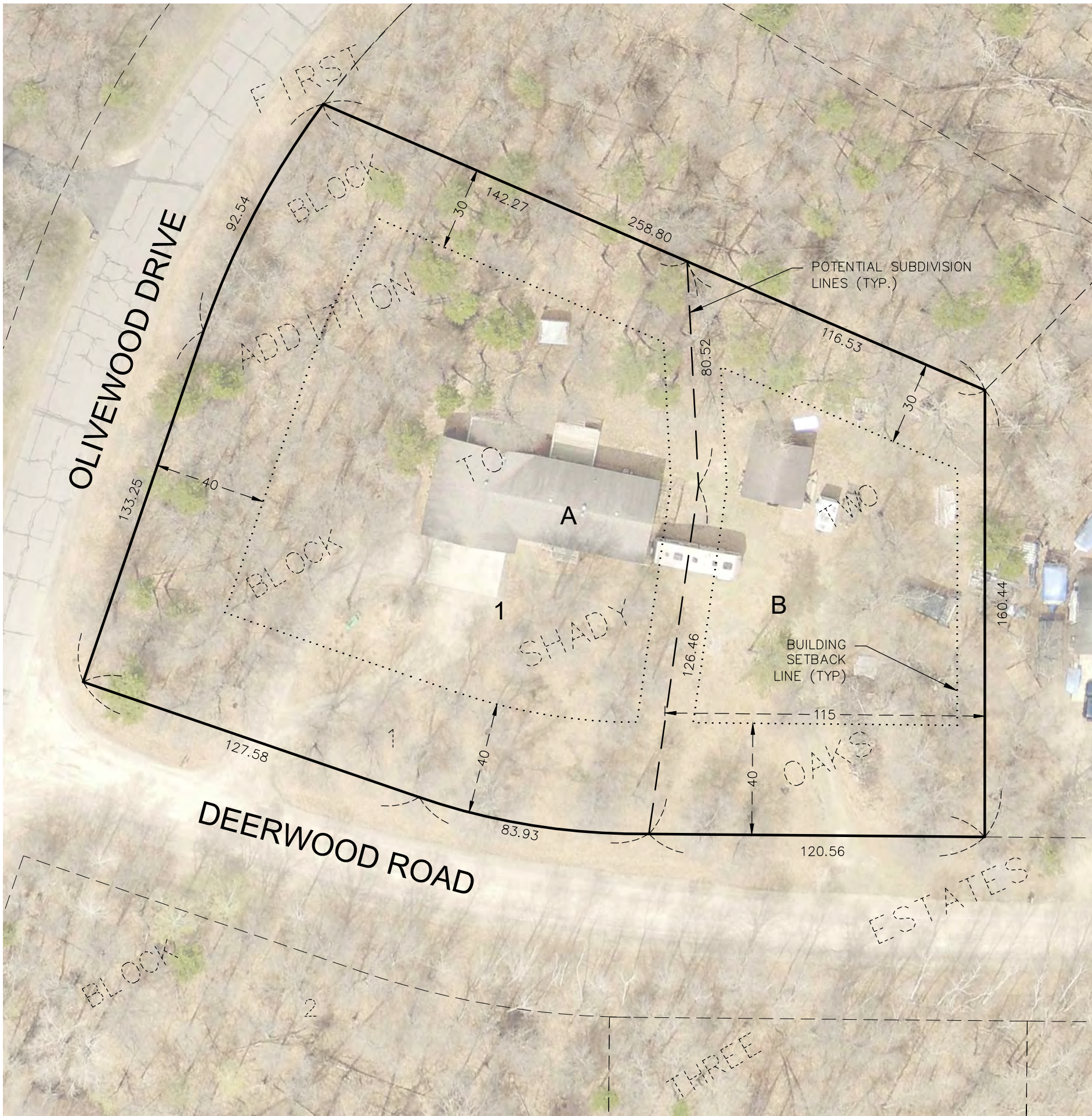
DATE: JANUARY 21, 2025
SCALE: AS SHOWN
DRAWN BY: ABS
CHECKED BY: ALW
FILE NUMBER: 2024-11752

DATE	AMENDMENTS	BY	PREPARED FOR:
			THE CITY OF BAXTER

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PARCEL EXHIBIT

PART OF LOT 1, BLOCK TWO,
FIRST ADDITION TO SHADY OAKS ESTATES,
SECTION 10, TOWNSHIP 133, RANGE 29,
CROW WING COUNTY, MINNESOTA



SURVEYOR'S NOTES:

THE PARCEL NUMBER FOR THE SUBJECT PROPERTY IS: 40100524.

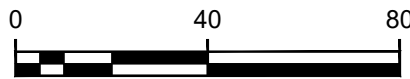
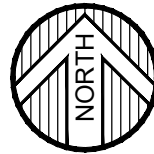
THE ADDRESS FOR THE SUBJECT PROPERTY IS 4300 DEERWOOD RD, BAXTER, MN.

ACCORDING TO THE CITY OF BAXTER ZONING MAP, THE SUBJECT PROPERTY IS CURRENTLY LOCATED WITHIN THE R-S, RESIDENTIAL STAGING ZONING DISTRICT, AND IS WITHIN THE MOBURLAKE SHORE LAND OVER LAY DISTRICT .

WHEN SEWER IS MADE AVAILABLE TO THE SUBJECT PROPERTY, IT WILL BE REZONED TO R-1, LOW DENSITY RESIDENTIAL. THE SUBJECT PROPERTY IS WITHIN THE SHORELAND ZONING DISTRICT. ACCORDING TO THE BAXTER CITY CODE, THE SUBJECT PARCEL AREA WILL MEET THE MINIMUM SQUARE FT PER LOT OF 20,000 SQ.FT.

THE PURPOSE OF THIS EXHIBIT IS TO PROVIDE APPROXIMATE MEASUREMENTS FOR ILLUSTRATION PURPOSES ONLY. IT IS NOT INTENDED TO BE A BOUNDARY SURVEY.

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



SCALE (IN FEET)

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

PROPERTY AREA:

TOTAL AREA OF THE SUBJECT PROPERTY IS 60,510 ± SQ.FT.

TRACT A = 40,503± SQ. FT.

TRACT B = 20,007± SQ. FT.

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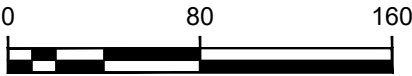
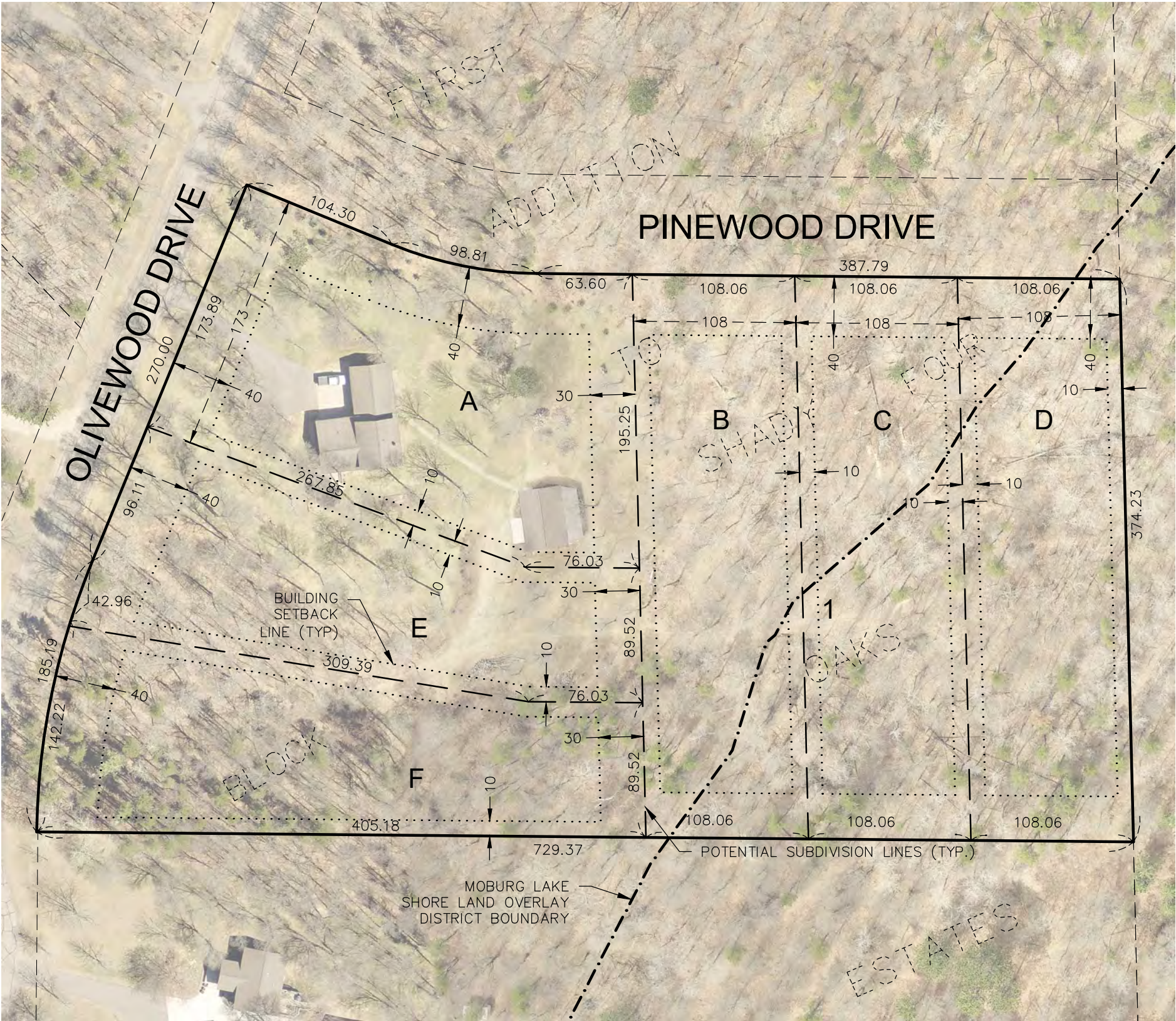
DATE: JANUARY 21, 2025
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FILE NUMBER: 2024-11752

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PARCEL EXHIBIT

PART OF LOT 1, BLOCK FOUR, FIRST ADDITION TO SHADY OAKS ESTATES,
SECTION 10, TOWNSHIP 133, RANGE 29,
CROW WING COUNTY, MINNESOTA



SCALE (IN FEET)

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

SURVEYOR'S NOTES:

THE PARCEL NUMBER FOR THE SUBJECT PROPERTY IS: 40100519.

THE ADDRESS FOR THE SUBJECT PROPERTY IS 13582 OLIVEWOOD DRIVE, BAXTER, MN.

ACCORDING TO THE CITY OF BAXTER ZONING MAP, THE SUBJECT PROPERTY IS CURRENTLY LOCATED WITHIN THE R-S, RESIDENTIAL STAGING ZONING DISTRICT, AND IS WITHIN THE MOBURG LAKE SHORE LAND OVER LAY DISTRICT .

WHEN SEWER IS MADE AVAILABLE TO THE SUBJECT PROPERTY, IT WILL BE REZONED TO R-1, LOW DENSITY RESIDENTIAL. THE SUBJECT PROPERTY IS WITHIN THE SHORELAND ZONING DISTRICT. ACCORDING TO THE BAXTER CITY CODE, THE SUBJECT PARCEL AREA WILL MEET THE MINIMUM SQUARE FT PER LOT OF 20,000 SQ.FT.

THE PURPOSE OF THIS EXHIBIT IS TO PROVIDE APPROXIMATE MEASUREMENTS FOR ILLUSTRATION PURPOSES ONLY. IT IS NOT INTENDED TO BE A BOUNDARY SURVEY.

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

PROPERTY AREA:

TOTAL AREA OF THE SUBJECT PROPERTY IS 258,918 ± SQ.FT.

TRACT A = 54,655 ± SQ. FT.
TRACT B = 40,422 ± SQ. FT.
TRACT C = 40,420± SQ. FT.
TRACT D = 40,418 ± SQ. FT.
TRACT E = 39,598 ± SQ. FT.
TRACT F = 43,402 ± SQ. FT.

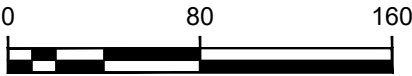
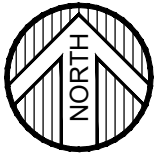
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SCALE:	AS SHOWN				THE CITY OF BAXTER
DRAWN BY:	ABS				
CHECKED BY:	ALW				
FILE NUMBER:	2024-11752				



PARCEL EXHIBIT

LOT 2, BLOCK ONE, FIRST ADDITION TO SHADY OAKS ESTATES,
SECTION 10, TOWNSHIP 133, RANGE 29,
CROW WING COUNTY, MINNESOTA



SCALE (IN FEET)

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

SURVEYOR'S NOTES:

THE PARCEL NUMBER FOR THE SUBJECT PROPERTY IS: 40100534.

THE ADDRESS FOR THE SUBJECT PROPERTY IS 13855 OLIVEWOOD DRIVE, BAXTER, MN.

ACCORDING TO THE CITY OF BAXTER ZONING MAP, THE SUBJECT PROPERTY IS
CURRENTLY LOCATED WITHIN THE R-S, RESIDENTIAL STAGING ZONING DISTRICT, AND IS
WITHIN THE MOBURG LAKE SHORE LAND OVER LAY DISTRICT .

WHEN SEWER IS MADE AVAILABLE TO THE SUBJECT PROPERTY, IT WILL BE REZONED TO
R-1, LOW DENSITY RESIDENTIAL. THE SUBJECT PROPERTY IS WITHIN THE SHORELAND
ZONING DISTRICT. ACCORDING TO THE BAXTER CITY CODE, THE SUBJECT PARCEL AREA
WILL MEET THE MINIMUM SQUARE FT PER LOT OF 20,000 SQ.FT.

**THE PURPOSE OF THIS EXHIBIT IS TO PROVIDE APPROXIMATE MEASUREMENTS FOR
ILLUSTRATION PURPOSES ONLY. IT IS NOT INTENDED TO BE A BOUNDARY SURVEY.**

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

PROPERTY AREA:

TOTAL AREA OF THE SUBJECT PROPERTY IS 138,776 ± SQ.FT.

TRACT A = 34,032 ± SQ. FT.
TRACT B = 49,692 ± SQ. FT.
TRACT C = 30,828 ± SQ. FT.
TRACT D = 24,224 ± SQ. FT.

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PARCEL EXHIBIT

PART OF LOT 2, BLOCK THREE,
FIRST ADDITION TO SHADY OAKS ESTATES,
SECTION 10, TOWNSHIP 133, RANGE 29,
CROW WING COUNTY, MINNESOTA



SURVEYOR'S NOTES:

THE PARCEL NUMBER FOR THE SUBJECT PROPERTY IS: 40100515.

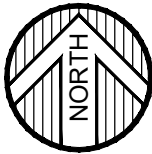
THE ADDRESS FOR THE SUBJECT PROPERTY IS OLIVEWOOD DRIVE, BAXTER, MN.

ACCORDING TO THE CITY OF BAXTER ZONING MAP, THE SUBJECT PROPERTY IS CURRENTLY LOCATED WITHIN THE R-S, RESIDENTIAL STAGING ZONING DISTRICT, AND IS WITHIN THE MOBURG LAKE SHORE LAND OVER LAY DISTRICT .

WHEN SEWER IS MADE AVAILABLE TO THE SUBJECT PROPERTY, IT WILL BE REZONED TO R-1, LOW DENSITY RESIDENTIAL. THE SUBJECT PROPERTY IS WITHIN THE SHORELAND ZONING DISTRICT. ACCORDING TO THE BAXTER CITY CODE, THE SUBJECT PARCEL AREA WILL MEET THE MINIMUM SQUARE FT PER LOT OF 20,000 SQ.FT.

THE PURPOSE OF THIS EXHIBIT IS TO PROVIDE APPROXIMATE MEASUREMENTS FOR ILLUSTRATION PURPOSES ONLY. IT IS NOT INTENDED TO BE A BOUNDARY SURVEY.

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



SCALE (IN FEET)

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

PROPERTY AREA:

TOTAL AREA OF THE SUBJECT PROPERTY IS 40,183 ± SQ.FT.

TRACT A = 20,102± SQ. FT.
TRACT B = 20,081± SQ. FT.

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			THE CITY OF BAXTER

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PART OF LOT 3, BLOCK ONE,
FIRST ADDITION TO SHADY OAKS ESTATES,
SECTION 10, TOWNSHIP 133, RANGE 29,
CROW WING COUNTY, MINNESOTA



THE PARCEL NUMBER FOR THE SUBJECT PROPERTY IS: 40100533.

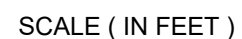
THE ADDRESS FOR THE SUBJECT PROPERTY IS 13771 OLIVEWOOD DRIVE, BAXTER, MN.

ACCORDING TO THE CITY OF BAXTER ZONING MAP, THE SUBJECT PROPERTY IS CURRENTLY LOCATED WITHIN THE R-S, RESIDENTIAL STAGING ZONING DISTRICT, AND IS WITHIN THE MOBURG LAKE SHORE LAND OVER LAY DISTRICT .

WHEN SEWER IS MADE AVAILABLE TO THE SUBJECT PROPERTY, IT WILL BE REZONED TO R-1, LOW DENSITY RESIDENTIAL. THE SUBJECT PROPERTY IS WITHIN THE SHORELAND ZONING DISTRICT. ACCORDING TO THE BAXTER CITY CODE, THE SUBJECT PARCEL AREA WILL MEET THE MINIMUM SQUARE FT PER LOT OF 20,000 SQ.FT.

THE PURPOSE OF THIS EXHIBIT IS TO PROVIDE APPROXIMATE MEASUREMENTS FOR ILLUSTRATION PURPOSES ONLY. IT IS NOT INTENDED TO BE A BOUNDARY SURVEY.

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



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

PROPERTY AREA:

TOTAL AREA OF THE SUBJECT PROPERTY IS 98,990± SQ.FT.

TRACT A = 23.375± SQ. FT.

TRACT B = 36,337± SQ. FT.

TRACT C = 39,278± SQ. FT.

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PART OF LOT 3, BLOCK THREE,
FIRST ADDITION TO SHADY OAKS ESTATES,
SECTION 10, TOWNSHIP 133, RANGE 29,
CROW WING COUNTY, MINNESOTA



THE PARCEL NUMBER FOR THE SUBJECT PROPERTY IS: 40100520.

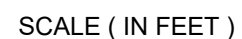
THE ADDRESS FOR THE SUBJECT PROPERTY IS 13726 OLIVEWOOD DRIVE, BAXTER, MN.

ACCORDING TO THE CITY OF BAXTER ZONING MAP, THE SUBJECT PROPERTY IS CURRENTLY LOCATED WITHIN THE R-S, RESIDENTIAL STAGING ZONING DISTRICT, AND IS WITHIN THE MOBURG LAKE SHORE LAND OVER LAY DISTRICT .

WHEN SEWER IS MADE AVAILABLE TO THE SUBJECT PROPERTY, IT WILL BE REZONED TO R-1, LOW DENSITY RESIDENTIAL. THE SUBJECT PROPERTY IS WITHIN THE SHORELAND ZONING DISTRICT. ACCORDING TO THE BAXTER CITY CODE, THE SUBJECT PARCEL AREA WILL MEET THE MINIMUM SQUARE FT PER LOT OF 20,000 SQ.FT.

THE PURPOSE OF THIS EXHIBIT IS TO PROVIDE APPROXIMATE MEASUREMENTS FOR ILLUSTRATION PURPOSES ONLY. IT IS NOT INTENDED TO BE A BOUNDARY SURVEY.

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



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

PROPERTY AREA:

TOTAL AREA OF THE SUBJECT PROPERTY IS 54,315± SQ.FT.

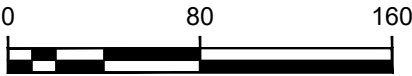
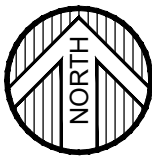
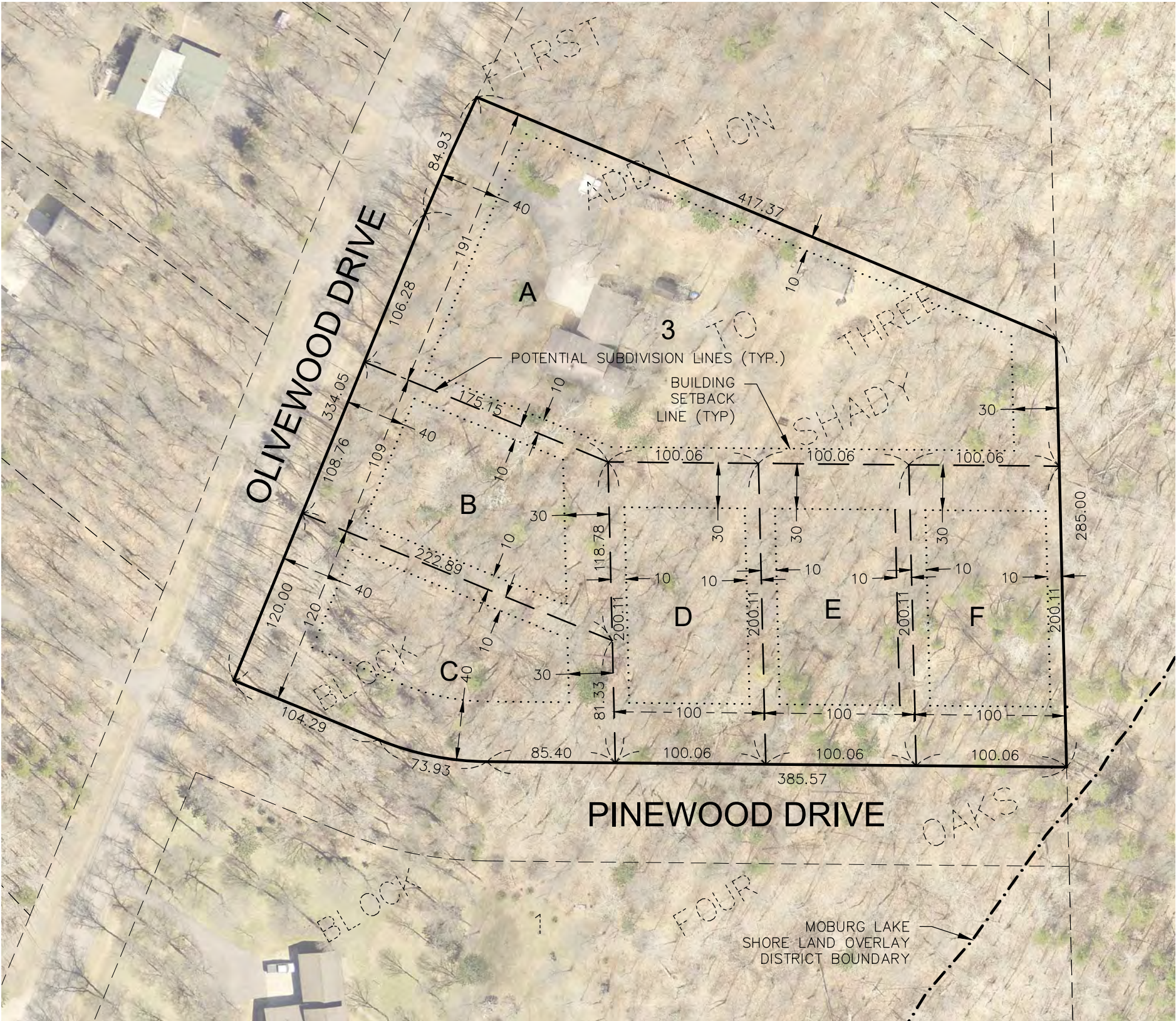
TRACT A = 21,959± SQ. FT.

TRACT B = 32,356± SQ. FT.



PARCEL EXHIBIT

PART OF LOT 3, BLOCK 3, FIRST ADDITION TO SHADY OAKS ESTATES,
SECTION 10, TOWNSHIP 133, RANGE 29,
CROW WING COUNTY, MINNESOTA



SCALE (IN FEET)

SURVEYOR'S NOTES:

THE PARCEL NUMBER FOR THE SUBJECT PROPERTY IS: 40100521.

THE ADDRESS FOR THE SUBJECT PROPERTY IS 13666 OLIVEWOOD DRIVE, BAXTER, MN.

ACCORDING TO THE CITY OF BAXTER ZONING MAP, THE SUBJECT PROPERTY IS CURRENTLY LOCATED WITHIN THE R-S, RESIDENTIAL STAGING ZONING DISTRICT, AND IS WITHIN THE MOBURG LAKE SHORE LAND OVER LAY DISTRICT .

WHEN SEWER IS MADE AVAILABLE TO THE SUBJECT PROPERTY, IT WILL BE REZONED TO R-1, LOW DENSITY RESIDENTIAL. THE SUBJECT PROPERTY IS WITHIN THE SHORELAND ZONING DISTRICT. ACCORDING TO THE BAXTER CITY CODE, THE SUBJECT PARCEL AREA WILL MEET THE MINIMUM SQUARE FT PER LOT OF 20,000 SQ.FT.

THE PURPOSE OF THIS EXHIBIT IS TO PROVIDE APPROXIMATE MEASUREMENTS FOR ILLUSTRATION PURPOSES ONLY. IT IS NOT INTENDED TO BE A BOUNDARY SURVEY.

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

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

PROPERTY AREA:

TOTAL AREA OF THE SUBJECT PROPERTY IS 177,795 ± SQ.FT.

TRACT A = 69,344 ± SQ. FT.
TRACT B = 21,646 ± SQ. FT.
TRACT C = 26,770 ± SQ. FT.
TRACT D = 20,011 ± SQ. FT.
TRACT E = 20,011 ± SQ. FT.
TRACT F = 20,011 ± SQ. FT.

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SCALE:	AS SHOWN				THE CITY OF BAXTER
DRAWN BY:	ABS				
CHECKED BY:	ALW				
FILE NUMBER:	2024-11752				



PARCEL EXHIBIT

PART OF LOT 3, BLOCK THREE,
FIRST ADDITION TO SHADY OAKS ESTATES,
SECTION 10, TOWNSHIP 133, RANGE 29,
CROW WING COUNTY, MINNESOTA



SURVEYOR'S NOTES:

THE PARCEL NUMBER FOR THE SUBJECT PROPERTY IS: 40100500.

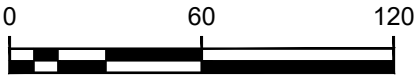
THE ADDRESS FOR THE SUBJECT PROPERTY IS OLIVEWOOD DRIVE, BAXTER, MN.

ACCORDING TO THE CITY OF BAXTER ZONING MAP, THE SUBJECT PROPERTY IS CURRENTLY LOCATED WITHIN THE R-S, RESIDENTIAL STAGING ZONING DISTRICT, AND IS WITHIN THE MOBURG LAKE SHORE LAND OVER LAY DISTRICT .

WHEN SEWER IS MADE AVAILABLE TO THE SUBJECT PROPERTY, IT WILL BE REZONED TO R-1, LOW DENSITY RESIDENTIAL. THE SUBJECT PROPERTY IS WITHIN THE SHORELAND ZONING DISTRICT. ACCORDING TO THE BAXTER CITY CODE, THE SUBJECT PARCEL AREA WILL MEET THE MINIMUM SQUARE FT PER LOT OF 20,000 SQ.FT.

THE PURPOSE OF THIS EXHIBIT IS TO PROVIDE APPROXIMATE MEASUREMENTS FOR ILLUSTRATION PURPOSES ONLY. IT IS NOT INTENDED TO BE A BOUNDARY SURVEY.

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



SCALE (IN FEET)

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

PROPERTY AREA:

TOTAL AREA OF THE SUBJECT PROPERTY IS 70,226 ± SQ.FT.

TRACT A = 32,593± SQ. FT.
TRACT B = 37,633± SQ. FT.

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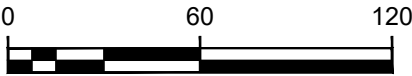
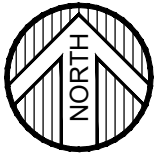
DATE: JANUARY 21, 2025
SCALE: AS SHOWN
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FILE NUMBER: 2024-11752

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PARCEL EXHIBIT

PART OF LOT 6, BLOCK ONE, FIRST ADDITION TO SHADY OAKS ESTATES,
SECTION 10, TOWNSHIP 133, RANGE 29,
CROW WING COUNTY, MINNESOTA



SCALE (IN FEET)

SURVEYOR'S NOTES:

THE PARCEL NUMBER FOR THE SUBJECT PROPERTY IS: 40100527.

THE ADDRESS FOR THE SUBJECT PROPERTY IS 13509 OLIVEWOOD DRIVE, BAXTER, MN.

ACCORDING TO THE CITY OF BAXTER ZONING MAP, THE SUBJECT PROPERTY IS CURRENTLY LOCATED WITHIN THE R-S, RESIDENTIAL STAGING ZONING DISTRICT, AND IS WITHIN THE MOBURG LAKE SHORE LAND OVER LAY DISTRICT .

WHEN SEWER IS MADE AVAILABLE TO THE SUBJECT PROPERTY, IT WILL BE REZONED TO R-1, LOW DENSITY RESIDENTIAL. THE SUBJECT PROPERTY IS WITHIN THE SHORELAND ZONING DISTRICT. ACCORDING TO THE BAXTER CITY CODE, THE SUBJECT PARCEL AREA WILL MEET THE MINIMUM SQUARE FT PER LOT OF 20,000 SQ.FT.

THE PURPOSE OF THIS EXHIBIT IS TO PROVIDE APPROXIMATE MEASUREMENTS FOR ILLUSTRATION PURPOSES ONLY. IT IS NOT INTENDED TO BE A BOUNDARY SURVEY.

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

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

PROPERTY AREA:

TOTAL AREA OF THE SUBJECT PROPERTY IS 134,760 ± SQ.FT.

TRACT A = 48,728 ± SQ. FT.
TRACT B = 86,031 ± SQ. FT.

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APPENDIX E

JADEWOOD DRIVE AND JEWELWOOD DRIVE AREA PARCEL SPLIT PRACTICALITY EXHIBITS

LOT 2, BLOCK ONE, WOIDA OAKS,
SECTION 1, TOWNSHIP 133, RANGE 29,
CROW WING COUNTY, MINNESOTA



THE PARCEL NUMBER FOR THE SUBJECT PROPERTY IS: 40010691.

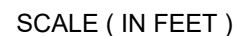
THE ADDRESS FOR THE SUBJECT PROPERTY IS JEWELWOOD RD, BAXTER, MN.

ACCORDING TO THE CITY OF BAXTER ZONING MAP, THE SUBJECT PROPERTY IS CURRENTLY LOCATED WITHIN THE R-S, RESIDENTIAL STAGING ZONING DISTRICT,

WHEN SEWER IS MADE AVAILABLE TO THE SUBJECT PROPERTY, IT WILL BE REZONED TO R-1, LOW DENSITY RESIDENTIAL. ACCORDING TO THE BAXTER CITY CODE, THE SUBJECT PARCEL AREA WILL MEET THE MINIMUM SQUARE FT PER LOT OF 15,000 SQ.FT.

THE PURPOSE OF THIS EXHIBIT IS TO PROVIDE APPROXIMATE MEASUREMENTS FOR ILLUSTRATION PURPOSES ONLY. IT IS NOT INTENDED TO BE A BOUNDARY SURVEY.

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



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

PROPERTY AREA:

TOTAL AREA OF THE SUBJECT PROPERTY IS 40,170 ± SQ.FT.

TRACT A = 20,130± SQ. FT.
TRACT B = 20,040± SQ. FT.

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PARCEL EXHIBIT

LOT 2, BLOCK TWO, WOIDA OAKS,
SECTION 1, TOWNSHIP 133, RANGE 29,
CROW WING COUNTY, MINNESOTA



SURVEYOR'S NOTES:

THE PARCEL NUMBER FOR THE SUBJECT PROPERTY IS: 40010686.

THE ADDRESS FOR THE SUBJECT PROPERTY IS 14938 JEWELWOOD RD, BAXTER, MN.

ACCORDING TO THE CITY OF BAXTER ZONING MAP, THE SUBJECT PROPERTY IS CURRENTLY LOCATED WITHIN THE R-S, RESIDENTIAL STAGING ZONING DISTRICT,

WHEN SEWER IS MADE AVAILABLE TO THE SUBJECT PROPERTY, IT WILL BE REZONED TO R-1, LOW DENSITY RESIDENTIAL. ACCORDING TO THE BAXTER CITY CODE, THE SUBJECT PARCEL AREA WILL MEET THE MINIMUM SQUARE FT PER LOT OF 15,000 SQ.FT.

THE PURPOSE OF THIS EXHIBIT IS TO PROVIDE APPROXIMATE MEASUREMENTS FOR ILLUSTRATION PURPOSES ONLY. IT IS NOT INTENDED TO BE A BOUNDARY SURVEY.

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



SCALE (IN FEET)

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

PROPERTY AREA:

TOTAL AREA OF THE SUBJECT PROPERTY IS 40,034 ± SQ.FT.

TRACT A = 20,018± SQ. FT.
TRACT B = 20,016± SQ. FT.

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PARCEL EXHIBIT

LOT 3, BLOCK ONE, WOIDA OAKS,
SECTION 1, TOWNSHIP 133, RANGE 29,
CROW WING COUNTY, MINNESOTA



SURVEYOR'S NOTES:

THE PARCEL NUMBER FOR THE SUBJECT PROPERTY IS: 40010689.

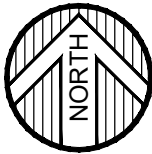
THE ADDRESS FOR THE SUBJECT PROPERTY IS JEWELWOOD RD, BAXTER, MN.

ACCORDING TO THE CITY OF BAXTER ZONING MAP, THE SUBJECT PROPERTY IS CURRENTLY LOCATED WITHIN THE R-S, RESIDENTIAL STAGING ZONING DISTRICT,

WHEN SEWER IS MADE AVAILABLE TO THE SUBJECT PROPERTY, IT WILL BE REZONED TO R-1, LOW DENSITY RESIDENTIAL. ACCORDING TO THE BAXTER CITY CODE, THE SUBJECT PARCEL AREA WILL MEET THE MINIMUM SQUARE FT PER LOT OF 15,000 SQ.FT.

THE PURPOSE OF THIS EXHIBIT IS TO PROVIDE APPROXIMATE MEASUREMENTS FOR ILLUSTRATION PURPOSES ONLY. IT IS NOT INTENDED TO BE A BOUNDARY SURVEY.

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



SCALE (IN FEET)

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

PROPERTY AREA:

TOTAL AREA OF THE SUBJECT PROPERTY IS 40,184 ± SQ.FT.

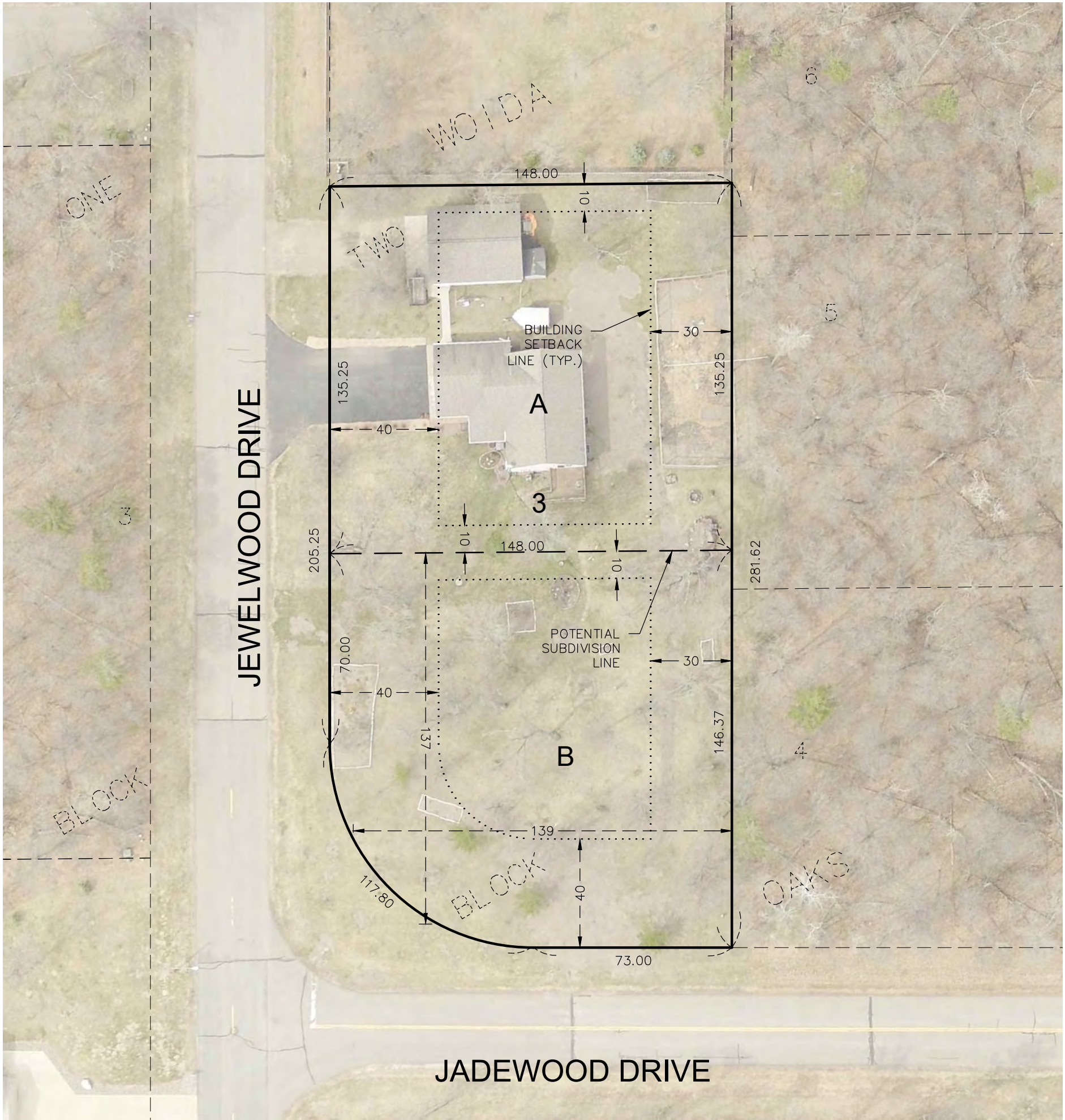
TRACT A = 20,132± SQ. FT.
TRACT B = 20,052± SQ. FT.

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FILE NUMBER:	2024-11752					



PARCEL EXHIBIT

LOT 3, BLOCK TWO, WOIDA OAKS,
SECTION 1, TOWNSHIP 133, RANGE 29,
CROW WING COUNTY, MINNESOTA



SURVEYOR'S NOTES:

THE PARCEL NUMBER FOR THE SUBJECT PROPERTY IS: 40010685.

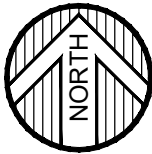
THE ADDRESS FOR THE SUBJECT PROPERTY IS 14890 JEWELWOOD RD, BAXTER, MN.

ACCORDING TO THE CITY OF BAXTER ZONING MAP, THE SUBJECT PROPERTY IS CURRENTLY LOCATED WITHIN THE R-S, RESIDENTIAL STAGING ZONING DISTRICT,

WHEN SEWER IS MADE AVAILABLE TO THE SUBJECT PROPERTY, IT WILL BE REZONED TO R-1, LOW DENSITY RESIDENTIAL. ACCORDING TO THE BAXTER CITY CODE, THE SUBJECT PARCEL AREA WILL MEET THE MINIMUM SQUARE FT PER LOT OF 15,000 SQ.FT.

THE PURPOSE OF THIS EXHIBIT IS TO PROVIDE APPROXIMATE MEASUREMENTS FOR ILLUSTRATION PURPOSES ONLY. IT IS NOT INTENDED TO BE A BOUNDARY SURVEY.

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



SCALE (IN FEET)

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

PROPERTY AREA:

TOTAL AREA OF THE SUBJECT PROPERTY IS 40,371 ± SQ.FT.

TRACT A = 20,018± SQ. FT.
TRACT B = 20,353± SQ. FT.

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PARCEL EXHIBIT

LOT 4, BLOCK ONE, WOIDA OAKS,
SECTION 1, TOWNSHIP 133, RANGE 29,
CROW WING COUNTY, MINNESOTA



SURVEYOR'S NOTES:

THE PARCEL NUMBER FOR THE SUBJECT PROPERTY IS: 40010688.

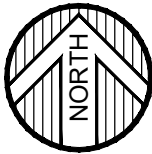
THE ADDRESS FOR THE SUBJECT PROPERTY IS 14847 JEWELWOOD RD, BAXTER, MN.

ACCORDING TO THE CITY OF BAXTER ZONING MAP, THE SUBJECT PROPERTY IS CURRENTLY LOCATED WITHIN THE R-S, RESIDENTIAL STAGING ZONING DISTRICT,

WHEN SEWER IS MADE AVAILABLE TO THE SUBJECT PROPERTY, IT WILL BE REZONED TO R-1, LOW DENSITY RESIDENTIAL. ACCORDING TO THE BAXTER CITY CODE, THE SUBJECT PARCEL AREA WILL MEET THE MINIMUM SQUARE FT PER LOT OF 15,000 SQ.FT.

THE PURPOSE OF THIS EXHIBIT IS TO PROVIDE APPROXIMATE MEASUREMENTS FOR ILLUSTRATION PURPOSES ONLY. IT IS NOT INTENDED TO BE A BOUNDARY SURVEY.

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



SCALE (IN FEET)

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

PROPERTY AREA:

TOTAL AREA OF THE SUBJECT PROPERTY IS 40,295 ± SQ.FT.

TRACT A = 25,000± SQ. FT.
TRACT B = 15,295± SQ. FT.

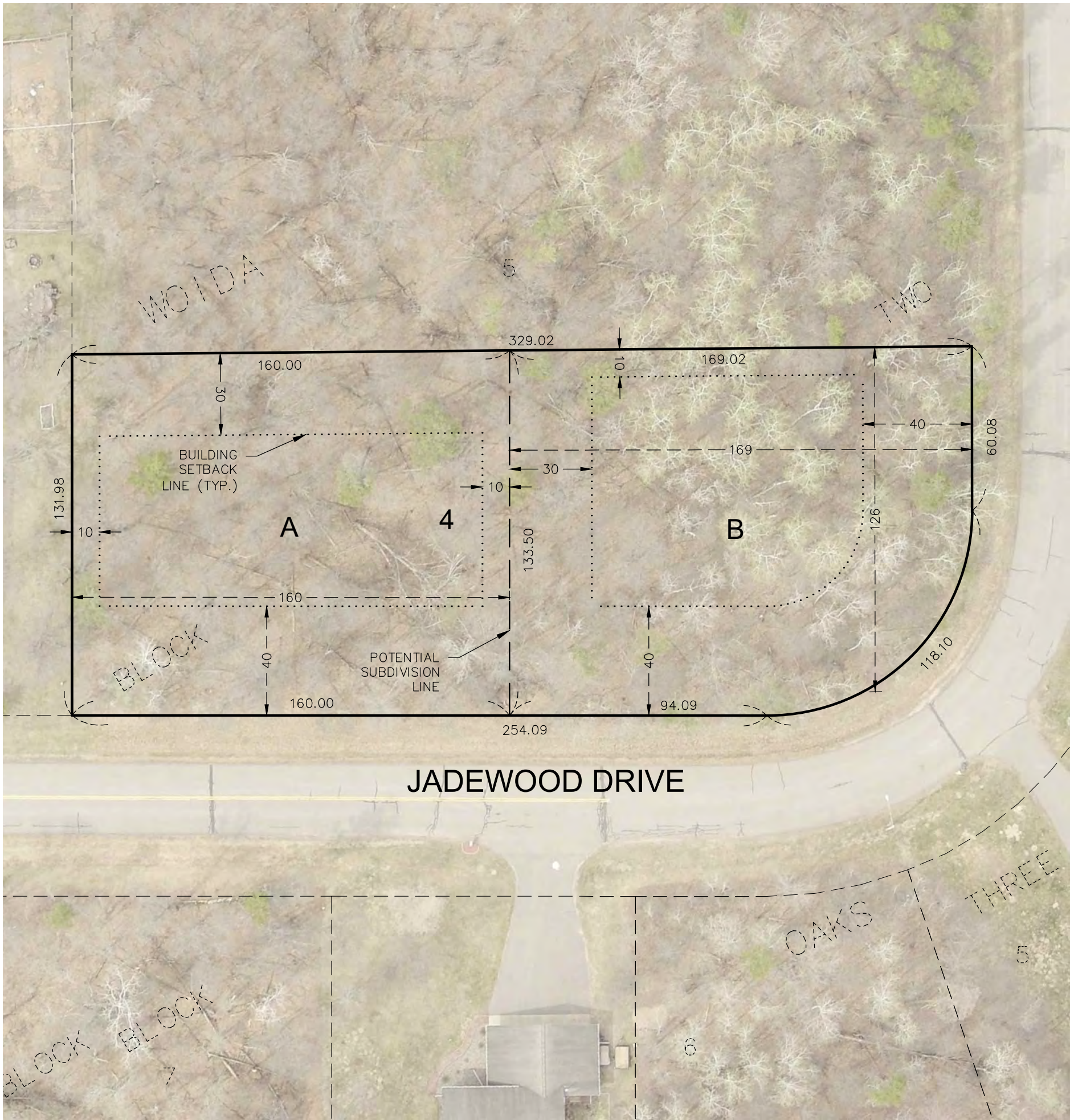
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FILE NUMBER:	2024-11752				



PARCEL EXHIBIT

LOT 4, BLOCK TWO, WOIDA OAKS,
SECTION 1, TOWNSHIP 133, RANGE 29,
CROW WING COUNTY, MINNESOTA



SURVEYOR'S NOTES:

THE PARCEL NUMBER FOR THE SUBJECT PROPERTY IS: 40010684.

THE ADDRESS FOR THE SUBJECT PROPERTY IS JEWELWOOD RD, BAXTER, MN.

ACCORDING TO THE CITY OF BAXTER ZONING MAP, THE SUBJECT PROPERTY IS CURRENTLY LOCATED WITHIN THE R-S, RESIDENTIAL STAGING ZONING DISTRICT,

WHEN SEWER IS MADE AVAILABLE TO THE SUBJECT PROPERTY, IT WILL BE REZONED TO R-1, LOW DENSITY RESIDENTIAL. ACCORDING TO THE BAXTER CITY CODE, THE SUBJECT PARCEL AREA WILL MEET THE MINIMUM SQUARE FT PER LOT OF 15,000 SQ.FT.

THE PURPOSE OF THIS EXHIBIT IS TO PROVIDE APPROXIMATE MEASUREMENTS FOR ILLUSTRATION PURPOSES ONLY. IT IS NOT INTENDED TO BE A BOUNDARY SURVEY.

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



SCALE (IN FEET)

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

PROPERTY AREA:

TOTAL AREA OF THE SUBJECT PROPERTY IS 40,737 ± SQ.FT.

TRACT A = 20,237± SQ. FT.
TRACT B = 20,500± SQ. FT.

DATE:	JANUARY 21, 2025	DATE	AMENDMENTS	BY	PREPARED FOR:	THE CITY OF BAXTER
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CHECKED BY:	ALW					
FILE NUMBER:	2024-11752					



LOT 4, BLOCK THREE, WOIDA OAKS,
SECTION 1, TOWNSHIP 133, RANGE 29,
CROW WING COUNTY, MINNESOTA



THE PARCEL NUMBER FOR THE SUBJECT PROPERTY IS: 40010676.

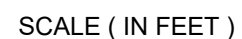
THE ADDRESS FOR THE SUBJECT PROPERTY IS JEWELWOOD RD, BAXTER, MN.

ACCORDING TO THE CITY OF BAXTER ZONING MAP, THE SUBJECT PROPERTY IS CURRENTLY LOCATED WITHIN THE R-S, RESIDENTIAL STAGING ZONING DISTRICT,

WHEN SEWER IS MADE AVAILABLE TO THE SUBJECT PROPERTY, IT WILL BE REZONED TO R-1, LOW DENSITY RESIDENTIAL. ACCORDING TO THE BAXTER CITY CODE, THE SUBJECT PARCEL AREA WILL MEET THE MINIMUM SQUARE FT PER LOT OF 15,000 SQ.FT.

THE PURPOSE OF THIS EXHIBIT IS TO PROVIDE APPROXIMATE MEASUREMENTS FOR ILLUSTRATION PURPOSES ONLY. IT IS NOT INTENDED TO BE A BOUNDARY SURVEY.

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



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

PROPERTY AREA:

TOTAL AREA OF THE SUBJECT PROPERTY IS 51,366 ± SQ.FT.

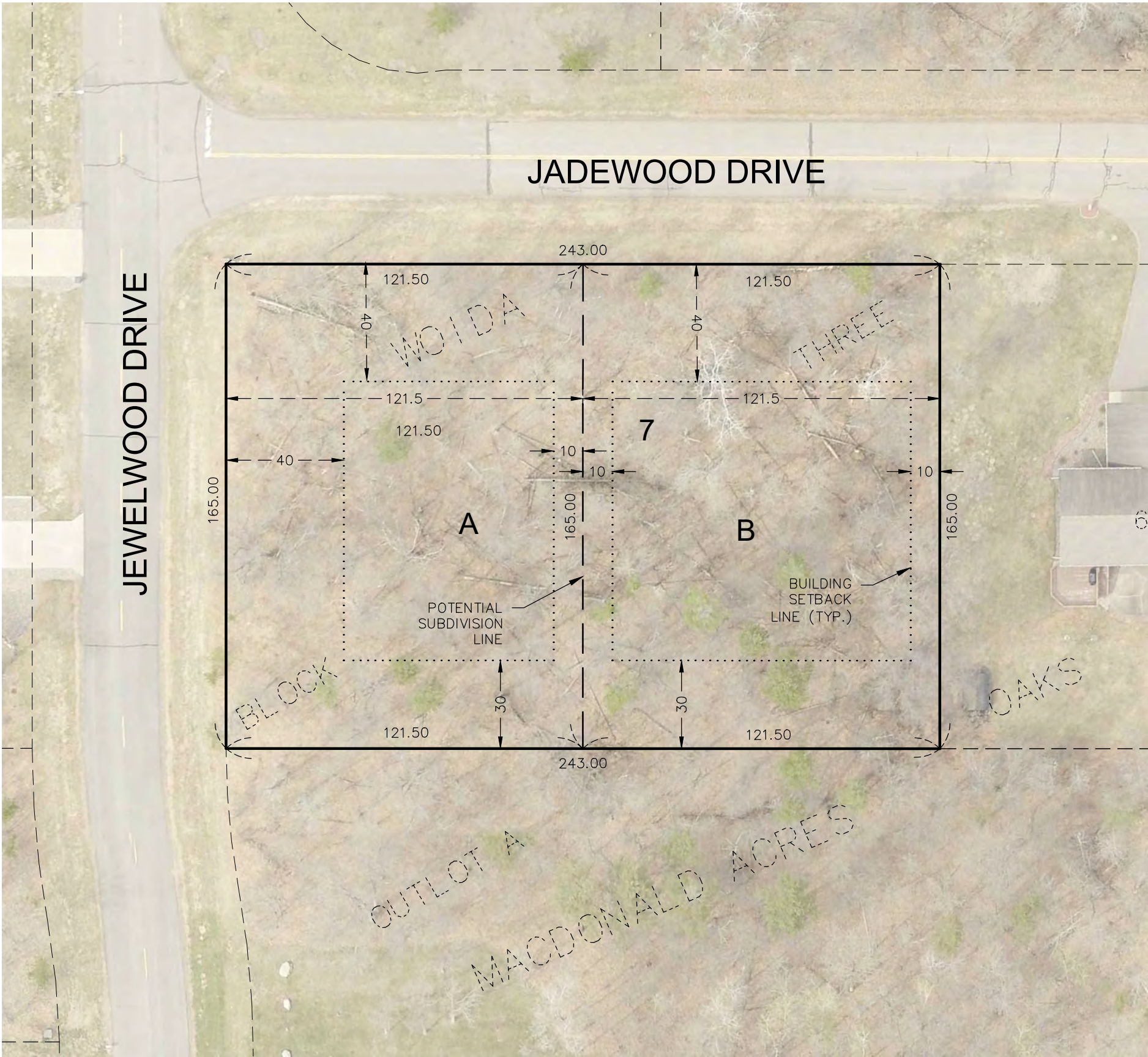
TRACT A = 23,569± SQ. FT.
TRACT B = 27,797± SQ. FT.

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PARCEL EXHIBIT

LOT 7, BLOCK THREE, WOIDA OAKS,
SECTION 1, TOWNSHIP 133, RANGE 29,
CROW WING COUNTY, MINNESOTA



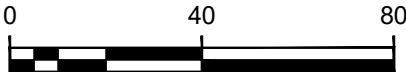
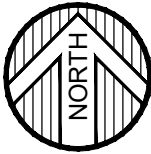
SURVEYOR'S NOTES:

THE PARCEL NUMBER FOR THE SUBJECT PROPERTY IS: 40010672.
THE ADDRESS FOR THE SUBJECT PROPERTY IS 14847 JEWELWOOD RD, BAXTER, MN.

ACCORDING TO THE CITY OF BAXTER ZONING MAP, THE SUBJECT PROPERTY IS CURRENTLY LOCATED WITHIN THE R-S, RESIDENTIAL STAGING ZONING DISTRICT,
WHEN SEWER IS MADE AVAILABLE TO THE SUBJECT PROPERTY, IT WILL BE REZONED TO R-1, LOW DENSITY RESIDENTIAL. ACCORDING TO THE BAXTER CITY CODE, THE SUBJECT PARCEL AREA WILL MEET THE MINIMUM SQUARE FT PER LOT OF 15,000 SQ.FT.

THE PURPOSE OF THIS EXHIBIT IS TO PROVIDE APPROXIMATE MEASUREMENTS FOR ILLUSTRATION PURPOSES ONLY. IT IS NOT INTENDED TO BE A BOUNDARY SURVEY.

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



SCALE (IN FEET)

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

PROPERTY AREA:

TOTAL AREA OF THE SUBJECT PROPERTY IS 40,092 ± SQ.FT.
TRACT A = 20,042± SQ. FT.
TRACT B = 20,050± SQ. FT.

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FILE NUMBER:	2024-11752				



PARCEL EXHIBIT
PART OF GOVERNMENT LOT 1,
SECTION 1, TOWNSHIP 133, RANGE 29,
CROW WING COUNTY, MINNESOTA



SCALE (IN FEET)

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

SURVEYOR'S NOTES:

THE PARCEL NUMBER FOR THE SUBJECT
PROPERTY IS: 40010891.

THE ADDRESS FOR THE SUBJECT PROPERTY
IS JEWELWOOD RD, BAXTER, MN.

ACCORDING TO THE CITY OF BAXTER ZONING
MAP, THE SUBJECT PROPERTY IS CURRENTLY
LOCATED WITHIN THE R-S, RESIDENTIAL
STAGING ZONING DISTRICT,

WHEN SEWER IS MADE AVAILABLE TO THE
SUBJECT PROPERTY, IT WILL BE REZONED TO
R-1, LOW DENSITY RESIDENTIAL. ACCORDING
TO THE BAXTER CITY CODE, THE SUBJECT
PARCEL AREA WILL MEET THE MINIMUM
SQUARE FT PER LOT OF 15,000 SQ.FT.

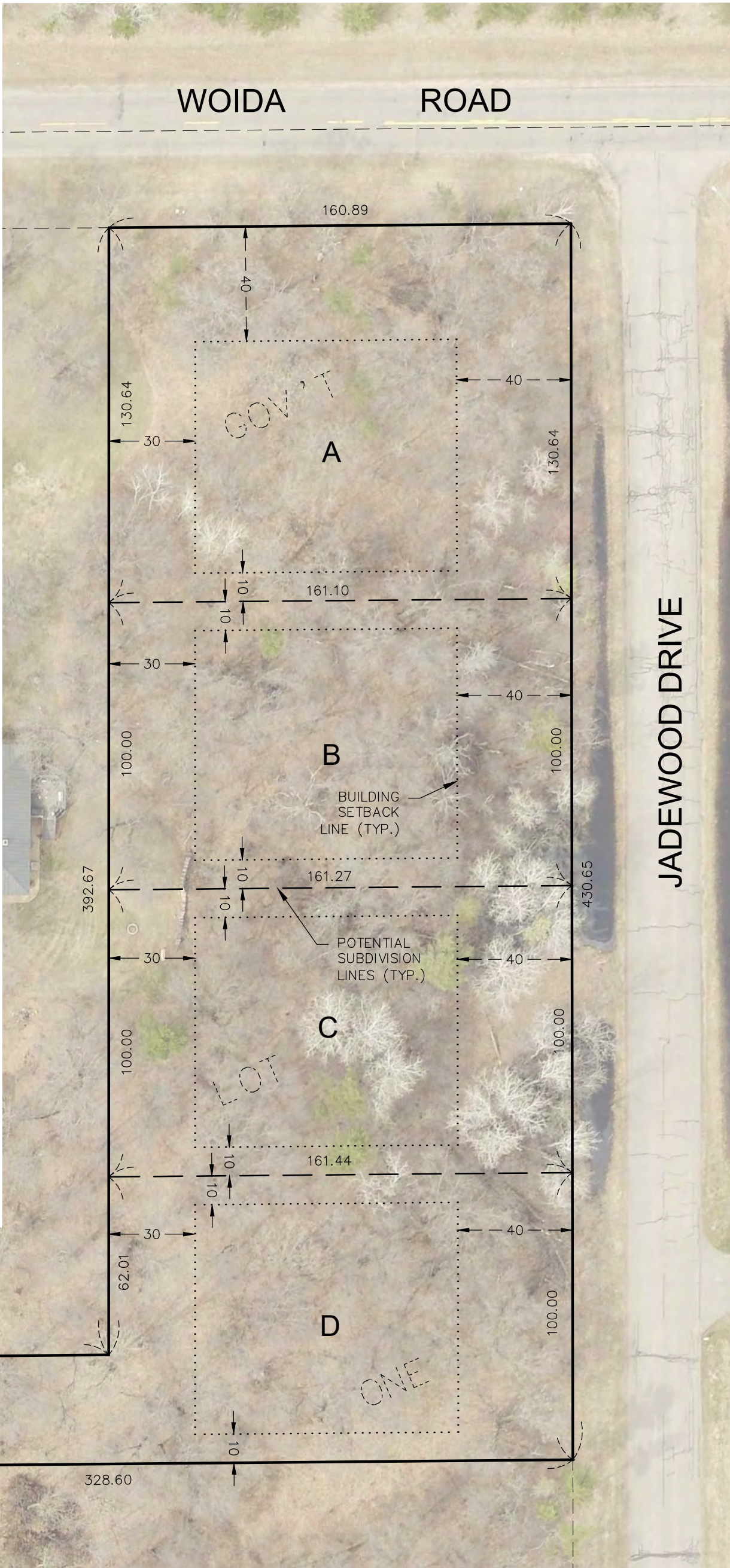
**THE PURPOSE OF THIS EXHIBIT IS TO PROVIDE
APPROXIMATE MEASUREMENTS FOR
ILLUSTRATION PURPOSES ONLY. IT IS NOT
INTENDED TO BE A BOUNDARY SURVEY.**

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

PROPERTY AREA:

TOTAL AREA OF THE SUBJECT
PROPERTY IS 75,782 ± SQ.FT.

TRACT A = 21,033± SQ. FT.
TRACT B = 16,119± SQ. FT.
TRACT C = 16,135± SQ. FT.
TRACT D = 22,494± SQ. FT.



JADEWOOD DRIVE



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DATE	AMENDMENTS	BY	PREPARED FOR:
			THE CITY OF BAXTER

WIDSETH
ARCHITECTS ■ ENGINEERS ■ SCIENTISTS ■ SURVEYORS

PARCEL EXHIBIT

LOT 1, BLOCK ONE, WOIDA OAKS,
SECTION 1, TOWNSHIP 133, RANGE 29,
CROW WING COUNTY, MINNESOTA



SURVEYOR'S NOTES:

THE PARCEL NUMBER FOR THE SUBJECT PROPERTY IS: 40010691.

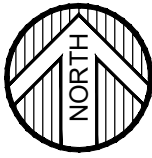
THE ADDRESS FOR THE SUBJECT PROPERTY IS JEWELWOOD RD, BAXTER, MN.

ACCORDING TO THE CITY OF BAXTER ZONING MAP, THE SUBJECT PROPERTY IS CURRENTLY LOCATED WITHIN THE R-S, RESIDENTIAL STAGING ZONING DISTRICT,

WHEN SEWER IS MADE AVAILABLE TO THE SUBJECT PROPERTY, IT WILL BE REZONED TO R-1, LOW DENSITY RESIDENTIAL. ACCORDING TO THE BAXTER CITY CODE, THE SUBJECT PARCEL AREA WILL MEET THE MINIMUM SQUARE FT PER LOT OF 15,000 SQ.FT.

THE PURPOSE OF THIS EXHIBIT IS TO PROVIDE APPROXIMATE MEASUREMENTS FOR ILLUSTRATION PURPOSES ONLY. IT IS NOT INTENDED TO BE A BOUNDARY SURVEY.

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



SCALE (IN FEET)

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

PROPERTY AREA:

TOTAL AREA OF THE SUBJECT PROPERTY IS 40,170 ± SQ.FT.

TRACT A = 20,130± SQ. FT.
TRACT B = 20,040± SQ. FT.

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DATE:	JANUARY 21, 2025
SCALE:	AS SHOWN
DRAWN BY:	ABS
CHECKED BY:	ALW
FILE NUMBER:	2024-11752

DATE	AMENDMENTS	BY	PREPARED FOR:
			THE CITY OF BAXTER



LOT 1, BLOCK TWO, WOIDA OAKS,
SECTION 1, TOWNSHIP 133, RANGE 29,
CROW WING COUNTY, MINNESOTA



THE PARCEL NUMBER FOR THE SUBJECT PROPERTY IS: 40010687.

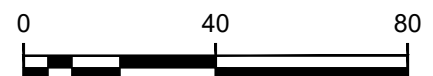
THE ADDRESS FOR THE SUBJECT PROPERTY IS JEWELWOOD RD, BAXTER, MN.

ACCORDING TO THE CITY OF BAXTER ZONING MAP, THE SUBJECT PROPERTY IS CURRENTLY LOCATED WITHIN THE R-S, RESIDENTIAL STAGING ZONING DISTRICT,

WHEN SEWER IS MADE AVAILABLE TO THE SUBJECT PROPERTY, IT WILL BE REZONED TO R-1, LOW DENSITY RESIDENTIAL. ACCORDING TO THE BAXTER CITY CODE, THE SUBJECT PARCEL AREA WILL MEET THE MINIMUM SQUARE FT PER LOT OF 15,000 SQ.FT.

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



SCALE (IN FEET)

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

PROPERTY AREA:

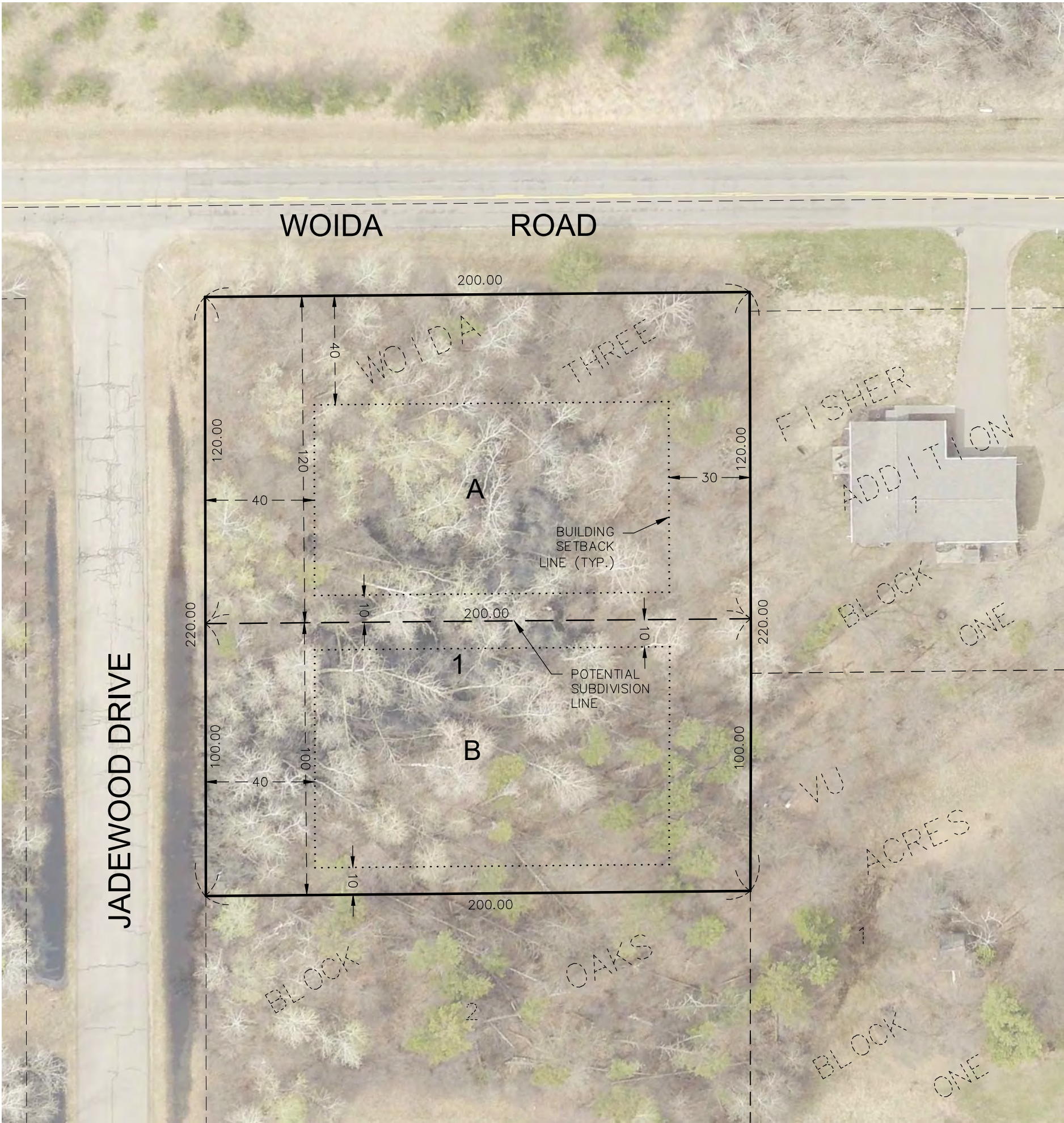
TOTAL AREA OF THE SUBJECT PROPERTY IS 40,035 ± SQ.FT.

TRACT A = 20,117± SQ. FT.
TRACT B = 19,917± SQ. FT.

DATE:	JANUARY 21, 2025	DATE	AMENDMENTS	BY	PREPARED FOR:	THE CITY OF BAXTER
SCALE:	AS SHOWN					
DRAWN BY:	ABS					
CHECKED BY:	ALW					
FILE NUMBER:	2024-11752					

PARCEL EXHIBIT

LOT 1, BLOCK THREE, WOIDA OAKS,
SECTION 1, TOWNSHIP 133, RANGE 29,
CROW WING COUNTY, MINNESOTA



SURVEYOR'S NOTES:

THE PARCEL NUMBER FOR THE SUBJECT PROPERTY IS: 40010681.

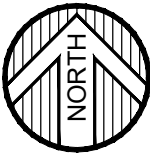
THE ADDRESS FOR THE SUBJECT PROPERTY IS JEWELWOOD RD, BAXTER, MN.

ACCORDING TO THE CITY OF BAXTER ZONING MAP, THE SUBJECT PROPERTY IS CURRENTLY LOCATED WITHIN THE R-S, RESIDENTIAL STAGING ZONING DISTRICT,

WHEN SEWER IS MADE AVAILABLE TO THE SUBJECT PROPERTY, IT WILL BE REZONED TO R-1, LOW DENSITY RESIDENTIAL. ACCORDING TO THE BAXTER CITY CODE, THE SUBJECT PARCEL AREA WILL MEET THE MINIMUM SQUARE FT PER LOT OF 15,000 SQ.FT.

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



SCALE (IN FEET)

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

PROPERTY AREA:

TOTAL AREA OF THE SUBJECT PROPERTY IS 44,046 ± SQ.FT.

TRACT A = 24,023± SQ. FT.
TRACT B = 20,023± SQ. FT.

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DATE: JANUARY 21, 2025
SCALE: AS SHOWN
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APPENDIX F

PROJECT SCHEDULE

PROPOSED PROJECT SCHEDULE
2028 OLIVEWOOD DRIVE AREA AND JADEWOOD DRIVE & JEWELWOOD DRIVE AREA UTILITY AND ROADWAY IMPROVEMENTS
MUNICIPAL PROJECT CPF _____
BAXTER, MN
Wednesday, February 5, 2025

MAJOR TASKS AND MILESTONES	DATES	REMARKS	NOTES
2024			
Recommendation to Accept Feasibility Report and Update CIP	Wednesday, March 5, 2025	Utilities Commission Meeting	
Review Feasibility Report at Council Workshop	Tuesday, March 18, 2025	City Council Meeting	
Accept Feasibility Report and Update CIP	Tuesday, April 1, 2025	City Council Meeting	
2027			
Recommendation to Approve Engineering Proposal	Wednesday, February 3, 2027	Utilities Commission Meeting	
Resolution Ordering Preparation of Feasibility Report Update	Tuesday, February 16, 2027	City Council Meeting	
Approve Engineering Proposal to Update Combined Feasibility Report			
Report Update		1 Month	
Recommendation to Approve Updated Feasibility Report	Wednesday, April 7, 2027	Utilities Commission Meeting	
Review Revised Feasibility Study at Council Workshop	Tuesday, April 20, 2027	City Council Meeting	
Resolution Receiving Feasibility Report			
Resolution Calling Improvement Hearing			
Mailed Notice for Improvement Hearing	Thursday, April 22, 2027	One notice at least 10 days prior to hearing	
First Published Notice for Improvement Hearing	Saturday, April 24, 2027	Twice in local newspaper, one week apart, last notice must be at least three days prior to hearing.	3
Second Published Notice for Improvement Hearing	Saturday, May 1, 2027		
Improvement Hearing	Thursday, May 6, 2027	6:00 p.m. at Baxter City Hall	
Resolution Ordering Improvement	Tuesday, May 18, 2027	City Council Meeting	
Design and Staff Review		5 - 6 Months	
2028			
Review Plans and Specifications	Wednesday, January 5, 2028	Utilities Commission Meeting	
Review Plans and Specifications at Council Workshop	Tuesday, January 18, 2028	City Council Meeting	
Resolution Approving Plans and Specifications and Ordering Advertisement for Bids			
Bidding Publication	Saturday, January 22, 2028	Publication must be made at least three weeks before last day to submit bids, at least once in official newspaper and once in trade paper or First Class city newspaper.	3
Bid Opening	Tuesday, February 15, 2028	By default bid remains subject to acceptance for 60 days after the Bid opening.	
Resolution Ordering Assessment Hearing	Tuesday, March 7, 2028	City Council Meeting	
Bid review with Utilities Commission	Wednesday, March 8, 2028	Utilities Commission Meeting	
Mailed Notice for Assessment Hearing	Thursday, March 9, 2028	One notice at least two weeks prior to hearing	
Published Notice for Assessment Hearing	Saturday, March 11, 2028	Once in local newspaper at least two weeks prior to hearing.	
Assessment Hearing	Thursday, March 30, 2028	6:00 p.m. at Baxter City Hall	
Resolution Adopting Assessment Rolls	Tuesday, April 4, 2028	City Council Meeting	
End of Assessment Appeal Period	Thursday, May 4, 2028	Appeals to district court must be made within 30 days after adoption of the assessment roll.	
Notice of Award	Tuesday, May 16, 2028	City Council Meeting. Contractor has 15 days to deliver signed agreement, bonds, and insurance certificates.	
Pre-Construction Meeting	May, 2028	6:00 p.m. at Baxter City Hall	
Informational Meeting	May, 2028		
Begin Construction	June, 2028		
Construction Complete	October, 2028		

NOTES

1. City Council Meetings held on 1st and 3rd Tuesdays @ 7:00 p.m.
2. Utilities Commission Meetings held on 1st Wednesday following the 1st Council Meeting @ 5:30 p.m.
3. Brainerd Dispatch is currently only running legal notices on Wednesdays and Saturdays. Deadline for Wednesday publication is 11:00am Friday for Display and 11:00 am Monday Liner. Deadline for Saturday publication is 11:00 am Tuesday for Display and 11:00 am Thursday for Liner.
4. The project schedule assumes all Council actions are taken at a regular scheduled meetings. The schedule could be accelerated with special meetings.
5. **All dates are subject to change, this is a living document. Dates may change based on coordination with other CIP projects.**