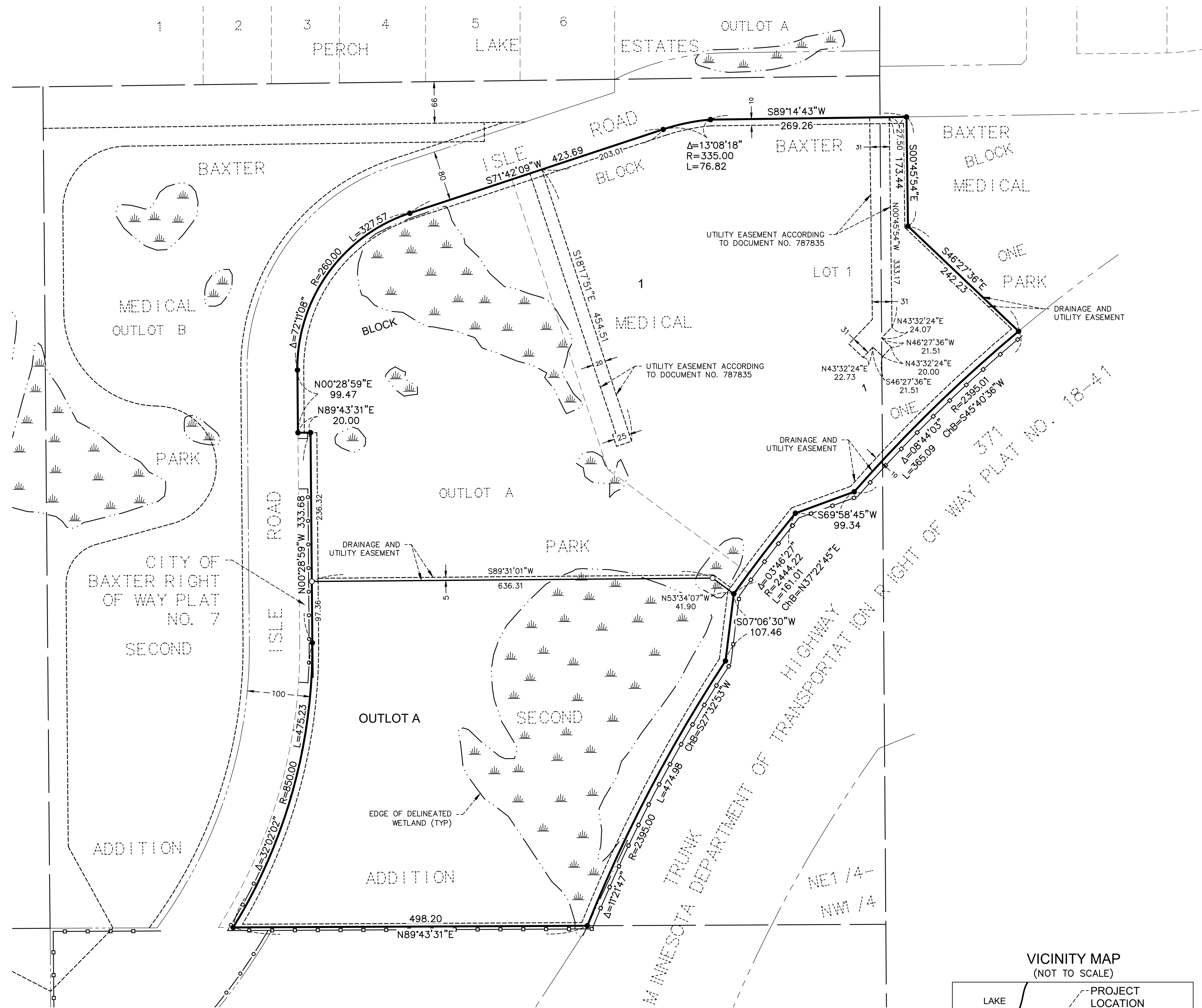


BAXTER MEDICAL PARK THIRD ADDITION



KNOW ALL PERSONS BY THESE PRESENTS: That Brainerd Lakes Integrated Health System, a Minnesota non-profit corporation is the owner of the following described property situated in Crow Wing County, Minnesota:

Lot 1 and Outlot A, BAXTER MEDICAL CENTER SECOND ADDITION, According to the recorded plat thereof on file in the Crow Wing County, Minnesota, Recorder's Office.
EXCEPT
Parcel 4, CITY OF BAXTER RIGHT OF WAY PLAT NO. 7, According to the recorded plat thereof on file in the Crow Wing County, Minnesota, Recorder's Office.
Subject to easements, reservations or restrictions of record, if any.

Have caused the same to be surveyed and platted as BAXTER MEDICAL CENTER THIRD ADDITION and does hereby dedicate to the public for public use the drainage and utility easements as created by this plat

IN WITNESS WHEREOF, said Brainerd Lakes Integrated Health System, a Minnesota non-profit corporation, has caused these presents to be signed by its proper officer this ____ day of _____, 20____.

The Brainerd Lakes Integrated Health System, a Minnesota non-profit corporation

John Sperrazza, Senior Vice President, Operations

State of _____

County of _____

This instrument was acknowledged before me on _____, by John Sperrazza, Senior Vice President, Operations of Brainerd Lakes Integrated Health System, a Minnesota non-profit corporation.

Notary Public _____

My Commission Expires: _____

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

Chad M. Conner, Land Surveyor
Minnesota License Number 41643

State of Minnesota
County of Crow Wing

This instrument was acknowledged before me on _____ by Chad M. Conner.

Darcie French
Notary Public, Crow Wing County, Minnesota
My Commission Expires: 01-31-2023

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

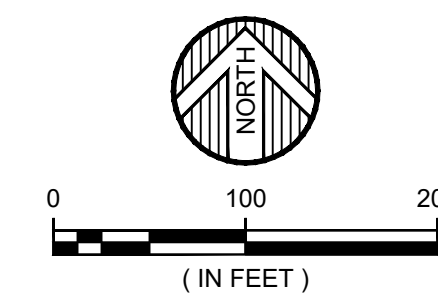
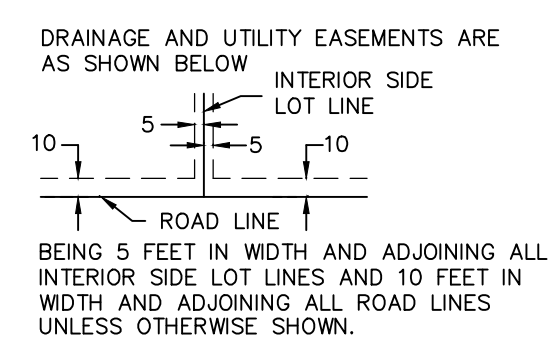
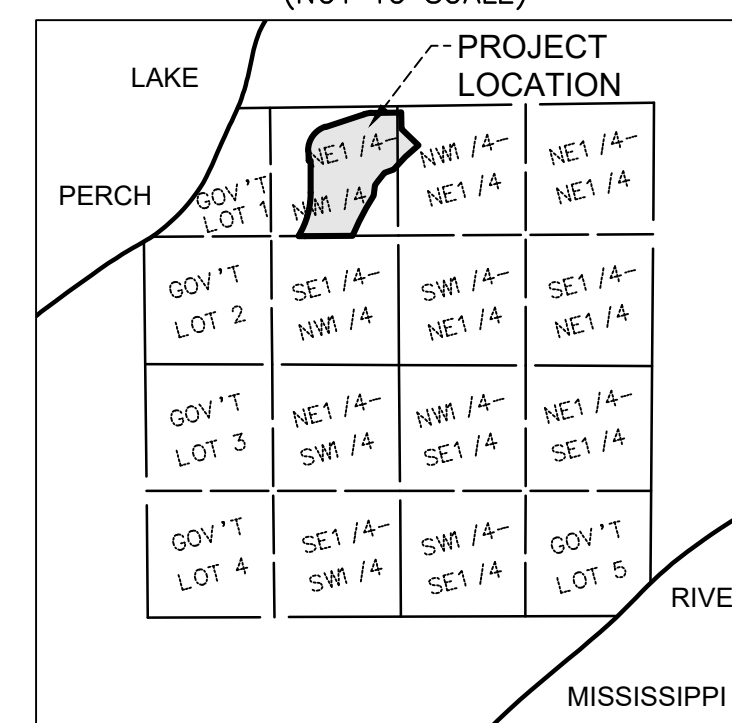
Mayor _____

Assistant City Administrator/City Clerk

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

Auditor/Treasurer
Crow Wing County, Minnesota

VICINITY MAP
(NOT TO SCALE)



- ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE CITY OF BAXTER COORDINATE DATABASE NAD 83
- = DENOTES FOUND IRON MONUMENT
- = DENOTES 1/2 INCH IRON PIPE MONUMENT SET AND MARKED RLS # 41643
- ▭ = DENOTES DELINEATED WETLAND
- = DENOTES EXISTING RIGHT OF CONTROLLED ACCESS DEDICATED TO THE CITY OF BAXTER
- = DENOTES EXISTING RIGHT OF CONTROLLED ACCESS DEDICATED TO THE STATE OF MINN.

PRELIMINARY PLAT

BAXTER MEDICAL PARK THIRD ADDITION

OWNER	BRAINERD LAKES INTEGRATED HEALTH 2024 SOUTH 6TH ST BRAINERD, MN 56401
DESCRIPTION	LOT 1, BLOCK ONE AND OUTLOT A, BAXTER MEDICAL PARK SECOND ADDITION SECTION 18, TOWNSHIP 133, RANGE 28, CROW WING COUNTY, MN.
SURVEYOR	CHAD M. CONNER WIDSETH 7804 INDUSTRIAL PARK ROAD BAXTER, MN.
AREA	22.0 ACRES
ZONING	OS, OFFICE SERVICE
DATE	MAY 24, 2022

SURVEYOR'S NOTES:

ACCORDING TO THE CROW WING COUNTY GIS MAPPING APPLICATION, THE SUBJECT PROPERTY IS LOCATED WITHIN THE OFFICE SERVICE ZONING DISTRICT.

ACCORDING TO THE CITY OF BAXTER CITY CODE, THE BUILDING SETBACK LINES FOR THE OFFICE SERVICE ZONING DISTRICT ARE AS FOLLOWS:

PRINCIPLE STRUCTURE SETBACKS

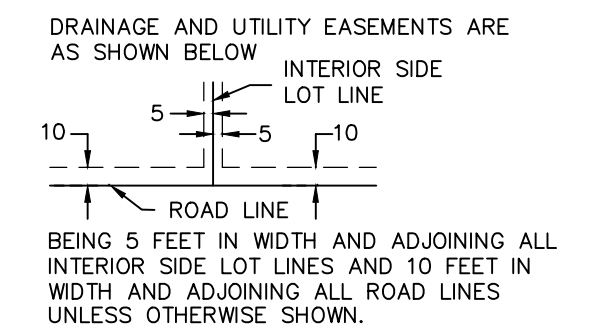
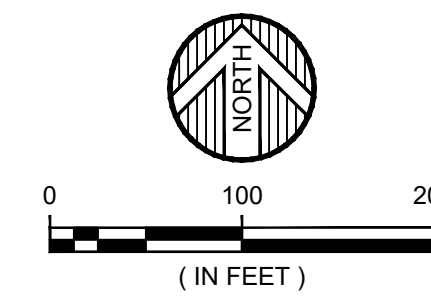
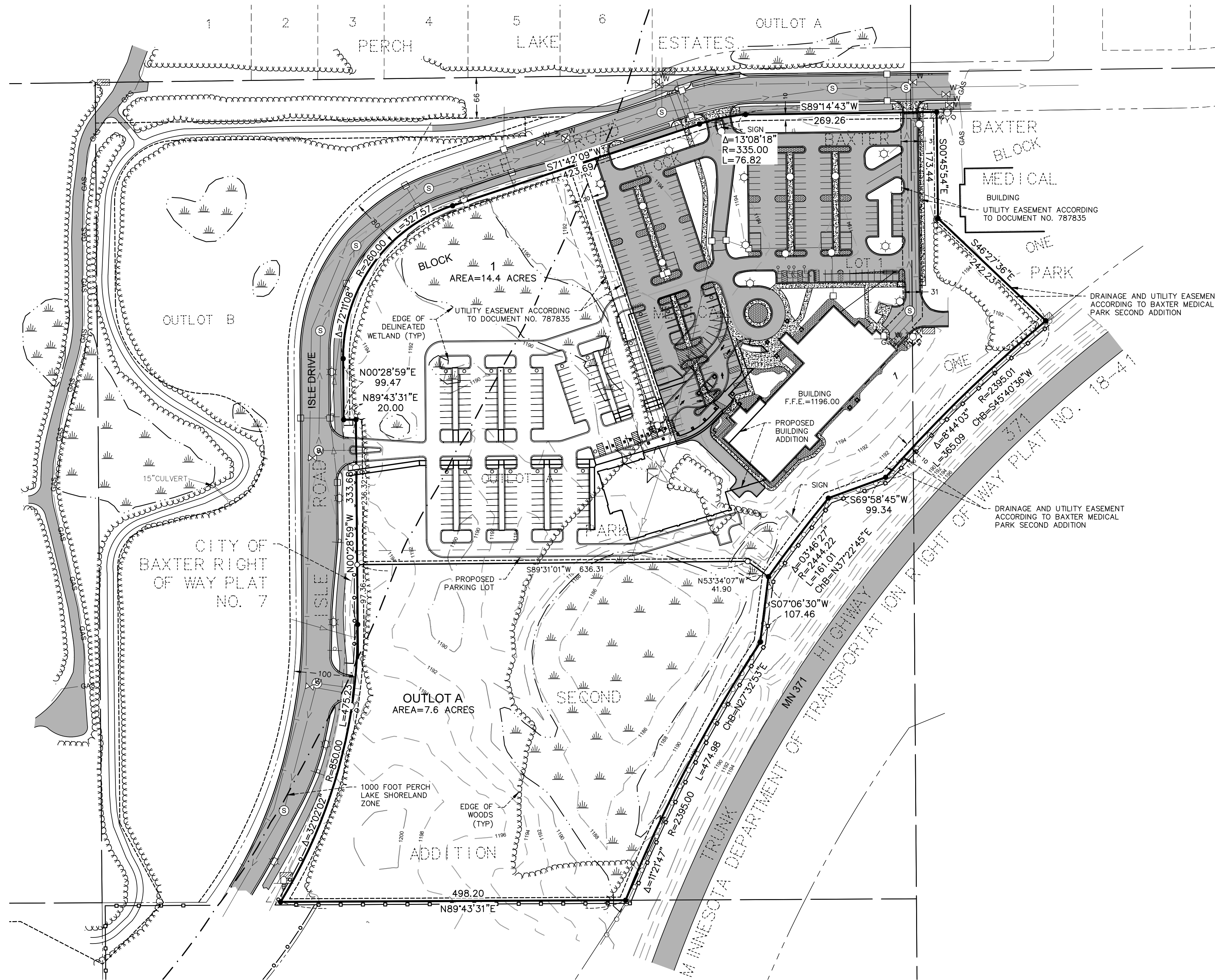
FRONT YARD	=	35 FEET
SIDE YARD	=	10 FEET
SIDE YARD	=	35 FEET ABUTTING CORNER
REAR YARD	=	30 FEET

ACCESSORY STRUCTURE SETBACKS

FRONT YARD	=	35 FEET
SIDE YARD	=	10 FEET
SIDE YARD	=	35 FEET ABUTTING CORNER
REAR YARD	=	10 FEET

ACCORDING TO F.E.M.A. COMMUNITY PANEL NUMBER 27035C0510C EFFECTIVE DATE AUGUST 15, 2017 THE SUBJECT PROPERTY IS WITHIN ZONE "X" (AREAS OF MINIMAL FLOOD HAZARD) AND ZONE "AE" (SPECIAL FLOOD HAZARD AREA WITH BASE FLOOD ELEVATION).

THE UNDERGROUND UTILITIES SHOWN ON THIS SURVEY ARE ACCORDING TO OBSERVED EVIDENCE AND GOPHER ONE, TICKET NO. 220670664 TOGETHER WITH PLANS. WIDSETH ASSUMES NO RESPONSIBILITY FOR THE COMPLETENESS AND ACCURACY OF THESE LOCATIONS. FURTHER LOCATIONS AND VERIFICATIONS ARE RECOMMENDED BEFORE ANY CONSTRUCTION OR EXCAVATION.



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

ELEVATIONS ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929

- = DENOTES FOUND IRON MONUMENT
- = DENOTES 1/2 INCH IRON PIPE MONUMENT SET AND MARKED RLS # 41643
- ⊙ = DENOTES SANITARY SEWER MANHOLE
- ⊕ = DENOTES HYDRANT
- ⊕ = DENOTES WATER VALVE
- ⊕ = DENOTES CATCH BASIN
- ⊕ = DENOTES STORM SEWER APRON
- ⊕ = DENOTES LIGHT POLE
- ⊕ = DENOTES ELECTRIC TRANSFORMER
- ⊕ = DENOTES ELECTRIC METER
- ⊕ = DENOTES GAS METER
- ⊕ = DENOTES CONIFEROUS TREE
- ⊕ = DENOTES DECIDUOUS TREE
- ⊕ = DENOTES SHRUB
- ⊕ = DENOTES DELINEATED WETLAND
- ⊕ = DENOTES HANDICAPPED PARKING STALL
- ⊕ = DENOTES UNDERGROUND NATURAL GAS LINE
- ⊕ = DENOTES SANITARY SEWER LINE
- ⊕ = DENOTES STORM SEWER LINE
- ⊕ = DENOTES WATER LINE
- ⊕ = DENOTES CHAINLINK FENCE
- ⊕ = DENOTES EASEMENT
- ⊕ = DENOTES RIGHT OF CONTROLLED ACCESS DEDICATED TO THE CITY OF BAXTER
- ⊕ = DENOTES RIGHT OF CONTROLLED ACCESS DEDICATED TO THE STATE OF MINNESOTA
- = DENOTES BITUMINOUS SURFACE
- = DENOTES CONCRETE SURFACE
- = DENOTES LANDSCAPING SURFACE

IMPERVIOUS CALCULATIONS:
(FOR LOT 1, BLOCK 1, BAXTER MEDICAL PARK THIRD ADDITION ONLY)

TOTAL AREA NON-SHORELAND= 496,973± SQ. FT. (11.4 ACRES)

EXISTING CONDITIONS:
IMPERVIOUS COVERAGE = 299,850 SQ. FT
IMPERVIOUS PERCENTAGE = 60.3 %
(299,850 / 496,973 = 0.6034)

TOTAL AREA SHORELAND= 131,886± SQ. FT. (3.0 ACRES)

EXISTING CONDITIONS:
IMPERVIOUS COVERAGE = 22,525 SQ. FT
IMPERVIOUS PERCENTAGE = 17.1 %
(22,525 / 131,886 = 0.1708)

VICINITY MAP
(NOT TO SCALE)

