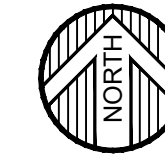


ALTA/NSPS LAND TITLE SURVEY

LOT 1, BLOCK 1, THIRD ADDITION TO BAXTER WAL-MART SUBDIVISION, SECTION 6, TOWNSHIP 133, RANGE 28, CROW WING COUNTY, MINNESOTA



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

ELEVATIONS ARE BASED ON NGVD29 BENCHMARK IS FIRST FLOOR ELEVATION = 1201.45 OF BUILDING LOCATED ON LOT 1, BLOCK 1, THIRD ADDITION TO BAXTER WAL-MART SUBDIVISION

- DENOTES FOUND IRON MONUMENT
- DENOTES 1/2 INCH DIAMETER BY 18 INCH LONG IRON PIPE MONUMENT SET AND MARKED RLS # 41643
- ⊖ DENOTES ELECTRIC METER
- ⊞ DENOTES ELECTRIC PEDESTAL
- ⊞ DENOTES ELECTRIC TRANSFORMER
- ⊞ DENOTES ELECTRIC POWER POLE
- ⊞ DENOTES TELEPHONE HANDHOLE
- ⊞ DENOTES STORM SEWER CATCH BASIN
- ⊞ DENOTES STORM SEWER INLET
- ⊞ DENOTES STORM SEWER FLARED IN APRON
- ⊞ DENOTES STORM SEWER MANHOLE
- ⊞ DENOTES WATER VALVE
- ⊞ DENOTES WATER SHUTOFF
- ⊞ DENOTES WATER HANDHOLE
- ⊞ DENOTES GAS METER
- ⊞ DENOTES GAS VALVE
- ⊞ DENOTES GUARD POST
- ⊞ DENOTES SINGLE SIGN POST
- ⊞ DENOTES GUY ANCHOR
- ⊞ DENOTES UNDERGROUND STORM SEWER
- ⊞ DENOTES UNDERGROUND GAS LINE
- ⊞ DENOTES UNDERGROUND TELEPHONE LINE
- ⊞ DENOTES OVERHEAD ELECTRIC LINE
- ⊞ DENOTES CONIFEROUS TREE
- ⊞ DENOTES DECIDUOUS TREE
- ⊞ DENOTES SHRUB
- ⊞ DENOTES BITUMINOUS SURFACE
- ⊞ DENOTES CONCRETE SURFACE
- ⊞ DENOTES LANDSCAPING

SURVEYOR'S SCHEDULE B TITLE RESPONSES: According to First American Title, Commitment No. MN2404262 Dated: June 28, 2024

1. RESPONSE: NOT A PLOTTABLE MATTER OF SURVEY.
2. RESPONSE: NOT A PLOTTABLE MATTER OF SURVEY.
3. RESPONSE: NOT A PLOTTABLE MATTER OF SURVEY.
4. RESPONSE: THERE WERE NO OTHER KNOWN EASEMENTS AT THE TIME OF THE SURVEY.
5. RESPONSE: NOT A PLOTTABLE MATTER OF SURVEY.
6. RESPONSE: NOT A PLOTTABLE MATTER OF SURVEY.
7. RESPONSE: NOT A PLOTTABLE MATTER OF SURVEY.
8. RESPONSE: NOT A PLOTTABLE MATTER OF SURVEY.
9. RESPONSE: NOT A PLOTTABLE MATTER OF SURVEY.
10. RESPONSE: BOOK 54 OF DEEDS, PAGE 342 RESERVES 1/3 MINERAL RIGHTS ACROSS THE SOUTHEAST QUARTER, SECTION 6, TOWNSHIP 133, RANGE 28. NOT A PLOTTABLE MATTER OF SURVEY.
11. RESPONSE: EASEMENT IS AS SHOWN.
12. RESPONSE: INGRESS AND EGRESS EASEMENT SIZE AND LOCATION IS NOT DESCRIBED IN DOCUMENT NO. 413890 AND CANNOT BE SHOWN.
13. RESPONSE: EASEMENT IS AS SHOWN.
14. RESPONSE: EASEMENT IS AS SHOWN.
15. RESPONSE: EASEMENT IS AS SHOWN.
16. RESPONSE: EASEMENT IS AS SHOWN.
17. RESPONSE: EASEMENT IS AS SHOWN.
18. RESPONSE: VACATION OF FERNWOOD DRIVE AND ADJOINING DRAINAGE AND UTILITY EASEMENTS ARE AS SHOWN. DOCUMENT NO. 863263 IS ALSO CONTAINED IN EXCEPTION (c) 33. REMAINING EASEMENTS FROM SECOND ADDITION TO BAXTER WAL-MART SUBDIVISION ARE AS SHOWN.
19. RESPONSE: EASEMENT IS AS SHOWN.
20. RESPONSE: APPROVAL OF A PUD AMENDMENT, NOT A PLOTTABLE MATTER OF SURVEY.
21. RESPONSE: APPROVAL OF A PUD AMENDMENT, NOT A PLOTTABLE MATTER OF SURVEY.
22. RESPONSE: EASEMENTS ARE AS SHOWN.
23. RESPONSE: APPROVAL OF AN AMENDED PUD TO ALLOW FOR PROPOSED RV PARKING AREAS WHILE STILL ALLOWING EXISTING ACCESS. EASEMENTS TO BE ACCESSIBLE, EASEMENTS ARE AS SHOWN.
24. RESPONSE: EASEMENT IS AS SHOWN.
25. RESPONSE: APPROVAL OF A PUD AMENDMENT, NOT A PLOTTABLE MATTER OF SURVEY.
26. RESPONSE: APPROVAL OF A PUD AMENDMENT, NOT A PLOTTABLE MATTER OF SURVEY.
27. RESPONSE: UTILITY EASEMENT AS SHOWN.
28. RESPONSE: STORMWATER FACILITIES MAINTENANCE AGREEMENT, APPROXIMATE MANAGEMENT AREAS ARE AS SHOWN.
29. RESPONSE: DEVELOPMENT CONTRACT, NOT A PLOTTABLE MATTER OF SURVEY.
30. RESPONSE: DENIAL OF A PUD AMENDMENT FOR A 100 FOOT FLAGPOLE, NOT A PLOTTABLE MATTER OF SURVEY.
31. RESPONSE: APPROVED PUD AMENDMENT TO ALLOW PROPANE SERVICE STATION, NOT A PLOTTABLE MATTER OF SURVEY.
32. RESPONSE: DELINEATED WETLANDS ACCORDING TO 2014 WIDSETH ALTA SURVEY OF THE PROPERTY ARE AS SHOWN.
33. RESPONSE: (a) OVERHEAD ELECTRIC LINE ENCROACHMENT IS AS SHOWN. (b) CONCRETE PARKING ENCROACHMENT IS AS SHOWN. (c) BUILDING ENCROACHING ONTO UTILITY EASEMENT, DOC. NO. 863283 VACATES FERNWOOD DRIVE AND ADJACENT EASEMENTS, AS SHOWN.
34. RESPONSE: NOT A PLOTTABLE MATTER OF SURVEY.
35. RESPONSE: NOT A PLOTTABLE MATTER OF SURVEY.

SURVEYOR'S TABLE A NOTES:

1. MONUMENTS HAVE BEEN FOUND OR SET AS SHOWN
2. ACCORDING TO THE CROW WING COUNTY GIS MAPPING APPLICATION THE ADDRESS FOR THE SUBJECT PROPERTY IS:
14275 EDGEWOOD DRIVE BAXTER, MINNESOTA 56425
3. ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP NUMBER 27035C0526C, EFFECTIVE AUGUST 15, 2017, THE ENTIRE PROPERTY LIES WITHIN ZONE X. ZONE X DEFINITION ARE AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
4. THE GROSS LAND AREA FOR THE SUBJECT PROPERTY IS 17.33 ACRES.
5. VERTICAL RELIEF IS SHOWN ACCORDING TO GROUND SURVEY DATA COLLECTION.
6. ACCORDING TO THE CITY OF BAXTER ZONING VERIFICATION LETTER DATED AUGUST 19, 2024, THE ZONING FOR THE SUBJECT PROPERTY IS GUIDED AS COMMERCIAL IN THE CITY OF BAXTER'S COMPREHENSIVE PLAN AND IS ZONED PUD, PLANNED UTILITY DEVELOPMENT.
7. THE EXTERIOR DIMENSIONS OF THE BUILDING AT GROUND LEVEL ARE AS SHOWN.
8. SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD SURVEY ARE SHOWN.
9. PARKING SPACES ON SUBJECT PROPERTY ARE AS SHOWN.
11. THE UTILITIES SHOWN ON THE SURVEY ARE ACCORDING TO OBSERVED OBSERVED EVIDENCE AND AS LOCATED BY GOPHER ONE TICKET NO. 241911888. WIDSETH ASSUMES NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACIES OF THESE LOCATIONS. FURTHER LOCATION AND VERIFICATION ARE RECOMMENDED PRIOR TO ANY CONSTRUCTION OR EXCAVATION.
13. NAMES OF ADJOINING OWNERS ARE AS SHOWN ACCORDING TO CROW WING COUNTY INTERACTIVE MAPPING GIS APPLICATION.
14. EDGEWOOD DRIVE IS APPROXIMATELY 350 FEET, MORE OR LESS, FROM THE NORTHWEST CORNER OF LOT 2, BLOCK ONE, BAXTER WAL-MART SUBDIVISION. (SHOWN ON VICINITY MAP)
16. THERE WAS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS ON THE SUBJECT PROPERTY AT THE TIME OF THIS SURVEY.
17. THERE WAS NO KNOWN OR OBSERVED PROPOSED CHANGES IN STREET RIGHT OF WAY LINES, RECENT STREET OR SIDEWALK CONSTRUCTION / REPAIRS ON THE SUBJECT PROPERTY AT THE TIME OF THIS SURVEY.
18. SCHEDULE B EXCEPTION NO. 23 INDICATES A SIGN EASEMENT IN FAVOR OF LOT 1 THAT IS LOCATED OVER A PORTION OF LOT 3 (SHOWN ON VICINITY MAP).
19. PROFESSIONAL LIABILITY INSURANCE CAN BE FURNISHED UPON REQUEST.
20. THERE WAS NO OBSERVED EVIDENCE OF THE SITE BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL AT THE TIME OF THE SURVEY.
21. THERE WAS NO OBSERVED EVIDENCE OF A CEMETERY AT THE TIME OF THE SURVEY.

EXISTING LEGAL DESCRIPTION: According to First American Title, Commitment No. MN2404262 Dated June 28, 2024:

Parcel A:
Lot 1, Block 1, Third Addition to Baxter Wal-Mart Subdivision, Crow Wing County, Minnesota.

Parcel B:
Non-exclusive easements over Lots 2 and 3, Block 1, Third Addition to Baxter Wal-Mart Subdivision, as contained in the Declaration of Easements, Covenants, Conditions and Restrictions, dated March 31, 2017, recorded April 5, 2017, in the office of the County Recorder as Doc. No. 886808.

SURVEYOR'S CERTIFICATE

To: St Joseph's Medical Center, First American Title, and Near North Title Group.

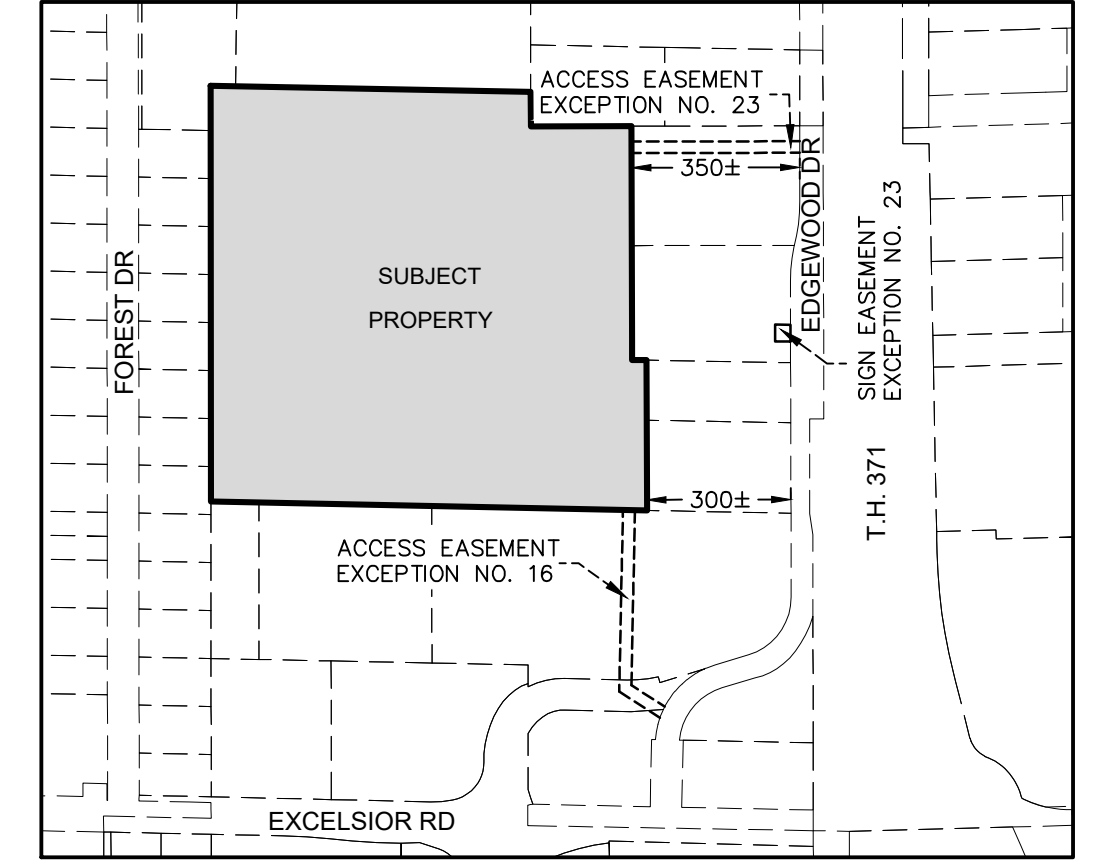
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1-5, 6(b), 7(a), 8, 9, 11(b), 13, 14, and 16 - 19 of table "A" thereof. The field work was completed on July 26th, 2024.

Date of plat or Map: August 19, 2024

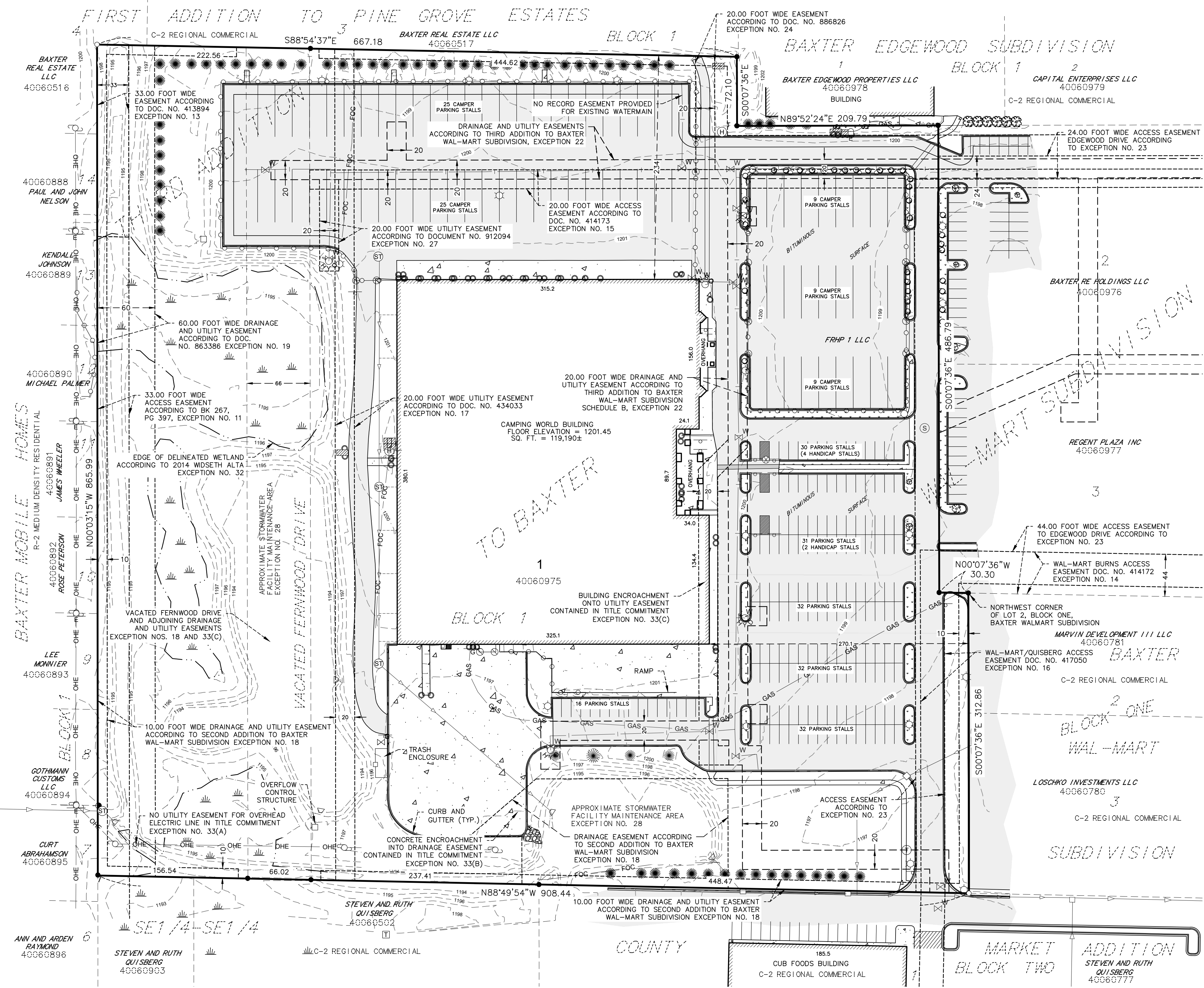
Chad M. Conner, Minnesota License No. 41643

The FIRST AMERICAN TITLE COMMITMENT NO. MN2404262, Dated: June 28th, 2024, as listed was relied upon for matters of record. Other easements or exceptions may exist that were not shown in this commitment and are not shown on this survey. The property depicted on this survey the same property indicated in exhibit A of the title commitment.

VICINITY MAP (NOT TO SCALE)



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DATE	AMENDMENTS	BY	PREPARED FOR:
AUGUST 19, 2024			ESSENTIA HEALTH
AS SHOWN			
TJP			
CMC			
2024-11223			

