

FRANDSEN ADDITION

KNOW ALL PERSONS BY THESE PRESENTS: That Frandsen Bank and Trust LLC, a Minnesota limited liability company, owner of the following described property:

That part of the Northeast Quarter of the Southeast Quarter, Section 31, Township 134 North, Range 28 West, Crow Wing County, Minnesota, described as follows: Commencing at the southeast corner of said Northeast Quarter of the Southeast Quarter; thence North 01 degree 14 minutes 03 seconds East, assumed bearing, 859.35 feet along the east line of said Northeast Quarter of the Southeast Quarter to the point of beginning of the tract to be described; thence South 55 degrees 45 minutes 42 seconds West 564.81 feet to the northeasterly right-of-way line for Trunk Highway No. 371; thence North 34 degrees 14 minutes 18 seconds West 975.65 feet along said right-of-way line to the north line of said Northeast Quarter of the Southeast Quarter; thence South 88 degrees 56 minutes 20 seconds East 1026.18 feet along said north line to the northeast corner of said Northeast Quarter of the Southeast Quarter; thence South 01 degree 14 minutes 03 seconds West 469.91 feet along said east line of the Northeast Quarter of the Southeast Quarter to the point of beginning.

EXCEPT

That part of the East 33.00 feet of the Northeast Quarter of the Southeast Quarter, Section 31, Township 134, Range 28, Crow Wing County, Minnesota which lies north of the following described line: Commencing at the southeast corner of said Northeast Quarter of Southeast Quarter; thence North 00 degrees 16 minutes 23 seconds East, bearing based on Crow Wing County Coordinate Database NAD 83, 859.35 feet along the East line of said Northeast Quarter of Southeast Quarter to the point of beginning of the line to be described; thence South 54 degrees 48 minutes 02 seconds West 40.52 feet to the West line of said East 33.00 feet of the Northeast Quarter of Southeast Quarter and said line there ending.

AND ALSO EXCEPT

That part of said Northeast Quarter of Southeast Quarter, described as follows: Commencing at the northeast corner of said Northeast Quarter of Southeast Quarter; thence North 89 degrees 54 minutes 33 seconds West, bearing based on Crow Wing County Coordinate Database NAD 83, 33.00 feet along the North line of said Northeast Quarter of Southeast Quarter to the West line of the East 33.00 feet of said Northeast Quarter of Southeast Quarter; thence North 00 degrees 16 minutes 23 seconds East, bearing based on Crow Wing County Coordinate Database NAD 83, 859.35 feet along the East line of said Northeast Quarter of Southeast Quarter to the point of beginning of the line to be described; thence continuing North 89 degrees 54 minutes 33 seconds West 97.00 feet along said North line of the Northeast Quarter of Southeast Quarter; thence South 74 degrees 40 minutes 27 seconds East 93.20 feet to the west line of the East 40.00 feet of said Northeast Quarter of Southeast Quarter; thence South 00 degrees 16 minutes 23 seconds West 260.18 feet along said west line of the East 40.00 feet of said Northeast Quarter of Southeast Quarter to a point 284.80 feet south and 40.00 feet west of said northeast corner of the Northeast Quarter of Southeast Quarter; thence South 89 degrees 43 minutes 37 seconds East 7.00 feet to said west line of the East 33.00 feet of the Northeast Quarter of Southeast Quarter to a point 284.80 feet south and 33.00 feet west of said northeast corner of the Northeast Quarter of Southeast Quarter; thence North 00 degrees 16 minutes 23 seconds East 284.70 feet along said West line of the East 33.00 feet of the Northeast Quarter of Southeast Quarter to the point of beginning.

Together with and subject to easements of record.

Subject to right of way of record.

AND

That part of the East One-half of the Northeast Quarter, Section 31, Township 134 North, Range 28 West, described as follows: Commencing at the East quarter corner of said Section 31; thence West assumed bearing, along the South line of said East One-half of the Northeast Quarter 765.57 feet to the point of beginning; thence North 15 degrees 26 minutes 00 seconds East 203.73 feet to the centerline of an existing public road; thence South 74 degrees 34 minutes 00 seconds East along the centerline of said public road 131.45 feet; thence South 15 degrees 26 minutes 00 seconds West 167.44 feet to the South line of said East One-half of the Northeast Quarter; thence westerly along said south line of said East One-half of the Northeast Quarter to the place of beginning, according to the U.S. Government Survey thereof on file and of record in the office of the County Recorder in and for said County and State;

EXCEPT

That portion of the above-described property which lies within a 66.00 foot wide strip of land, the centerline of which is described as follows: Commencing at the East quarter corner; thence North 01 degrees 07 minutes 41 seconds East 33.01 feet along the East line of said Southeast Quarter of the Northeast Quarter, Section 31, Township 134 North, Range 28 West to the point of beginning of the centerline to be described; thence North 89 degrees 54 minutes 33 seconds West 79.47 feet; thence northwesterly 80.81 feet along a tangential curve concave to the North, central angle 15 degrees 26 minutes 02 seconds and radius 300.00 feet; thence North 74 degrees 28 minutes 33 seconds West, tangent to the last described curve, 708.86 feet; thence westerly 105.53 feet along a tangential curve concave to the South, central angle 30 degrees, 13 minutes 57 seconds and radius 200.00 feet to the easterly right of way line of State Trunk Highway 371 and said centerline there terminating. The side lines of said 66.00 foot wide strip of land shall be prolonged or shortened to terminate at said easterly right of way line of State Trunk Highway 371 and at the South and East lines of said Southeast Quarter of the Northeast Quarter, Section 31, Township 134 North, Range 28 West.

AND

That part of the East Half of the Northeast quarter of Section 31, Township 134, Range 28, Crow Wing County, Minnesota, described as follows: Beginning at the East quarter corner of said Section 31, thence West assumed bearing along the South line of the said East Half of the Northeast Quarter 629.20 feet, thence North 15 degrees 26 minutes 00 seconds East 167.44 feet to the centerline of the existing public road, thence south 74 degrees 34 minutes 00 seconds East along the centerline of said public road 606.51 feet to the point of beginning;

EXCEPT

A portion of the following described: That part of the East Half of the Northeast Quarter (E1/2-NE1/4), Section 31, Township 134 North, Range 28 West, Crow Wing County, Minnesota, described as follows: Beginning at the East Quarter Corner of said Section 31; thence West assumed bearing, along the south line of said E1/2-NE1/4 629.20 feet; thence North 15 degrees 26 minutes 00 seconds East 167.44 feet to the centerline of an existing public road; thence South 74 degrees 34 minutes 00 seconds East along the centerline of said public road 606.51 feet to the point of beginning.

Said portion of the above described property being that part which lies within a 66.00 foot wide strip of land, the center line of which is described as follows: Commencing at said East Quarter Corner of Section 31 and assuming that the south line of said SE1/4-NE1/4 bears North 89 degrees 54 minutes 33 seconds West from said East Quarter Corner; thence North 01 degrees 07 minutes 41 seconds East 33.01 feet along the east line of said SE1/4-NE1/4 to the point of beginning of the center line to be described; thence North 89 degrees 54 minutes 33 seconds West 79.47 feet; thence northwesterly 80.81 feet along a tangential curve concave to the north, central angle 15 degrees 26 minutes 02 seconds and radius 300.00 feet; thence North 74 degrees 28 minutes 33 seconds West, tangent to the last described curve, 708.86 feet; thence westerly 105.53 feet along a tangential curve concave to the south, central angle 30 degrees 13 minutes 57 seconds and radius 200.00 feet to the easterly right of way line of State Trunk Highway 371 and said centerline there terminating. The side lines of said 66.00 foot wide strip of land shall be prolonged or shortened to terminate at said easterly right of way line of State Trunk Highway 371 and at the south and east lines of said SE1/4-NE1/4.

Has caused the same to be surveyed and platted as FRANDSEN ADDITION, and do hereby dedicate to the public for public use the public way and the drainage and utility easements as created by this plat.

IN WITNESS WHEREOF, said Frandsen Bank and Trust LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officers this ____ day of ____, 20__.

Signed: Frandsen Bank and Trust LLC

Charles Mausbach, Chief Executive Officer

Notary Public

My Commission Expires: ____

I, Curtis P. Sanow, 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.

Dated this ____ day of ____, 20__.

Curtis P. Sanow, Licensed Land Surveyor
Minnesota License Number 59005

State of Minnesota
County of Crow Wing

This instrument was acknowledged before me on ____ by Curtis P. Sanow

Darcie French
Notary Public, Crow Wing County, Minnesota
My Commission Expires: 01-31-2028

This plat of FRANDSEN 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, Section 505.021, Subd. 9, taxes payable for the year 20__ on the land hereinbefore described have been paid. Also, pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer entered this ____ day of ____, 20__.

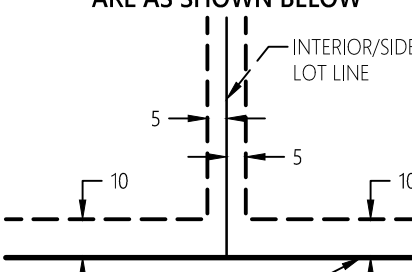
Auditor/Treasurer
Crow Wing County, Minnesota

I hereby certify that this plat of FRANDSEN ADDITION was filed in the office of the County Recorder in and for Crow Wing County, Minnesota on this ____ day of ____, 2024 at ____ o'clock ____ m as Document No. ____

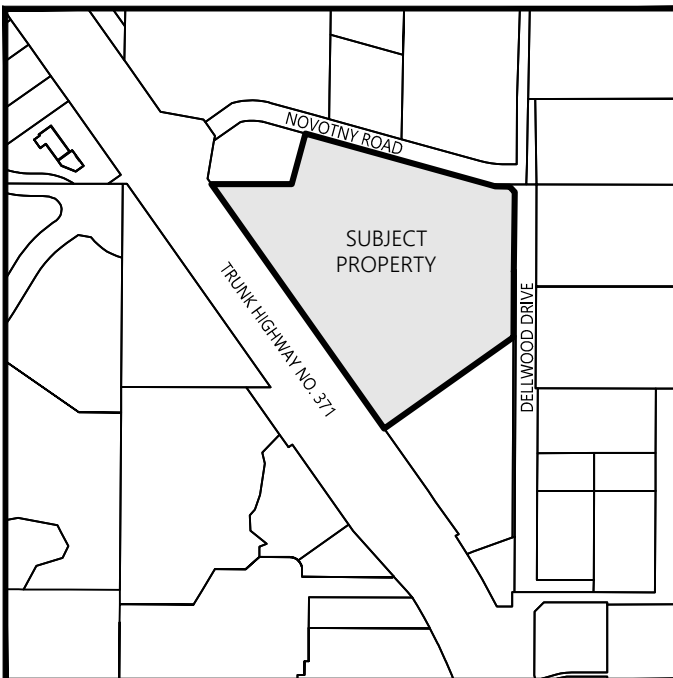
Crow Wing County Recorder

Deputy Recorder

DRAINAGE & UTILITY EASEMENTS
ARE AS SHOWN BELOW



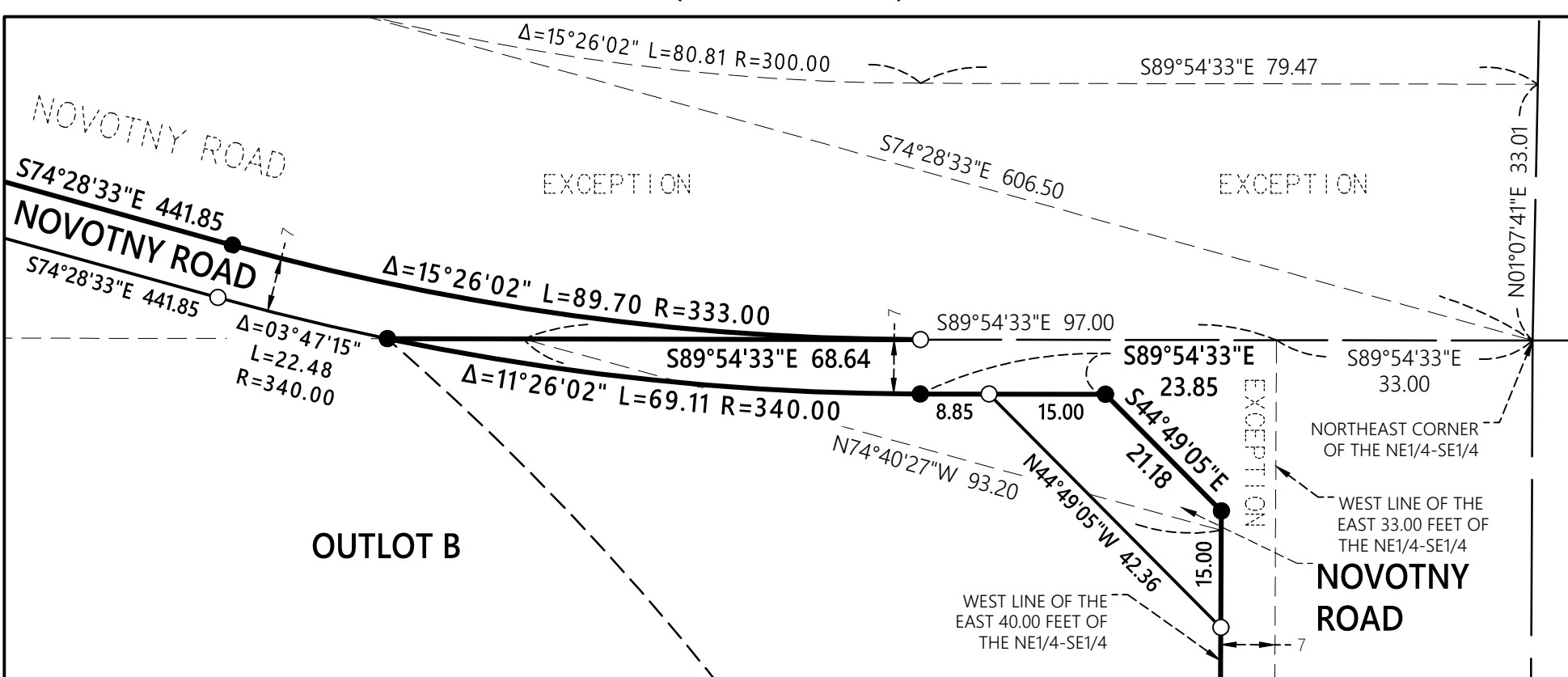
BEING 5 FEET IN WIDTH & ADJOINING ALL
INTERIOR LOT LINE(S) AND BEING 10 FEET IN
WIDTH & ADJOINING ROADWAY LINE(S)



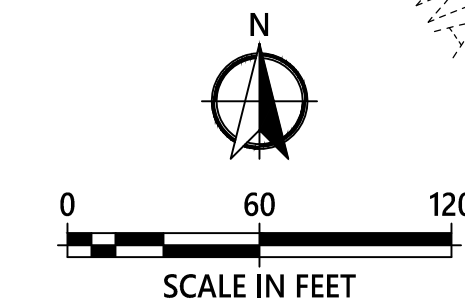
VICINITY MAP

SEC. 31, TWN. 134, RGE. 28,

DETAIL A (SCALE 1"=20')

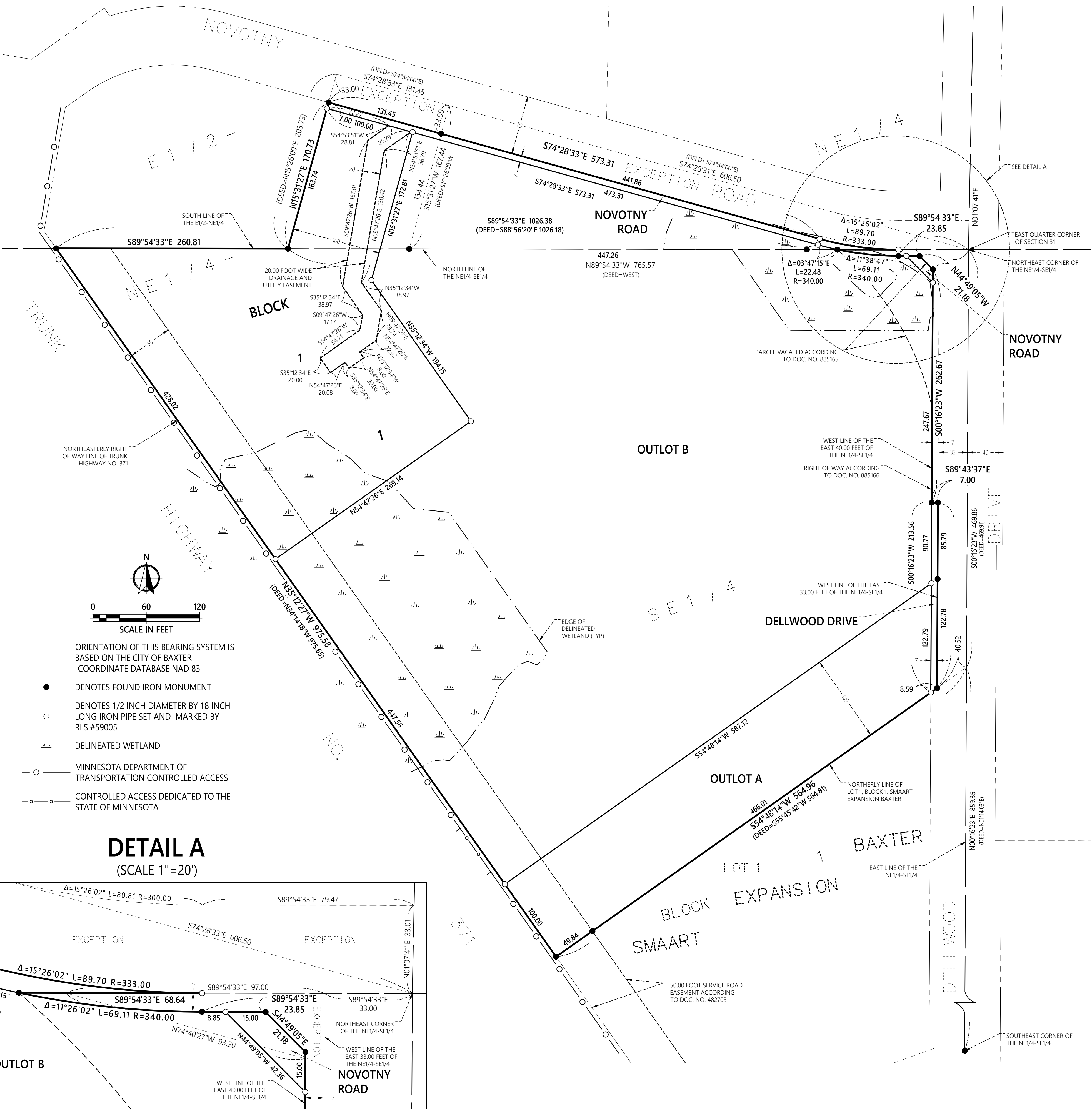


OUTLOT B



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

- DENOTES FOUND IRON MONUMENT
- DENOTES 1/2 INCH DIAMETER BY 18 INCH
LONG IRON PIPE SET AND MARKED BY
RLS #59005
- ▬ DELINEATED WETLAND
- MINNESOTA DEPARTMENT OF
TRANSPORTATION CONTROLLED ACCESS
- CONTROLLED ACCESS DEDICATED TO THE
STATE OF MINNESOTA



OUTLOT B

DELLWOOD DRIVE

OUTLOT A

LOT 1

BLOCK
EXPANSION

BLOCK
SMAART

NOVOTNY
ROAD

DELLWOOD
DRIVE