

PRELIMINARY PLAT
FRANDSEN ADDITION

PRELIMINARY PLAT NOTES

OWNER/DEVELOPER

FRANDSEN BANK & TRUST LLC
4388 ROUND LAKE ROAD WEST
ARDEN HILLS, MN 55112

LAND SURVEYOR

CURTIS P. SANOW
WIDSETH
7804 INDUSTRIAL PARK RD
BAXTER, MN 56425

PROPERTY LEGAL DESCRIPTION

PART OF THE NE1/4-SE1/4 AND PART
OF THE E1/2-NE1/4,
SECTION 31, TOWNSHIP 134, RANGE 28

AREA

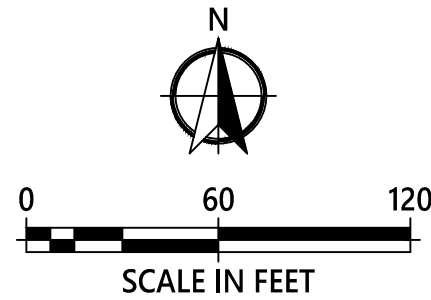
12.65 ACRES

ZONING

C2, REGIONAL COMMERCIAL

DATE

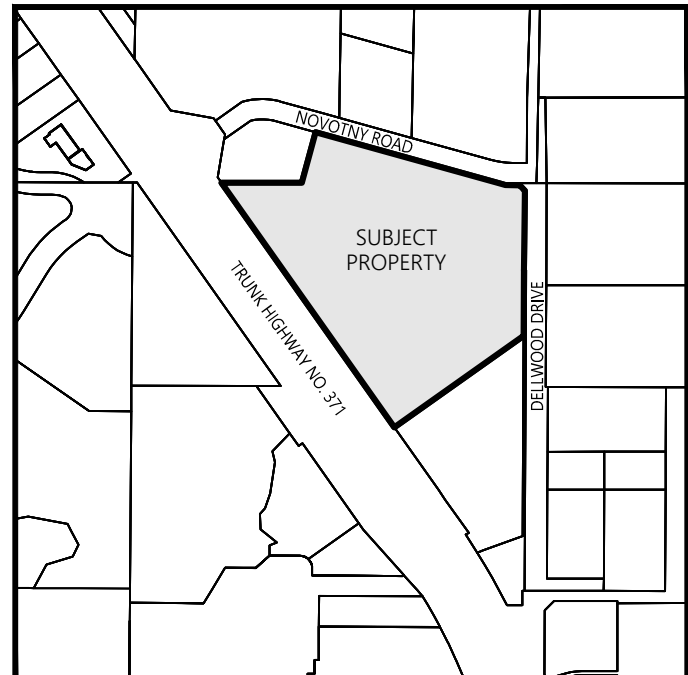
SEPTEMBER 10, 2026



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 DIAMETER BY 18 INCH
LONG IRON PIPE SET AND MARKED BY
RLS #59005
- ▨ TRANSFORMER
- ⊙ SANITARY MANHOLE
- ⊙ SANITARY CLEANOUT
- ⊙ FIRE HYDRANT
- ⊙ WATER MAIN VALVE
- ⊙ CURB STOP
- STORM SEWER CATCH BASIN
- ▨ DELINEATED WETLAND

- FOC — UNDERGROUND FIBER OPTIC LINE
- OHE — OVERHEAD ELECTRIC LINE
- UGE — UNDERGROUND ELECTRIC LINE
- GAS — NATURAL GAS LINE
- ▨ BITUMINOUS SURFACE
- ▨ CONCRETE SURFACE
- ▨ GRAVEL SURFACE
- ○ — MINNESOTA DEPARTMENT OF
TRANSPORTATION CONTROLLED ACCESS
- ○ — CONTROLLED ACCESS DEDICATED TO THE
STATE OF MINNESOTA



VICINITY MAP

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

DETAIL A

(SCALE 1"=20')

