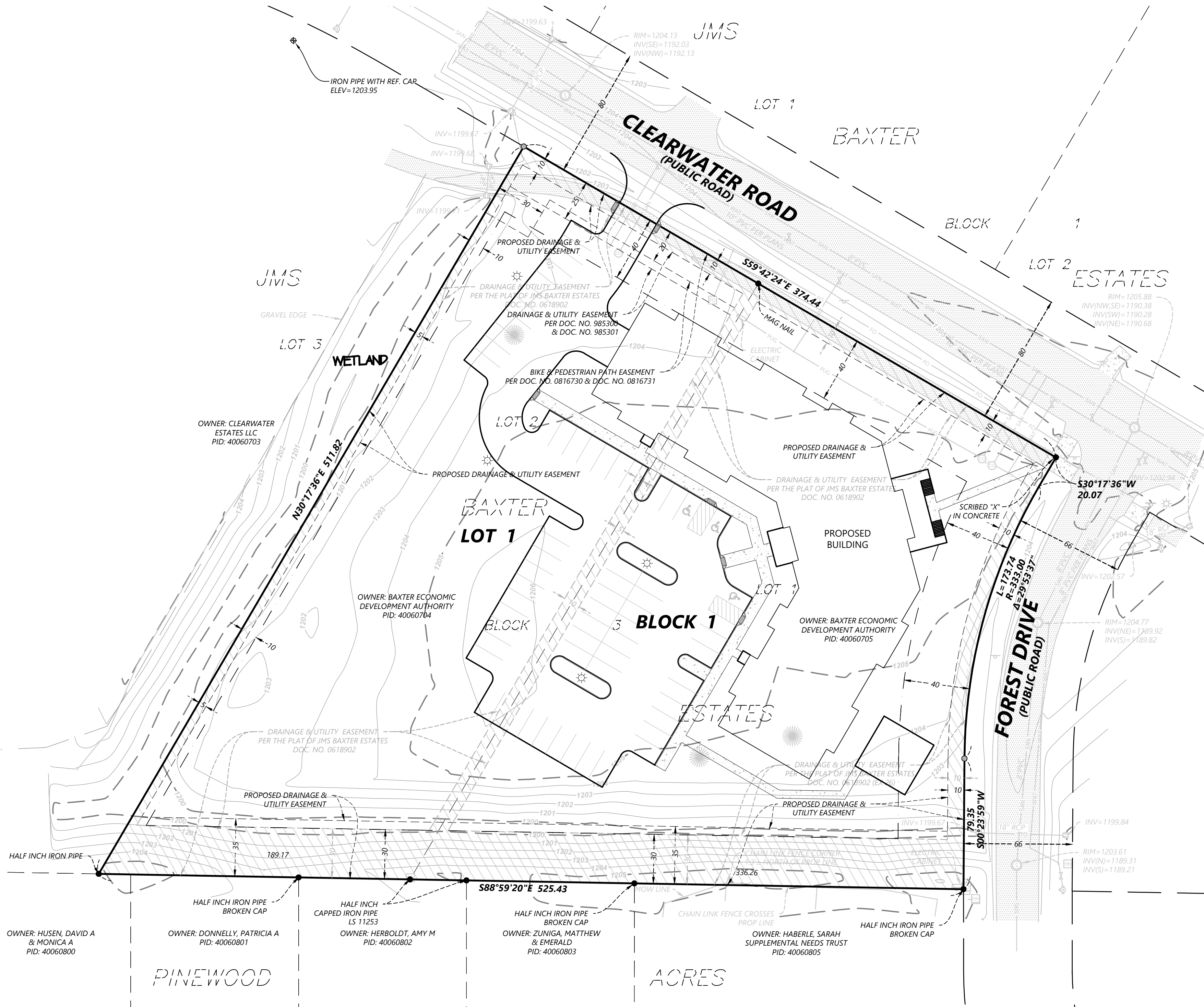




LEGEND

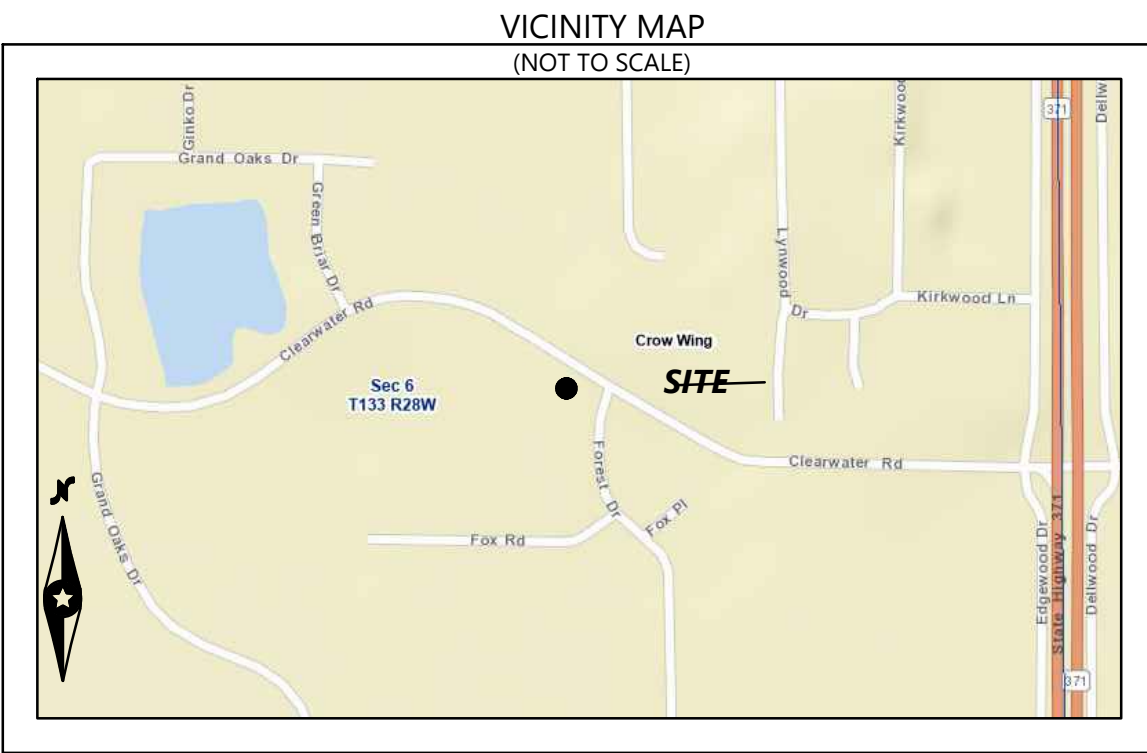
- SANITARY MANHOLE
- SEWER CLEANOUT
- STORM MANHOLE
- FLARED END SECTION
- CULVERT
- HYDRANT
- GATE VALVE
- WATER METER
- CURB STOP BOX
- WATER MANHOLE
- ELECTRIC BOX
- ELECTRIC METER
- ELECTRIC MANHOLE
- TELEPHONE BOX
- HAND HOLE/JUNCTION BOX
- CABLE TV BOX
- FIBER OPTIC PEDESTAL
- UNKNOWN MANHOLE
- STEEL/WOOD POST
- SIGN
- BOUNDARY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT LINE
- SETBACK LINE
- POWER UNDERGROUND
- SANITARY SEWER
- STORM SEWER
- WATERMAIN
- FIBER OPTIC
- FENCE LINE
- CURB & GUTTER
- BITUMINOUS SURFACE
- FOUND MONUMENT (SEE LABEL)
- SET MONUMENT - CAPPED 1/2" REBAR LS 55343 (UNLESS OTHERWISE NOTED)

LOT AREA CHART

LEGAL DESCRIPTION	LOT AREA (ACRE)
LOT 1 - BLOCK 1	3.70
TOTAL	3.70

ALL DRAINAGE & UTILITY EASEMENTS AS DEDICATED ON THE PLAT OF JMS BAXTER ESTATES WITHIN LOTS 1 & 2, BLOCK 3 TO BE VACATED.

DRAINAGE & UTILITY EASEMENTS TO BE RE-DEDICATED AS NEEDED ON THE PLAT OF TIMBERLINE HEIGHTS SECOND ADDITION



PROPERTY DESCRIPTION

The following information was provided by First American Title Insurance Company Commitment No. 1696411 with an effective date of June 08, 2026:

Lot 2, Block 3, JMS BAXTER ESTATES, Crow Wing County, Minnesota.

and

Lot 1, Block 3, JMS BAXTER ESTATES, Crow Wing County, Minnesota.

NOTE: This property is Abstract

GENERAL NOTES

- Bearings of property lines shown hereon are based on the Sherburne County Coordinate System (NAD 83 - 2011 Control Adjustment).
- Lengths of lines and distances between features are measured in US-Survey Feet.
- Elevations and ground contours shown hereon are based on the N.A.V.D. 88 relative to Benchmark: Capped Iron Pipe with Reference Cap with an elevation of 1203.95 feet. Shown on Survey

DEVELOPER

Keupers, Inc.
Brainerd, MN

SURVEYOR

Westwood Professional Services, Inc.
12701 Whitewater Drive, Suite 300
Minnetonka, MN

ENGINEER

Campion Engineering Services, Inc.
Plymouth, MN

ZONING NOTES:

LOT AREA :

161,329 S.F. (3.70 ACRES)

SETBACK REQUIREMENTS (R-3 HIGH DENSITY RESIDENTIAL):

FRONT YARD: 40'
SIDE YARD: 10'
REAR YARD: 30'
MAX BUILDING HEIGHT: 45'

PARKING CALCULATIONS:

- 2 STALLS PER DWELLING UNIT X 60 = 120 STALLS MIN.
- 0.5 GARAGE/COVERED STALLS PER DWELLING UNIT X 60 = 30 STALLS MIN.
- 55 UNDERGROUND STALLS PROVIDED
- 65 SURFACE STALLS PROVIDED
- TOTAL PARKING STALLS = 120 STALLS

IMPERVIOUS COVERAGE (50% MAX):

- APARTMENT BUILDING = 23,608 S.F.
- PATIOS & PADS = 170 S.F.
- SIDEWALKS = 3,067 S.F.
- PAVEMENT = 29,533 S.F.
- PLAY AREA = 1,225 S.F.
- TOTAL IMPERVIOUS AREA = 57,603 S.F. (35.7% COVERAGE)

FIELD CREW: MVG
FIELD WORK DATE:

TIMBERLINE HEIGHTS II

PRELIMINARY PLAT

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

PROJECT NO. 00811300.00
DATE: 07/10/26
DRAFTER: JWM
DESIGNER:
CHECKED: NAS

SHEET:
SHEET 1 OF 1

Westwood Professional Services, Inc.

12701 WHITEWATER DRIVE, STE 300
MINNETONKA, MN 55343

T: 952.937.5150
F: 888.937.5150

westwoodps.com

KUEPERS, INC.