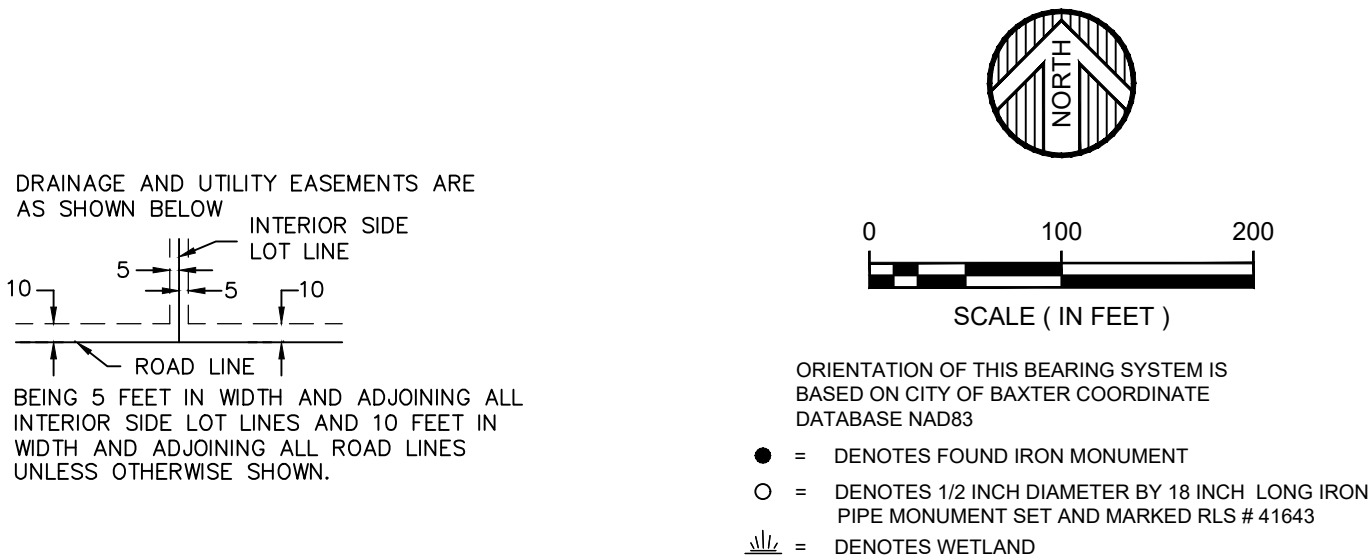
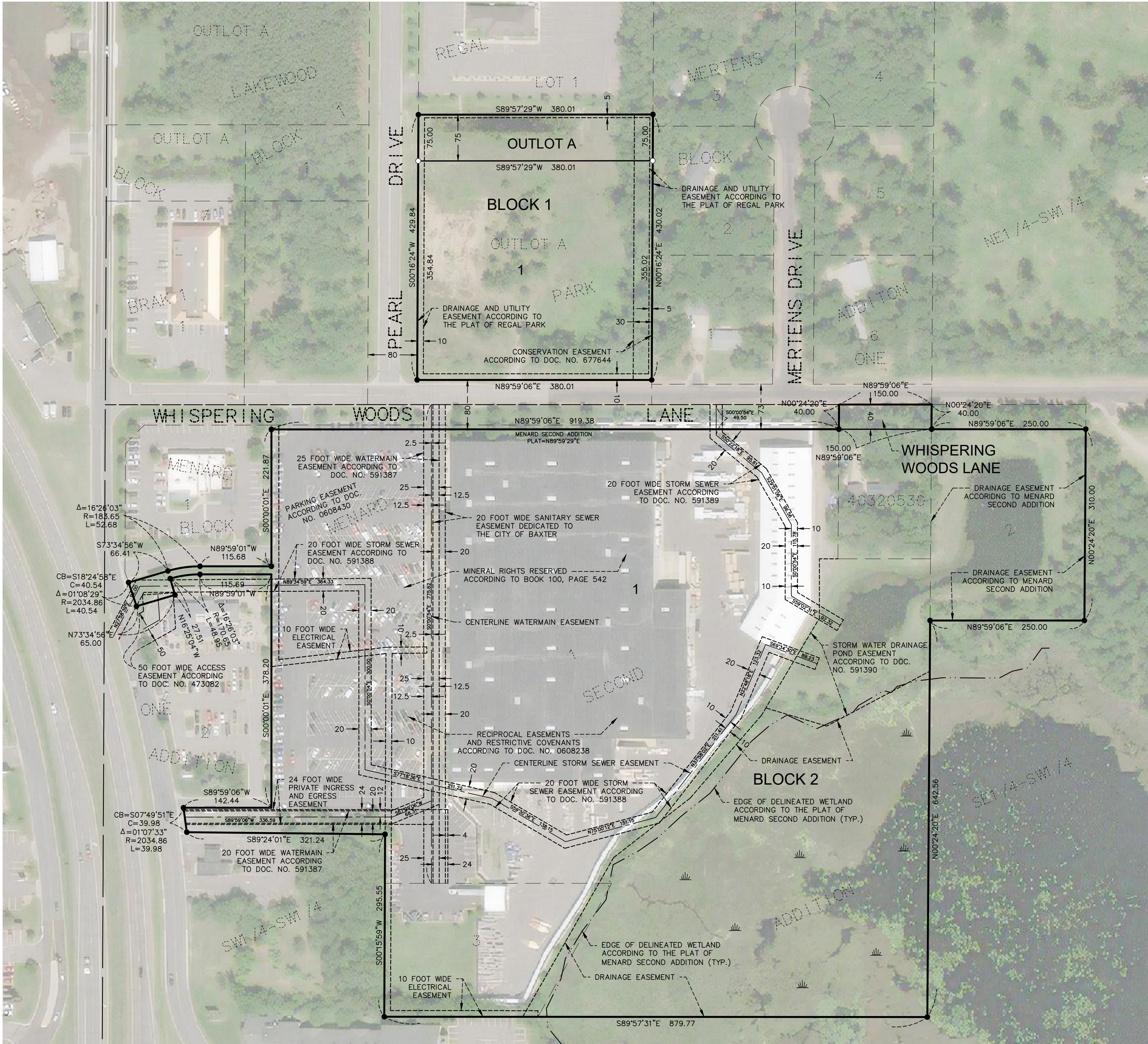


PRELIMINARY PLAT
MENARD THIRD ADDITION



SURVEYOR'S NOTES:

SETBACKS SHOWN ON THE TABLE BELOW WERE TAKEN FROM THE CITY OF BAXTER CITY CODE.

THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT OR OPINION. THERE MAY BE EASEMENTS OR OTHER LIMITING FACTORS WHICH AFFECT THE SUBJECT PROPERTY THAT ARE NOT SHOWN ON THIS SURVEY.

THE WETLANDS AS SHOWN ON THIS SURVEY ARE SHOWN BASED ON THE PLAT OF MENARD SECOND ADDITION.

OWNERS ADDRESS	MENARD INCORPORATED 4777 MENARD DRIVE EAU CLAIRE, WISCONSIN 54703
DESCRIPTION	LOTS 1 AND 2, BLOCK 1, MENARD SECOND ADDITION OUTLOT A, REGAL PARK PART OF THE SE1/4-SW1/4 ALL IN SECTION 32, TOWNSHIP 134, RANGE 28 CROW WING COUNTY, MN.
PROPOSED DESCRIPTION	LOT 1, BLOCK 1, LOT 1, BLOCK 2, OUTLOT A MENARD THIRD ADDITION
SURVEYOR	TYLER J. POGREBA WIDSETH 7804 INDUSTRIAL PARK ROAD BAXTER, MN.
AREA	28.0 ACRES, MORE OR LESS
ZONING	C2 REGIONAL COMMERCIAL, R-1 LOW DENSITY RESIDENTIAL, C1 NEIGHBORHOOD COMMERCIAL
SETBACKS	R-1 LOW DENSITY RESIDENTIAL FRONT YARD = 40 FEET / REAR YARD = 30 FEET SIDE YARD = 10 FEET INTERIOR / 40 FEET ABUTTING CORNER C1 NEIGHBORHOOD COMMERCIAL FRONT YARD = 30 FEET / REAR YARD = 30 FEET SIDE YARD = 10 FEET INTERIOR / 30 FEET ABUTTING CORNER C2 REGIONAL COMMERCIAL FRONT YARD = 35 FEET / REAR YARD = 30 FEET SIDE YARD = 10 FEET INTERIOR / 35 FEET ABUTTING CORNER
DATE	AUGUST 05, 2022

VICINITY MAP
(NOT TO SCALE)
(LOCATED WITHIN SECTION 32, TOWNSHIP 134, RANGE 28)

