

© 2024 Westwood Professional Services, Inc.

NA\0052022.00\DWG\SURVEY\0052022-PP.DWG

## PROPERTY DESCRIPTION

PARCELS 40150525 AND 40150526  
The Southeast Quarter of the Northwest Quarter, Section 15, Township 133 North, Range 29 West, Crow Wing County, Minnesota.

EXCEPT that part of the Southeast Quarter of the Northwest Quarter, Section 15, Township 133, Range 29 platted as Potlatch Addition to Baxter.

AND ALSO EXCEPT that part of the of Southeast Quarter of the Northwest Quarter, all in Section 15, Township 133 North, Range 29 West, Crow Wing County, Minnesota, which lies within the following described tract: Commencing at the Northwest corner of said Section 15; thence South 89 degrees 13 minutes 34 seconds East, bearing based on the City of Baxter Coordinate Database NAD 83/88, 1811.59 feet along the North line of said Section 15 to the point of beginning of the tract to be described; thence South 8 degrees 04 minutes 16 seconds West 146.44 feet; thence Southerly 207.97 feet along a tangential curve, concave to the Northwest, central angle 12 degrees 52 minutes 55 seconds, radius 925.00 feet; thence South 20 degrees 57 minutes 11 seconds West, tangent to the last described curve, 397.43 feet; thence Easterly 82.81 feet along a non-tangential curve, concave to the North, central angle 18 degrees 14 minutes 57 seconds, radius 260.00 feet, and the chord of said curve bears South 79 degrees 38 minutes 01 second East; thence South 88 degrees 45 minutes 30 seconds East, tangent to the last described curve 267.04 feet; thence South 01 degree 14 minutes 30 seconds West 80.00 feet; thence North 88 degrees 45 minutes 30 seconds West 267.04 feet; thence Westerly 115.34 feet along a tangential curve, concave to the North, central angle 19 degrees 26 minutes 10 seconds, radius 340.00 feet; thence South 20 degrees 57 minutes 11 seconds West, not tangent to the last described curve, 183.53 feet; thence Southerly 304.17 feet along a tangential curve, concave to the East, central angle 22 degrees 20 minutes 35 seconds, radius 780.00 feet; thence South 01 degree 23 minutes 24 seconds East, tangent to the last described curve, 566.26 feet; thence South 89 degrees 09 minutes 05 seconds East 84.21 feet; thence South 00 degrees 50 minutes 55 seconds West 80.00 feet; thence North 89 degrees 09 minutes 05 seconds West 81.08 feet; thence South 01 degree 23 minutes 24 seconds East 299.92 feet; thence Southwesterly 658.32 feet along a tangential curve, concave to the West, central angle 40 degrees 59 minutes 57 seconds, radius 920.00 feet; thence South 39 degrees 36 minutes 33 seconds West, tangent to the last described curve, 98.00 feet; thence Southeasterly 71.75 feet along a non-tangential curve, concave to the Northeast, central angle 15 degrees 48 minutes 40 seconds, radius 260.00 feet, and the chord of said curve bears South 58 degrees 17 minutes 47 seconds East; thence South 23 degrees 47 minutes 53 seconds West, not tangent to the last described curve, 80.00 feet; thence Northwesterly along a non-tangential curve, concave to the Northeast, central angle 15 degrees 48 minutes 40 seconds, radius 340.00 feet and the chord of said curve bears North 58 degrees 17 minutes 47 seconds West; thence South 39 degrees 36 minutes 33 seconds West, not tangent to the last described curve, 100.00 feet; thence North 50 degrees 23 minutes 27 seconds West 50.00 feet; thence North 39 degrees 36 minutes 33 seconds East 50.00 feet; thence North 50 degrees 23 minutes 27 seconds East 50.00 feet; thence North 39 degrees 36 minutes 33 seconds East 50.00 feet; thence North 50 degrees 23 minutes 27 seconds West 20.72 feet; thence North 39 degrees 36 minutes 33 seconds East 80.00 feet; thence South 50 degrees 23 minutes 27 seconds East 50.72 feet; thence North 84 degrees 36 minutes 33 seconds East 28.28 feet; thence North 39 degrees 36 minutes 33 seconds East 78.00 feet; thence Northeasterly 565.30 feet along a tangential curve, concave to the Northwest, central angle 40 degrees 59 minutes 57 seconds, radius 790.00 feet; thence North 01 degree 23 minutes 24 seconds West, tangent to the last described curve, 285.01 feet; thence North 45 degrees 16 minutes 15 seconds West 28.83 feet; thence North 89 degrees 09 minutes 05 seconds West 48.82 feet; thence North 00 degrees 50 minutes 55 seconds East 80.00 feet; thence South 89 degrees 09 minutes 05 seconds East 45.70 feet; thence North 44 degrees 43 minutes 45 seconds East 27.73 feet; thence North 01 degree 23 minutes 24 seconds West 641.18 feet; thence Northerly 354.86 feet along a tangential curve, concave to the East, central angle 22 degrees 20 minutes 35 seconds, radius 910.00 feet; thence North 20 degrees 57 minutes 11 seconds East, tangent to the last described curve, 163.53 feet; thence North 24 degrees 02 minutes 49 seconds West 28.28 feet; thence Northwesterly 44.56 feet along a non-tangential curve, concave to the Southwest, central angle 4 degrees 11 minutes 06 seconds, radius 610.00 feet and the chord of said curve bears North 70 degrees 56 minutes 31 seconds West; thence North 16 degrees 57 minutes 56 seconds East, not tangent to the last described curve, 80.00 feet; thence Southeasterly 45.12 feet along a non-tangential curve, concave to the Southwest, central angle 3 degrees 44 minutes 48 seconds, radius 690.00 feet and the chord of said curve bears South 71 degrees 09 minutes 41 seconds East; thence North 65 degrees 56 minutes 39 seconds East, not tangent to the last described curve, 28.29 feet; thence North 20 degrees 57 minutes 11 seconds East 377.51 feet; thence Northerly 176.49 feet along a tangential curve, concave to the Northwest, central angle 12 degrees 52 minutes 55 seconds, radius 785.00 feet; thence North 8 degrees 04 minutes 16 seconds East, tangent to the last described curve, 128.51 feet to said North line of Section 15; thence South 89 degrees 13 minutes 34 seconds East 141.14 feet along said North line of Section 15 to the point of beginning. Excepting therefrom that portion of the above described easement which lies within the right-of-way for the Burlington Northern Railroad.

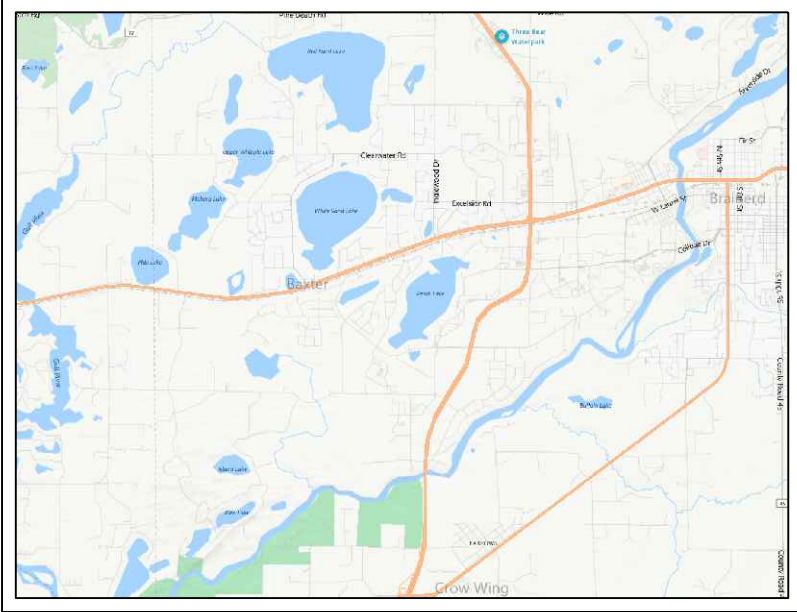
Crow Wing County, Minnesota  
Abstract Property

## SURVEYOR'S NOTES

- Subject property contains 1405026.82 Sq. Ft. or 32.25 acres.
- The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although the surveyor does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities.
- Bearings based on the Crow Wing County coordinate system, (NAD 83 - 1986 Adjustment)

### VICINITY MAP

(NOT TO SCALE)



- BOUNDARY LINE
- BOUNDARY LINE
- RIGHT-OF-WAY LINE
- PROPOSED LOT LINE
- EASEMENT LINE
- SECTION LINE
- SAN SANITARY SEWER
- STO STORM SEWER
- WAT WATERMAIN
- SANITARY MANHOLE
- STORM MANHOLE
- CATCH BASIN
- HYDRANT
- GATE VALVE
- FOUND MONUMENT
- SET 1/2" IRON PIPE L543055

### LOT AREA CHART

LEGAL DESCRIPTION	LOT AREA (ACRE)
LOT 1	16.49 AC.
OUTLOT A	15.76 AC.
JORDAN ROAD	2.08 AC.
TOTAL	34.33 AC.

#### OWNER:

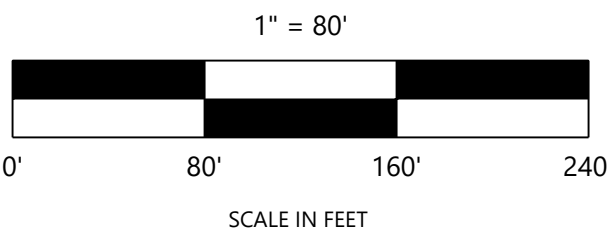
Potlatch TRS Minnesota, LLC  
601 W 1 ST Ave STE 1600  
Spokane, WA 99201

#### DEVELOPER:

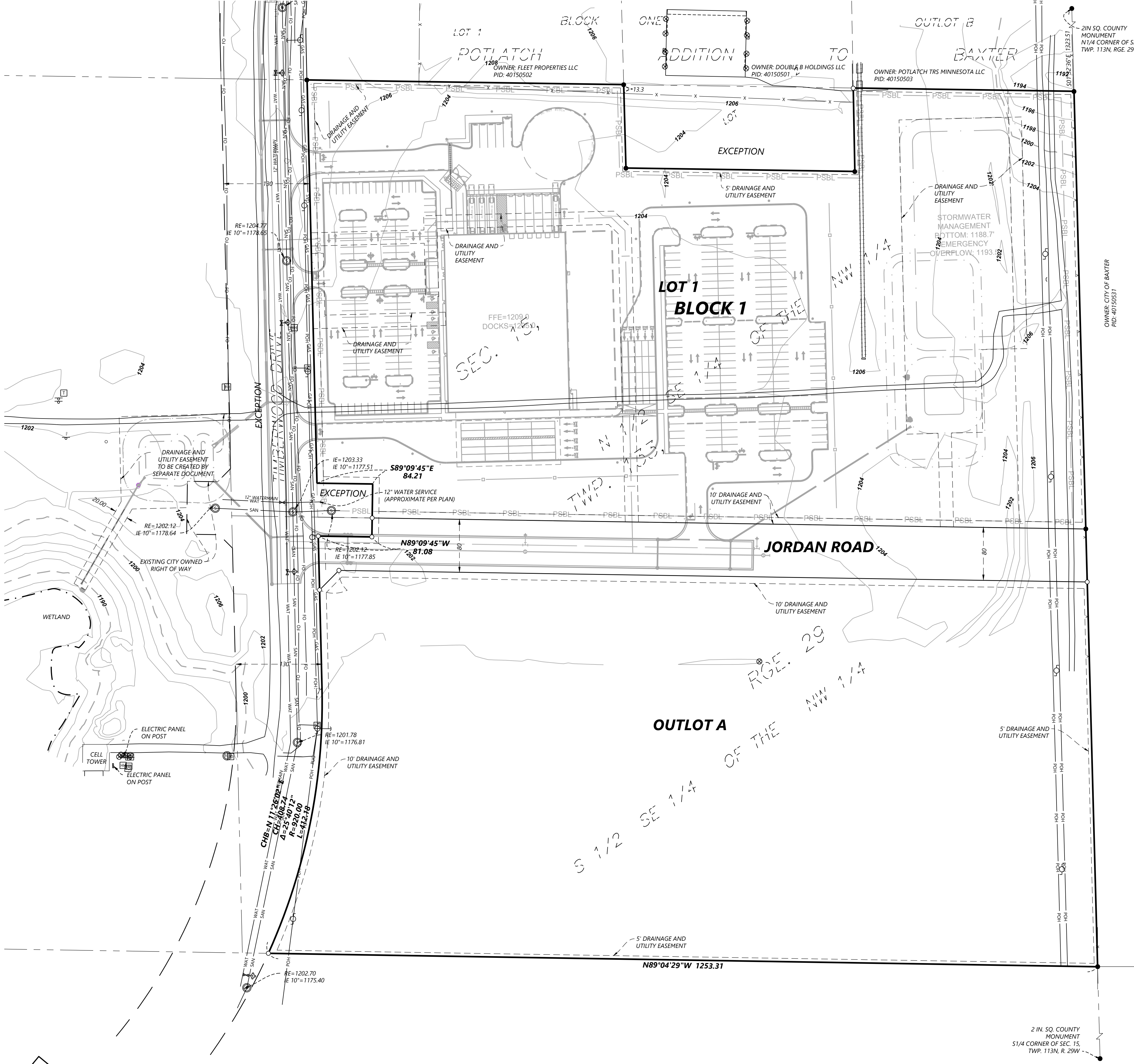
RYAN COMPANIES US, INC.  
533 South Third Street, Suite 100  
Minneapolis, MN 55415

#### SURVEYOR

Westwood Professional Services, Inc.  
12701 Whitewater Dr. #300  
Minnetonka, MN 55377



SCALE IN FEET



DESIGNED:	#
CHECKED:	#
DRAWN:	#
HORIZONTAL SCALE:	80'
VERTICAL SCALE:	80' or 1"

INITIAL ISSUE:	05/20/24
REVISIONS:	####
####	####
####	####
####	####
####	####

PREPARED FOR:  
**RYAN COMPANIES US, INC**  
533 South Third Street,  
Suite 100 Minneapolis,  
MN 55415

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A DAILY LICENSED AND SURVIVOR UNDER THE LAWS OF THE STATE OF MINNESOTA

*Chris Ambour*  
CHRIS AMBOURN  
05/20/2024 LICENSE NO. 43055

**RYAN ADDITION TO BAXTER**  
BAXTER, MINNESOTA

**Westwood**  
12701 Whitewater Dr., Suite #300  
Minnetonka, MN 55345  
Phone (888) 937-5150  
Fax (888) 937-5150  
Toll Free (888) 937-5150  
westwoodps.com  
Westwood Professional Services, Inc.  
LICENSED PROFESSIONAL ENGINEER NO. 1775  
STATE OF MINNESOTA REGISTRATION NO. 1775

**PRELIMINARY PLAT**

SHEET NUMBER:

1

OF

1

DATE: 05/20/24

PROJECT NUMBER: 0052022.00