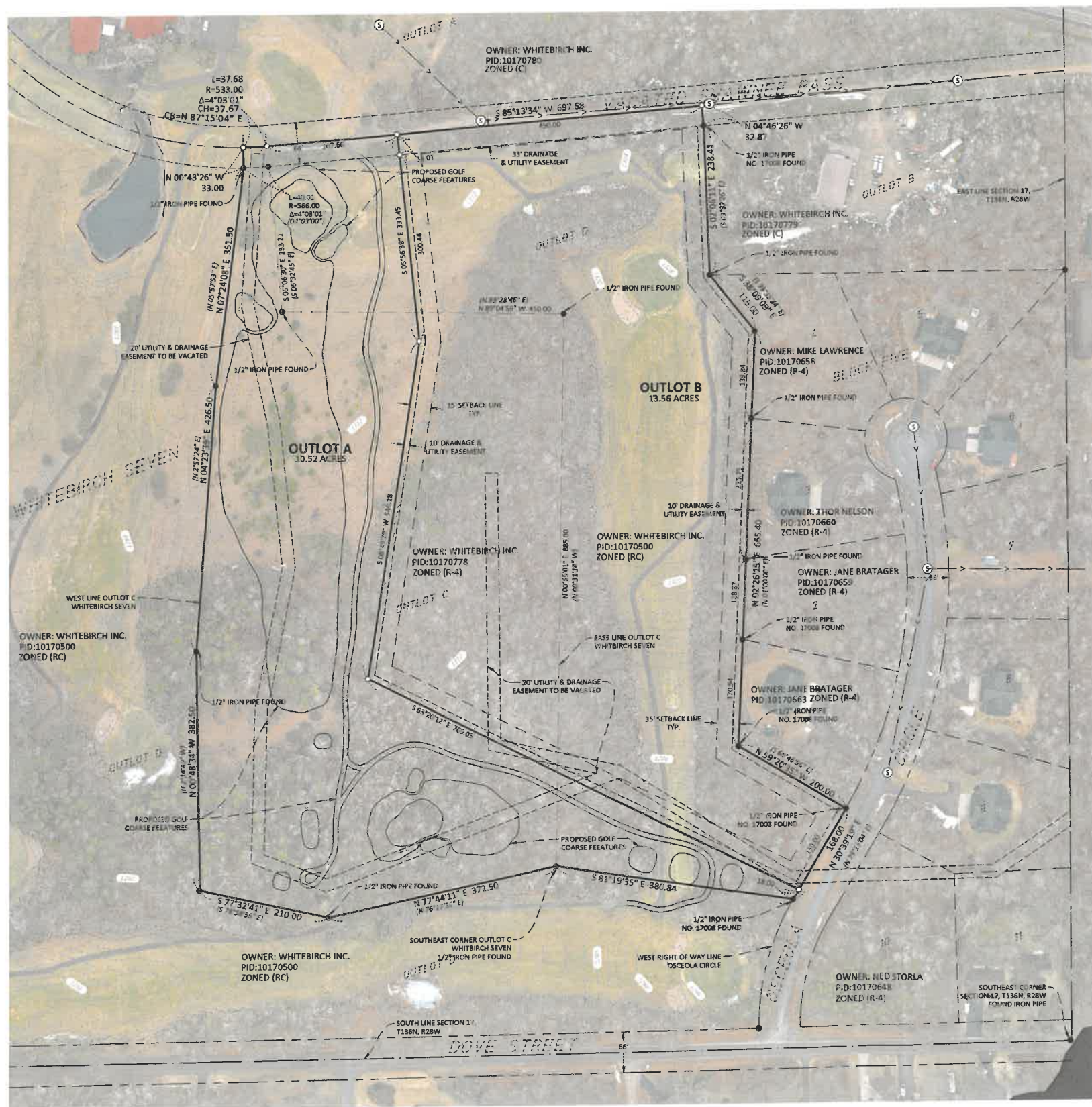


WHITEBIRCH FAIRWAY



LEGAL DESCRIPTION

Outlot C and part of Outlot D, WHITEBIRCH SEVEN, according to the record plat thereof, Crow Wing County, Minnesota
 24.08 Acres ±

OWNER

Whitebirch Inc.
 9252 Breezy Point Dr,
 Breezy Point, MN 56472
 (218) 562-7970

SURVEYOR

Bolton and Menk, Inc.
 7656 Design Road,
 Suite 200,
 Baxter, MN 56425
 (218) 280-0782

CURRENT ZONING:

Current zoning classification for subject property is:
 OUTLOT C = R-4 (Residential 4)
 OUTLOT D = RC (Resort Commercial)

PROPOSED ZONING:

Proposed zoning classification for subject property is:
 OUTLOT A = RC (Resort Commercial)
 OUTLOT B = R-4 (Residential 4)

TOTAL AREA

OUTLOT A = 458,549± SQ. FT. 10.52± ACRES
 OUTLOT B = 590,555± SQ. FT. 13.56± ACRES

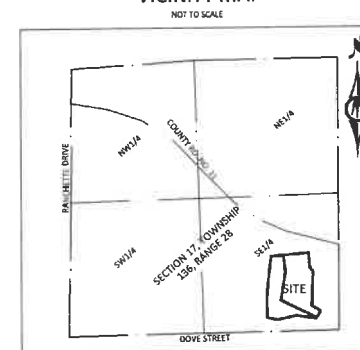
SURVEYORS NOTES

1. Crow Wing County Coordinate system NAD83(2011adj), NAVD 88 vertical datum
2. For the purpose of this plat the East line of the Outlot C, WHITEBIRCH SEVEN, is assumed to bear North 00 degrees 51 minutes 01 seconds East.
3. Field survey was completed on August 8th, 2025.
4. Distances are in feet.
5. Contours are at 2 foot intervals
6. Property lies within FEMA flood planes X per FEMA firm panel 27035C0300C, with an effective date of August 15th, 2017.
7. No wetlands lie within subject plat.



ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE EASTERLY LINE OF OUTLOT C, WHITEBIRCH SEVEN, TO HAVE AN ASSUMED BEARING OF N 00°55'01" E.

VICINITY MAP



LEGEND

- IRON PIPE MONUMENT SET
- MONUMENT FOUND
- ⊙ MANHOLE-SANITARY SEWER
- SANITARY SEWER
- PROPOSED PLAT BOUNDARY LINE
- ADJACENT
- EASEMENT
- RIGHT OF WAY
- QUARTER LINE
- SECTION LINE
- INTERMEDIATE CONTOUR
- INDEX CONTOUR

SURVEYOR'S CERTIFICATION

I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Matthew M. Bomstad
 Matthew M. Bomstad
 License Number 57991

8/18/2025
 Date