

Сору

PEQUOT LAKES, MINNESOTA 56472

KNOW ALL MEN BY THESE PRESENTS: THAT WHITEBIRCH, INC., A MINNESOTA CORPORATION, THE OWNER AND PROPRIETOR OF THE FOLLOWING DESCRIBED PROPERTY SITUATED IN THE COUNTY OF CROW WING, STATE OF MINNESOTA, TO WIT:

THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 136 NORTH, RANGE 28 WEST, CROW WING COUNTY, MINNESOTA, EXCEPT THE FOLLOWING DESCRIBED TRACT: BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 8; THENCE SOUTH 89 DEGREES 00 MINUTES EAST 157.59 FEET ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF SOUTHEAST QUARTER; THENCE NORTH 1 DEGREE 00 MINUTES EAST 126.00 FEET; THENCE NORTH 89 DEGREES 00 MINUTES WEST 51 FEET; THENCE NORTH 1 DEGREE 00 MINUTES EAST 100 FEET; THENCE NORTH 89 DEGREES 00 MINUTES WEST 384.00 FEET; THENCE SOUTH 1 DEGREE 00 MINUTES WEST 226 FEET TO THE SOUTH LINE OF SAID SECTION 8; THENCE SOUTH 89 DEGREES 00 MINUTES EAST 277.41 FEET ALONG SAID SOUTH LINE TO THE PLACE OF BEGINNING; AND EXCEPT THE FOLLOWING DESCRIBED TRACT: ALL THAT PART OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 136, RANGE 28, CROW WING COUNTY, MINNESOTA, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SOUTHEAST QUARTER; THENCE EASTERLY ALONG THE SOUTH LINE THEREOF 157.59 FEET TO POINT OF BEGINNING OF TRACT TO BE HEREIN DESCRIBED; THENCE NORTHERLY AT RIGHT ANGLES 126.00 FEET; THENCE WESTERLY AT RIGHT ANGLES 51.00 FEET; THENCE NORTHERLY AT RIGHT ANGLES 100.00 FEET THENCE WESTERLY AT RIGHT ANGLES 199.00 FEET; THENCE NORTHERLY AT RIGHT ANGLES 130.00 FEET; THENCE EASTERLY AT RIGHT ANGLES 595.00 FEET; THENCE SOUTHEASTERLY 817.86 FEET, MORE OR LESS, TO A POINT ON THE EAST LINE OF THE SAID SOUTHEAST QUARTER DISTANT 265.91 FEET NORTHERLY OF THE SOUTHEAST CORNER THEREOF; THENCE SOUTHERLY 265.91 FEET ALONG SAID EAST LINE TO SAID SOUTHEAST CORNER; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER 1172.45 FEET; MORE OR LESS, TO THE POINT OF BEGINNING, CONTAINING 9.53 ACRES, MORE OR LESS, AND EXCEPT THE FOLLOWING DESCRIBED TRACT: ALL THAT PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER AND THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER, SECTION 8, TOWNSHIP 136, RANGE 28, CROW WING COUNTY, MINNESOTA, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE NORTH 4 DEGREES 24 MINUTES 18 SECONDS WEST (ASSUMED BEARING) ALONG THE WESTERLY LINE THEREOF A DISTANCE OF 226.35 FEET TO THE ACTUAL POINT OF BEGINNING OF TRACT TO BE HEREIN DESCRIBED; THENCE SOUTH 88 DEGREES 46 MINUTES 36 SECONDS WEST 79.85 FEET; THENCE NORTH 1 DEGREE 13 MINUTES 24 SECONDS WEST 130.00 FEET; THENCE NORTH 88 DEGREES 46 MINUTES 36 SECONDS EAST 72.62 FEET; THENCE NORTH 4 DEGREES 24 MINUTES 18 SECONDS WEST 97.89 FEET; THENCE NORTH 88 DEGREES 46 MINUTES 36 SECONDS EAST 114.18 FEET; THENCE SOUTH 61 DEGREES 12 MINUTES 48 SECONDS EAST 180.10 FEET; THENCE SOUTH 25 DEGREES 10 MINUTES 16 SECONDS WEST 153.68 FEET; THENCE SOUTH 88 DEGREES 46 MINUTES 36 SECONDS WEST 189.15 FEET; MORE OR LESS, TO THE POINT OF BEGINNING. SUBJECT TO A NON-BUILDING COVENANT EASEMENT OF RECORD, AND EXCEPT THAT PART THEREOF PLATTED IN WHITEBIRCH FIFTEEN, A PLAT FILED AND OF RECORD IN THE COUNTY RECORDERS OFFICE IN AND FOR SAID COUNTY.

THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 136, RANGE 28, CROW WING COUNTY, MINNESOTA, EXCEPT THAT PART THEREOF PLATTED IN WHITEBIRCH FIFTEEN, A PLAT FILED AND OF RECORD IN THE COUNTY RECORDERS OFFICE IN AND FOR SAID COUNTY.

THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 136, RANGE 28, CROW WING COUNTY, MINNESOTA, EXCEPT THAT PART THEREOF PLATTED IN WHITEBIRCH FIFTEEN, A PLAT FILED AND OF RECORD IN THE COUNTY RECORDERS OFFICE IN AND FOR SAID COUNTY.

THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 136, RANGE 28, CROW WING COUNTY, MINNESOTA, EXCEPT THAT PART THEREOF PLATTED IN WHITEBIRCH FIFTEEN, A PLAT FILED AND OF RECORD IN THE COUNTY RECORDERS OFFICE IN AND FOR SAID COUNTY.

THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 136, RANGE 28, CROW WING COUNTY, MINNESOTA.

THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 136, RANGE 28, CROW WING COUNTY, MINNESOTA, EXCEPTING THEREFROM THE NORTH 683.00 FEET OF THE EAST 500.00 FEET THEREOF AND EXCEPTING THE FOLLOWING DESCRIBED PART; COMMENCING AT THE NORTHWEST CORNER OF SAID WEST ONE-HALF OF THE NORTHWEST QUARTER; THENCE SOUTH 5 DEGREES 26 MINUTES EAST 1038.77 FEET ALONG THE WEST LINE OF SAID WEST ONE-HALF OF THE NORTHWEST QUARTER TO ACTUAL POINT OF BEGINNING OF TRACT TO BE DESCRIBED; THENCE NORTH 84 DEGREES 34 MINUTES EAST 623.12 FEET TO AN IRON PIPE MONUMENT; THENCE SOUTH 68 DEGREES 01 MINUTES EAST 174.12 FEET TO AN IRON PIPE MONUMENT; THENCE SOUTH 76 DEGREES 52 MINUTES EAST 122.94 FEET TO AN IRON PIPE MONUMENT; THENCE SOUTH 64 DEGREES 09 MINUTES EAST 472.70 FEET TO AN IRON PIPE MONUMENT ON THE EAST LINE OF SAID WEST ONE-HALF OF THE NORTHWEST QUARTER; THENCE SOUTHERLY ALONG SAID EAST LINE TO THE SOUTHEAST CORNER THEREOF; THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SAID WEST ONE-HALF OF THE NORTHWEST QUARTER TO THE SOUTHWEST CORNER THEREOF; THENCE NORTHERLY ALONG THE WEST LINE OF SAID WEST ONE-HALF OF THE NORTHWEST QUARTER THE ACTUAL POINT OF BEGINNING.

THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 136, RANGE 28, CROW WING COUNTY, MINNESOTA, EXCEPT THE NORTHEAST QUARTER THEREOF.

THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 136, RANGE 28, CROW WING COUNTY, MINNESOTA.

THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 136, RANGE 28, CROW WING COUNTY, MINNESOTA, EXCEPT THAT PART THEREOF DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID WEST HALF; THENCE NORTHERLY ALONG THE WEST LINE THEREOF 265.91 FEET; THENCE EASTERLY, PARALLEL WITH THE SOUTH LINE OF SAID WEST HALF 332.59 FEET; THENCE DEFLECTING RIGHT IN A SOUTHEASTERLY DIRECTION 52 DEGREES 38 MINUTES 17 SECONDS FOR A DISTANCE OF 66.00 FEET; THENCE SOUTHERLY 100.79 FEET ON A TANGENTIAL CIRCULAR CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 165.00 FEET AND A CENTRAL ANGLE OF 35 DEGREES; THENCE SOUTHERLY ON A LINE TANGENT TO ABOVE CURVE 120.00 FEET, MORE OR LESS, TO THE SOUTH LINE OF SAID WEST HALF; THENCE WESTERLY ON SAID SOUTH LINE 400.34 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

SUBJECT TO EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD.

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS WHITEBIRCH SIXTEEN AND DOES HEREBY DONATE AND DEDICATE TO THE PUBLIC FOR PUBLIC USE FOREVER THE DRIVES, TRAILS, PLACE, PASS, ROADS, LANES, CIRCLE AND COUNTY STATE AID HIGHWAY NUMBER 11, AND OUTLOTS A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, & R AS SHOWN ON THE PLAT.

IN WITNESS WHEREOF, SAID WHITEBIRCH, INC., HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PROPER OFFICERS AND ITS CORPORATE SEAL TO BE HEREUNTO AFFIXED THIS 27<sup>th</sup> DAY OF Oct, 1982

STATE OF MINNESOTA  
COUNTY OF CROW WING

JEROME D. LENZ, PRESIDENT

ROBERT B. SPIZZO, SECRETARY-TREASURER

COUNTY OF CROW WING ON THIS 27<sup>th</sup> DAY OF Oct, 1992, BEFORE ME, A NOTARY PUBLIC, WITHIN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED JEROME D. LENZ AND ROBERT B. SPIZZO, TO ME PERSONALLY KNOWN, AND BEING BY ME EACH DULY SWORN DID SAY THAT THEY ARE RESPECTIVELY PRESIDENT AND SECRETARY-TREASURER OF WHITEBIRCH, INC., THE CORPORATION NAMED IN THE FOREGOING INSTRUMENT, THAT THE SEAL AFFIXED TO SAID INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION, THAT SAID INSTRUMENT WAS SIGNED AND SEALED IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BOARD OF DIRECTORS, AND SAID JEROME D. LENZ AND ROBERT B. SPIZZO, ACKNOWLEDGE SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION.

NOTARY PUBLIC, CROW WING COUNTY, MINNESOTA  
MY COMMISSION EXPIRES:

I HEREBY CERTIFY THAT I HAVE SURVEYED AND PLATTED THE LAND DESCRIBED IN THE FOREGOING INSTRUMENT AS WHITEBIRCH SIXTEEN; THAT THIS PLAT IS A CORRECT REPRESENTATION OF SAID SURVEY, THAT ALL DISTANCES ARE CORRECTLY SHOWN ON SAID PLAT IN FEET AND HUNDREDTHS OF A FOOT; THAT ALL MONUMENTS HAVE BEEN CORRECTLY PLACED IN THE GROUND AS SHOWN; THAT THE OUTSIDE BOUNDARY LINES ARE CORRECTLY DESIGNATED AND THAT THERE ARE NO WETLANDS OR PUBLIC LANDS TO BE DESIGNATED ON SAID PLAT OTHER THAN AS SHOWN THEREON.

*Mason L. Hurlburt*

STATE OF MINNESOTA  
COUNTY OF CROW WING

THE ABOVE CERTIFICATE WAS SUBSCRIBED AND SWORN TO BEFORE ME THIS 14<sup>th</sup> DAY OF May, 1981, BY MYRON L. LANDECKER, REGISTERED LAND SURVEYOR.

NOTARY PUBLIC, CROW WING COUNTY, MINNESOTA  
MY COMMISSION EXPIRES APRIL 27, 1982

THIS PLAT OF WHITEBIRCH SIXTEEN WAS APPROVED BY THE CITY COUNCIL FOR THE CITY OF BREEZY POINT, MINNESOTA, ON THIS 4th DAY OF MAY, 1991.

MAYOR

CLERK

I, CONRAD A. BYE, AUDITOR FOR CROW WING COUNTY, MINNESOTA, DO HEREBY CERTIFY THAT THE TAXES ON THE LANDS DESCRIBED HEREON HAVE BEEN PAID FOR THE YEARS PRIOR TO 1982.

AUDITOR, CROW WING COUNTY, MINNESOTA

I, DOUG M. ANDERSON, TREASURER FOR CROW WING COUNTY, MINNESOTA, DO HEREBY CERTIFY THAT THE TAXES ON THE PROPERTY HEREON DESCRIBED PAYABLE IN THE YEAR 1982, HAVE BEEN PAID.

TREASURER, CROW WING COUNTY, MINNESOTA

OFFICE OF DEPARTMENT OF TITLES  
CROW WING COUNTY, MINNESOTA

I HEREBY CERTIFY, that I have removed the within copy  
of Plat of White Birch sixteen  
with the original plat, to the office of the 7th  
day of December 1882 at 9 o'clock A.M.  
and filed the same as a record in my office.

By Donald S. Kost Deputy.

Certificate Number 40862  
 Vol. 137 Page 62  
 STATE OF MINNESOTA )  
 COUNTY OF CROW WING ) ss.  
 OFFICE OF THE REGISTRAR OF TITLES  
 This is to certify that the within instrument was  
 filed in this office at Brainerd on the 7th  
 day of December A.D., 1892  
 at 9 o'clock A. M.  
Sharon L. Peterson  
 REGISTRAR OF TITLES  
 By Donald P. Post  
 DEPUTY



# WHITEBIRCH SIXTEEN

Copy

OFFICE OF REGISTRAR OF TITLES  
CROW WING COUNTY, MINNESOTA

I HEREBY CERTIFY that I have compared the within copy of Plat of White Birch Sixteen with the original, which was filed in this office this 17th day of December A.D. 1988 at 2 o'clock A.M. and find the same to be a true and correct copy thereof.

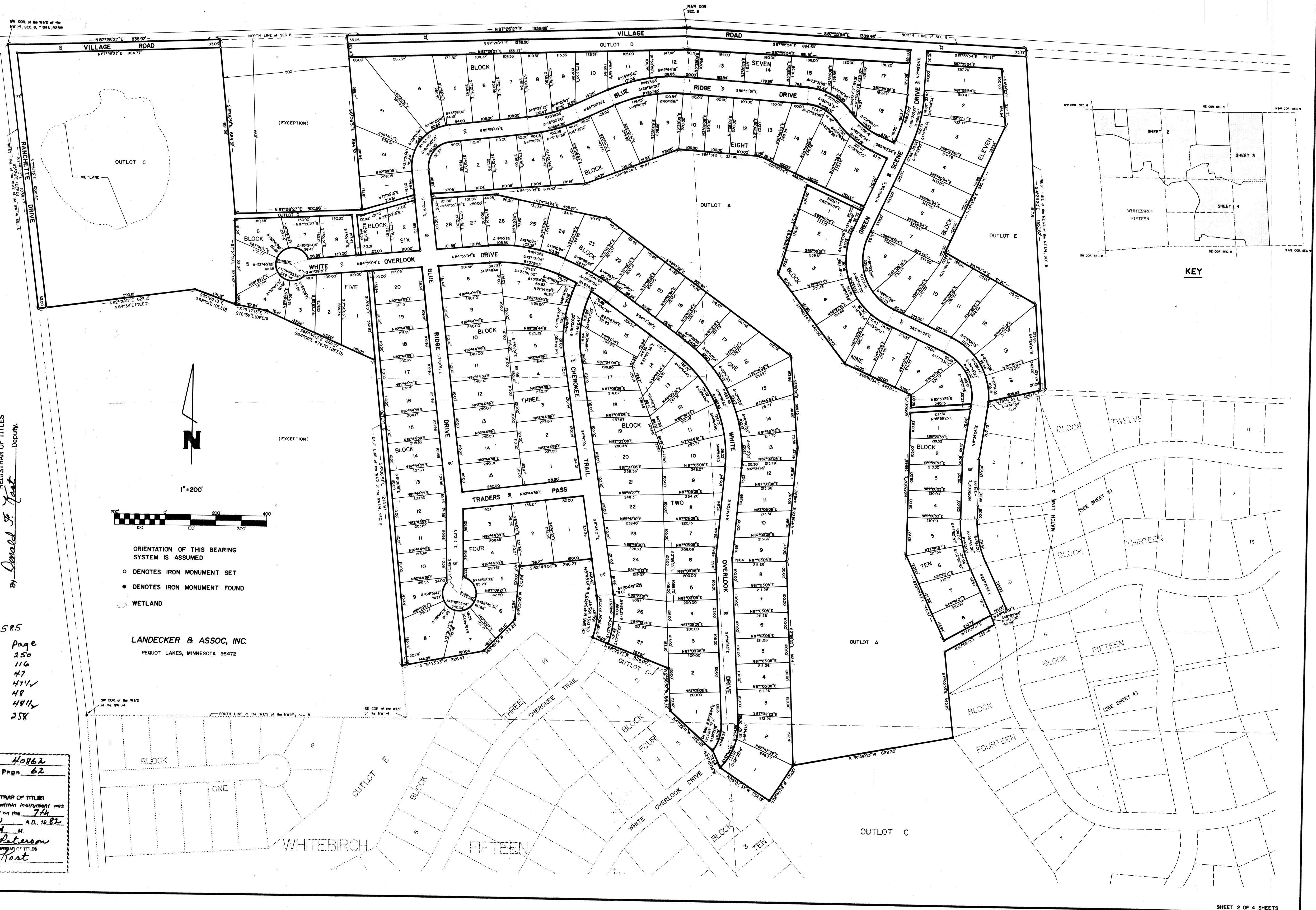
By Sharon K. Peterson  
REGISTRAR OF TITLES

By Donald J. Toast Deputy.

Doc# 58585

Cent.	Vol.	Page
31450	105	250
38216	128	116
38747	130	47
38747 1/4	130	47 1/4
38748	130	48
38748 1/4	130	48 1/4
46758	136	258

Certificate Number 40862  
Vol. 137 Page 62  
STATE OF MINNESOTA )  
COUNTY OF CROW WING )  
OFFICE OF THE REGISTRAR OF TITLES  
This is to certify that the within instrument was filed in this office at Perquimans on the 7th day of December A.D. 1988 at 9 o'clock A.M.  
at Sharon K. Peterson  
By Donald J. Toast





Copy

# WHITEBIRCH SIXTEEN

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40758	136	258

Certificate Number 40862  
Vol. 137 Page 62  
STATE OF MINNESOTA )  
COUNTY OF CROW WING )  
OFFICE OF THE REGISTRAR OF TITLES  
This is to certify that the within instrument was  
filed in this office at Pequot on the 7th  
day of December A.D., 1982  
at 9 o'clock A.M.  
Sharon L. Peterson  
REGISTRAR OF TITLES  
By Donald F. Tost  
DEPUTY

N

1"=200'



ORIENTATION OF THIS BEARING SYSTEM IS ASSUMED

- DENOTES IRON MONUMENT SET
- DENOTES IRON MONUMENT FOUND
- WETLAND

LANDECKER & ASSOC, INC.  
PEQUOT LAKES, MINNESOTA 56472

OFFICE OF REGISTRAR OF TITLES  
CROW WING COUNTY, MINNESOTA

I HEREBY CERTIFY That I have compared the within copy  
of Plat of White Birch Sixteen  
with the original, which was filed in this office this 7th  
day of December A.D., 1982 at 9 o'clock A.M.  
and find the same to be a true and correct copy thereof.

Sharon L. Peterson  
REGISTRAR OF TITLES  
By Donald F. Tost Deputy.

Copy

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03dddw

Certificate Number 40862  
Vol. 137 Page 62  
STATE OF MINNESOTA )  
COUNTY OF CROW WING )  
OFFICE OF THE REGISTRAR OF TITLES  
This is to certify that the within instrument was  
filed in this office at [blank] on the 7th  
day of December A.D., 1982  
at 9 o'clock A. M.  
By Sharon R. Peterson REGISTRAR OF TITLES  
By Donald F. Post DEPUTY

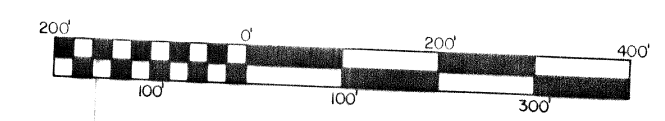
OFFICE OF REGISTRAR OF TITLES  
CROW WING COUNTY, MINNESOTA

I HEREBY CERTIFY, that I have compared the within copy  
of Plat of White Birch Sixteen  
with the original, which was filed in this office this 7th  
day of December A.D., 1982 at 9 o'clock A. M.  
and find the same to be a true and correct copy thereof.

By Sharon R. Peterson REGISTRAR OF TITLES  
By Donald F. Post Deputy.



1"=200'



ORIENTATION OF THIS BEARING  
SYSTEM IS ASSUMED

- DENOTES IRON MONUMENT SET
- DENOTES IRON MONUMENT FOUND
- WETLAND

LANDECKER & ASSOC., INC.  
PEQUOT LAKES, MINNESOTA 56472

EIGHTH ADDITION TO BREEZY  
POINT ESTATES

SIXTEENTH ADDITION TO  
BREEZY POINT ESTATES