

# WHITEBIRCH FAIRWAY

### LEGAL DESCRIPTION

Outlot C, WHITEBIRCH SEVEN, according to the plat thereof on file and of record in the office of the Registrar of Titles in and for Crow Wing County, Minnesota.

AND

That part of Outlot D, WHITEBIRCH SEVEN, according to the recorded plat thereof, Crow Wing County, Minnesota, lying easterly of Outlot C said plat, and lying northerly of the following described line:  
Beginning at the southeast corner of said Outlot C, and assuming the east line of said Outlot C, bears North 00 degrees 55 minutes 01 seconds East, thence South 81 degrees 19 minutes 35 seconds East, a distance of 380.84 feet; to a point on the west right of way line of Osceola Circle, said plat and there terminating.

AND

That part of Vacated Shawnee Pass, WHITEBIRCH SEVEN, according to the recorded plat thereof, Crow Wing County, Minnesota, document number 59923, abutting said Outlot C and Outlot D as described.

Said parcel containing 24.08 acres, more or less, and is subject to easements, restrictions, and reservations of record.

### 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

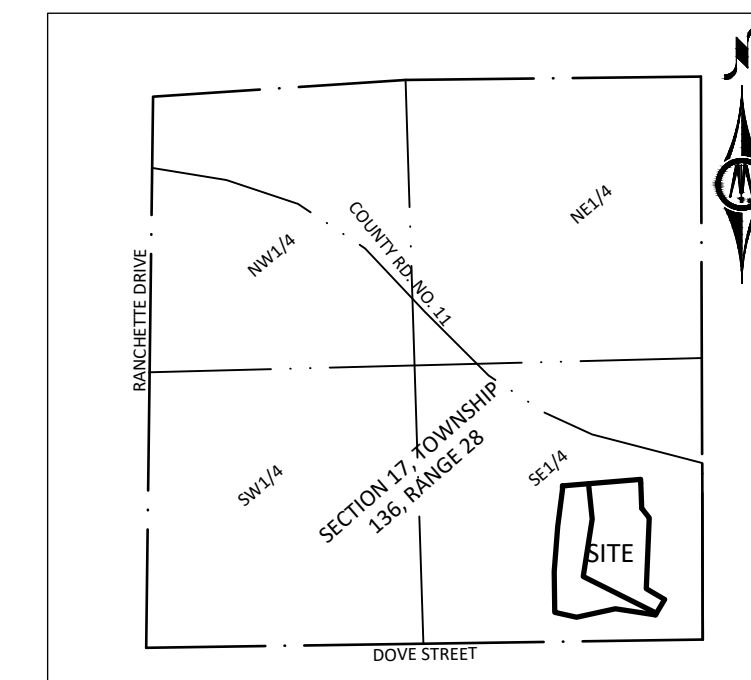
OUTLOT A = 458,549± SQ. FT. 10.52± ACRES  
OUTLOT B = 590,555± SQ. FT. 13.56± ACRES

### SURVEYORS NOTES

1. Crow Wing County Coordinate system NAD83(2011ad), 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.



### 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  
License Number 57991

8/18/2025  
Date